

CUNNANE STRATTON REYNOLDS

Landscape Report

regarding

Nyton Stables, Aldingbourne, West Sussex



Ref 18307-2-D01-PevA

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

September 2018

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for
Cunnane Town Planning

1.0 Introduction and Methodology

Nyton Stables, Nyton Road, lies to the east of Nyton Road (B2233), Aldingbourne, West Sussex, between the A27 and the village of Norton. The site is approximately 2.15 hectares in size and contains established accommodation for travelling show-people.

The applicant is applying for planning permission to further populate the existing site with 12 additional caravans and 4 additional mobile homes along with additional boundary planting.

The purpose of this landscape report is to provide a review of the receiving environment and its capacity to accommodate the proposals. This will include a summary of the planning and physical contexts of the site including landscape character and an appraisal of the site itself. Analysis of any viewpoints where the site is visible externally will be reviewed.

The work informs the development of landscape proposals which will be submitted as part of the planning application for this site, which seek to remedy and improve any issues arising from the landscape appraisal and context review. The proposals include photo-montages of how open views from outside the site could change over 5, 10 and 15-year periods.

The following documents have been reviewed in the preparation of this report:

- A Strategy for the West Sussex Landscape (2005)
- Arun Local plan (2011-2031)
- Chichester Local Plan (2014-2029)
- West Sussex Structure Plan (2001-2016)
- The Landscape Institute *Guidelines for Landscape and Visual Impact Assessment*, 2002.

The study methodology and the format of this report are as follows:

- Section 2 – *The Receiving Environment*

Section 2.1 – Development Plan Context. Contains the identified planning policy contained in the documents above with implications for landscape protection in relation to the proposed development.

Section 2.2 – Physical context. Reviews the site's physical context including existing landscape character areas to identify significant characteristics, elements, features, opportunities and recommendations.

Section 2.3 – Site description. Includes an appraisal of the site and identifies significant characteristics, elements, features, opportunities and recommendations.

Section 2.4 – Summarises the findings of section 2.0.

- *Section 3 – The Characteristics of the Development.* Contains a description of the proposal.
- *Section 4 – Visual impact of the Development.*
- *Section 5 -Conclusions.* Conclusions are drawn as to the appropriateness of the development in terms of its landscape and visual context.

Drawing references pertinent to this report are included in the appendices and are referred to as 18307-2-301-LandscapeAppraisal-RevA and 18307-2-101-LandscapeProposals-RevB.

2.0 The Receiving Environment

Nyton Stables, lies approximately;

- 0.47km south-east of the junction between the Arundal Road (the A27) and Nyton Road (B2233)
- 0.31km south-east of the southern fringe of the village of East Hampnett
- 0.41 km west of the village of Norton.

The site is approximately 14mAOD and is located 7.6km from the south coast in a low lying, coastal landscape. Views to and from the site are very much contained and restricted by surrounding vegetation. As such, the study area considered within this report is approximately defined by the villages of East Hampnett and Norton.

Landscape is the product of a range of physical and cultural influences. These aspects of the study area are described below, and the defining characteristics, elements and features identified respectively.

Nyton Stables is located on the northwest boundary of Arun District Council and Chichester District Council, which both reside in West Sussex. Relevant planning policy has been included for all these administrative areas in section 2.1 below.

2.1 Development Plan Context

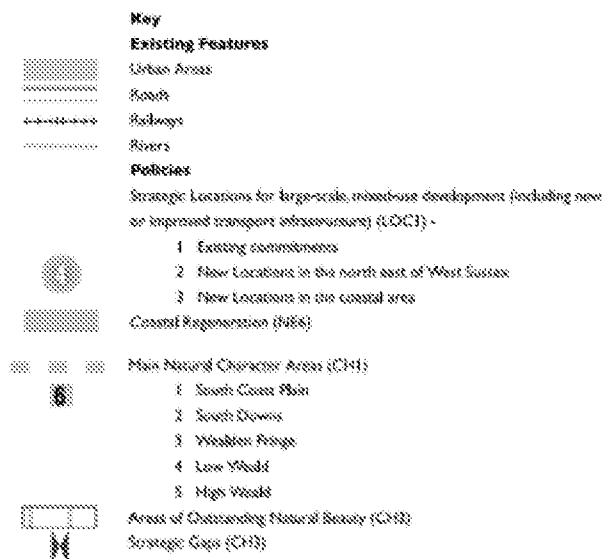
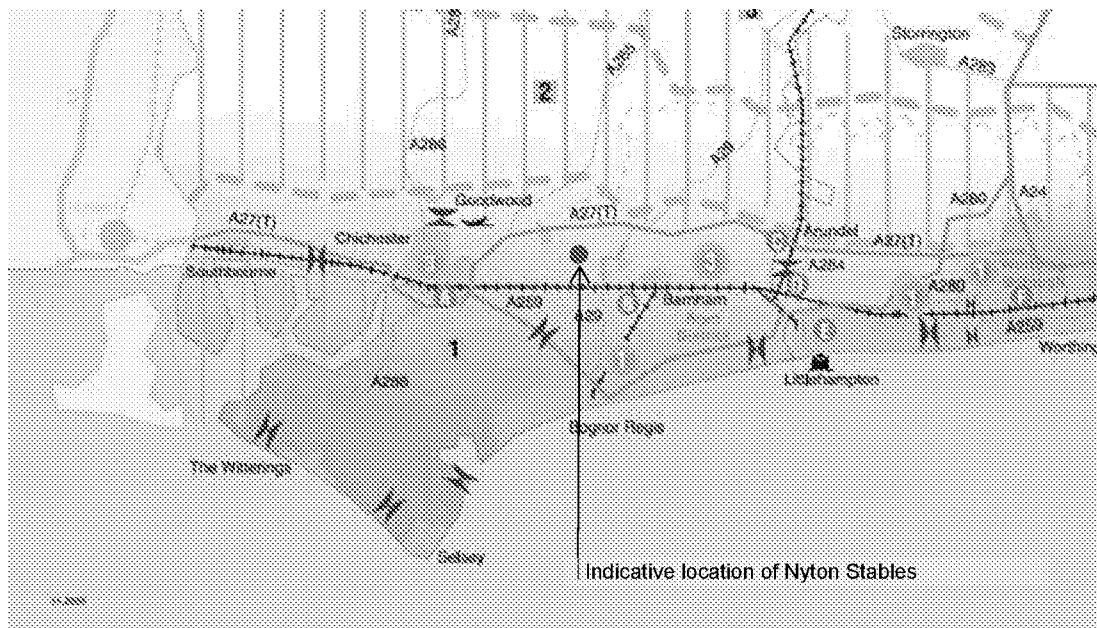
2.1.1 West Sussex Structure Plan 2001-2016

The West Sussex structure Plan (2001-2016) was the statutory Development Plan for West Sussex under a previous planning system. Though the Plan has no formal status in the current planning system, it is used as strategic policy statement for future development, transport and land-use planning. The following policies are relevant to the development proposal at Nyton Stables.

- **Policy LOC2 on The Countryside** states that *“any new buildings are located, where possible, on previously-developed land”*. Nyton stables is a site containing existing development, predominantly on hard-standing areas.
- **Policy NE8 on Rural Needs** seeks to sustain the countryside. Development, *“should be permitted provided that the character and environment of the area is protected and, where possible, enhanced”*, in accordance with Policy LOC2.
- **Policy CH1 on Character** states that *“Development should not be permitted unless it maintains and, where possible, enhances the character, distinctiveness and sense of place of the settlements and different areas and features of the County, including the woodlands, forests, rivers, waterways, wetlands, and the coast, and that it reflects and, where possible, reinforces the character of the main natural character areas of the County - the South Coast Plain, the South Downs, the Wealden Fringe, the Low Weald, and the High Weald”*. According to the Key Diagram (see extract below in figure i), Nyton Stables is in the South Coast Plain character area. A review of the key characteristics and recommendations for this character area is included in section 2.2.

