

FINAL

LANDSCAPE & VISUAL APPRAISAL

relating to an application for

Demolition of existing agricultural barns and redevelopment comprising 10 no. new dwellings
at New Salts Farm Barns, New Salts Farm Road, Shoreham

at

New Salts Farm Barns, Shoreham

on behalf of

NSF Barns Ltd

December 2025

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1 INTRODUCTION

- 1.1 Huskisson Brown Associates (HBA) is a firm of Chartered Landscape Architects, established in 1987 and registered since then with the Landscape Institute. HBA has been a member of the Institute of Environmental Management and Assessment (now The Institute of Sustainability and Environmental Professionals) since 1992.
- 1.2 HBA has undertaken a range of environmental planning and landscape and visual assessment, appraisal and design work for many clients including public bodies, private companies and individuals on projects including commercial, industrial, retail, recreational, healthcare, agricultural, infrastructure and residential schemes. HBA also has experience in providing advice on landscape design and assessment to Local Planning Authorities as part of their development management function.
- 1.3 HBA has been commissioned by NSF Barns Ltd to advise on landscape and visual matters and prepare a Landscape and Visual Appraisal (LVA) in relation to full planning application for the *'Demolition of existing agricultural barns and redevelopment comprising 10 no. new dwellings'* at New Salts Farm Barns, New Salts Farm Road, Shoreham.
- 1.4 The Site comprises 2 no. Agricultural barns and their associated hard surfacing, access and areas of vegetation. The Site is located between Lancing and Shoreham-by-Sea and lies within a Local Green Gap, as designated in the Adur Local Plan (2017). The Site location and surrounding landscape context are illustrated in the accompanying [HBA Figure 1](#) (Landscape Context). Photographs demonstrating representative views from public viewpoints in the local area are illustrated on LVA Viewpoints at [HBA Figure 5](#).
- 1.5 The proposal has been informed by landscape and visual considerations as part of an iterative design/assessment process. This was initially through the provision of landscape recommendations based upon a response to pre-application advice received in relation to an earlier iteration of the scheme (PREAPP/0046/25). In addition, site observations, desktop study, and available findings from the Design Team (including the BNG baseline) helped steer a sensitive design approach and site layout that seeks to respond to local landscape character and context and fit into its environment. Landscape and visual considerations have formed an intrinsic part of the ongoing iterative design process.
- 1.6 The scheme to be assessed in the LVA is that shown on the submitted drawings, notably:
- Illustrative Landscape Masterplan by HBA (dwg no HBA-984-01 (revision A) reproduced at [Appendix 3](#)),
 - Proposed Site Layout by Meynell Gunton Architecture (dwg no: 2250 (11)002).

Consultation

- 1.7 The applicant sought pre-application advice from Adur District Council (ADC) (ref. PREAPP/0046/25) including submission of a Preliminary Draft Site Layout drawing, to which ADC issued their formal response dated 1st May 2025.
- 1.8 Under the heading *"Landscape Impact"*, the pre-application advice states that:
"The Adur Local Plan Landscape Character Assessment (2023) identifies the site as part of LCA10 - New Salts Farm. This assessment highlights the importance of this area to the landscape character of Adur."

The area is characterised by flat, open farmland with clustered groups of buildings at New Salts Farm Road. The landscape here is vulnerable to change.

There are significant longer distance views southwards from Lancing Ring and Hoe Court Farm. More locally the area forms part of the setting of the Grade II listed Shoreham Airport terminal building, as well as direct open views across the Local Green Gap from the A259 to the south.*

New Salts Farmhouse, although unlisted, is a prominent local landmark in both near and long distance views of the area.

The document prepared by Meynell Gunton accompanying this pre-application suggests that “the site is largely concealed from public view due to the sheer distance from any public roads coupled with the various buildings which block any direct view. Views from New Salts Farm Road are almost entirely blocked by existing built form of varying heights. The most direct and visible view is from the point of access from New Salts Farm Road, but since the barns are a generous distance away, they blend in with the general wide perspective available.

However the site is clearly visible from the A259, a busy road to the south, and from the railway line to the north. The visual impact of the development should be considered from these viewpoints.”

1.9 The Pre-application advice concludes that:

“The proposed redevelopment of this site for 10 dwellings would be contrary to Development Plan policies and national planning guidance. While there is a housing need in the District, the Proposed Development would have numerous adverse impacts, which have been identified in this letter, and which would significantly and demonstrably outweigh any benefits, when assessed against the policies in the NPPF taken as a whole.”

1.10 HBA was appointed after the pre-application submission, to provide landscape and visual recommendations to the Applicant and Design Team in order to help address the pre-application comments and to steer a sensitive design approach to the Proposed Development. This addressed the need to respond to the local landscape character, context and location within a Local Green Gap, as designated in the Adur Local Plan (2017), as part of an iterative LVA assessment and design process.

Assessment Approach

1.11 Current guidance on Landscape and Visual Impact Assessment and Landscape and Visual Appraisal is set out in The Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3). This places an “emphasis on likely significant effects and stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of the likely effects”. The main issues of landscape and visual relevance are therefore addressed in the following LVA report.

1.12 GLVIA3 (Chapter 1, Para 3.3 and Table 3.1) makes a distinction between a Landscape and Visual Impact Assessment (LVIA) that is carried out as a part of an Environmental Impact Assessment (EIA) where there is a requirement to determine significance of effects in EIA terms, and LVIA that is carried out as part of an appraisal of development proposals (i.e.

non-EIA) where the identification of the significance of effects (in terms of the EIA regs) is not required. An LVA can be more informal but shares the essence of the approach adopted in EIA. As the proposal that is the subject of this application is not subject to an EIA, the report has been termed an appraisal.

- 1.13 The preparation of this LVA has involved both desk-based and site work. Site work involved a walkover review of the Site and walking the Public Rights of Way and local roads in the area to help determine the landscape character and visual context of the Site and surrounding area and inform the design development of the proposal. This also enabled an evaluation to be made of the degree of change that would be expected to arise from the Proposed Development. A site visit was carried out on the 5th September 2025 in clear weather conditions when the trees were in full leaf and potential screening was at its most dense.
- 1.14 The methodology for the assessment of potential landscape and visual effects in this LVA is based on principles of good practice from GLVIA3 and is set out in full in [Appendix 1](#).
- 1.15 In addition to GLVIA3, the following documents and sources are considered primary ones of relevance to the landscape and visual context of the Site and its immediately surrounding area and have been used to inform the LVA:
- National Planning Policy Framework (Revised December 2024) and accompanying Planning Practice Guidance
 - National Design Guide (January 2021)
 - Adur Local Plan (2017), Adur District Council
 - South Downs National Park Partnership Management Plan 2020-2025 (2020), South Downs National Park Authority
 - National Character Area Profile NCA 126: South Coast Plains (2025), Natural England
 - 'A Strategy for the West Sussex Landscape' (October 2005), West Sussex County Council
 - 'The Landscape Character Assessment of West Sussex' (2003), Chris Blandford Associates for West Sussex County Council with supporting Land Management Guidelines
 - 'Local Distinctiveness Study of West Sussex' (Ongoing), Chris Blandford Associates for West Sussex County Council
 - *Landscape Character Assessment for the Adur Local Plan Area (October 2023), Sheils Flynn on behalf of Adur District Council*
 - South Downs: Landscape Character Assessment (September 2020), LUC on behalf of the South Downs National Park Authority
 - South Downs National Park: View Characterisation and Analysis (November 2015), LUC on behalf of the South Downs National Park Authority
 - Online review of current and historic Ordnance Survey mapping, MAGIC website, Historic England website, Google Earth and Google Maps (with Streetview).
 - An Approach to Landscape Character Assessment (October 2014), Christine Tudor, Natural England.

- Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals. (Currently under review) The Landscape Institute. (September 2019).
- TGN 02-21 Assessing landscape value outside national designations. The Landscape Institute (May 2021).
- TGN-2024-01 Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3). The Landscape Institute (August 2024).
- Specialist surveys and reports prepared by other consultants to accompany this planning application, notably the Preliminary Ecological Appraisal by Ecology Partnership (September 2025).

Purpose and Structure of the LVA

- 1.16 The purpose of the LVA is to identify and assess the predicted landscape and visual effects of the proposed redevelopment. The baseline study has also informed the development proposal.
- 1.17 The LVA records and assesses the landscape and visual baseline, including reviewing relevant published character studies and other background documents and identifying the key landscape and visual attributes, character and sensitivities of the Site and its surroundings. It identifies relevant landscape and visual receptors and determines the sensitivity to change of those receptors to the specific development proposed in the accompanying application. It describes and assesses the predicted landscape effects of the proposal and separately describes and assesses the predicted visual effects of the proposal. Where appropriate, landscape and visual mitigation measures are also identified. It provides a summary and reaches overall conclusions on likely landscape and visual effects.
- 1.18 A number of figures and photographs from representative viewpoints (LI TGN 06/19 Type 1 Visualisations – Annotated Photographs) support the LVA and are referenced throughout the text and appended to the report. The location of the representative viewpoints has not been agreed with the LPA but has been informed by the 'selected' and 'selected high sensitivity' viewpoints in the Adur Local Plan Area Landscape Character Assessment published in October 2023 by Sheils Flynn Landscape Architects.

Study Area

- 1.19 Best practice in GLVIA3 states that the study area for consideration of landscape and visual effects is broadly defined by the geographical area from which the Proposed Development could potentially be visible or may be influenced in a significant manner. The study area should be proportionate to the Proposed Development and may be refined through professional judgment.
- 1.20 A study area of 3km radius from the Site was adopted for the LVA, based upon desk-based study. This has been refined through analysis, field survey and professional judgement which indicate that potential intervisibility is limited to the immediate north of the Site by the broadly flat topography of the locality and the presence of the railway and airport and to the south, east, and west by vegetation and built form. This forms the main focused study area for the LVA. The topography of the wider landscape allows for intervisibility to/from the Site and some areas of high ground in the South Downs National Park up to 3km away. The main

study area for this LVA is based upon the Primary Visual Envelope indicated on HBA Figure 4 (Visual Analysis). Occasional reference may be made to features beyond this where appropriate.

2 LANDSCAPE PLANNING POLICY CONTEXT

- 2.1 A list of relevant landscape policy and policy wording is provided at [Appendix 2](#). Key policies are summaries below.

National Planning Policy Framework (NPPF)

- 2.2 Section 12: Achieving well-designed places of the NPPF states at paragraph 135 that planning policies and decisions should ensure that developments “*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*” and “*are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” and “*are sympathetic to the local character and history, including the surrounding built environment and landscape setting...*” and “*establish or maintain a strong sense of place...*”
- 2.3 Section 15: Conserving and enhancing the natural environment is of relevance, with paragraph 187 requiring that planning policies and decisions should contribute to and enhance the natural and local environment by “*a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)*” and “*b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*”

Local Policy

- 2.4 The Adur Local Plan was adopted in December 2017 and sets out the strategic development and land-use priorities for Adur (outside the South Downs National Park) up to 2032. The following policies within the Local Plan are considered of relevance to the Proposed Development:
- Policy 2: Spatial Strategy
 - Policy 13: Adur’s Countryside and Coast
 - Policy 14: Local Green Gaps
 - Policy 15: Quality of the Built Environment and Public Realm

Landscape Designations

- 2.5 The Site does not lie within a statutorily designated landscape. The South Downs National Park (SDNP) is located 1.3km to the north of the Site. The Site is visible from parts of the SDNP. The purposes of the National Park 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 by the public*”
- 2.6 The Site lies within a Local Green Gap between the settlements of Lancing and Shoreham-by-Sea, designated in Policy 14 of the Adur Local Plan (2017). The Local Green Gap is not in itself a landscape designation, but it is designated to avoid coalescence and preserve the separate characters and identities of Adur’s settlements by providing physical and visual

breaks. The preamble to Policy 14: Local Green Gaps describes the characteristics of the Local Green Gaps as:

- *“the open and undeveloped character of the land (this does not relate to landscape quality although some areas of gaps may happen to be of good quality);*
- *they form a visual break between settlements – actual and perceived (from physical development or level of activity);*
- *they create a sense of travelling between settlements;*
- *their boundaries follow physical features on the ground, taking account of the need to accommodate development requirements of the Plan;*
- *only land necessary to secure the objectives of gaps on a long term basis has been included in these gaps.”*

3 LANDSCAPE CHARACTER

3.1 Landscape Character is defined in GLVIA3 as:

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

3.2 The general hierarchy of the published landscape character studies relevant to the Site and its surroundings are set out below. Relevant Landscape Character Areas are mapped on [HBA Figure 3 Landscape Character](#).

National Landscape Character

3.3 Natural England has divided the country into 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. The Site is located within [NCA 126: South Coast Plain](#).

3.4 The NCA 126 South Coast Plain is described as:

“The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders. Chichester Harbour Area of Outstanding Natural Beauty lies within the NCA and the foothills of the South Downs, along the northern boundary, fall within the South Downs National Park.”

3.5 Key characteristics of NCA 126 South Coast Plain include:

- *“The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond....*
- *The coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl and is also extensively used for recreation.*
- *Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts.*
- *The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.”*

3.6 Statements of Environmental Opportunity (SEO), including landscape character guidance, are provided for each NCA. The following are of relevance to the landscape of the Site:

- **SEO 2:** *Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment.*

Examples of how to achieve SEO 2 include:

- *Developing a comprehensive framework of green infrastructure throughout the NCA and the creation/improvement of other green spaces that link into the heart of urban areas and contribute to urban greening, meeting Accessible Natural Green Space Standards (ANGSt) where possible.*
- *Seeking to maintain and enhance areas of open countryside in this heavily urbanised NCA, to preserve the distinct settlement pattern and ensure that local communities have access to greenspace for their wellbeing and enjoyment.*
- *Ensuring that development and its associated infrastructure (including light, noise and air pollution) does not intrude on the special qualities of Chichester Harbour Area of Outstanding Natural Beauty (AONB) and the South Downs National Park; and ensuring that the landscape character within these areas and their settings is conserved, restored, reinforced or created as appropriate to reflect the ambitions of their respective management plans.*

County Landscape Character

- 3.7 At a county level, the Character of West Sussex Partnership Programme has carried out a series of character studies on the county, which are published in several separate but linked documents that are read in conjunction with each other and include:
- A Strategy for the West Sussex Landscape (WSCC, October 2005)
 - The Landscape Character Assessment of West Sussex (Chris Blandford Associates for WSCC, 2003) with supporting Land Management Guidelines
 - Local Distinctiveness Study of West Sussex (WSCC, ongoing)
- 3.8 A Strategy for the West Sussex Landscape (WSCC, 2005) sets out the vision for the landscape of the County and defines strategies “to protect and enhance the landscape of West Sussex as an asset for future generations”. It considers the landscape in relation to the five national landscape character types found in the county and draws directly from earlier landscape character studies carried out in West Sussex.
- 3.9 The Landscape Character Assessment of West Sussex identifies and maps 42 unique landscape character areas within West Sussex and provides Landscape Management Guidelines for each character area. The Site lies within the South Coast Plain **SC13 Worthing and Adur Fringes** as identified in appended West Sussex Landscape Management Guidelines.
- 3.10 Key landscape characteristics of SC13 Worthing and Adur Fringes include:
- *“Low lying flat open landscape.*
 - *Dominant urban fringe with major conurbations of Littlehampton, Worthing, Lancing and Shoreham. Settlement edges often sharply contrast with adjacent open countryside.*
 - *Frequent urban fringe influences of horse paddocks, light industry, airport, and recreational open space.*
 - *Narrow gaps of open land at Kingston, Ferring, Sompting, and Lancing provide views to the sea and separation between the urban areas.*
 - *A low density of native hedgerows and hedgerow trees, interspersed with*

shelterbelts, single species hedges or individual standards planted using tall trees such as Poplar, Monterey Pine and Tulip trees.