- **Policy CH4 on Conservation Areas and Historic Towns and Villages** states that “*Development should not be permitted unless conservation areas will be preserved and, where possible, enhanced.*”. The location of local conservation areas is shown in figure 1.2 below.
- **Policy ERA1 on Making the Best Use of the Land** states, “*Development in West Sussex should not be permitted unless it makes the best use of land (including the reuse of existing buildings) taking into account the principles in Policy DEV1, and provided that it does not prevent the future development of other areas of land.*”

Figure 1.1 Extract from West Sussex Structure Plan Key Diagram (2001-2016) showing the location of the site in relation to Character Areas, the South Downs AONB to the north and Coastal Regeneration Area to the South



2.1.2 Arun Local Plan (2011-31)

Nyton Stables is located on the northwest fringe of Arun District Council. The following policies from Arun's Local plan (2011-31) are relevant to the development proposal at Nyton Stables.

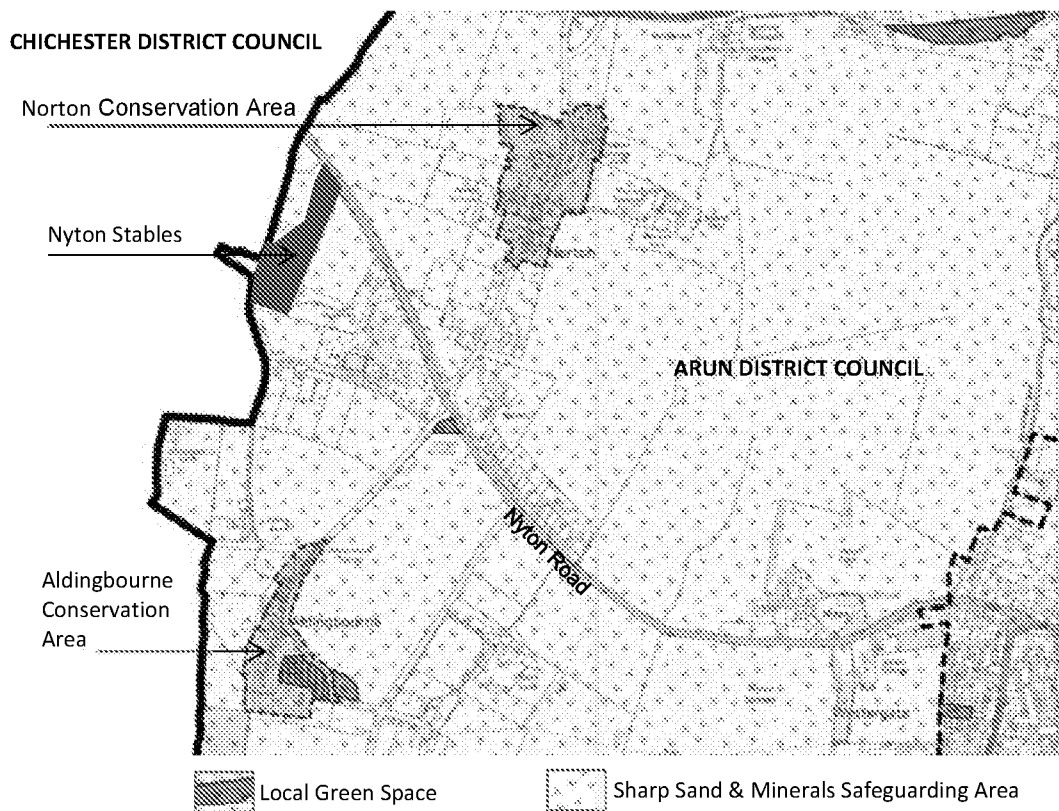


Figure 1.2 Extract from the Arun District Council Policy Map (Arun Local Plan 2011-2031).

- **Policy SD SP1a** states the **strategic approach to Arun**, which is, *“To maintain the District’s unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 [includes]*
 - e. provide for the housing needs of the community by delivering 20,000 homes of an appropriate scale and tenure as well as meeting the needs of the Gypsy and Travellers and Travelling Showpeople.*
 - k. Retain and enhance natural environment resources, including biodiversity.*
- **Policy C SP1 on Countryside** states that, *“Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is; (lists scenarios a-f)*
 - f. in accordance with other policies in the Plan which refer to a specific use or type of development”*
- **Policy ENV DM5 on Development and Biodiversity** states *“Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on*

existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement."

2.1.3 Chichester Local Plan (2014-2029)

The land to the north-west of Nyton Stables is part of Chichester District Council. The following policies from Chichester Local plan are relevant.

- **Policy 36** focuses on planning for **Gypsies, Travellers and Travelling Showpeople**. It states *"In assessing the suitability of sites for allocation in the Gypsy, Traveller and Travelling Showpeople Site Allocation DPD and for the purposes of determining planning applications proposals will be supported where it can be demonstrated that all the following criteria have been met."* One of which is;

"3. Be able to achieve a reasonable level of visual and acoustic privacy for both people living on the site and for those living nearby. The site will provide an acceptable level of amenity for the proposed residents and will not have an unacceptable level of impact on the residential amenity of the neighbouring dwellings."
- **Policy 40 on Sustainable Design and Construction** states, *"For all new dwellings or for new non-domestic buildings, evidence will be required by the developer to demonstrate that all of the following criteria have been considered [3 of 10 are most relevant here and are included below];*
 1. *How the proposal aims to protect and enhance the environment, both built and natural. Where this is not possible, how any harm will be mitigated.*
 8. *The natural environment and biodiversity will be protected and/or where appropriate provision will be made for improvements to biodiversity areas and green infrastructure.*
- **Policy 48 on Natural Environment** permits development where it can be demonstrated that development responds to, respects and enhances local landscape character and sensitivity and that; *"the individual identity of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not undermined"*.
- **Policy 49 on Natural Environment** requires application to demonstrate that *"The proposal has incorporated features that enhance biodiversity as part of good design and sustainable development"* and that adverse impacts are avoided.
- **Policy 52 on Green Infrastructure** states that, *"Development will be expected to contribute towards the provision of additional green infrastructure and protect and enhance existing green infrastructure"*. Nyton Stables is not located within the boundary of Chichester District Council but GI is a continuous concept and therefore must link to GI within the district boundary. The policy states that where possible, any improvements to existing GI, ecology and biodiversity and trees and woodland through the restoration, enhancement or creation of additional habitat or habitat networks is favourable.

Oldbury Cottages
grade: II Listed Building

Indicative site boundary



Figure 1.3 Extract from the Chichester District Council Policy Map (Arun Local Plan 2014-2029).

2.2 Physical context

Landscape is a manifestation of physical aspects of geography and nature combined with cultural practices. The resulting characteristics give rise to patterns of features and elements that collectively make one area different to another. Groups of characteristics in the landscape are described as landscape character.

Landscape character assessments are undertaken in order to group the characteristics of the landscape into areas to help describe it and prescribe recommendations for change.

At least two landscape character assessments have been completed to describe the physical context of Nyton Stables. These are;

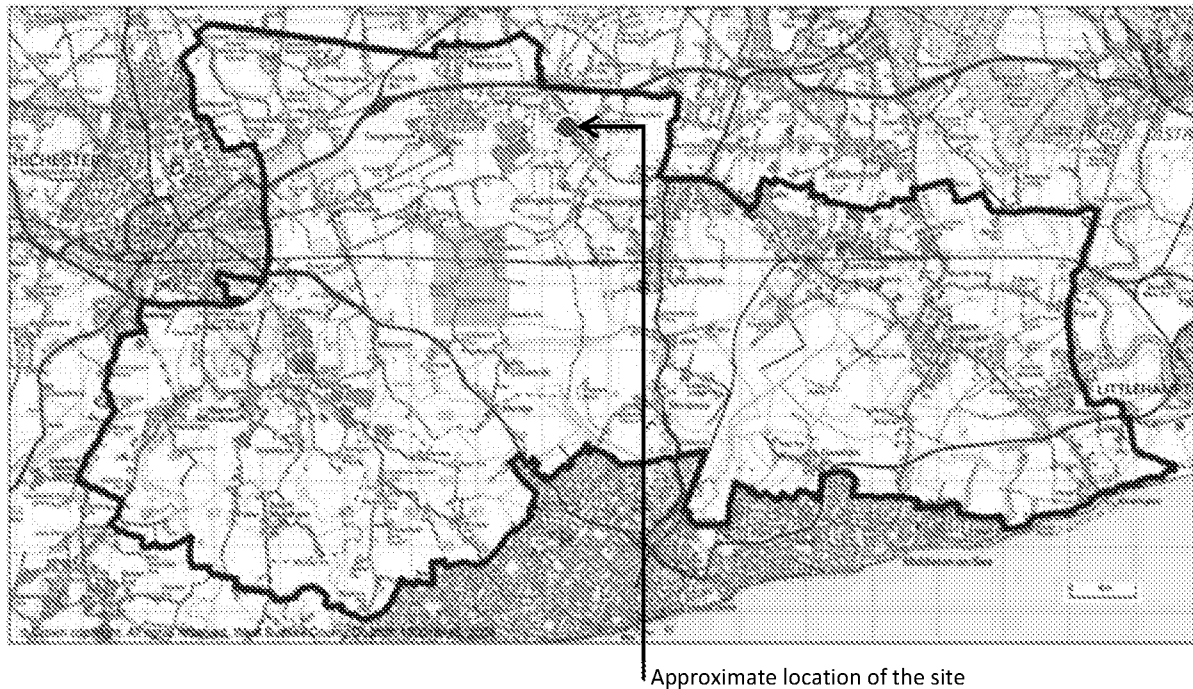
- The National Character Area Assessment completed by National England identified 159 character areas nationally. The site falls within character National Character Area (NCA) 126 South Coast Plain
- West Sussex Landscape Character Assessment (2003) identified 42 Landscape Character Areas. The site lies in the character area SC9 (South Coast Plain 9) – Chichester to Yapton Coastal Plain

Given the size and scale of the site at Nyton Stables, the more detailed study is most relevant to understanding its general physical context. As such, the West Sussex Landscape Character Assessment will be summarised below followed by an outline of pertinent recommendations within the Strategy for the West Sussex Landscape (2005).

2.2.2 West Sussex Landscape Character Assessment (2003)

West Sussex Landscape Character Assessment (2003) identified 42 Landscape Character Areas. Nyton Stables is in the character area SC9 (South Coast Plain 9) which stretches from Chichester to Yapton Coastal Plain.

Figure 2.1 Map of SC9. The West Sussex Land Management Guidelines (2003).



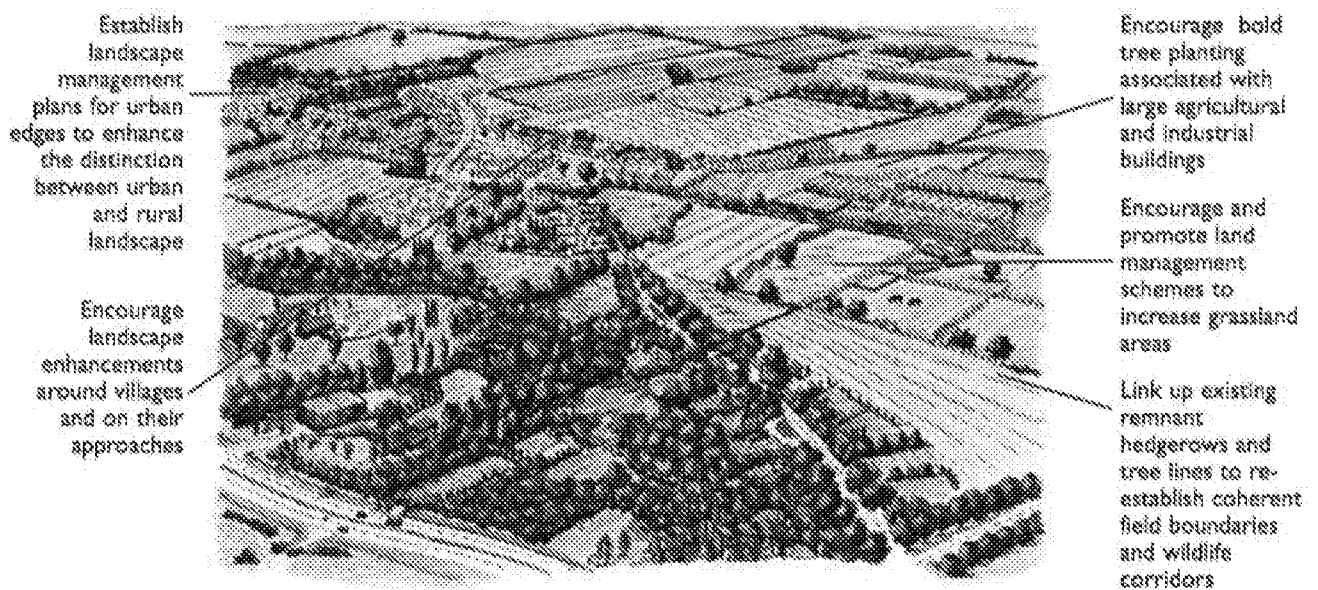
Key Characteristics of this area are as follows;

- *Low lying flat open landscape.*
- *Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.*
- *A low density of hedgerows and hedgerow trees with occasional shelterbelts.*
- *Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos.*
- *Clusters of glasshouses.*
- *Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone.*
- *Large farmsteads along roads, and on dead-end tracks.*
- *Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral.*
- *The relatively open character of much of the area allows long views so that village church towers are important landmarks in views.*
- *Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.*
- *The urban fringes associated with Bognor are particularly obvious, with sporadic urban development in suburban settlements of Tangmere, Barnham, Yapton, and Westergate.*
- *Large gravel pit lakes around the edge of Chichester.*
- *Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.*
- *Light industry in the countryside at Ford and Tangmere.*

Relevant guidelines include the following;

- *Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features.*
- *Maintain and strengthen field boundaries such as hedgerows and shelterbelts.*
- *Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.*
- *Encourage and promote land management schemes to increase species rich grassland areas.*
- *Restore and strengthen the landscape of the gaps between settlements.*
- *Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.*
- *Encourage the planting of shelter belts around horse paddocks, using native species, to give visual and wildlife benefits.*
- *Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily.*
- *Restrict extensive areas of tree planting to poorer quality agricultural land.*
- *Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Reprofile banks and encourage more diverse flora by lengthening clearance cycles.*
- *Enhance the visual prominence of rifes through the establishment of waterside vegetation features.*
- *Maintain, restore and enhance floodplain woodland and associated species, including native black poplar, where appropriate.*

Figure 2.2 Land management guidelines diagram for LCA SC9. The West Sussex Land Management Guidelines (2003)



2.2.3 A Strategy for the West Sussex Landscape (2005)

The purpose of the Strategy for the West Sussex Landscape is to protect and enhance the landscape of West Sussex as an asset for future generations. The strategy includes;

- A vision for the whole West Sussex
- Strategy objectives
- Guidelines that are specific to landscape settings and interventions
- Implementation actions.