- *Occasional farmsteads along roads, and on dead-end tracks.*
- *Long views to the Downs.*
- *Busy minor and major roads.*
- *South Coast railway line links the areas.”*

3.11 Key landscape and visual sensitivities of LCA SC13 Worthing and Adur Fringes include:

- *“Urban development pressures, especially in the gaps between settlements.*
- *Closing of open views between settlements...”*

3.12 The proposed landscape management guideline for LCA SC13 Worthing and Adur Fringes is to restore and strengthen the landscape of the gaps between settlements, with specific actions to:

- *“Strengthen the landscape framework and filter views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements especially along roadside verges, village edges and around glasshouses...;*
- *Maintain and strengthen existing field boundaries such as hedgerows and shelterbelts. Conserve and link existing hedgerows and trees with new planting;*
- *All new planting to be of coastal tolerant plants which are adapted to the maritime winds;*
- *Establish new areas of planting through the creation of sheltered areas using sympathetic measures ,such as low stone walls and earth mounds, and nurse species for wind protection;*
- *Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views...”*

3.13 WSCC have also published Local Distinctiveness Guidelines. These have been produced to improve the understanding of local distinctiveness within the county, providing “on the ground” guidance for communities, planners, developers, businesses, and landowners, to help build local distinctiveness into development and land management decisions. The Local Distinctiveness study for the South Coast Plain Character Area identifies the key landscape characteristics of the South Coast Plain to protect, conserve and enhance as including:

- *“The tranquil and open character of the landscape;*
- *Qualities of the fine long views from the slopes of the Downs to the coast and vice versa;*
- *Undeveloped sections of coastline to maintain gaps and links to the sea...”*

3.14 The key settlement characteristics of the South Coast Plain to maintain, protect and enhance where possible include:

- *“The existing pattern of dispersed farmsteads and associated agricultural land and woodland;*
- *The sense of remoteness of small coastal and coastal inlet settlements;*

- *The scale, vernacular style, massing and materials of rural and village buildings;*
- *Existing country houses and their settings while avoiding further erosion of the rural character, use and pattern of the landscape;*
- *Conservation areas, listed buildings and their settings;*
- *The sympathetic integration of larger settlements into the landscape, allowing open views out where the existing pattern allows;*
- *Green gaps between the coastal towns and villages;*
- *Rural character of the local road network through sensitive and appropriate design and signage”*

District Landscape Character

3.15 At a district level, the Landscape Character Assessment for the Adur Local Plan Area was updated by Sheils Flynn on behalf of Adur District Council in October 2023. The report divides the district into 12 landscape character areas (LCA) of which the Site lies within LCA 10: New Salts Farm. Key characteristics of LCA 10: New Salts Farm include:

- *“Flat, relatively open farmland with a mixture of arable and pasture fields subdivided by wooden/wire fences and scrubby hedgerows*
- *Exposed, relatively natural condition of pastures reflects the edge of estuary character.*
- *Meandering watercourses and marshy scrapes within open fields*
- *Trees along the railway embankment to the north and belts of trees on the eastern boundary of the LCA provide some enclosure to the north and east, but overall, the farmland feels exposed and there are views to Shoreham Airport, the Sussex Downs and Lancing College Chapel to the north; to the south, there is an abrupt interface with housing in South Lancing*
- *New Salts Farm Road crosses the centre of the farmland, marking the alignment of the historic flood embankment (constructed by 1723); the distinctive, sinuous alignments of other historic flood defences are visible within the farmland to the east of the road*
- *Clustered groups of buildings at New Salts Farm and the Dog’s Trust. The domed roof line of New Salts Farm and the historic Shoreham Airport terminal building are distinctive local landmarks*
- *Busy, urban fringe character, with views to houses, roads, and airport buildings, and the constant movement of traffic and buzz of aircraft*

3.16 The Landscape sensitivity of LCA 10 in the Local Character Assessment is outlined as follows:

“The historic field patterns and sinuous watercourses within the pastures to the east of New Salts Farm Road and the alignment of this road, are historic landscape elements which are vulnerable to change. The winding marshy field ditches and scrapes are also sensitive to change, as is the slightly scruffy, estuary-edge character of this eastern area and its relationship to the buildings of New Salts Farm.

The views southward from the popular South Downs open access land at Lancing Ring show the importance of the fields at New Salts Farm in ‘lengthening’ the view to green

space beyond the railway line and so enhancing the perception that the undeveloped landscape extends from the Downs almost to the sea. LCA 10 is also visible in views from the public right of way at Hoe Court Farm (viewpoint 8)..."

- 3.17 Other LCAs defined in the Landscape Character Assessment for the Adur Local Plan Area (2023) have no direct relationship and limited/no visibility with the Site and are therefore not considered in this assessment.

South Downs National Park

- 3.18 The Site lies within the setting of the South Downs National Park (SDNP), a statutorily designated landscape.
- 3.19 The special qualities of the SDNP are defined as:
- *"Diverse, inspirational landscapes and breathtaking views*
 - *Distinctive towns and villages, and communities with real pride in their area*
 - *Well-conserved historical features and a rich cultural heritage*
 - *Great opportunities for recreational activities and learning experiences*
 - *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."*
- 3.20 A landscape character assessment for the SDNP was prepared on behalf of the SDNPA in 2020 by LUC. Whilst the Site does not lie within the area considered within the assessment, the relationship between LCA A3 – Arun to Adur Open Downs which covers an area of land on the southward facing slopes above Lancing and the coastal plain within which the Site lies is discussed in the assessment. Key characteristics of LCA A3 – Arun to Adur Open Downs include:
- *"Vast open rolling upland chalk landscape of blunt, whale-backed downs reaching 238m at Chanctonbury Hill.*
 - *Dominated by large scale irregular fields of arable and pasture (of 19th and 20th century date) bounded by visually permeable post and wire fencing or sparse thorn hedgerows creating a very open landscape supporting a range of farmland birds. Hedgerows and tracks survive from the earlier manorial downland landscape.*
 - *Large open skies ensure that weather conditions are a dominant influence creating a dynamic landscape, with considerable seasonal variation.*
 - *A strong sense of remoteness and tranquillity with pockets of deep remoteness associated with hidden dry valleys and higher reaches of the dip slope.*
 - *Good public access with a network of public rights of way and open access land.*
 - *Extensive views from the north out across the scarp footslopes and Low Weald beyond the National Park, and over the coastal plain to the south."*
- 3.21 The landscape management/development considerations specific to LCA A3 – Arun to Adur Open Downs include:
- *"Seek opportunities to reduce the visual impact of existing intrusive elements on this*

landscape. These include infrastructure and traffic associated with the A24, and prominent built elements on the coastal plain (particularly industrial structures).

- *Soften urban edges through sensitive native planting including scrub, informally spaced groups of broadleaved trees and hedgerow planting. Bold new planting schemes may be appropriate in some locations.*
- *Consider the effect of proposed changes on views to and from the South Downs, particularly iconic views from Cissbury Ring and to Chanctonbury Ring. Consideration should also be given to the effect of proposed wind farm development in the English Channel on views from the open downs...*

- 3.22 To the east of LCA A3 – Arun to Adur Open Downs, LCA G3 – Adur Valley Sides wraps around the sides of the valley, with LCA F3 – Adur Floodplain lying in the valley itself. Whilst some very long distance views are possible between the LCA and the coastal plain, the Site is not readily discernible and neither is this a characteristic of the LCA.

HBA Comment on published Landscape Character studies

- 3.23 The Site lies within a wider landscape which is generally reflective of the published landscape character studies defined by the South Downs National Park to the north and development to the south, east and west, all of which is set around a tract of agricultural land. There are a number of prominent architectural features within the local landscape, including Lancing College Chapel and the buildings associated with Brighton City Airport.
- 3.24 The Site itself contributes to the clustered groups of buildings along New Salts Farm Road, albeit the buildings within the Site are of an agricultural use, reflective of the adjacent land use, whereas much of the other development on New Salts Farm Road is residential.
- 3.25 An evaluation of the relevant characteristics of the Site itself, considered in its local context, are described in more detail in Section 4 of the LVA, based upon our field assessments and desktop review.

4 LANDSCAPE AND VISUAL BASELINE

- 4.1 The Site and its local context are illustrated on *HBA Figure 1 (Landscape context)* and *HBA Figure 2 (Aerial context)* with photographs of the Site set out in *HBA Figure 6*.

Location & Local Land Use

- 4.2 The Site is located in the parish of Lancing on a swathe of agricultural land defined by development to the south and west, the River Adur to the east and the A27 to the north, beyond which lies the South Downs National Park. The settlement of Shoreham-by-Sea is located 1.1km to the east of the Site, beyond the River Adur, and Lancing is located 1.75km to the west of the Site.
- 4.3 There are several major transport links in close proximity to the Site, including Brighton City Airport 200m north of the Site, the Brighton to Worthing railway line immediately south of the airport, the A259 Brighton Road 215m south of the Site and the A27 Shoreham Bypass 1.3km north of the Site.
- 4.4 The Site comprises 2 no. agricultural barns which are ca. 6m tall and set within areas of gravel, grass and scrub and forms part of a working farm which is managed by a tenant farmer. The Site is roughly rectangular in shape, extending to approximately 0.57ha. The barns are of different sizes, with the larger of the two barns located in the northern half of the Site and a smaller barn located centrally within the southern half of the Site. Both barns are currently used to house cattle and store hay. To the west of the southern barn is a manure heap. In the southeastern corner of the Site is an area of raised land, adjacent to which is a Leylandii hedge which follows the boundary between the Site and Latham Lodge, an adjacent dwelling.
- 4.5 Access to the Site is via a gravel track from New Salts Farm Road which extends north from the Site, meeting New Salts Farm Road between Blandford Cottage and Meadow View. The access track crosses a drain which runs parallel to New Salts Farm Road.
- 4.6 The boundaries of the Site are generally defined by post and wire fences, with the eastern end of the southern boundary defined by a close board fence along the northern boundary of New Salts Farm.

Built Form and Settlement

- 4.7 The Site is located between the settlements of Shoreham-By Sea and Lancing, with development within the Site's immediate surroundings confined to the western side of New Salts Farm Road.
- 4.8 Within the Site boundary there are 2 no. steel frame barns with concrete block and corrugated metal walls and corrugated metal roofs. The northern barn has a double apex with ridge heights of 8.09m Above Ordnance Datum (AOD) at its northern end and 8.11m AOD at its southern end. The southern barn has a single apex with a ridge height of 8.42m AOD. Adjacent to the southern barn appears to be the remnants of another barn, the lower concrete panels still in place, with the area now used as a manure heap. The barns are separate from any other development, with no other agricultural building located along New Salts Farm Road.

- 4.9 Development on New Salts Farm Road is mixed in style and material. Immediately east of the Site is Latham Lodge, a courtyard style brick built barn conversion set back from the road behind a private parking area and garage block. To the north of Latham Lodge is Brooklands, a large white rendered dwelling, the southernmost portion of which is three storeys tall and observed in views in the local landscape. To the rear of Brooklands are several smaller dwellings and a garage block. To the north of Brooklands, south of the access road to the Site, is Blandford Cottage, a detached two storey dwelling which is painted yellow. Immediately south of the Site is New Salts Farm which comprises a white rendered two storey dwelling and several outbuildings. There is a row of detached dwellings to the northwest of the Site on New Salts Farm Road, all bar one of which are bungalows, beyond which is the Brighton to Worthing Railway line. To the north of the railway line is the Brighton City Airport.
- 4.10 To the east of the Site, roughly centrally between the Site and the River Adur, is the Dogs Trust Shoreham Rehoming Centre which comprises a number of single storey modern buildings of varying materials and styles.
- 4.11 In the wider landscape, the settlement of Shoreham-by-Sea is located 1.1km to the east of the Site, beyond the River Adur, and Lancing is located 1.75km to the west of the Site. Between the settlements, linear development follows the route of the A259, with development predominantly to the north of the A259 to the west of the Site and to the south of the A259 to the east of the Site. Further east and west, the A27 Shoreham Bypass 1.3km north of the Site generally defines the settlement edge to Shoreham-by-Sea and Lancing, with the South Downs National Park located to the north of the road. The A27 is elevated as it crosses the River Adur. To the north of the A27, Lancing College Chapel is a prominent architectural feature in the local landscape.

Topography and Hydrology

- 4.12 The Site lies within the generally flat landscape of the coastal plain that separates the South Downs from the English Channel. The landscape rises to the north beyond the A27 to form the characteristic rolling hills of the South Downs, reaching levels of 110m AOD at Lancing Ring 3km northwest of the Site, and 81m AOD at Lancing Hill 2.4km northwest of the Site.
- 4.13 A topographic survey of the Site was produced by Fosse Surveying in December 2024. The survey shows that the Site slopes slightly from west to east, with levels across the Site varying between 2.51m AOD in the Site's northeastern corner and 1.78m AOD in its northwestern corner. There is an area of raised ground in the southeastern corner of the Site which sits approximately 1m higher than the adjacent ground, with the level in the southeastern corner measured at 4.39m AOD.
- 4.14 The Site lies within the floodplain of the River Adur, the river located 790m to the northeast of the Site at its closest point. There are a number of drains in the fields surrounding the Site, including one which is crossed by the access track to the Site, parallel to New Salts Farm Road. To the southeast of the Site is the Adur Estuary which meets the English Channel 3km east of the Site, the coastline 480m south of the Site at its nearest point.
- 4.15 The Site is located in Flood Zone 3, as indicated on the Government's 'Flood Map for Planning' online resource.

Land Cover and Vegetation

- 4.16 The Site lies within an agricultural landscape surrounded by development, with fields defined by a combination of drains and fragmented hedgerows. Woodland cover within the local landscape is limited to a small woodland belt to the west of the Adur Recreation Ground, with no ancient woodland recorded within 2km of the Site.
- 4.17 The Site itself is predominantly built form and gravel set within areas of grass and scrub planting. A gravel track connects the Site to New Salts Farm Road, with the gravel extending across the Site to provide access to the barns and a central yard area. A muck heap is located to the west of the southern barn, to the south of which is an area of concrete encroached upon by mosses and sedums.
- 4.18 Vegetation within the Site is predominantly grass which wraps around the western, southern and eastern sides of the Site, separated from the existing barns and adjacent dwellings by areas of scrub planting and a Leylandii hedge. The Preliminary Ecological Survey (The Ecology Partnership, 2025) describes the grass within the Site as modified grassland and species-poor.
- 4.19 To the north, south and west of the existing barns area areas of scrub, with gaps in the planting where there are accesses to the buildings. Plants observed within the scrub include bramble *Rubus fruticosus* and elder *Sambucus nigra*. Areas of scrub also follow the eastern boundary of the Site, with a 35m Leylandii hedge to the southern end of the eastern boundary.

Nature Conservation and Biodiversity

- 4.20 There are several national statutory designated sites for their nature conservation and biodiversity value within 2km of the Site which are:
- Widewater Lagoon LNR located 270m south of the Site
 - The Adur Estuary SSSI located 400m east of the Site
 - Shoreham Beach Local Nature Reserve (LNR) located 480m southeast of the Site
 - Lancing Ring LNR located 1.8km northwest of the Site
- 4.21 There are also four non-statutory sites within 2km of the Site, all of which are Local Wildlife Sites (LWS):
- Widewater lagoon, located c.260m south
 - Shoreham Beach, located c.380m south
 - Mill Hill, located c.1.6km northeast
 - River Adur Meadows, located c.1.9km north of the Site boundary

Public Rights of Way and Recreational Land

- 4.22 There are no Public Rights of Way within or adjacent to the Site. There are a number of Public Rights of Way within the local landscape which are illustrated on [Figure HBA 4](#) (Visual Analysis). Those within 2km of the Site include:
- Footpath LAN 2048 runs generally north-south between the Old Shoreham Bridge and the A259, parallel to the River Adur for much of its length before it wraps around the edge of the Adur Recreation Ground between the Brighton to Worthing railway line and the A259. The footpath is 400m east of the Site at its closest point.

- Footpath SHS 3146 which runs generally east-west between the A259 and Riverside, adjacent to the southern edge of Shoreham Harbour. There is no intervisibility between the footpath and the Site on account of the intervening built form.
 - Footpath LAN 2050 which forms part of the King Charles III England Coast Path. The footpath runs parallel to the coast, 370m south of the Site at its closest point. There is no intervisibility between the footpath and the Site on account of the intervening built form.
 - Bridleway LAN 2048-1 which crosses the River Adur on the Old Shoreham Bridge, a Grade II* listed building (list no. 1027895), and is located 1.25km northeast of the Site at its closest point. There is no intervisibility between the bridleway and the Site on account of the intervening built form at Brighton City Airport.
 - Footpath LAN 2060 follows Hoe Court as it connects Bridleway LAN 2065 and the A27. The footpath is located 1.55km to the northwest of the Site at its closest point.
 - Bridleway LAN 2065 which follows a ridge in the local landscape within the South Downs National Park between its intersection with Bridleway LAN 2059 at its western end and Coombes Road at its eastern end. The bridleway is located 1.65km northwest of the Site at its closest point.
 - Footpath LAN 2058 which connects Lancing College with bridleway LAN 2065 and Coombes Road 1.45km north of the Site. There is no intervisibility between the footpath and the Site on account of the intervening landform.
 - Footpath LAN 2049 which follows the western edge of the River Adur to the north of the A27, 1.65km north of the Site at its closest point. There is no intervisibility between the footpath and the Site on account of the intervening landform.
 - Footpath SHS 3138 which follows the northern and western edges of Mill Hill, 1.65km northeast of the Site at its closest point.
- 4.23 In the wider landscape there is an extensive network of Public Rights of Way throughout the South Downs National Park to the north of the Site.
- 4.24 There are several areas of public open space/recreation land within the local landscape which are illustrated on [Figure HBA 1](#) (Landscape Context). These are:
- East Lancing Recreation Ground 270m west of the Site. There is no intervisibility between the recreation ground and the Site on account of the coniferous hedge to the eastern boundary of the recreation ground.
 - Adur Recreation Ground 440m east of the Site. There is no intervisibility between the recreation ground and the Site on account of the woodland belt which follows much of the western boundary of the recreation ground and the intervening built form both at the Dogs Trust Shoreham Rehoming Centre and on New Salts Farm Road.
 - New Monks Nature Reserve 780m northwest of the Site. There is no intervisibility between the Site and the nature reserve on account of the intervening built form associated with Brighton City Airport.
 - Mill Hill Nature Reserve 2km northeast of the Site. There is limited intervisibility between the Site and the nature reserve on account of the distance.

- Lancing Ring Nature Reserve 2.4km northwest of the Site. There is limited intervisibility between the nature reserve and the Site on account of the intervening vegetation and built form and the distance between the Site and the recreation ground.

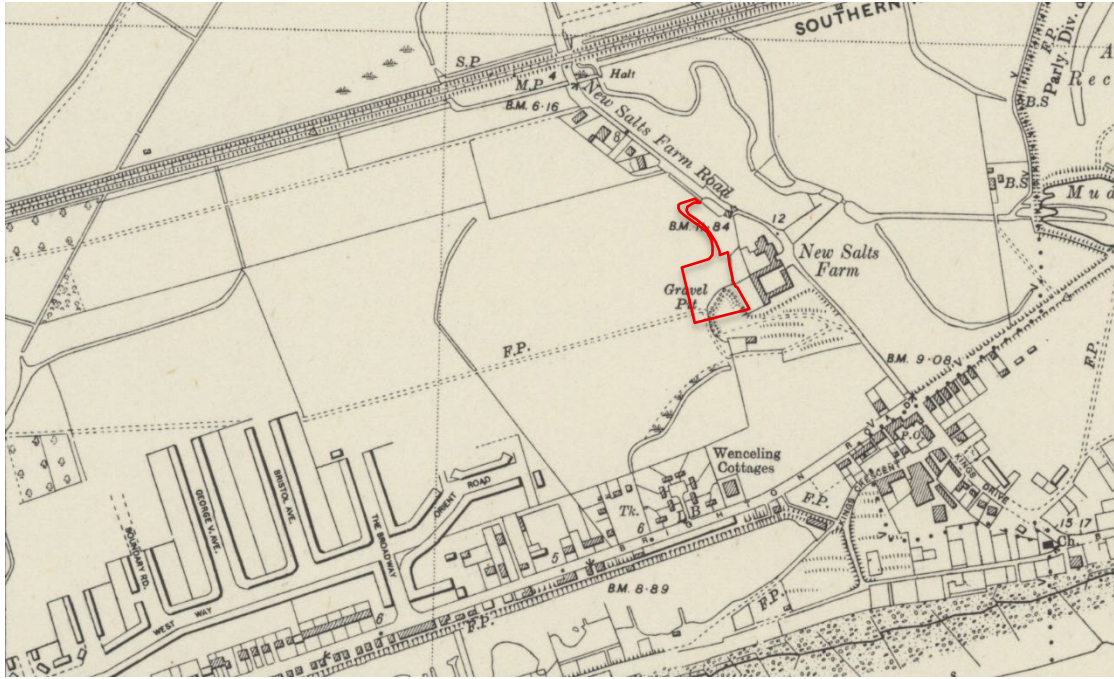
Historic Landscape

- 4.25 A review of historic Ordnance Survey mapping indicates that the Site historically formed part of two large fields to the west of the Site, the southeastern corner of the Site located within a small parcel of land adjacent to Latham Lodge, and was located within a largely undeveloped landscape.



HBA LVA Figure 1 – Ordnance Survey Six-Inch (Surveyed 1873, Published 1879). Source: National Library of Scotland

- 4.26 New Salts Farm Road is first shown on revision of 1930-31 with additions in 1938 and 1947-48 of the Ordnance Survey Six-Inch mapping along with individual dwellings north on the road, south of the railway line. During this time period large additional areas of development are also shown to the south and southwest of the Site. The published 1949 mapping shows the Site forming part of a gravel pit to the west of New Salts Farm.



HBA LVA Figure 2 – Ordnance Survey Six-Inch Revision of 1930-1931 with additions in 1938 and 1947-48 (Revised 1947 to 1948, Published ca. 1949). Source: National Library of Scotland

- 4.27 Adur and Worthing Councils Planning Portal records the approval of an application for the creation of a covered cattle yard on the Site in 1978 (ref. L/440/78/TP/12017) and agricultural building (ref. L/44/85/TP/2430) and an agricultural storage building (ref. L/113/85/TP/2631) in 1985, indicating that the buildings were erected after the most recent available historic OS Mapping.
- 4.28 With regards to historic landscape designations, the Site is not located within, or adjacent to, any designated landscapes.
- 4.29 There are several listed buildings within the local landscape, with those closest to the Site being:
- Municipal Hangar at Brighton City Airport, Grade II (list no. 1392207) listed building located 400m northeast of the Site; and
 - Airport Building, Comprising Control Tower, Administration Offices, Customs Hall, Restaurant, and Bars at Brighton City Airport Grade II* (list no. 1353731) listed building located 450m northeast of the Site.
- 4.30 There are no scheduled monuments or conservation areas located within 1km of the Site.

Perceptual Qualities

- 4.31 CPRE The Countryside Charity prepared a Tranquillity Map of England (February 2007) that provides a broadbrush study of relative tranquillity levels based upon "Remoteness from people, habitat type, presence and visibility of rivers and woodlands, presence and visibility of unnatural features as detractors, openness of the landscape, overhead skyglow and identification of noise sources". The Site lies in an area towards the least tranquil end of the spectrum of relative tranquillity as a result of its close proximity to the A259 and Brighton City Airport.

- 4.32 CPRE The Countryside Charity also produced England's Light Pollution and Dark Skies map (2016) which records levels of light pollution and dark skies based upon: *"the level of radiance (night lights) shining up into the sky."* The Site is located towards the 'brightest' end of the night lights spectrum, between a level of 'brighter' which lies to the centre of the spectrum and 'brightest'.
- 4.33 The Site is not considered to be tranquil on account of the various transport corridors that lie in close proximity to the Site. There is constant background noise from vehicles on the A259 Brighton Road, the frequent passing of trains on the railway line to the north of the Site and light aircraft flying in and out of Brighton City Airport. The barns within the Site are used to house cattle and hay and are typical of farm buildings in the local agricultural landscape. The vegetation and surfacing on the Site is of poor quality.
- 4.34 The Site is not remote or wild. It is a working farm building set within a corridor of agricultural land between Lancing and Shoreham-by-Sea.

Visual baseline

- 4.35 The existing visual context and potential visibility of the Site and Proposed Development is described below. Whilst this primarily informs the assessment of visual effects of the Proposed Development, it also in part feeds into some of the perceptual considerations relating to the assessment of landscape value.
- 4.36 Local roads and rights of way were walked to consider available views of the Site and to identify the range of visual receptors (people) who may experience changes to their views and visual amenity through any development on the Site.
- 4.37 A 'Primary Visual Envelope' (PVE) has been prepared (HBA Figure 4), indicating those parts of the surrounding area from where it is considered that views of the Proposed Development are most likely to be possible. The PVE is based upon desk-based review of topographical data and aerial photography combined with field work undertaken in September 2025 to consider the actual visibility on the ground. Not all areas within the PVE will be exposed to views, similarly there may be other locations outside the PVE that may have views, but on the basis of the site inspections, these are not considered likely to be significant. The PVE and existing visual context is described below.
- 4.38 The visibility of the Site is informed by the flat topography of the coastal plain and the River Adur corridor, with the rolling landscape of the South Downs rising to the north of the A27 providing panoramic views across the coastal plain.
- 4.39 Within the coastal plain, the Site is glimpsed from the A259 to the south. The view is across open pasture with the buildings within the Site read alongside the adjacent buildings at New Salts Farm and on New Salts Farm Road. Within the view, Lancing College Chapel is visible in the distance over the roofs of the existing barn structures.
- 4.40 Elsewhere within the coastal plain, the combination of the flat topography of the local landscape and the presence of built form and vegetation heavily screen views of the Site. Views are therefore limited to the open farmland immediately west of the Site from which there are no publicly accessible views and to glimpsed views through gaps in development and vegetation to the east and west of the Site.

- 4.41 In views towards the Site from the north, the Site forms a minor component in panoramic views across the coastal plain from elevated land within the South Downs National Park to the north of the A27. The landform is dissected by the River Adur, with views of the Site generally limited to from land within the South Downs National Park to the west of the river, with the exception of a long-distance view towards the Site from the upper slopes of the Mill Hill Nature Reserve. From this location the Site is set behind the buildings at Brighton City Airport and is difficult to discern due to the 2.6km distance between the Site and the Nature Reserve.
- 4.42 From land within the South Downs National Park to the west of the River Adur the Site is generally screened in views by the linear expanse of buildings at Brighton City Airport which defines the extent of development on the coastal plain, beyond which the settlements of Lancing and Shoreham-by-Sea can be seen. The foreground of views from the South Downs is predominantly open and agricultural in nature, the A27 set within a strong vegetated corridor and only glimpsed. Where the Site is glimpsed beyond the airport buildings, it forms a very small part of the view and is difficult to discern given the minimum 1.5km distance between the Site and the publicly accessible viewpoints within the National Park.
- 4.43 'Breathtaking views' are one of the Special Qualities of the South Downs National Park, the South Downs National Park: View Characterisation and Analysis (LUC, 2015) considers 120 of the most widely known views and landmarks within the National Park and sets out view patterns, representative views and visual sensitivity within the National Park. Within the report 'views from the high downs looking south out to sea' are considered to represent certain special qualities or characteristics of the South Downs, the Site forming a very minor component of some of these views.
- 4.44 The description of the scenic qualities of views from the high downs looking out to sea in the 2015 report records that *'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.'*
- 4.45 The aims and management guidance for the 'views from the high downs looking south out to sea' includes:
- *'... 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...'*
- 4.46 The following visual receptors have been identified who may have views of the Proposed Development. Photographs have been taken from selected viewpoints to demonstrate representative views for the receptors. Viewpoint locations are illustrated on [HBA Figure 4](#), with Viewpoint Photographs illustrated as annotated images (Type 1 visualisations) on [HBA Figure 5, Sheets 1-7](#). These are cross referenced below. Where the viewpoint corresponds with one of the Selected Viewpoints defined in Annex B of the Landscape Character

Assessment of the Adur Local Plan area (LCAALP) (Sheils Flynn, 2023), the description of the view within the Sheils Flynn document is also provided.

Users of local roads

- From **New Salts Farm Road** the Site can be seen from a 60m length of the road to the north of Blandford Cottage where the Site access meets the road. From here, the existing barns can be seen and are set against a backdrop of development (HBA Figure 5, Sheet 1, Viewpoint 1). Further south on the road, views of the Site are screened by the dwellings on New Salts Farm Road located to the east and south of the Site, including dwellings at Latham Lodge, Brooklands, New Salts Farm and Blandford Cottage, and their associated boundary treatments and planting. Further north on the road, views of the Site are screened by a row of detached dwellings on the southern side of New Salts Farm Road and their associated boundaries and planting.
- From the **A259 Brighton Road** there is a direct view of the Site for an approximate 25m length of the road at its junction with Adur Close. From here the existing barns are partially screened by a barn within the curtilage of New Salts Farm and are read against an open foreground with the South Downs rising in the background, the Lancing College Chapel visible above the existing barn roofs (HBA Figure 5, Sheet 2, Viewpoint 3). Further east along the road, the views into the Site are partially screened by built form and vegetation associated with private dwellings on New Salts Farm Road, with the roof of the southern barn briefly glimpsed over the top of the on-site Leylandii hedge and planting associated with Brooklands (HBA Figure 5, Sheet 1, Viewpoint 2). Roadside vegetation further east along the road, coupled with the flat topography and vegetation around the perimeter of the Adur recreation Ground prevent views of the Site from the A259 from further east along the road, including from the Norfolk Bridge as it crosses the River Adur (HBA Figure 5, Sheet 3, Viewpoint 6). To the west of the junction with Adur Close, views towards the Site are screened by housing to the north of Brighton Road.

HBA Viewpoint 2 corresponds with Selected Viewpoint 15 – A259 Roundabout of the LCAALP. The report considers the viewpoint to have medium-high sensitivity. The view is described as *‘although this view is from the relatively busy A259 it is one of the few locations in which the undeveloped ‘green’ open landscape appears to extend almost to the sea.*

In this extensive 135° panoramic view one can see Shoreham to the east and the built edge of Lancing to the west. In the middle ground there is the cluster of farm buildings on New Salts Farm Road. Beyond are the Downs. New Salts Farm farmland forms the foreground to these views to the Downs. It is these striking visual connections between the undeveloped open grasslands of Shoreham Airfield, the new country park to the east of the New Monks Park development and the open pastures to the east of New Salts Farm Road that cumulatively have particularly scenic value because they are perceived as an extensive, interconnected greenspace within the context of this relatively built up south coastal plain landscape.’

Users of PRoW

- From **Footpath LAN-2048** the Site is for the most part screened from views by vegetation and built form, with the composition of the views varying along the length of the footpath. At the southern end of the footpath, close to the A259, views have an open foreground over the top of a hedge adjacent to the footpath, with the Site screened by the adjacent buildings at New Salts Farm (HBA Figure 5, Sheet 3, Viewpoint 4). Further north on the footpath views to the west towards the Site are screened by tall hedgerow planting, with views only available to the east of the path across the recreation ground (HBA Figure 5, Sheet 3, Viewpoint 5). To the north of the railway line, views towards the Site are screened by the buildings associated with the Brighton City Airport which, combined with the flat topography of the coastal plain, prevent views of the Site.
- From **Footpath SHS-3138** (HBA Figure 5, Sheet 6, Viewpoint 12) the Site is screened by the adjacent buildings on New Salts Farm Road which sit behind the buildings at Brighton City Airport in the view and is read against a developed backdrop. An open field at Mill Hill forms the foreground of the view, with settlement and tree planting to the south of the field. The River Adur crosses the middle ground of the view, beyond which is the Brighton City Airport.
- From **Bridleway LAN-2048-1** as it crosses the Old Shoreham Bridge views of the Site are screened by the buildings at Brighton City Airport, the airport buildings forming much of the middle ground of the view (HBA Figure 5, Sheet 4, Viewpoint 8). The roof of the tallest building at Brooklands, immediately east of the Site, can be glimpsed in the view over the top of the airport terminal building. The foreground of the riverbank across the Adur is dominated by a recent commercial development that effectively screens the sense of the green gap across the Airport. This has been constructed since the publication of the LCAALP.

HBA Viewpoint 8 corresponds with Selected Viewpoint 12 – Shoreham Tollbridge (to SW) of the LCAALP. The report considers the viewpoint to be of high sensitivity. The view is described as *‘from a listed structure within the Old Shoreham Conservation Area and on an exceptionally well used public right of way which connects to the South downs Way via the Downs Link path along the Adur valley.*

There is a clear view to the airport buildings and to part of the enclosed landscape to the north of the West Beach estate (LCA 11). The gable ends of the housing on the edge of Lancing are visible in the distance, demonstrating that the view extends (east-west) right across the landscape between Lancing and Shoreham.’

It should be noted that the view assessed in the LCAALP has changed since the time of the assessment, with several large industrial units introduced into the foreground of the view, to the west of the River Adur at Panattoni Park. As a result, the nature of the view towards the airport has changed, with built form in the foreground where there was previously an open view.

- From **Bridleway LAN-2059** the Site forms a very small component of a wider panoramic view from the South Downs looking across Brighton City Airport and Shoreham-by-Sea towards the English Channel, with Brighton in the distance (HBA Figure 5, Sheet 6, Viewpoint 11). Where the Site is seen, it is read as part of a linear development, the buildings at Brighton City Airport to the left of the Site in the view. The view has an open foreground, with the vegetative corridor associated with the A27 effectively separating the developed an undeveloped areas within the view.

HBA Viewpoint 11 corresponds with Selected Viewpoint 7 – Lancing Ring of the LCAALP. The report considers the viewpoint to be of high sensitivity. The view is described as ‘a relatively close view of the study area from an exceptionally well used open access land within the SDNP. The A27 River Adur bridge is visible on the middle of the photograph, below the slopes of Mill Hill, but the focus of the view is the glinting curve of the River Adur as it crosses the open landscape of Shoreham Airfield. The buildings of Shoreham Airport, including the historic (listed) terminal building are visible in the centre-right of the view, along with the fields adjacent to New Salts Farm to the south of the railway. The railway and road bridges over the Adur are prominent to the east of the airport buildings.’

- From **Bridleway LAN-2065** there are generally open view across the green foreground of coastal plain towards the English Channel, with development at Shoreham visible at the eastern end of the view and Lancing at the west (HBA Figure 5, Sheet 5, Viewpoint 9). The Old Shoreham tollbridge can be seen from the Bridleway, with the buildings at Brighton City Airport forming the middle ground of the view and screening views of the Site.

HBA Viewpoint 9 corresponds with Selected Viewpoint 9 – Lancing College Chapel of the LCAALP. The report considers the viewpoint to be of high sensitivity. The report describes the view as ‘a relatively close distance view of the study area from one of the most popular tourist destinations (and landmarks) in the area, which is also a Grade I listed building within the SDNP.

The focus of the view is the River Adur, and the railway bridge across the river together with the open grassland of Shoreham Airfield, which contrasts with the foreground trees (on the lower slopes of the Downs) and the surrounding distant urban context (of Shoreham-by-Sea to the east and Lancing to the south). The buildings of Shoreham Airport, including the Grade II listed terminal buildings, are also visible in the centre of the view.’

Further west on the bridleway at its junction with Footpath LAN-2060, a view across the open coastal plain is framed by field boundary vegetation, the Site screened by buildings at Brighton City Airport (HBA Figure 5, Sheet 5, Viewpoint 10). Vegetation along the Brighton to Worthing railway line dissects the view, forming a strong belt of vegetation across an otherwise agricultural landscape with development to the background of the view. Further west on the Bridleway, vegetation to the south of the bridleway screens views towards the Site.

HBA Viewpoint 10 corresponds with Selected Viewpoint 8 – Hoe Court Farm of the LCAALP. The report considers the viewpoint to be of medium-high sensitivity. The view is described as ‘a relatively close view of the eastern part of the study area from an exceptionally well used and accessible route within the SDNP.

The buildings of Shoreham Airport, including the historic (listed) terminal building are clearly visible from this viewpoint, along with the fields (adjacent to New Salts Farm to the south of the railway/airport) and an extensive area of LCA 5.’