The five key objectives are;

“Objective 1: ensure high quality new development which contributes to and reinforces landscape character.

Objective 2: conserve and enhance historic landscape character.

Objective 3: ensure the maintenance and renewal of the agricultural landscape.

Objective 4: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features.

*Objective 5: promote and celebrate the value and variety of the West Sussex landscape.”
(p.25/26).*

The landscape around Nyton Stables warrants consideration within the landscape guidelines for commercial and industrial development including rural diversification include:

- *ensure new land uses and development associated with rural diversification projects relate well to and retain key existing landscape features and minimise modification to existing landforms and vegetation cover.*
- *ensure that new development makes the most of opportunities for conservation, restoration and enhancement of existing buildings in keeping with local historic and architectural character.*
- *locate buildings and associated infrastructure to avoid loss of views on and off the site, intrusion on to sensitive ridgelines or prominent slopes and other highly visible locations, and to minimise damage to the settings of settlements.*
- *retain key landscape features on new development sites such as woodland, watercourses and hedgerows, to aid the new landscape structure and setting of the site.*
- *ensure that the design of buildings and structures is of high quality with clean, elegant lines. Consider massing, form, height, colour, ensure that the design, layout and ground modelling of new development takes account of the “grain” of the adjoining landscape, and avoid visual clutter including signage on all elevations.*
- *orientate and position buildings to minimise the landscape impact of servicing them.*
- *co-ordinate building colour to secure a complementary effect between buildings and the surrounding landscape (for example, matt neutral colours minimising reflectivity).*
- *secure the use of mainly native tree, woodland and hedge planting to screen developments sufficiently and integrate them with the wider landscape. This may include substantial advance woodland planting on and off-site, in wide belts, on land secured specifically for this purpose.*
- *ensure site entrances are designed to fit within the landscape and use discreet signage.*
- *minimise the impact of lighting used in development in the landscape.*
- *secure where appropriate habitat creation and enhancement both on and off site as a requirement of new development.*
- *incorporate where possible intact historic landscape and visible archaeological features within landscaping schemes.*

2.2.4 The Site and its Context

Nyton Stables lies to the east of Nyton Road (B2233), Aldingbourne, West Sussex between the A27 and the village of Norton. The site is approximately 2.15 hectares in size and contains established accommodation for travelling show-people.

The site is located at approximately 14m AOD. To the north of the site, the land slopes up gently towards by approximately 10m towards the A27. To the east, south and west of the site, the land is mostly flat, rising slightly towards the villages of Aldingbourne, Norton and Westergate. The land is mostly made up of freely draining slightly acid loamy soils which has low water storage capacity (Soilscales, Cranfield University). Predominant landcover is arable and grassland. Land uses include agriculture, horticulture, nurseries and horsiculture in amongst expanded villages. The fringes of villages include gardens – large and small, paddocks, light industry and a sewerage treatment site. The extensive horticultural industry present is expressed in landscape terms in extensive areas of nurseries including greenhouses, plastic tunnels, access routes to fields as well as retail areas with buildings and car-parks. Fields are usually bounded by hedgerows of mixed quality and height. At hedgerow junctions, there is often more of a grouping of trees or more established habitat. Remnant woodland and spinneys are evident along field and property boundaries and within private land. Woodland becomes more extensive towards the South Downs and less extensive towards Bognor Regis.

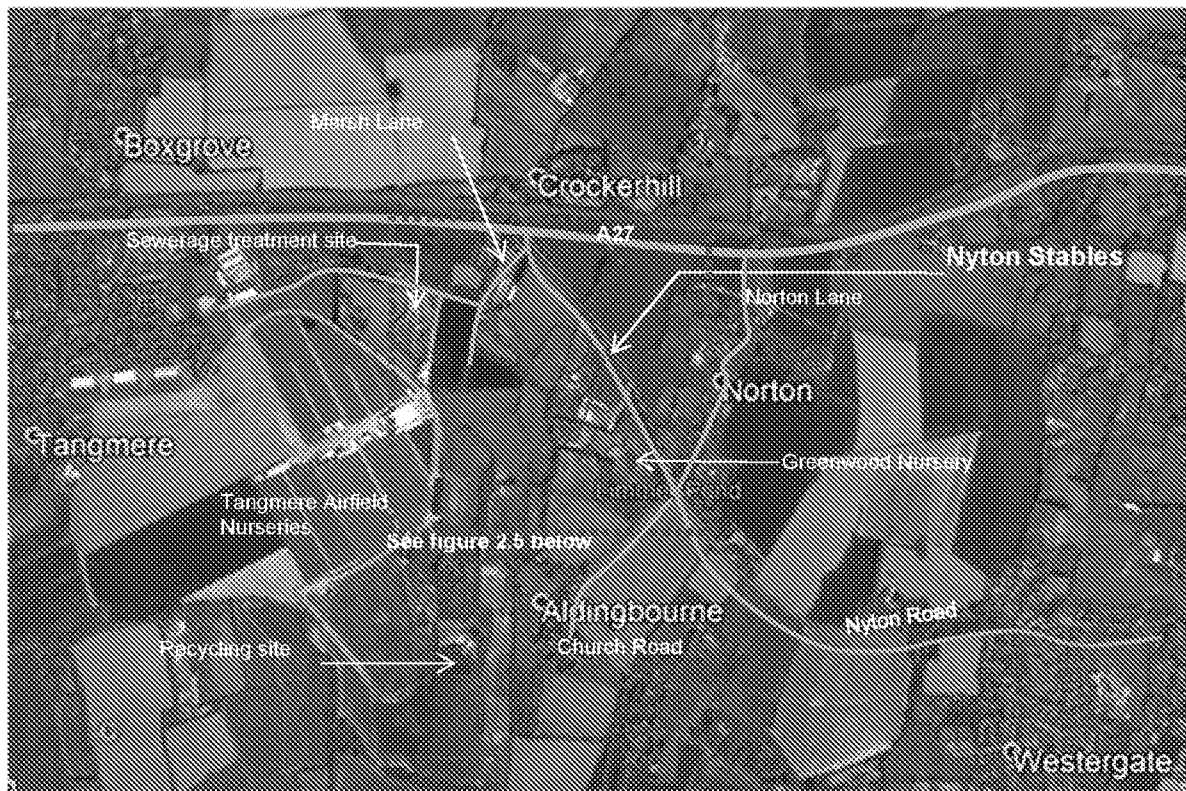
This busy, productive and varied landscape pattern is visible in Figures 2.3 and 2.4 below.

The following key Infrastructure around the site can also be seen:

- Nyton Road which forms the western boundary of the site.
- The A27 which is located to the north.

The more urban areas of Norton to the east, Westergate to the southeast, Aldingbourne to the south, Tangmere to the west and Crockerhill to the north.

Figure 2.3 The site and its wide-scale context. Aerial photograph courtesy of Google Earth.