Users of Public Transport

- From the Brighton to Worthing railway line the Site would be visible from an approximately 800m length of the railway line to the south of the Brighton City Airport

when looking south from the train while travelling in both directions. The Site would be read in the context of the adjacent buildings on New Salts Farm Road set within a section of agricultural land and against a backdrop of residential development.

Users of Recreational Land

- From East Lancing Recreation Ground views towards the Site are screened by the coniferous planting to the perimeter of the recreation ground.
- From the New Monks Nature Reserve the Site is screened by buildings within the Brighton City Airport (HBA Figure 5, Sheet 4, Viewpoint 7).
- From Mill Hill Nature Reserve the Site forms a very small part of panoramic views looking south from the nature reserve across the coastal plain towards the ocean, with the Site not readily discernible in the View (HBA Figure 5, Sheet 7, Viewpoint 13).

HBA Viewpoint 13 corresponds with Viewpoint 10 – Mill Hill Nature Reserve of the LCAALP. The report considers the viewpoint to have a high sensitivity. The report describes the view as ‘a relatively close view of the study area from an exceptionally well used area of open access land on the edge of an urban area within the SDNP.

This is an extensive, open view from an elevated viewpoint The northern part of the landscape between Lancing and Shoreham is visible, with the A27, River Adur and Shoreham Technical Centre prominent in the foreground. The view extends to the edge of the residential districts of Lancing in the distance and to the buildings of Shoreham Airport in the south. The sensitivity of this specific panorama is noted in the SDNP Landscape Character Assessment for LCA G3.’

Landscape Value

- 4.47 Landscape value is defined by GLVIA3 as:

“The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of different reasons”.

- 4.48 Whilst the NPPF does not define ‘valued landscapes’, it is acknowledged and established by case law, that value is not merely something that is designated either by statute, such as a National Landscape, or non-statutory process.
- 4.49 The landscape of the Site is not considered to be a ‘valued landscape’ in and of itself - NPPF Paragraph 187(a).
- 4.50 The Site and its immediate context lie within a designated Local Green Gap valued at a local level on account of it providing separation between settlements and not on account of its landscape quality. The Site also lies in the wider coastal plain landscape that alongside the surrounding settlements forms part of the setting to the statutorily designated South Downs National Park, the National Park itself therefore being valued at a national level.
- 4.51 GLVIA3 notes at paragraph 5.19, where the valuing of the landscape is addressed that: “A review of the existing landscape designations is usually the starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows – may also have a value. All need to be considered where relevant “. It may also be appropriate to have regard to the other factors including those identified in Box 5.1, Page

84 of GLVIA3, listed as 'range of factors that can help in the identification of valued landscapes'.

- 4.52 Since GLVIA3 was published in 2013, appeal decisions, high court judgements and practitioners' experience have provided further information about the factors which can be considered in assessing landscape value outside nationally designated landscapes. The Box 5.1 criteria have therefore been updated and refined in TGN 02/21 'Assessing landscape value outside national designations' (Table 1) to cover the headings of:

- *Natural heritage*
- *Cultural heritage*
- *Landscape Condition*
- *Associations*
- *Distinctiveness*
- *Recreational*
- *Perceptual (scenic)*
- *Perceptual (wildness and tranquillity)*
- *Functional*

- 4.53 These are considered in relation to the Site in its local context (and drawing upon the landscape baseline already described), below:

Natural Heritage

- 4.54 The Site has no distinctive geological or geomorphological features of interest.
- 4.55 The habitats identified within the Site are of limited ecological value and do not contribute to sense of place or the character of the local landscape. The conifer hedge along the southern end of the eastern boundary of the Site is an uncharacteristic feature in the landscape and a detractor.

Cultural Heritage

- 4.56 The Site has no evidence or archaeological, historical or cultural interest which contributes positively to the landscape.
- 4.57 The Site forms part of an agricultural holding, typical of the local landscape, albeit the barns are relatively modern.

Landscape Condition

- 4.58 Landscape condition is defined by GLVIA3 as:
- "A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements".*
- 4.59 The barns within the Site are of poor architectural quality, with sections of the galvanised side panels missing and sections of other roof and wall panelling materials broken or missing. The immediate landscape around the barns is a typical farmyard, with poorly maintained with overgrown sections of grass and scrub vegetation and extensive weed

growth within the hard surfacing, which, combined with scattered corroded farm machinery and used tyres across the Site, presents an untidy yard. The poor quality and maintenance of both the buildings and landscape within the Site has resulted in the Site becoming a somewhat detracting feature in the local landscape.

- 4.60 The overall condition of the Site is considered to be **low** condition (Refer to Appendix 1 – Table 1).

Associations

- 4.61 There are no known cultural or other associations that contribute to the perception of the Site.

Distinctiveness

- 4.62 The Site forms part of a linear swathe of agricultural land between the South Downs National Park and the settlements of Lancing and Shoreham-by-Sea which is recorded in local landscape character assessments as *important for “lengthening’ the view to green space beyond the railway line and so enhancing the perception that the undeveloped landscape extends from the Downs almost to the sea”*, the open nature of the local landscape contrasting with the adjacent settlements.

Recreational

- 4.63 The Site itself has no direct recreational value however it contributes to the setting of the South Downs National Park and the views looking south from the South Downs across the coastal plain, a type of views considered to represent certain special qualities or characteristics of the South Downs, as set out in the South Downs National Park: View Characterisation and Analysis (LUC, 2015). The role of the Site in these views is minor as a result of the small scale of the Site within the wider panoramic views across the coastal plain.

Perceptual (Scenic Quality)

- 4.64 The Site itself is of low scenic quality, with the dilapidated barns and poor quality vegetation forming detracting features within a wider swathe of agricultural land surrounded by development.
- 4.65 In the wider landscape, the Site makes a minor contribution to views from the South Downs National Park across the coastal plain, a type of views considered to represent certain special qualities or characteristics of the South Downs, as set out in the South Downs National Park: View Characterisation and Analysis (LUC, 2015). The role of the Site in these views is minor as a result of the small scale of the Site within the wider panoramic views across the coastal plain. It also forms a small component of several of the Selected Viewpoints defined in Annex B of the Landscape Character Assessment of the Adur Local Plan area (LCAALP) (Sheils Flynn, 2023).

Perceptual (Wildness and Tranquillity)

- 4.66 The Site is not considered to be tranquil on account of the various transport corridors that lie in close proximity to the Site. There is constant background noise from vehicles on the A259 Brighton Road, the frequent passing of trains on the railway line to the north of the Site and light aircraft flying in and out of Brighton City Airport.

- 4.67 The Site is not remote or wild. It is part of a working farm set within a corridor of agricultural land between Lancing and Shoreham-by-Sea. The barns within the Site are used to house cattle and hay and typical of their function. The vegetation and surfacing on the Site is also of poor quality.

Functional

- 4.68 The Site lies within a Local Green Gap, as designated in the Adur Local Plan (2017), a designation which recognises the role of an area of land in retaining the separate identities and preventing the coalescence of existing settlements. In this case, the Site contributes to the Local Green Gap between Lancing and Shoreham-by-Sea on account of its location within the tract of agricultural land which separates the settlements. The Site is already developed, albeit for an agricultural purpose, and is small in scale, located adjacent to existing residential development within this designation. Its role is therefore limited, especially when considered in the context of the large, undeveloped fields which lie adjacent to the Site and north of the railway, which provide the immediate experience of undeveloped land when travelling between the settlements on the A259 Brighton Road and contribute to the 'depth' of open space between the settlements.
- 4.69 The Site makes a limited contribution to the setting of the South Downs National Park, located within the coastal plain which forms the foreground to views from the South Downs towards the sea.

HBA conclusion on landscape value

- 4.70 On the basis of the analysis above, the landscape of the Site in its context is considered to be of **medium** landscape value (Refer to [Appendix 1 – Table 2](#)) at a local level.

5 DEVELOPMENT PROPOSALS

- 5.1 Landscape and visual considerations have played a fundamental role in shaping the design of Proposed Development, forming an integral part of a structured and iterative design process. From the outset, the approach has been informed by site-specific observations, desktop analysis, and technical input which has provided a robust foundation for early landscape input, guiding the development of the site layout and design rationale.
- 5.2 The objective throughout has been to ensure that the proposal responds to the local landscape character, visual context, and designations. This has involved careful consideration of topography, vegetation, views, and surrounding land uses, with the aim of achieving a scheme that integrates into its surroundings without compromising the function of the Site as part of a designated Local Green Gap (Adur Local Plan, 2017). The iterative nature of the design process has allowed for ongoing refinement, ensuring that landscape and visual matters are central to the development's form, function, and long-term sustainability.

Development Proposal

- 5.3 The Proposed Development seeks to demolish the 2 no. existing barns on the Site at New Salts Farm Barns and replace them with a development of 10 no. residential dwellings. The proposed dwellings would utilise the existing access track into the Site which would be formalised and resurfaced with a permeable paving, with the interface between the track and New Salts Farm Road augmented to allow for access and visibility requirements. Meadow would be planted to either side of the road for a 100m length as the road links between New Salts Farm Road and the main built area of the Site. The proposed dwellings would be sited on either side of the road, set back behind a series of planting beds and swales which would contribute to the wider SUDs scheme operating within the Site.
- 5.4 The proposed dwellings would provide a mixture of detached and semi-detached accommodation and would all be 2 storeys high. They would be modern in style and constructed from brick with timber cladding to the upper level. The proposed dwellings would be 6.5m tall, their roofs ca. 0.5m higher than the ridges of the existing barns to be removed but lower than the adjacent dwellings on New Salts Farm Road. They would feature flat green roofs to blend the buildings into the landscape when viewed from a distance, lowering roof heights and softening the building profile when read in elevated views from the South Downs National Park to the north.
- 5.5 The boundary of each dwelling would be defined by a cleft chestnut fence with a native hedgerow planted adjacent to the fence. The hedgerows would be planted at 1.5-1.8m to provide instant screening between the private gardens.
- 5.6 A chain of SUDS interventions across the Site would manage surface water run-off. Green roofs, bioretention planters, permeable paving, swales, SUDS compliant tree pits and an attenuation pond would all contribute to the overall drainage strategy, responding to the sensitive location of the Site within the River Adur floodplain.
- 5.7 Two communal spaces would be incorporated into the development. In the southeastern corner of the development would be a nature walk and attenuation pond, with the existing Leylandii hedge in the southeastern corner of the Site removed and replaced with native scrub planting. In the northeastern corner of the Site, a natural play space would be created.

Landscape Strategy

- 5.8 The Proposed Development would be implemented alongside a landscape strategy as illustrated on the Landscape Masterplan ([HBA-984-01 at Appendix 2](#)) that seeks to enhance the character of the development by responding sensitively to the surroundings.
- 5.9 The development would be set within a vegetated buffer, staggered in height to blend the development into the adjacent rural landscape. Adjacent to the native hedgerows which define the curtilage of the proposed dwellings would be a belt of scrub planting with scattered trees, planted at varying depths to mimic natural colonisation of the plants. Between the scrub planting and the post and wire fence which defines the boundary of the Site would be meadow which would blend into the existing meadow beyond the Site boundary.
- 5.10 The Proposed Development would be set around a green streetscape, with biodiverse swales planted with trees and shrubs lining the road. The public-private interfaces would be defined by low clipped native hedgerows, with areas of grass and ornamental planting to the front of each dwelling.
- 5.11 The removal of a Leylandii hedge at the southern end of the eastern boundary would remove an uncharacteristic, urban planted feature from within the Site which would be replaced with native scrub and tree planting to retain the green edge to the Site and retain the screening effect provided by the planting once established.
- 5.12 A Landscape and Ecological Management Plan could be provided and secured by condition or legal agreement to ensure that the new landscape features are appropriately and sympathetically maintained and managed in the longer term.

6 LANDSCAPE & VISUAL EFFECTS

- 6.1 The methodology used for this LVA is set out in [Appendix 1](#).
- 6.2 Landscape and visual effects are related subject areas but are assessed separately. Landscape effects derive from changes in the natural and built environments which may give rise to changes in their fabric, character and quality and how these are experienced. Visual effects relate to the changes that arise in the composition of available views as a result of a development proposal.
- 6.3 Effects can be positive (beneficial), negative (adverse) and are sometimes neutral. This last ranking may most frequently occur where the change is very limited. It may also occur where a visual change may be very discernible but is considered no better or worse than what it replaced having regard to the context of the view.
- 6.4 Effects on landscape character, value, and visual amenity can arise from many causes, for example, perceived changes to:
- the scale, grain and pattern of the landscape, for example by alien or engineered landform or out of context planting or changes to land cover;
 - deterioration or erosion of the rural landscape by the urbanising effects of traffic, hard surfacing, structures and built development, lighting and signs and associated loss of tranquillity; and
 - views or loss of views between surrounding locations and the Proposed Development.

Assumptions and Limitations

- 6.5 This report is based on assumptions made about the likely landscape and visual effects that would arise from the Proposed Development. It assumes that the scheme as indicated on the Landscape Strategy ([drawing HBA-984-01 at Appendix 2](#)) would be implemented and managed for the longer term.
- 6.6 The assessment has considered the landscape and visual effects both upon completion (Day 1), and for residual effects after 15 years when the planting would have established and matured sufficiently to provide mitigation.
- 6.7 Construction effects have not been considered in this LVA. This is because the scheme would not be expected to give rise to any unusual effects.

Landscape Effects

- 6.8 The appraisal of landscape effects can be described as a consideration of the effect in terms of:
- **Sensitivity** of the receptor made up of judgements about:
 - the **value** attached to the receptor; and
 - the susceptibility of the receptor to the type of change arising from the specific proposals.
 - **Magnitude of the effect** made up of judgements about:
 - the **size and scale** of the effect, for example is there a complete loss of a

particular element of the landscape or a minor change;

- **geographical extent** of the area that will be affected; and
- the **duration of the effect** and, rarely, its reversibility.

6.9 The LVA assesses the potential effects upon the following landscape receptors identified as part of the landscape character and baseline analysis:

- **The Site in its immediate context** (ie. the landscape in which the Site plays a role / where the Site makes a contribution and that has the potential to be affected by the Proposed Development). This includes the identified elements/characteristics of the Site itself (for example topography, land use and existing vegetation patterns) and the overall character of the Site when considered in its landscape character context (LCA 10).

6.10 The following designations are also treated as landscape receptors and the potential effects upon their special qualities and/or purposes of designation reported (noting also that the LVA does not consider conformance with policy):

- **Local Green Gap** (in so far as this relates to the perception of open land/landscape)
- **South Downs National Park**

Landscape Susceptibility

6.11 Landscape susceptibility is defined by GLVIA3 as:

“The ability of a defined landscape or visual receptors to accommodate the specific Proposed Development without undue negative consequences.”

6.12 In terms of the susceptibility of the Site and its immediate context to the type of change proposed, the following features are of key influence:

- The Site is relatively flat, located within the coastal plain which lies between the South Downs and the English Channel.
- The presence of existing built form on and adjoining the Site.
- The simple landscape pattern and location of the Site within a wider landscape pattern of open irregular fields, clustered built form and settlement, where the structure is poorly defined and fragmented.
- The role of the Site in the Local Green Gap designation when travelling between the settlements on the A259 and as experienced from some views from high ground in the South Downs National Park. This is influenced by the presence of existing built form on the Site and its perception as part of a cluster of existing built form within the Green Gap south of the airport, the wider agricultural land and open space surrounding the Site (and north of the airport) forming a more noticeable wider ‘gap’ and marking a change in land use between the adjacent settlements.
- The Site has a degree of visibility from publicly accessible viewpoints within the South Downs National Park, including views identified as high sensitivity in Annex B of the Landscape Character Assessment of the Adur Local Plan area (LCAALP) (Sheils Flynn, 2023). These are not individually identified as iconic or ‘breathtaking views’ that are one of the special qualities of the National Park.
- The lack of tranquillity on the Site on account of the various transport corridors in

the local landscape and visual detractors including the on-site barns.

- 6.13 The Site in its immediate landscape context demonstrates a range of factors that suggest predominantly low susceptibility, however the intervisibility of the Site from the South Downs National Park and its location in a designated Local Green Gap are of medium susceptibility. On balance it is therefore considered to be of **medium** overall susceptibility to the type of change proposed (refer to [Appendix 1 Table 3](#)).
- 6.14 The special qualities that underpin the South Downs National Park designation are considered to have low susceptibility to the Proposed Development.
- 6.15 The purpose of the Local Green Gap designation is of medium susceptibility.

Landscape Sensitivity

- 6.16 By combining the separate judgements on landscape value and landscape susceptibility, the landscape sensitivity of the Site in its local context is judged to be of **medium** landscape sensitivity (refer to [Appendix 1 – Table 8](#)).

Landscape Effects Assessment

- 6.17 Potential landscape and visual impacts include/would arise from:
- The demolition of the existing agricultural barns and the construction of 10 no. residential dwellings;
 - The change of use of the Site from agricultural to residential;
 - The introduction of new planting and soft landscape treatments; and
 - The loss of existing scrub and grassland to accommodate the proposed dwellings and their associated accesses.

The Site in its immediate context

- 6.18 The Proposed Development would involve the demolition of the existing barns and the construction of 10 no. residential dwellings, reducing the overall built footprint on the Site from 1202m² to 887m². Whilst the total area of built form would be reduced, it would be more spread out across the Site which would increase the perceived amount of development within the Site. The proposed dwellings would be slightly taller than the existing barns however they would sit lower than the adjacent buildings on New Salts Farm Road, minimising the visual impact of the Proposed Development in views from the east.
- 6.19 There would be a reduction in the overall area of hard surfacing on the Site, from 2319m² to 1812m², with all proposed surfacing to be permeable. The formalisation of the existing rural access track would suburbanise the entrance to the Site and detract from the rural nature of this section of New Salts Farm Road, albeit there is existing residential development to the north and south of the access.
- 6.20 The Proposed Development would introduce an active residential use to an agricultural Site, changing the use of the Site. The change of use would not be uncharacteristic in the local landscape, given the existing residential uses along New Salts Farm Road which include barn conversions. The residential use would result in an increase in human activity on the Site, including vehicle movements and lighting, and introduce residential paraphernalia into a rural landscape, albeit one where residential use is already present. The change of use

would not, however, adversely impact on the existing levels of relative tranquillity, on account of the external factors which greatly influence the levels of tranquillity on the Site remaining unchanged.

- 6.21 There would be minimal changes to the landform and topography of the Site, relating to the creation of an attenuation pond in the southeastern corner of the Site.
- 6.22 In terms of landscape fabric, the Proposed Development would result in the loss of the majority of the existing habitats on Site and their replacement with built form, hardstanding and alternative habitat types. The key changes to the landscape fabric would be:
- The removal of 2610m² of grass and 890m² of scrub to accommodate the Proposed Development. In order to mitigate the loss of habitat, 760m² of saltmarsh meadow and wildflower meadow and 580m² of native scrub would be planted and areas of existing scrub and grass would be enhanced. The scrub would be set around the periphery of the development, contributing to the strong landscape buffer to the development which would be staggered in height in order to blend into the surrounding agricultural landscape and prevent the creation of a harsh edge to the development.
 - The removal of a Leylandii hedge in the southeastern corner of the Site. This uncharacteristic planting would be replaced with native scrub which would be more reflective of the local character and offer increased biodiversity and habitat value.
 - The planting of native hedgerows throughout the Site would improve habitat connectivity and provide foraging and nesting opportunities for wildlife.
 - The planting of trees to the perimeter of the Site and within the streetscape would contribute to the creation of a verdant settlement edge and a vibrant streetscape which filters of views towards the Proposed Development and responds to published character guidance.
 - The creation of a pond in the southeastern corner of the Site would require localised earthworks and the removal of an existing area of raised land. Once installed, the pond would offer a variety of wildlife and habitat value and contribute to the SUDs network across the Site.
 - Planting would be layered around the periphery of the Site, with native hedgerows to the rear of back gardens blending into native scrub planting and ultimately saltmarsh meadow. The staggered and naturalised approach to the external boundary treatments of the Site would help to integrate the development into the local landscape and create a buffer between the development and the adjacent rural landscape. The use of a landscaped edge to private curtilages would reduce the urbanising effect of the Proposed Development in its rural setting.
- 6.23 The landscape effects of the Proposed Development on the key characteristics of LCA 10 New Salts Farm (as set out in the Landscape Character Assessment of the Adur Local Plan area, updated October 2023) would be limited to changes on the Site itself and would be as follows:
- The flat, relatively open farmland of the character area would be retained, with the Proposed Development utilising a Site where there is already development.
 - Characteristic boundary treatments would be utilised within the development, with

the Site to be defined by a post and wire fence and hedgerows used to define private gardens.

- The Proposed Development would not impact the wider estuary landscape, watercourses of marshy scrapes within open fields.
- The Proposed Development would retain the pattern of clustered groups of development at New Salts Farm.

- 6.24 There would be no change to the key characteristics of LCA 10: New Salts Farm at Day 1. By Year 15 (summer), the establishment of the proposed landscape strategy would embed the development into the local landscape, reintroducing characteristic boundary treatments and strengthening the landscape structure in line with guidance for the LCA.
- 6.25 The scheme could not be easily reversible and therefore the effects identified above are to be regarded as long term/permanent.
- 6.26 In terms of the magnitude of landscape effect at Day 1 ([Appendix 1 - Table 4](#)), it is considered that taking into account the range of effects described above and applying a precautionary approach, the Proposed Development would result in an overall initial **low adverse** magnitude of landscape effect at Day 1 that is considered to be contained to the Site and its immediate context.
- 6.27 When combined with the medium sensitivity of the landscape, this gives rise to landscape effects assessed as **slight adverse** importance at Day 1, to the Site in its immediate setting.
- 6.28 At Year 15, the Proposed Development would have become embedded in the landscape and new planting proposed as part of the scheme would have established and matured and contribute to the character and structure of the wider coastal plain within which the Site lies. The magnitude of landscape effect is therefore considered to reduce by Year 15 to **minimal neutral**. When combined with the medium-low sensitivity of the landscape, this results in an importance of landscape effect assessed as **minimal neutral** at Year 15.

Designation: Local Green Gap

- 6.29 The Proposed Development would introduce a residential use onto land within a Local Green Gap, as defined by the Adur Local Plan (2017), on a Site where there is existing built form, albeit of agricultural use. Regarding the characteristics of the Local Green Gap, the Proposed Development would not impact upon the open and undeveloped character of the green gap, utilising a brownfield site and reducing the overall footprint of development within the Site. The visual break between Lancing and Shoreham-by-Sea would be retained, as would the sense of travelling between the settlements, both by road and rail. The proposed landscape strategy would increase the 'greenness' of the Site when compared with the baseline scenario through the creation of a planted buffer around the Site, integrating the Site into the wider landscape.
- 6.30 The magnitude of landscape effects of the Proposed Development is considered to result in no change at Day 1 to the landscape characteristics of the Local Green Gap. When considered alongside the medium landscape sensitivity of the Site, this results in an importance of landscape effect ranked as **no/minimal** importance ([Appendix 1, Table 9](#)) upon the Local Green Gap designation. This would remain the same at Year 15.

Designation: South Downs National Park

- 6.31 The Site forms a minor component of the setting to the South Downs National Park, lying within the coastal plan which separates the SDNP from the sea. The open tract of agricultural land within which the Site lies contributes to views towards the coast, the Site being difficult to discern within these panoramic views.
- 6.32 'Diverse, inspirational landscapes and breathtaking views' are one of seven Special Qualities for which the National Park is designated. Whilst the Site forms a very small component in views from a small part of the SDNP, the Proposed Development would not be readily perceptible in these views, the Proposed Development utilising a site where development is already seen in the views and read in conjunction with existing development within the coastal plain. The overall composition of the views from the SDNP would therefore be unchanged. The Proposed Development would not affect the other Special Qualities for which the National Park is designated.
- 6.33 The magnitude of landscape effects of the Proposed Development is considered to result in no change at Day 1 to the landscape character, purpose and special qualities of the SDNP. When considered alongside the medium landscape sensitivity of the Site, this results in an importance of landscape effect ranked as *no/minimal neutral* importance (Appendix 1, Table 9) upon the National Park designation. This would remain the same at Year 15.

Summary of Landscape Effects Table

Landscape Receptor	Sensitivity	Magnitude of Effect Day 1 (winter)	Importance of Effect Day 1 (winter)	Importance of Effect Year 15 (summer)
The Site in its immediate context	Medium	Low adverse	Slight adverse effect	Minimal neutral effect
Designation: Local Green Gap	Medium	No change	No/minimal neutral	No/minimal neutral
Designation: South Downs National Park	Medium	No change	No/minimal neutral	No/minimal neutral

Visual Effects Assessment

- 6.34 The approach to a visual effects assessment involves a consideration of the effect in terms of;
- **Sensitivity** of the visual receptor (viewer) made up of judgements about:
 - the *susceptibility* to change of the viewer (receptor); and
 - the *value* attached to views.
 - **Magnitude of visual effect:**
 - For example, if there is a complete loss of a particular element or only a minor change, together with a consideration of extent and permanence.
- 6.35 The visual sensitivity should then be considered against the magnitude of effect, to determine the ranking of visual effect that would arise. This has been undertaken for appropriate locations identified as part of the baseline work.

- 6.36 Viewpoint locations and their users (receptors) have been selected to represent a range of potential visual effects which may occur from the Proposed Development.
- 6.37 The following receptors have been identified for consideration in the assessment of visual effects:

Users of the public rights of way network:

- Footpath LAN-2048
- Bridleway LAN-2065
- Bridleway LAN-2059
- Footpath SHS-3138

Road users:

- New Salts Farm Road
- A259 Brighton Road

Residential receptors

- Residents in nearby properties on New Salts Farm Road may have private views towards the Site and the Proposed Development. These receptors are not considered by this assessment which assesses publicly available views.

Visual Susceptibility

- 6.38 The susceptibility to change depends upon receptor occupation or activity and the extent to which attention focuses on views and visual amenity.
- 6.39 In this instance, the most susceptible visual receptors include people engaged in outdoor informal recreation, on public rights of way or permissive routes, whose interest is likely to be focused on the rural landscape and views. These receptors are considered to have **high susceptibility** and usually include not only pedestrians but also cyclists and equestrians where appropriate.
- 6.40 For the purposes of this assessment, workers and visitors to the existing site and in the agricultural land to the east have been discounted.
- 6.41 Vehicle travellers, pedestrians, cyclists and equestrians on the local roads are considered to have a **medium susceptibility** to visual change. Users of these roads are likely to be travelling for a purpose other than to enjoy the view although it is acknowledged they are travelling through a designated landscape.
- 6.42 Residents at home are considered to have a **high susceptibility** to visual change but, as is normal practice, are not specifically considered in this LVA.

Visual Value

- 6.43 Typical values for certain types of view locations are set out in **Appendix 1, Table 6**.
- 6.44 In this instance, the views from selected viewpoints in Annex B of the Landscape Character Assessment of the Adur Local Plan area (Sheils Flynn, 2023) are considered to be of **high** value. Other views from local rural PRoW and from areas of recreational land are ranked as **medium high** value. Views from the local roads are considered to be of **medium** value.

Visual Sensitivity

- 6.45 Derived from the rankings of susceptibility and value, described above and indicated below, the following are the sensitivities adopted for this assessment (Appendix 1, Table 8):

Pedestrians at viewpoints recognised in Annex B of the Landscape Character Assessment of the Adur Local Plan area (Sheils Flynn, 2023)

- (Susceptibility: H, Value: H) **high sensitivity.**

Pedestrians using local Public Rights of Way

- (Susceptibility: H, Value: M-H) **high sensitivity.**

Vehicle travellers, pedestrians, cyclists and equestrians on local roads

- (Susceptibility: M, Value: M) **medium sensitivity.**

Pedestrians engaged in recreational activities

- (Susceptibility: H, Value: M-H) **high sensitivity.**

Effects of completed development on visual amenity (Day 1 – Winter, Year 15 Summer)

- 6.46 The assessment of the visual effects of the development, both at completion and at Year 15 is presented in a tabular form below.

VISUAL EFFECTS ASSESSMENT – DAY 1 & YEAR 15					
Visual Receptor and existing view Refer to Figures for photo Viewpoints.	Sensitivity	Magnitude of Effect Day 1 (winter)	Importance of Effect Day 1 (winter)	Importance of Effect Year 15 (summer)	Description of change and visual effects
Users of the Public Rights of Way network					
Footpath LAN-2048 Pedestrians travelling south on footpath LAN-2048 as it follows the western edge of the Adur Recreation Ground. HBA Viewpoint 4 (420m east of the Site) and HBA Viewpoint 5 (570m northeast of the Site)	High	Minimal effect	Minimal adverse effect	No effect	Day 1 (winter) – The roofs of the Proposed Development would be glimpsed to the left of the adjacent buildings at Latham Lodge from the southern end of the footpath as a result of the removal of the existing Leylandii hedge on the Site's eastern boundary, with the majority of the Proposed Development screened by the existing buildings at Latham Lodge. Further north on the footpath, views of the Proposed Development would be screened by the dense hedgerow planting with runs parallel to the footpath. Year 15 (summer) – The Proposed Development would be screened from views by a combination of built form and vegetation. The majority of the Proposed Development would remain screened by Latham Lodge, with the tree and scrub planting in the southeastern corner of the Site providing additional screening.
Bridleway LAN-2065 Pedestrians, cyclists and equestrians travelling in both directions on bridleway LAN-2065. HBA Viewpoint 9 (1.7km northwest of the Site) and HBA Viewpoint 10 (1.85km northwest of the Site)	High	Minimal effect	Minimal adverse effect	Minimal neutral effect	Day 1 (winter) – The Proposed Development would be glimpsed from an approximately 600m length of the bridleway between Hoe Court Farm and The Drive. From this length of the bridleway the Proposed Development would be glimpsed through a gap in the buildings associated with Brighton City Airport and would be read in association with the industrial buildings at the airport. Vegetation along the railway line would partially screen the views, with only the roofs of the development visible. The change would form a very small component of a wider panoramic view across the coastal plain in which development at Brighton City Airport forms a strong linear component in the middle ground of the view. Year 15 (summer) - Views of the Proposed Development would be filtered by the proposed tree, scrub and hedgerow planting to the periphery of the development and would be read in conjunction with the existing adjacent

VISUAL EFFECTS ASSESSMENT – DAY 1 & YEAR 15					
Visual Receptor and existing view Refer to Figures for photo Viewpoints.	Sensitivity	Magnitude of Effect Day 1 (winter)	Importance of Effect Day 1 (winter)	Importance of Effect Year 15 (summer)	Description of change and visual effects
					dwelling which are also set within vegetation. The Proposed Development would become difficult to discern within the view, on account of the combination of distance and the use of green roofs softening the built form and blending it into the landscape.
Bridleway LAN-2059 Pedestrians, cyclists and equestrians travelling southeast on bridleway LAN-2059 adjacent to the Lancing Ring Nature Reserve. HBA Viewpoint 11 (2.9km northwest of the Site)	High	Minimal effect	Minimal adverse effect	No effect	Day 1 (winter) - The Proposed Development would be glimpsed from a length of the bridleway adjacent to the Lancing Ring Nature Reserve. The Proposed Development would be read in the context of the wider panoramic view from the South Downs looking across the developed coastal plain towards the sea. The Site would lie adjacent to the Brighton City Airport in the view and be set against the backdrop of the expanse of development between Lancing and Brighton, the change in the view barely discernible at this distance from the Site. The open foreground of the view would not be affected by the Proposed Development, nor would the relationship between the South Downs National Park and the coastal plain from this location. Year 15 (summer) - Views of the Proposed Development would be filtered by the proposed tree, scrub and hedgerow planting to the periphery of the development and would be read in conjunction with the existing adjacent dwellings which are also set within vegetation. The Proposed Development would become difficult to discern within the view, on account of the combination of distance and the use of green roofs softening the built form and blending it into the landscape.
Footpath SHS-3138 Pedestrians travelling south and west on footpath SHS-3138 at Mill Hill.	High	No effect	No effect	No effect	Day 1 (winter) – The Proposed Development would be screened from the view by the adjacent built form on New Salts Farm Road, the ridge height of the proposed dwellings lower than the adjacent buildings on New Salts Farm Road.

VISUAL EFFECTS ASSESSMENT – DAY 1 & YEAR 15					
Visual Receptor and existing view Refer to Figures for photo Viewpoints.	Sensitivity	Magnitude of Effect Day 1 (winter)	Importance of Effect Day 1 (winter)	Importance of Effect Year 15 (summer)	Description of change and visual effects
HBA Viewpoint 12 (1.9km northeast of the Site)					Year 15 (summer) - The Proposed Development would remain screened within the view by the adjacent buildings on New Salts Farm Road.
Users of local roads					
New Salts Farm Road Vehicle users, pedestrians, cyclists and equestrians travelling in both directions on New Salts Farm Road, HBA Viewpoint 1 (adjacent to Site boundary)	Medium	Medium	Moderate adverse effect	Slight adverse effect	Day 1 (winter) – The Proposed Development would be visible from a 60m stretch of New Salts Farm Road to the north of Blandford Cottage where roadside vegetation is sparse and the existing access to the Site would be formalised to provide access to the development. The existing barns would be removed, with the proposed dwellings visible. The proposed dwellings would be read against a developed background, the dwellings to the north of the A259 defining the horizon line in the existing view, with the open agricultural landscape extending to the west of the Site. Further north and south on the road, views of the Proposed Development would be screened by the existing dwellings on the Site and their associated planting. Year 15 (summer) – The Proposed Development would remain visible from a 60m stretch of New Salts Farm Road to the north of Blandford Cottage where roadside vegetation is sparse and the formalised access an urbanising feature in the landscape. The proposed planting to the periphery of the development would offer a degree of screening, partially filtering views of the development from the road.
A259 Brighton Road Vehicle users, pedestrians, cyclists and equestrians travelling in both directions between	Medium	Low	Slight adverse effect	Minimal neutral effect	Day 1 (winter) – The Proposed Development would be glimpsed from several fleeting views along the A2559 between Saltings roundabout and its junction with Adur Close where the proposed dwellings at the southern end of the Site would be glimpsed between gaps in built form associated with New Salts Farm Cottages and Latham Lodge.