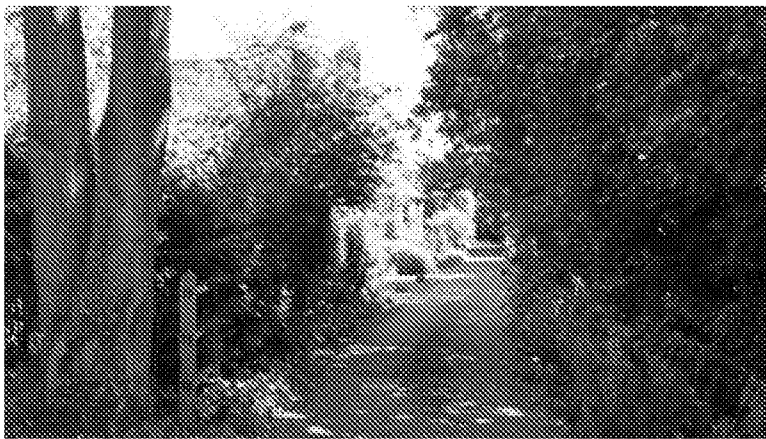
Between the A27 and the village of Nyton, Nyton Road is laid out in a straight alignment. The section north of Norton Lane is bounded on both sides by established hedgerows which mostly screen views across adjacent fields when in full leaf. Marsh Lane and Norton Lane present a leafier character created by trees in woods, hedgerows and gardens. Of the two, Marsh Lane has a narrower carriageway and is more enclosed by vegetation. Marsh Lane is used for access only south of East Hampnett Lane.



View south along Nyton Road north of the entrance to Nyton Stables looking south.



View east through the village of Norton on Norton Lane



View southwest along Marsh Lane. Oldbury Barns are visible on the left-hand side of the view.

Nyton Stables is approximately 2.15 hectares in size and contains established accommodation for travelling show-people. The site comprises a combination of several hardstanding and grassed areas which are separated by 1.2m high timber fencing. Access is provided by a gravelled spine road. The livelihood of the community here requires a combination of living accommodation, in the form of caravans and mobile homes and fairground structures, storage and transportation facilities. The latter are in the form of trailers to affix to lorries, sheds and huts, containers and at the time of visiting the site in June 2018, a small merry-go-round, a marquee and a polytunnel.

All existing dwellings are single storey, chalet scale, rather than traditional housing. A single storey chalet is slightly less in height than the height of a single storey 'bricks and mortar' structure. Although this accommodation is for show-people and machinery and equipment is stored there are no such structures on site such as ferris wheels, big dippers etc. All equipment stored on site will be contained within 40 ft lorries, which are not tall structures. No rides are assembled on site and obviously no such rides etc are reinstalled or rebuilt on site and no machinery is or will be operational on site. It is worth noting that much of machinery on site and many of the vehicles are not permanently stored on site. Touring caravans

on site are used for accommodation at various fairs and shows and do not return to site at the end of a day's business at fairs.

The site is long and thin in shape. Access from Nyton Road switches north immediately after the junction to avoid a vegetated bund, which both screens and encloses the site from the northeast. The road hugs the site boundary to the northwest of the site with grassed, vacant plots to the southeast. The site then opens out to form a more regular shape and it is at this point that the access road becomes spinal with plots leading off it to the north and south some of which seem fully occupied, others seem only partially used.

The site is different to the previous application approved. The plot sizes are larger and the boundary vegetation seems not to have been implemented in full, or if it was, it failed to become established.

The overall site is typical of the size, scale and shape of surrounding fields. The boundaries of the site are mostly 1800mm high closed-board fencing with hedgerow planting or established trees behind. To the southwest of the site, the boundary planting comprises 1800mm high closed board fence and established boundary trees including *Corylus avellana* (Hazel), *Cupressus × leylandii* (Leylandii), *Sambucus nigra* (Elder), *Acer campestre* (Field Maple) successfully screens views in and out.

Along the northwestern boundary, from south to north, the following conditions are evident;

- 1800mm high closed board fence and established native woodland including mature (*Quercus robur*) Oak and (*Fraxinus excelsior*) Ash trees.
- 1800mm high closed board fence and a low hedgerow with occasional small hedgerow trees *Crataegus monogyna* (Hawthorn). Due to site levels and the scattered and immature nature of the hedgerow, it is possible to see into the site along this boundary from the north.
- 1200mm high post and rail fencing adjacent to spaced out but well established and bushy hedgerow trees including *Prunus avium* (Wild Cherry), *Prunus spinosa* (Blackthorn), *Sambucus nigra* (Elder), and *Crataegus monogyna* (Hawthorn). Small groups of 2 – 5 trees in two locations along this boundary include *Prunus avium* (Cherry) and *Quercus robur* (Oak). These are planted in an area of the field which is semi-naturalised and very overgrown.
- 1200mm high post and rail fence with established native hedgerow of predominantly *Crataegus monogyna* (Hawthorn). Young *Quercus robur* (Oak) and *Prunus avium* (Wild Cherry) trees planted thinly in gaps amongst an overgrown field layer.

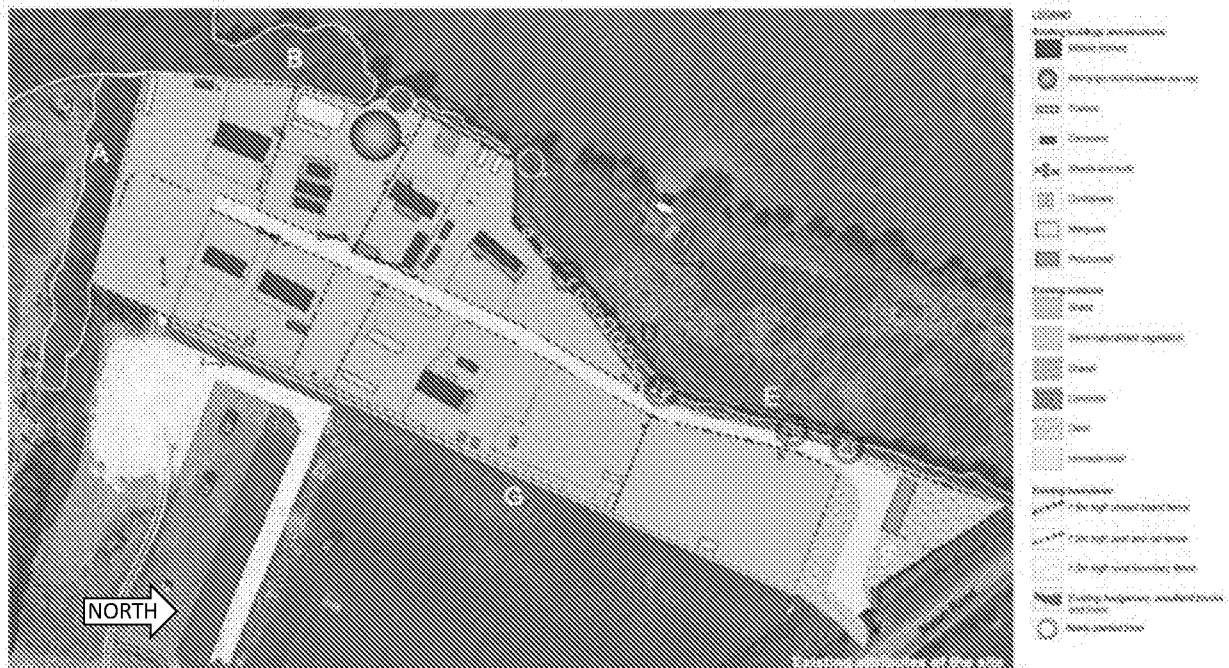
The area around the new trees has not been kept weed-free which could have inhibited the establishment of the trees. That said, the specimens reviewed on site are showing good signs of growth.

From one location along the northern edge of the site, close to the existing merry-go-round, it is possible to make out the upper storey of Oldbury Barns on Marsh Lane over and through established hedgerow and boundary vegetation.

The southern boundary mostly comprises 1800mm closed board fence and native hedgerows of *Crataegus monogyna* (Hawthorn) and *Acer campestre* (Field Maple). Two hedgerows are evident, one which is well established adjacent to more recently planted and scattered hedgerow and native trees including *Prunus avium* (Cherry) and *Prunus spinosa* (Elder). There is a short section towards the western corner of the site which is bounded by 1800mm high closed-board fencing only.