VISUAL EFFECTS ASSESSMENT – DAY 1 & YEAR 15					
Visual Receptor and existing view Refer to Figures for photo Viewpoints.	Sensitivity	Magnitude of Effect Day 1 (winter)	Importance of Effect Day 1 (winter)	Importance of Effect Year 15 (summer)	Description of change and visual effects
Saltings roundabout and its junction with Adur Close HBA Viewpoint 2 (200m east of the Site) and HBA Viewpoint 3 (200m south of the Site)					The removal of the dilapidated barns from the view would be a positive change. Year 15 (summer) – Views of the Proposed Development would be filtered by the proposed tree, scrub and hedgerow planting to the periphery of the development and would be read in conjunction with the existing adjacent dwellings which are also set within vegetation.
Users of public transport					
Brighton to Worthing railway line No representative photograph	Medium	Low	Slight adverse effect	Minimal neutral effect	Day 1 (winter) – The Proposed Development would be intermittently glimpsed when looking south from the railway line as it runs parallel to the Brighton City Airport between scattered tree planting adjacent to the railway line and the existing development on New Salts Farm Road. Where the development is visible, the proposed dwellings would be a notable change from the baseline scenario, with the agricultural use of the Site replaced with a residential use and the westward expansion of development from New Salts Farm Road. Year 15 (summer) – Views of the Proposed Development would be partially filtered by the proposed boundary tree, scrub and hedgerow planting, with only the upper levels of the proposed dwellings glimpsed in fleeting views south from the railway line. Where the Proposed Development can be glimpsed, it would be read in conjunction with the existing development on New Salts Farm Road and set against a backdrop of development and would not appear uncharacteristic.

7 SUMMARY AND CONCLUSIONS

- 7.1 This LVA has described the landscape and visual context for the Proposed Development at New Salts Farm Barns, New Salts Farm Road, Shoreham which seeks to demolish 2 no. existing barns and create a 10 no. residential dwelling and associated landscaping and infrastructure. The LVA identifies and assesses the predicted landscape and visual effects of the Proposed Development and has also informed the design of the development.
- 7.2 The Site comprises 2 no. agricultural barns and their associated hard surfacing, access and areas of vegetation. The Site is located between Lancing and Shoreham-by-Sea and lies within a Local Green Gap, as designated in the Adur Local Plan (2017).
- 7.3 The Site lies in the flat coastal landscape of National Character Area (NCA) 126 South Coast Plain, which sits below the rising ground and chalk scarps of NCA 125 South Downs across the wider landscape to the north. At a county level, the landscape around the Site is within landscape character area(LCA) SC13 Worthing and Adur Fringes (as assessed in the Landscape Character Assessment of West Sussex, 2003), a low-lying, flat and open landscape with occasional farmsteads and dominant urban fringe and settlement edges that contrast with adjoining open countryside and where narrow gaps of land separate urban areas. More locally, the landscape around the Site is LCA 10: New Salts Farm (as assessed in the Landscape Character Assessment for the Adur Local Plan Area, 2023) which is defined by flat, open farmland with clustered development along New Salts Farm Road. The published landscape character studies note that the landscape of the coastal plain plays an important role in the relationship between the South Downs National Park and the coast.
- 7.4 The Site in its local context is of overall medium landscape value in its current form (Refer to Appendix 1 – Table 2 for landscape value criteria).
- 7.5 Landscape and visual considerations have played a fundamental role in shaping the design of Proposed Development, forming an integral part of a structured and iterative design process. The Proposed Development would include the demolition of the existing barns and the construction of 10 no. dwellings which would feature flat green roofs. The proposal would be implemented alongside a landscape strategy that seeks to blend the development into the adjacent agricultural landscape through the use of a staggered planting scheme to the periphery of the Site. Within the development, a series of SUDs interventions would contribute towards a green setting to the development whilst providing valuable drainage functions to the Site's flood plain setting.

The LVA finds that:

- 7.6 The Proposed Development would replace the existing barns with ten residential dwellings, reducing the overall built footprint while redistributing built form across the Site. The scheme would result in a permanent change of use from agricultural to residential, introducing human activity and associated paraphernalia, however this would not be uncharacteristic given the existing residential context along New Salts Farm Road. The Proposed Development would require the removal of the majority of the existing vegetation within the Site. This loss of habitat would be mitigated through the creation of saltmarsh meadow, wildflower areas, native scrub, and a pond, enhancing biodiversity and habitat connectivity. As the proposed landscape strategy establishes, the development would become embedded

into a new landscape structure which blends into the surrounding agricultural landscape and provides a degree of screening.

- 7.7 The LVA assesses that at Day 1 and before new planting has established, the Proposed Development would result in a **slight adverse** importance of landscape effect to the Site in its local context. At Year 15, the Proposed Development would have become embedded in the landscape and new planting proposed as part of the scheme would have established and matured and contribute to the character and structure of the wider coastal plain within which the Site lies, resulting in an importance of landscape effect assessed as **minimal neutral** at Year 15.
- 7.8 The proposed development would not give rise to adverse landscape effects on the purpose of the Local Green Gap Designation as the Site is brownfield and forms part of a cluster of built form including other residential development that sits within this part of the gap. The separate identities of Lancing and Shoreham-by-Sea would be retained and there would be no physical or perceived coalescence between the two settlements. In the longer term the proposed development would introduce increased vegetation around the site that would contribute to the overall perception of 'green' in the area and soften the appearance of both the new and existing built forms in this part of the gap.
- 7.9 The Site forms a very minor component of the wide coastal plain landscape that forms part of the setting of the South Downs National Park. 'Diverse, inspirational landscapes and breathtaking views' are one of seven Special Qualities for which the National Park is designated. The Site is perceptible as part of the long foreground and middleground in long distance and panoramic views looking towards the sea from some locations in the National Park. The proposed development would introduce different built forms and increased planting into this part of the setting to the National Park where built forms are currently a feature. The proposed development would not be readily perceptible or detract from panoramic or 'breathtaking views' from the National Park. The Special Qualities of the National Park (ie. the purpose for which it is designated) are not considered to be adversely affected by the proposed development.
- 7.10 The visual effects of the Proposed Development would be limited on account of the screening effect of existing built form within the local landscape. In short distance views towards the Site from local roads the dwellings along New Salts Farm Road would partially screen the Proposed Development, with the development read in conjunction with the adjacent dwellings and their associated landscaping and boundary treatments. From public rights of way to the east of the Site, the Proposed Development would also be screened by the existing dwellings on New Salts Farm Road, with the exception of a view at the southern end of footpath LAN-2048 where the Proposed Development would be glimpsed through a gap formed by the removal of the existing Leylandii hedge.
- 7.11 By Summer Year 15, there would still be a sense that the Site has been developed when travelling on New Salts Farm Road on account of the formalisation of the access track and glimpses of the development, however views of the Proposed Development from elsewhere would be mostly screened by the establishment of the proposed landscape strategy.
- 7.12 Regarding long distance panoramic views across the coastal plain from the South Downs, within which the Site forms a very minor component. From these elevated views, the Proposed Development would be difficult to discern at both Day 1 and Year 15, with the

green roofs of the proposed dwellings assisting with the integration of the Proposed Development into its wider landscape setting. The composition of views towards the Site from the South Downs National Park would be retained, with the Proposed Development becoming integrated into the existing pattern of built form and vegetation, the Site itself for the most part screened by existing built form. The perception of a 'green gap' between the South Downs National Park and development at Shoreham-by-Sea and Lancing would be retained.

- 7.13 The Proposed Development seeks to create a modest housing scheme which minimises the impact of the development on its setting within a Local Green Gap and its relationship with the South Downs National Park through the utilisation of an already developed Site and the creation of a suitable landscape structure within and around the Site that in the longer term would result in a softer appearance to this part of the Local Green Gap.

APPENDIX 1

HBA Landscape and Visual Appraisal (LVA) Methodology (Non-EIA)

HBA Landscape and Visual Appraisal Methodology (non-EIA)

- A1.1 The methodology used for the accompanying appraisal of landscape and visual effects is based on the guidance set out in the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The guidance sets out some differences between works carried out as part of an EIA and non-EIA work, although the approach to both is essentially the same. Assessment work carried out for non-EIA projects is referred to as a Landscape and Visual Appraisal (LVA).
- A1.2 GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to “consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity”. GLVIA3 refers to landscape in accordance with the definition adopted by the Council of Europe the European Landscape Convention 2002 i.e., “an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”. The Convention is all encompassing, referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and includes “*landscapes that might be considered outstanding as well as everyday or degraded landscapes*”. Its main thrust is landscape protection.
- A1.3 Set out below are tables containing the criteria used within the appraisal. The tables are:
- | | |
|---------|--|
| Table 1 | Landscape Condition |
| Table 2 | Landscape Receptor Value |
| Table 3 | Landscape Susceptibility |
| Table 4 | Magnitude of Landscape Effects – Thresholds |
| Table 5 | Visual Value |
| Table 6 | Susceptibility of Visual Receptors |
| Table 7 | Magnitude of Visual Effects – Thresholds |
| Table 8 | Hierarchy of Landscape and Visual Sensitivity |
| Table 9 | Importance of Effects Thresholds - Landscape or Visual Effects |
- A1.4 Despite the tables, it should be noted that there is necessarily scope for professional judgements to be made. The tables are there to clarify and support the appraisal, not solely as a mechanism to be applied in their own right irrespective of professional judgement. In this regard GLVIA3 stresses the need to avoid a formulaic approach to appraisal, also noting the need for proportionality, focus on likely significant effects and focus on what is likely to be important to the competent authority’s decision.
- A1.5 Landscape and visual effects are related subject areas but are considered separately. Landscape effects derive from changes in the natural and built environments which may give rise to changes in their fabric, character and quality and how these are experienced. Visual effects relate to the changes that arise in the composition of available views as a result of a development proposal.
- A1.6 Effects can be positive (beneficial), negative (adverse) and are sometimes neutral. Proposals frequently include both beneficial and adverse elements. These are taken into account in determining the ranking of effect recorded in the assessment. Neutral effects may most frequently occur where the change is very limited. A neutral effect may also occur where a visual change may be very discernible but is considered no better or worse than what it replaced

having regard to the context of the view, or where the beneficial elements are considered to be balanced by the adverse elements.

A1.7 The landscape and visual appraisals undertaken as part of this study have involved a combination of desktop study and field surveys with subsequent analysis and assessment, summarised below:

A1.8 Establishing the landscape and visual baseline:

- A review of relevant background data (including salient drawings and reports forming part of the planning application, planning policies, designations, OS and historic mapping, aerial photography and published Landscape Character Assessments, Studies and other relevant evidence base supporting documents).
- Field surveys of the site and surrounding area and inspection of publicly accessible views with consideration of private views for groups of properties and broad locations based upon the nearest available public location alongside professional judgement. Representative photographs will be taken during field work and will be presented in the LVIA in accordance with current best practice guidance from the Landscape Institute (currently under review). Where available, digital Zone of Theoretical mapping would have been generated prior to field surveys and this will be inspected and reviewed on the ground.
- Evaluation of the features and components of the landscape and their contribution to the landscape character, context and setting, based on the above desktop study and field work.
- Evaluation of the potential area in which the development may be visible, considering people (visual receptors) who may experience views, viewpoints and the nature of views based upon the above desktop study and field work.
- The landscape and visual baseline is based upon the site as it was at the time the appraisal is undertaken but, where appropriate, taking into account committed development and / or development allocations not yet implemented, where appropriate including a cumulative appraisal.

A1.9 Design: input into the ongoing design scheme as part of an iterative assessment and design process, reviewing initial design proposals and considering and advising upon mitigation options to avoid, reduce, or offset adverse landscape and visual effects and maximise opportunities for landscape integration and enhancement.

A1.10 Appraisal of landscape/townscape effects:

- Identification of the components of the landscape that are likely to be affected by the scheme (landscape receptors), such as overall character and any key characteristics, individual elements or features, and specific aesthetic or perceptual aspects.
- Review the design proposals and any mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Analysis of the development proposals and consideration of the potential landscape and visual effects of the Proposed Development on landscape receptors.
- Appraisal of the sensitivity of the landscape to the changes likely to arise from the development, combining judgements about:
 - The value attached to the landscape receptor; and
 - the susceptibility of the receptor to the type of change arising.
- Appraisal of the magnitude of effect, made up of judgements about:

- The size and scale of the effect;
- the geographical extent of the area that will be affected; and
- the duration of the effect and its reversibility*.
- Appraisal of the importance of the effect on the landscape, (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.

A1.11 Appraisal of visual effects:

- Identification of the likely visual effects of the development on visual receptors (people). Unless specifically instructed to do so, individual residential receptors will not be considered although comments may be included to summarise properties likely to be exposed to visual change.
- Appraisal of the sensitivity of visual receptors to the changes likely to arise from the development, combining judgements about:
 - The value attached to views; and
 - the susceptibility of the receptor to the type of change arising and the value attached to views).
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Appraisal of the magnitude of effect, made up of judgements about:
 - the size and scale of the effect,
 - the geographical extent of the area that will be affected; and
 - the duration of the effect and its reversibility*.
- Appraisal of the importance of visual effects (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.
- View lengths: Close to short distance 0m -100m, Middle distance 100m-500m, Long distance 500m-1500m, Very long distance 1500m+.

* Unless stated otherwise in the appraisal projects are usually assumed to be irreversible.

A1.12 In the accompanying appraisal, adverse effects ranked as **Moderate** or above are considered to be potentially determining landscape or visual issues, particularly where combined with other similar rankings.

A1.13 Unless noted otherwise, definitions are those contained in GLVIA3.

Assumptions / Limitations

A1.14 Where adverse effects have been predicted to reduce over time on account of proposed mitigation planting, it has been assumed that the planting will be subject to appropriate long-term management and maintenance so that the mitigation scheme establishes and performs the mitigation role identified.

A1.15 Unless noted otherwise in the appraisal, the Day 1 effects reported exclude any allowance for mitigation by planting unless advance planting has been carried out, but they will include allowance for screening measures such as land raising, fencing and walls as may be

appropriate.

A1.16 Other key assumptions or limitations that have been made in undertaking the accompanying appraisal are set out in the body of the LVA report.

TABLE 1 – Landscape Condition (Quality)

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE CONDITION	CONDITION
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in substantially unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be well managed in a way that is sympathetic to its landscape type and form. It may be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Does not require restoration.	Very Good ↕ Good ↕
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be managed in a way that is broadly sympathetic to its landscape type and form. It may not be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Would / might benefit from modest restoration.	Ordinary ↕ Low ↕
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally substantially changed / fragmented / heavily eroded form as evidenced by reference to early historic mapping or other evidence. It will be managed in a way that may be unsympathetic to its landscape type and form or it may be unmanaged. It may not be either representative or rare or form part of a wider tract sharing the same or similar attributes. Requires landscape creation and /or restoration.	Poor ↕ Very Poor

TABLE 2 - Landscape Receptor Value

TYPICAL LANDSCAPE RECEPTOR VALUE (to be read in conjunction with GLVIA Box 5.1 and TGN 02/21)	TYPICAL VALUE
EG: important components or particularly distinctive positive character and may be susceptible to relatively small changes. Usually all National Parks / AONB's and some areas with County / District notations and some Conservation Areas and settings of some Listed Buildings. May also be undesignated land. Probably only very limited minor detracting features. Landscape components may be nationally rare whilst locally abundant or locally rare but nationally abundant. Landscape condition likely to be good or very good. Likely to have specific biodiversity interest. Commonly would have significant literary or other cultural associations and high recreational value.	Exceptional* ↕ High Value ↕
EG: an area of moderately positive characteristics and possibly reasonably tolerant of changes, occasionally parts of AONB's, Conservation Areas and settings of some Listed Buildings, usually County / District notations, and with few detracting features. May also be undesignated land. Landscape components not rare either nationally or locally. Landscape condition likely to be fair or good. Likely to have some biodiversity interest. May have significant literary or other cultural associations and good recreational value.	Medium Value ↕
EG: A relatively unimportant area, weak landscape structure or character, the nature of which is potentially tolerant of substantial change and probably has frequent detracting features. Usually undesignated land. Landscape components common nationally and locally. Landscape condition likely to be fair to poor. Likely to have relatively poor biodiversity interest. Unlikely to have significant literary or cultural associations. Some recreational value.	Low Value ↕
EG: A degraded landscape structure, characteristic landscape patterns and combinations of landform and landcover are masked by land use. Landscape components common nationally and locally. Landscape condition likely to be poor. Likely to have poor biodiversity interest. Unlikely to have literary or cultural associations. Little or no recreational value.	Poor Value
* In this instance the site does not lie in an area of exceptional value, thus this value ranking is not referenced in subsequent Tables.	

TABLE 3 - Landscape Susceptibility

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE SUSCEPTIBILITY	TYPICAL SUSCEPTIBILITY
EG: A landscape, including topographic form, features and visual attributes, that would be unlikely to accommodate the specific proposed development without undue negative consequences including such issues such as being out of scale and out of character. Effective, in character, mitigation would be difficult to achieve, would be very unlikely to enhance.	High
	↑↓
EG: A landscape, including topographic form, features and visual attributes, that would be reasonably able to accommodate the specific proposed development without negative consequences including such issues such as in scale and character which and would not therefore be wholly out of character. Effective, in character, mitigation would be possible, but results may take time to be effective and exceptionally might give rise to an element of enhancement.	Medium
	↑↓
EG: A landscape, including topographic form, features and visual attributes, that would be likely to be able to accommodate the specific proposed development with not more than very minor negative consequences including such issues such as being in scale and character which and would therefore not be out of character. If required, effective, in character, mitigation would be readily achievable and could enhance.	Low

TABLE 4 - Magnitude of Landscape Effects – Thresholds

MAGNITUDE OF LANDSCAPE EFFECTS (Day 1 - excluding proposed "soft" mitigation)	MAGNITUDE
EG: Total loss or major alteration to key elements / features characteristics of the baseline i.e. predevelopment landscape and / or introduction of elements considered to be totally uncharacteristic when set within the attributes of the wider receiving landscape.	High Adverse
	↑↓
EG: Partial loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may be prominent and may be considered to be substantially uncharacteristic when set within the attributes of the wider receiving landscape.	Medium Adverse
	↑↓
EG: Minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may not be uncharacteristic when set within the attributes of the wider receiving landscape.	Low Adverse
	↑↓
EG: Very minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Minimal / No change
	↑↓
EG: Very minor introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Low Beneficial
	↑↓
EG: Moderate introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Medium Beneficial
	↑↓
EG: Substantial introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	High Beneficial

TABLE 5 - Visual Value

TYPICAL VISUAL RECEPTOR VALUES	TYPICAL VALUE
EG: A recognised view within, towards or across a designated landscape or heritage asset, or locally important feature of key importance to defining or appreciating the local context. Historic or published viewpoints either identified in published guidebooks or literature. Views from most rural public rights of way in such locations noted above. Views from private residences may fall into this category.	High ↑↓
EG: A view within, towards or across a locally important landscape or heritage feature, or important to defining or appreciating the local context. Viewpoints either identified in published local guidebooks or literature. Views from private residences may fall into this category.	Medium ↑↓
EG: A view of little intrinsic merit in the local context and does not add to an appreciation of the locality. Views from some public rights of way in such locations noted above. Views from private residences may fall into this category.	Low

TABLE 6 – Susceptibility of Visual Receptors – typical thresholds

TYPICAL DESCRIPTION	TYPICAL SUSCEPTIBILITY
EG. Visitors to nationally or international designated landscape, particularly at specific viewpoints or viewing places, where views of the landscape are fundamental to the experience. People engaged in specific activities for enjoyment of dark skies.	Very high
EG. Residents at home. Visitors to tourist hotspots, heritage assets or other attractions where views of the landscape are important to the experience. People engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views, for example those on rural rights of way or using promoted walking and cycling routes. People travelling along promoted scenic routes.	High
EG. People engaged in outdoor recreation or travelling along public rights of way or local roads, which are not promoted routes but where an appreciation of the surrounding landscape may be relevant to the experience. People working outdoors.	Medium
EG. People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape. People travelling on major road, rail or other transport routes which are not recognised as scenic routes.	Low
EG. People working indoors.	Very Low

TABLE 7 - Magnitude of Visual Effect – Thresholds

RANK	MAGNITUDE OF VISUAL EFFECT (Day 1 - excluding proposed "soft" mitigation)
High ↓	EG: the majority of viewers affected / major change(s) in open direct close view or notable change in more distant view. Could be either adverse or beneficial.
Medium ↓	EG: many viewers affected / moderate change(s) in view, could be some fragmentation of view or sequence of views. Could be either adverse or beneficial.
Low ↓	EG: few viewers affected / minor change(s) in view or very small changes in wide scale / panoramic view or oblique / fragmented views etc. Could be either adverse or beneficial or possibly neutral.
No/ Minimal	EG: few viewers affected / change(s) in view barely discernible. Could be either adverse or beneficial but usually neutral.

TABLE 8 - Hierarchy of Landscape/Townscape and Visual Sensitivity

LANDSCAPE / TOWNSCAPE SENSITIVITY or VISUAL SENSITIVITY			
Value	Susceptibility*		
	Low	Medium	High
High	Medium	Medium high	High
Medium	Medium low	Medium	Medium high
Low	Low	Medium low	Medium
Poor	Minimal / Low	Low / Medium low	Medium low
Refer to text for rankings of visual susceptibility of receptors adopted in this case			

TABLE 9 - Importance of Effects Thresholds – Landscape/Townscape or Visual effects

IMPORTANCE OF LANDSCAPE or VISUAL EFFECTS			
MAGNITUDE OF EFFECT	LANDSCAPE / TOWNSCAPE SENSITIVITY OR VISUAL SENSITIVITY		
	Low	Medium	High
High	Moderate Effect	Moderate / Substantial Effect	Substantial Effect
Medium	Slight Effect	Moderate Effect	Moderate / Substantial Effect
Low	Minimal / Slight Effect	Slight Effect	Moderate Effect
No / Minimal Change	No Effect	No / Minimal Effect	No / Minimal / Slight Effect
<i>Substantial adverse or beneficial effect</i> - where the proposal would cause a very significant deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue in its own right. <i>Moderate adverse or beneficial effect</i> - where the proposal would cause a noticeable and clear deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue, especially where combined with other similar rankings. <i>Slight adverse or beneficial effect</i> - where the proposal would cause a perceptible but small deterioration or improvement in the landscape resource or visual appearance. Unlikely to be a determining issue in its own right but will contribute to other landscape and / or visual effects in terms of overall effect. <i>Minimal adverse or beneficial effect</i> - where the proposal would cause a barely perceptible deterioration or improvement in the landscape resource or visual appearance. Can be regarded as "de minimis" or "not material" and may thus be regarded as neutral. <i>The colour coding of effects identifies the most important levels of effect.</i>			

APPENDIX 2

Landscape Policy Wording

Landscape Policy Wording

National Planning Policy Framework (NPPF)

- A1.17 The *NPPF* (revised December 2024) sets out the Government's national planning policy for England. It is a material consideration in determining planning applications (Paragraph 2) and should be read as a whole (including its footnotes and annexes) (Paragraph 3). Its overall aim is to promote sustainable development (Paragraph 7).
- A1.18 Paragraph 8 states: *"the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supporting ways (so that opportunities can be taken to secure net gains across each of the different objectives).*
- *an economic objective: ...*
 - *a social objective: ...*
 - *an environmental objective: to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy".*
- A1.19 Paragraph 135 states: "Planning policies and decisions should ensure that developments:
- a) *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;*
 - d) *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;..."*
- A1.20 Paragraph 187 requires that "Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - c) *..." maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;..."*

National Planning Practice Guidance (NPPG)

- A1.21 The *NPPG* supports and informs the *NPPF* and replaces a number of earlier planning practice

guidance documents and government circulars. The guidance relating to Natural Environment explains key issues in implementing policy to protect and enhance the natural environment. Under the Landscape sub-heading, the topic of 'How can the character of landscapes be assessed' notes that: *"To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used"* (PPG Paragraph: 037, Reference ID: 8-037-20190721).

- A1.22 With regard to the setting of AONBs and National Parks, the PPG reiterates the NPPF that "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". (PPG Paragraph: 042 Reference ID: 8-042-20190721).
- A1.23 The processes and tools for achieving well-designed places through the planning system are set out in PPG to be read alongside the National Design Guide, stating that the National Design Guide "can be used by all those involved in shaping places including in plan-making and decision making" (PPG Paragraph: 001, Reference ID: 26-001-20191001). The National Design Guide sets out ten overarching characteristics of well-designed places and illustrates what good design means in practice.

Local Plan

- A1.24 The Adur Local Plan was adopted in December 2017 and sets out the strategic development and land-use priorities for Adur (outside the South Downs National Park) up to 2032.
- A1.25 The following policies within the Local Plan are considered of relevance to the Site and proposed development:

- **Policy 2: Spatial Strategy.**

"Up to 2032 the delivery of new development in Adur will be managed as follows:

...Development which would result in the coalescence or loss of identity of settlements will be resisted..."

- **Policy 13: Adur's Countryside and Coast** – *'Outside of the Built Up Area Boundary (as shown on the Policies Map), development will only be permitted where the need for a countryside location is essential; it is for quiet informal recreation or the essential needs of agriculture or horticulture, flood management, or is otherwise consistent with this Local Plan (or subsequent DPDs).*

Any development in the countryside should not result in a level of activity which has an adverse impact on the character of the area...

... The landscape character of Adur and other areas of countryside, the coast, river, and settlement pattern will be protected and where possible enhanced. Any development or activities within the countryside must respect and where appropriate reinforce the setting, distinctiveness and sense of place of the above areas, taking into account the various elements which contribute to their distinctiveness such as geology and landform, biodiversity, scenic quality, strategic views, tree cover, settlement patterns, heritage and local vernacular, and land use. The setting of the South Downs National Park must also be respected."

- **Policy 14: Local Green Gaps:**

“Local Green Gaps between the settlements of Lancing/ Sompting–Worthing, and Lancing-Shoreham-by-Sea, (as shown on the Policies Map), will be protected in order to retain the separate identities and avoid coalescence of these settlements. Within these areas any development permitted must be consistent with other policies of this plan, and must not (individually or cumulatively) lead to the coalescence of settlements.”

- **Policy 15: Quality of the Built Environment and Public Realm**

“Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Include a layout and design which take account of the potential users of the site...*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*
- *Respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity...”*

South Downs National Park Partnership Management Plan

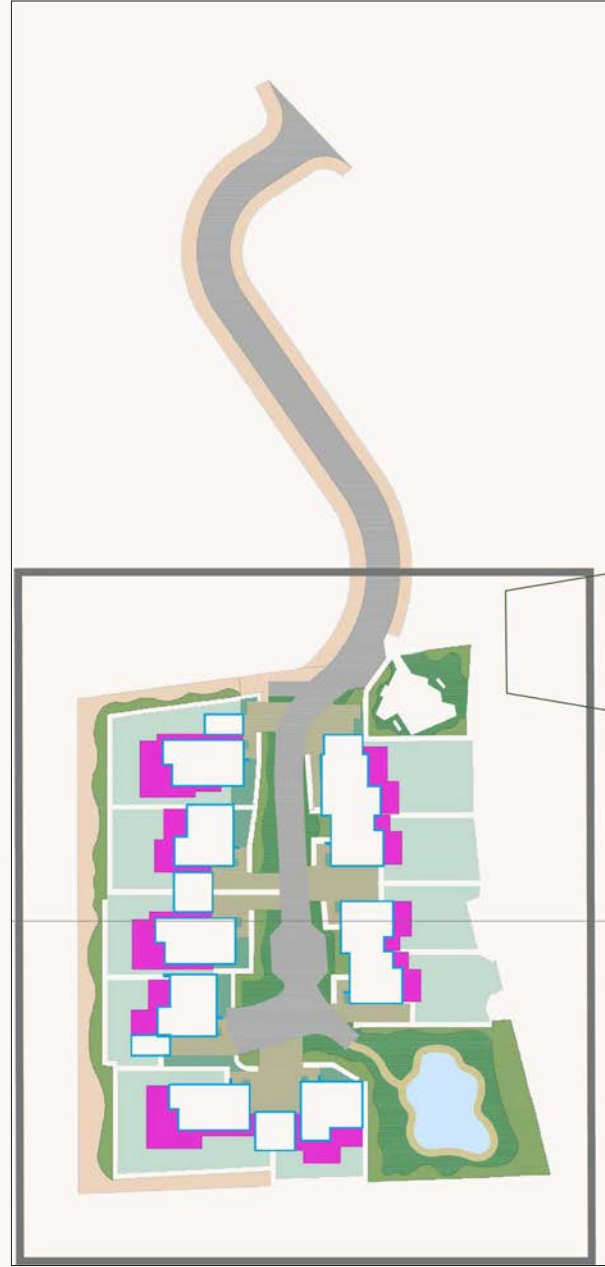
A1.26 The South Downs National Park Partnership Management Plan 2020-2025 was published in 2020 by the South Downs National Park Authority and sets out the vision for the South Downs and is underpinned by 57 policies. With regards to the setting of the South Downs National Park, Policy 1 is to ‘Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.’

APPENDIX 3

HBA Landscape Masterplan (HBA-989-02)



Location Plan (NTS)



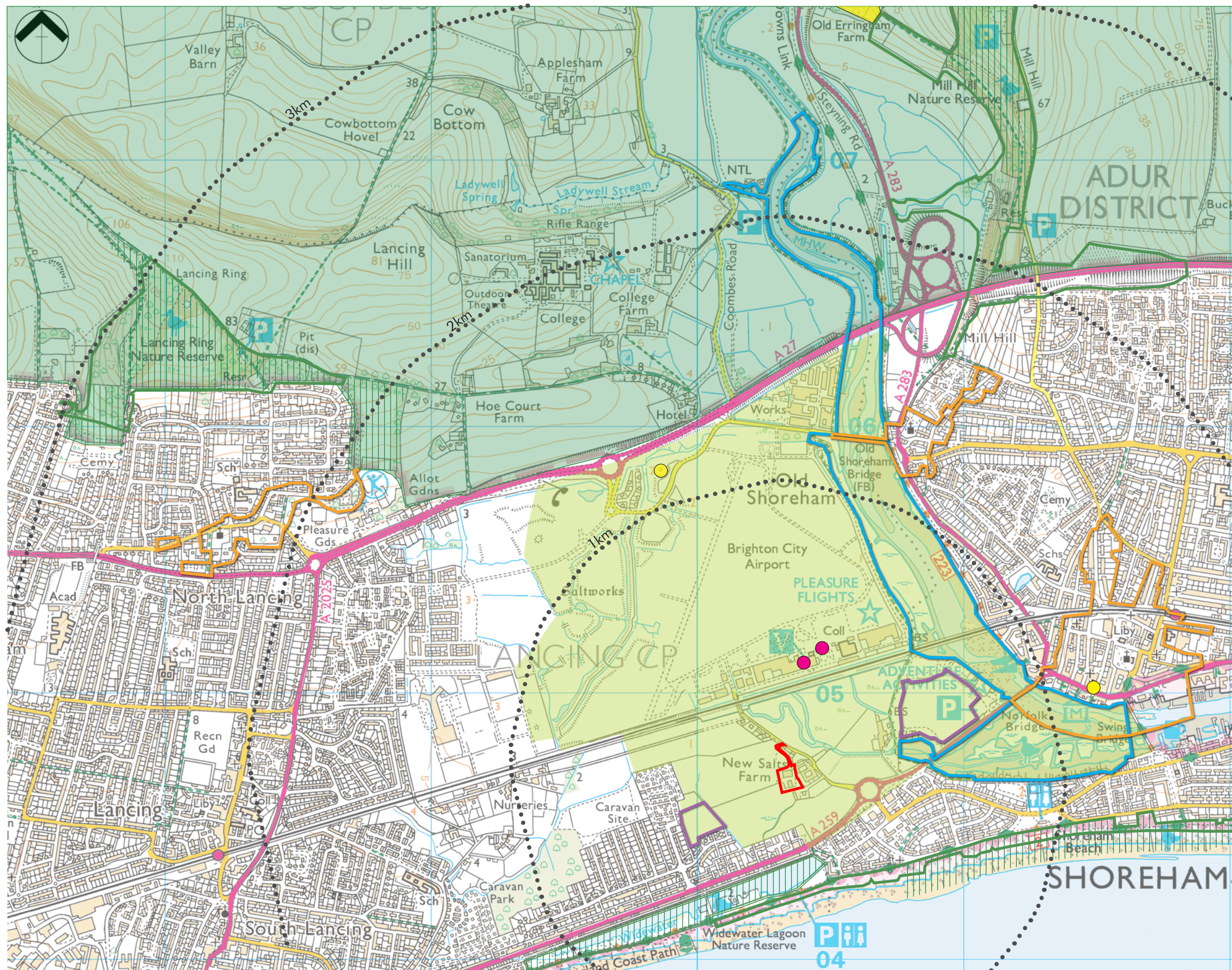
- Key:
- Site Boundary
 - Existing trees to be retained
 - Proposed Native Trees
 - Proposed Mixed Species Native Hedgerow
 - Proposed Native Scrub Planting
 - Proposed Shrub Planting
To be comprised of native shrubs and cultivars of native shrubs
 - Proposed Biodiverse Swales
 - Proposed Wildflower Meadow
 - Proposed Attenuation / Wildlife Pond with Marginal Planting
 - Proposed Low Hedge to Private Front Gardens
 - Proposed Lawn to Private Front and Rear Gardens
 - Proposed Sedum Green Roofs
 - Indicative Location of Play Area
 - Permeable Paving to Road and Visitor Parking Spaces
 - Gravel Path to Public Open Space
 - Block Paving to Private Frontages
 - Concrete Slabs to Private Patio
 - Post and Rail Site Boundary Fencing
 - Post and Rail Timber Fencing and Gate to House Frontages

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landscape architecture ■ urban design
expert witness ■ environmental planning

Project: New Salts Farm Barn
Client: NSF Barns Ltd
Title: Illustrative Landscape Masterplan
Date: 19.11.2025 Dwg No: HBA-984-01 Rev: C
Scale: 1:200@A1 By: AM Ck: BH Ap: BH



Key:

- Application Site
- Distance from Site boundary
- South Downs National Park
- Local Nature Reserve (LNR)
- Local Wildlife Sites (LWS)
- Sites of Special Scientific Interest (SSSI)
- Conservation Area
- Listed Buildings (within 1km of the Site)
- Scheduled Monument
- Local Green Gap (Adur Local Plan 2017)
- Recreation Ground

HBA Figure 1



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Buildings at
Brighton City
Airport

Worthing to Brighton railway line

Adur
Recreation
Ground

Dogs Trust
Shoreham rehoming
centre

Blandford
Cottage

Brooklands

Latham Lodge

New
Salts
Farm

New Salts Farm Road

East Lancing
Recreation Ground

A259 Brighton Road

Key:

 Application Site

HBA Figure 2

0 50 100 150


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Project: New Salts Farm Barns, Shoreham