The site attributes have been mapped onto drawing 18307-2-301-RevA which is included in the appendices. An excerpt of the drawing is shown below in figure 2.6. Photos illustrating key features are then provided.

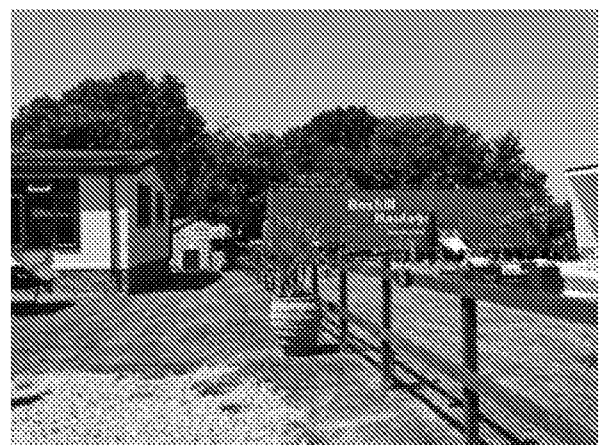
Figure 2.6 An excerpt from CSR's Landscape Appraisal drawing 18307-2-301-RevA (also included in Appendix 1).



Photographs illustrating boundary treatments A-G on the drawing above are provided below. Photo locations are shown on the A3 drawing in Appendix 1. Boundary treatments shown in red allow views into the existing development.



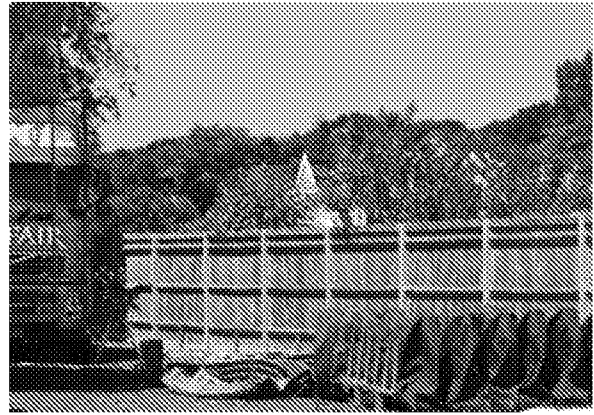
View 1 northwest along boundary A



View 2 northwest looking toward boundary B from within the site



View 3 from the field to the west of the site looking south showing boundary treatment D



Additional viewpoint over boundary treatment C looking west towards Marsh Lane.



View 4 from the access track looking southwest along the NW boundary (D).



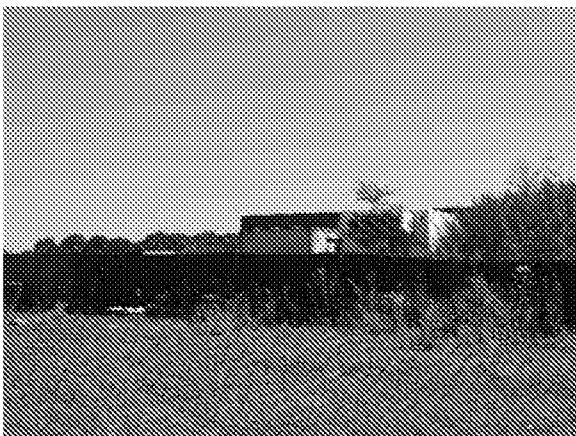
View 5 from the access track looking northwest along the NW boundary showing recently planted trees in heavily overgrown field corner (E).



View 6 from the entrance on Nyton Road (F).

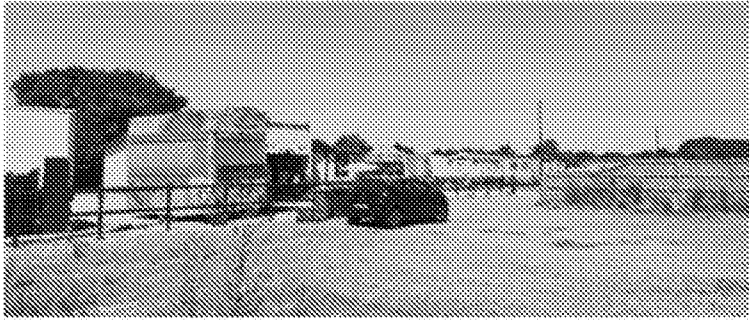


View 7 showing the established hedge along the south-eastern boundary of the site from outside it (G)..



View 8 looking southeast over the closed-board fence in the far southwestern corner of the site (H).

Photographs illustrating the general character and features within the site are included below.



Trailers, cabins and dwellings are located around the site in a well-organised manner on areas of gravel and grass separated by closed-board and estate fencing.



The main access road forms a spine through the eastern area of the site overlooked by dwellings



Native hedgerows from boundaries adjacent to dwellings and plots



Merry-go-round and trailer currently on site on the northern boundary



Some plots are self-contained and have strong internal boundaries.

The area around the site was reviewed to determine its visibility and potential impact. It was determined that the existing site is visible (through boundary treatment C) from the southern end of Marsh Lane and from immediately adjacent to the site in the adjacent land owned by the same community in the southeast corner of the site (referred to as boundary treatment H).

On visiting the viewpoint at Marsh Lane, from approximately 340m away from the site, it was possible to see part of the rear elevation of one of the properties in Nyton Stables, part of a (non-permanent) trailer and a small part of the (non-permanent) merry-go-round in-between and over established hedgerows and boundary vegetation.

The photograph below (Figure 2.7) was taken from in-between the second (147 Marsh Lane) and third (Oldbury Barns) last properties on the lane to represent what could be possible from the rear of the properties and their gardens. Both properties appear to have established and enclosed rear gardens although views may be possible over garden vegetation from the upper stories of the houses (see Figure 2.9). Oldbury Barns has a large window in its east facing façade from which oblique views towards the site may be received (see Figure 2.10). The viewpoint is approximately 340m away from Nyton Stables (see Figure 2.8 below). The photograph was taken with a standard digital camera. Focal length was set to 35mm.

Figure 2.7 Photograph of the view from Marsh Lane.



Figure 2.8 Aerial photograph (courtesy of Google Earth) to show the distance between the viewpoint and Nyton Stables.

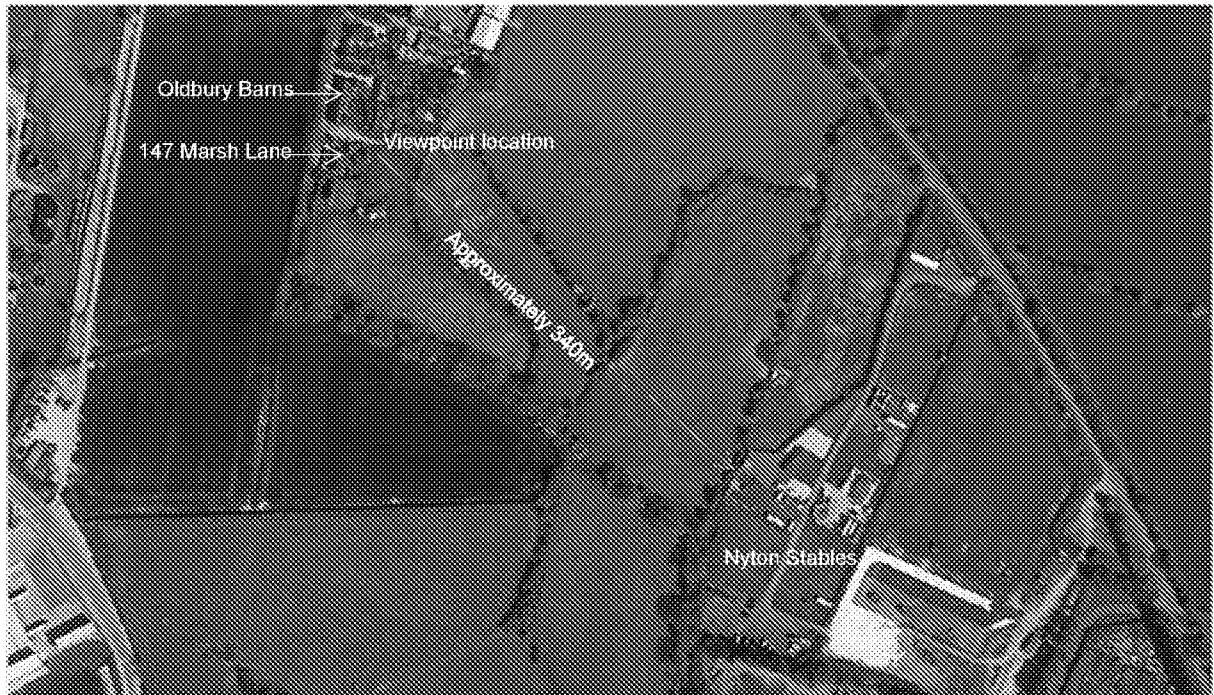


Figure 2.9 Aerial photograph (courtesy of Google Earth) to show the nature of the garden vegetation around Oldbury Barns and 147 Marsh Lane.



Figure 2.10 Photograph of the rear elevation of Oldbury Barns



In summary, the existing development at Nyton Stables accommodates a small portion of the middle distance of the view from this viewpoint. None of the additional proposed units would be visible from this point (see drawing 18307-2-101-RevA in the appendices for clarification of the location of proposed units). The viewpoint represents possible oblique views from the rear elevations of Oldbury Barns and 147 Marsh Lane. In summer, when existing deciduous vegetation is in full leaf, Nyton Stables will be less visible than in winter. However, although existing vegetation along field boundaries is deciduous, it is well-established and is bushy. The hedgerows contain a high proportion of Hawthorn, which has a good (although not perfect) screening effect in winter in the densest parts of the shrub).

The view from Marsh Lane incorporates 2-3 layers of hedgerows between the viewpoint and Nyton Stables, except in the area highlighted in figure 2.7 above. Here, partly, due to site levels (Nyton Stables being at a higher elevation than the adjacent field to the west) and partly due to younger age of the vegetation, it is possible to see a small and distinct proportion of the Nyton Stables site.

At Nyton Stables, and in principle, the use of the land for dwellings and storage is not out of keeping with the character of land uses in the area. This landscape is diverse and incorporates a range of (mostly larger) structures associated with farming, horticulture, waste processing and other industries including caravan sites. The view towards Nyton Stables from Marsh Lane includes parts of a house, a trailer (which is portable) and a very small part of a (non-permanent) merry-go-round. It is not uncharacteristic to see parts of dwellings through and in-between established hedgerows. However, the introduction of the trailers and fairground equipment into the view is uncharacteristic because generally, the low-lying and well-structured landscape hides and screens much of the semi-industrial uses described above.

2.3 Summary of Landscape Characteristics and Values

The following summarises the landscape characteristics and values associated with the site and the receiving environment:

It is policy to;

- balance the protection of the countryside and its character with the support of thriving and socially inclusive communities.
- develop on previously developed land and in a way that makes the best use of the land
- retain and enhance green infrastructure, natural environment resources including biodiversity
- provide allocated sites for travelling show-people whilst achieving visual and acoustic privacy for people living on and off the site.

The physical characteristics of the site demonstrate;

- a highly humanised, well-populated environment with many rural based enterprises and activities evident.
- a mixed landscape pattern and structure in the receiving environment – both agricultural and residential and light industry with existing varied uses – pasture, horticulture and equestrian.
- an intact landscape structure with hedgerows around fields of variable sizes and shapes. Tree cover is limited to small pockets in the immediate vicinity of the site.
- a strong enclosure along roads and between fields limiting the field of view except in one place along part of the northern edge of the site's boundary.
- it is characteristic of the area to experience glimpses of houses through trees
- a tradition of an internal site layout comprising a series of plots separated by fencing to accommodate dwellings and the storage of materials and equipment.
- a largely open feeling internal site layout with few internal high boundaries or hedges.
- medium landscape quality and visual amenity.

Priorities for change in the landscape focus on;

- the re-establishment and creation of hedgerows, field boundaries, shelterbelts and tree clumps
- encouraging biodiverse land management programmes
- the minimisation of change to existing landform and vegetation structure
- the use of mainly native tree, woodland and hedgerow species.

The varied landscape pattern reflects a broad range of activity and uses within the receiving environment, whilst still maintaining an intact landscape structure. Views of potentially obtrusive activities, structures or uses are mostly constrained by generally mature hedgerows and clumps of trees particularly along roads, property and field boundaries.

These interacting factors create a robust landscape structure capable of incorporating a range of development types similar in scale and character to those typically found there. Developments which respect the landscape pattern and reflect the guidance The Strategy for the West Sussex Landscape (2005) and local policy should have little or no adverse impact on local area character or visual amenity, except in the case of one single view from Marsh Lane.

Nyton Stables is partially visible from one viewpoint on Marsh Lane and one viewpoint from the adjacent site for show-people to the southeast. From Marsh Lane, the existing site accommodates a small proportion of the view. Section 3.0 of this report includes a description of the proposals currently seeking planning permission. Section 4.0 of this report further explores the visual impact of the existing and proposed development.

3.0 Characteristics of the Development

The current application relates to proposals that seek to;