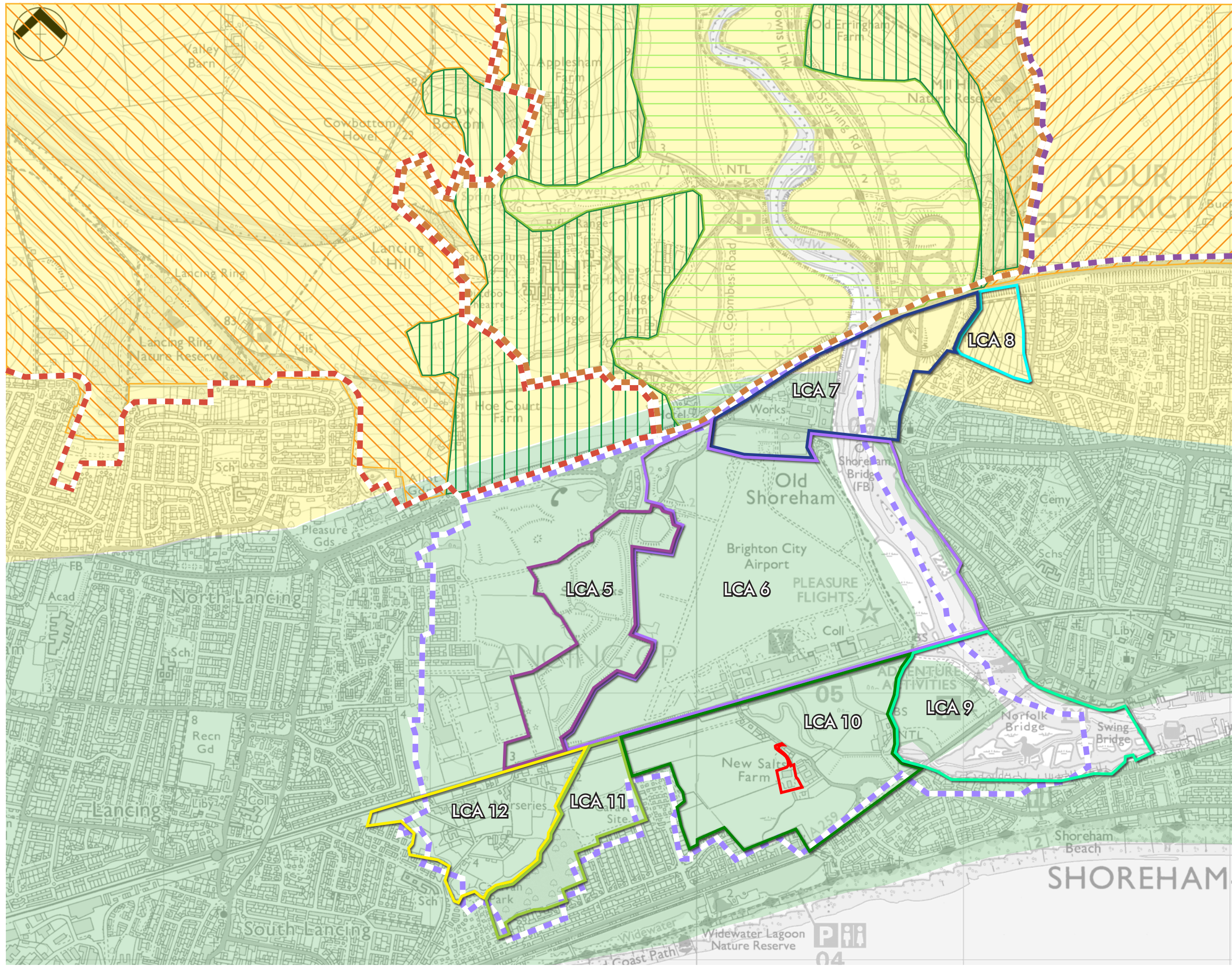
Title: Aerial Context

Client: NSF Barns Ltd

Date: 03.11.25 Scale: 1:3,000 @ A3 Rev: B

Drawn by: ER Chkd: BH Appd: NB

File ref: Projects/984 - New Salts Farm Barns/Drawings/HBA/Current/HBA-984-LVA Figures



Key:

National Character Area (Natural England)

125 - South Downs

126 - South Coast Plains

Landscape Character Assessment of West Sussex (2003)

SD3 - Central Downs

SD5 - Downland Adur Valley

SD6 - Eastern Downs

SC13 - Worthing and Adur Fringes

Landscape Character Assessment - Adur Local Plan area (2023)

LCA 5 - Saltworks

LCA 6 - Shoreham Airport

LCA 7 - Adur Gateway

LCA 8 - Mill Hill Slopes

LCA 9 - Lower Adur Marshes

LCA 10 - New Salts Farm

LCA 11 - West Beach Fringe

LCA 12 - Old Salts Farm

South Downs Landscape Character Assessment (2020)

A2 - Adur to Ouse Open Downs

A3 - Arun to Adur Open Downs

F3 - Adur Floodplain

G3 - Adur Valley Sides

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HBA Figure 3

Project: New Salts Farm Barns, Shoreham

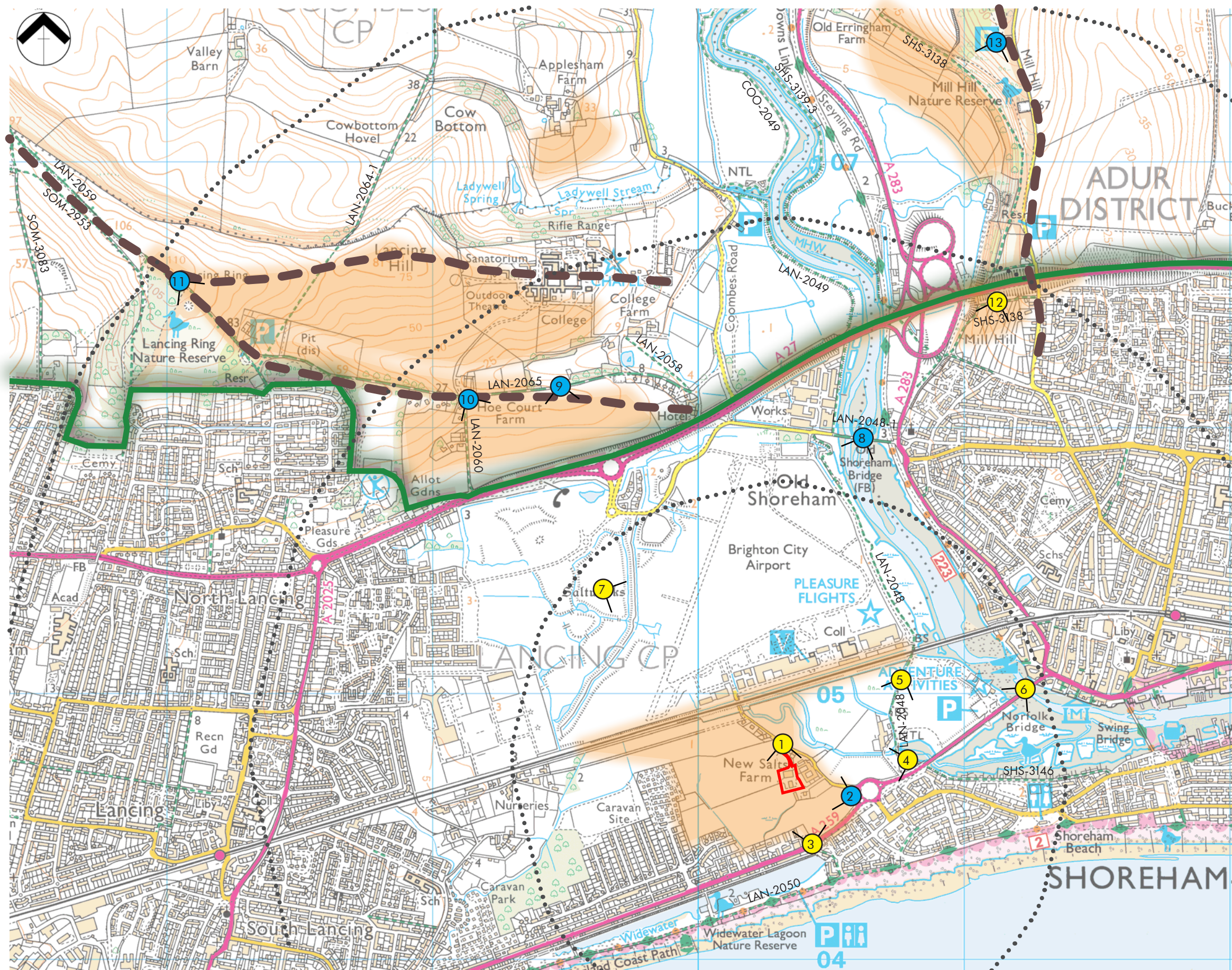
Title: Landscape Character

Client: NSF Barns Ltd

Date: 03.11.25 Scale: 1:15,000 @ A3 Rev: B

Drawn by: ER Chkd: BH Appd: NB

File ref: Projects/984 - New Salts Farm Barns/Drawings/HBA/Current/HBA-984-LVA Figures



Key:

- Application Site
- Distance from Site boundary
- South Downs National Park
- CB1 Public Rights of Way
- Localised ridges that define visibility
- Primary Visual Envelope
- 1 HBA Viewpoint Location
- 1 HBA Viewpoint Location which corresponds with a view in the South Downs National Park: View Characterisation and Analysis (LUC, 2015)

HBA Figure 4

0 0.25 0.5 0.75 1km

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View 1 - Looking southwest on New Salts Farm Road, north of Blandford Cottage



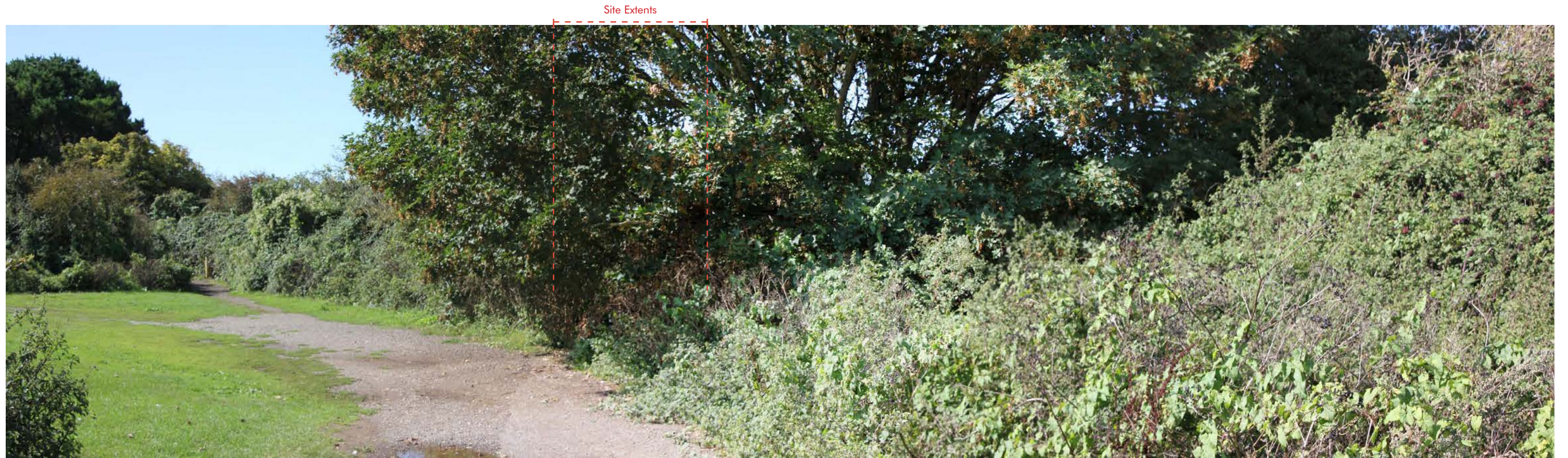
View 2 - View looking northwest from the A259, immediately west of Saltings Roundabout



View 3 - View looking north from the A259 at its junction with Adur Close



View 4 - View looking west from Footpath LAN-2048



View 5 - View looking southwest from Footpath LAN-2048 to the south of the Worthing to Brighton railway line



View 6 - View looking west from the Norfolk Bridge as it crosses the River Adur, adjacent to the Adur Outdoor Activities Centre



View 7 - View looking southeast from a designated viewing area within the open space associated with the New Monks Park housing development



View 8 - View looking southeast from Bridleway LAN-2048-1 as it crosses the Old Shoreham Bridge



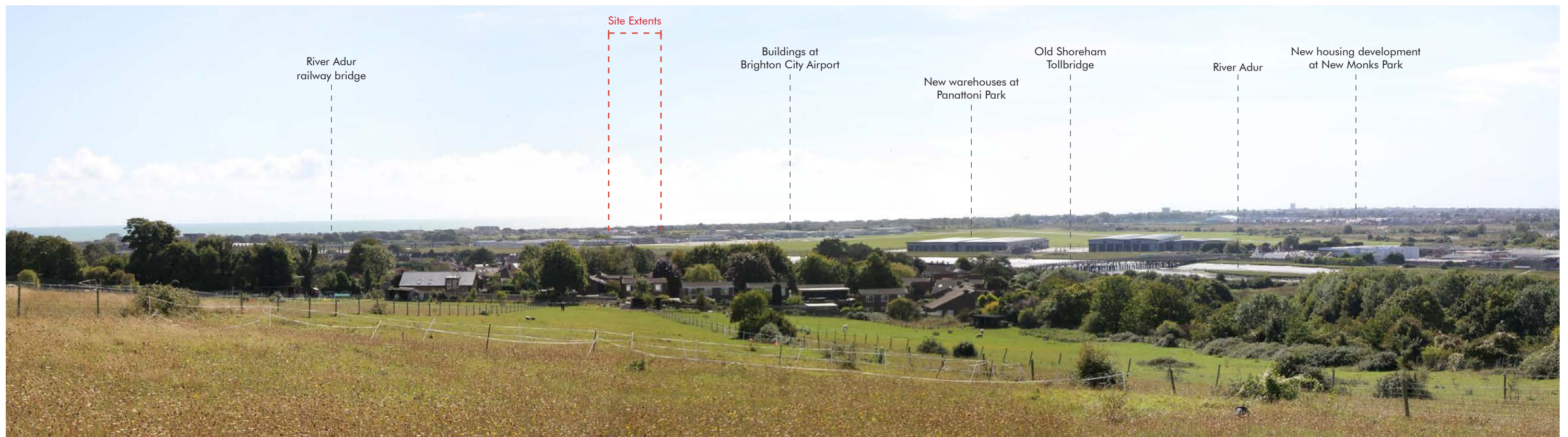
View 9 - View looking south from Bridleway LAN-2065, ...m south of Lancing College



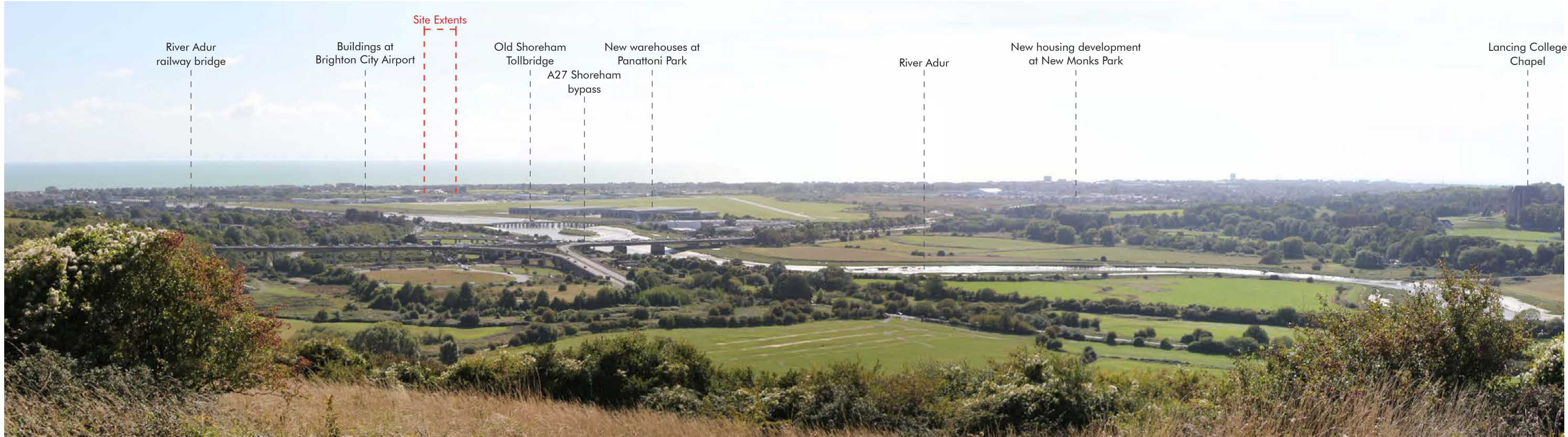
View 10 - view looking southeast from Bridleway LAN-2065 at its junction with Footpath LAN-2060



View 11 - View looking southeast from Bridleway LAN-2059 to the north of Lancing Ring Nature Reserve



View 12 - View looking southwest from Footpath SHS-3138 at Mill Hill



View 13 - View looking southwest from the car park at Mill Hill Nature Reserve



Photograph A - From the southwestern corner of the Site



Photograph B - From the northwestern corner of the Site



Photograph C - From the southeastern corner of the Site

Site Photograph Location Plan (1: 2500 @ A3)

Key:
 Application Site
 Site Photograph Location