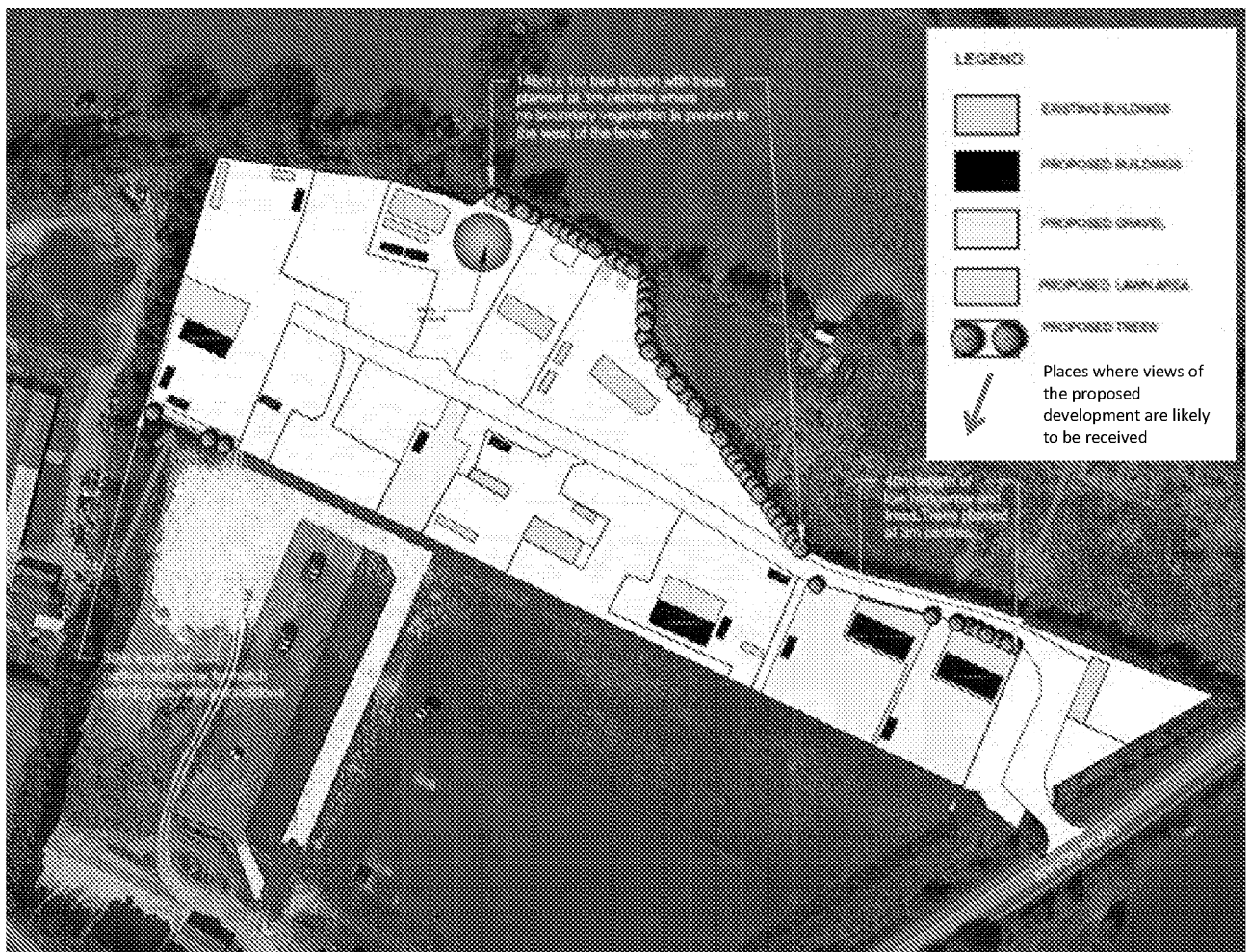
- further populate the existing site with 12 additional caravans and 4 additional mobile homes.
- install 2427m² gravel
- seed 463m² grass
- plant 30m native hedgerow
- plant 52 new native trees
- plant 40m ornamental hedgerow

This will accommodate an intensified use of the site without extending it and will create a more continuous boundary planting achieving better screening effects.

The footprint of accommodation proposed, being caravans and mobile homes is generally less long and less broad than traditional housing and there is no proposed floodlighting associated with the existing or proposed development. There will however be 'low level' lighting to assist the movement of vehicles on site and to assist the working on such vehicles and machinery for fairs etc.

The proposed development is represented on 18307-2-301-RevB, an excerpt of which is shown below. The full drawing at A3 can be found in the appendices of this report.

Figure 3.1 – The proposed development (excerpt of 18307-2-301-RevB)



3.1 Landscape Proposals Rationale

The landscape treatment proposed aims to:-

- Screen the existing development from Marsh Lane and provide connected, planted boundary along the western edge of the site.
- Screen the proposed development from views available to the southeast of the site and from glimpses available through the existing hedge immediate west of the access track to the north of the site.
- Provide additional internal structural planting.

The approach taken with the screening vegetation is constrained by the following factors;

- The limited amount of land owned by the clients outside of the fence line, which then in turn limits how well the client can plant and maintain any planting proposed.
- The limited amount of space available within the fence line due to the developed nature of the site.
- The presence of the closed-board fence, which could inhibit the growth of any proposed hedgerows.

As such, the proposals include

- The planting of extra-heavy standard deciduous trees at 4 – 5m high which will immediately have a screening effect from implantation.
- The planting of standard Scots Pine trees at 2-3m high. Scots Pine is not available as taller trees because they are slower growing – but their presence will create more of a screening effect in winter.
- The planting of native hedgerow to continue the existing hedgerow on the south of the site. This will be planted outside the closed-board fence (to its east) in the southeast corner of the site.
- The planting of ornamental hedgerows internally to create plot boundaries.

Native trees have been selected to conform with guidelines to maintain and improve native hedgerow, wildlife corridors and green networks.

Our landscape rationale is that;

- trees planted inside the fence on the north-western boundary will be easier to maintain and therefore more effective in the long term.
- planting on the eastern side of the fence will be higher in elevation than planting on the western side of the fence, therefore will have a more effective screening effect.
- there is very limited space between the existing fence and ownership boundaries. If any new planting did occur to the west of the fence, the client could not control the ground conditions surrounding the planting, making it challenging to both plant and maintain it (as proven by recent efforts).

4.0 Visual Impact of the Development

The proposed development is likely to be partially visible from;

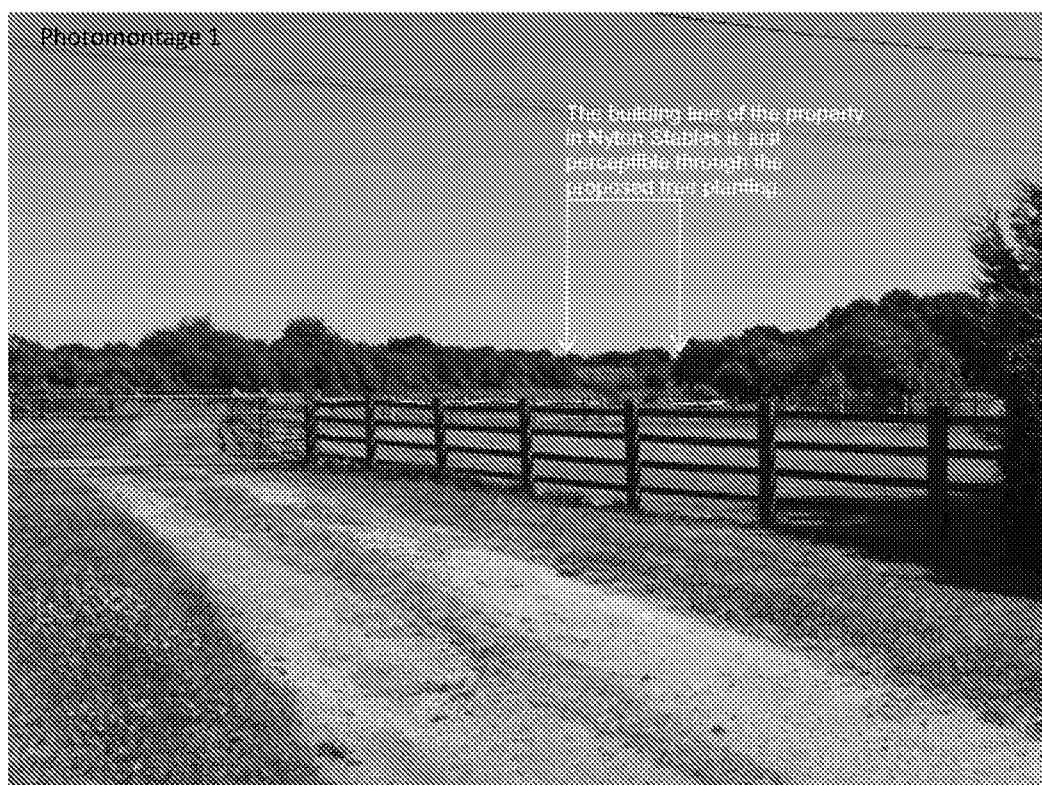
- The adjacent site to the south-east of Nyton Stables
- Through occasional gaps in the hedge from the field to the west of Nyton Stables through the mature hedgerow hugging the western edge of the access track.

The proposed development will not be visible from Marsh Lane as represented in Figure 3.1 above.

Despite this, Nyton Stables, as is, is visible from Marsh lane and therefore the landscape proposals seek to screen this view. The landscape proposals include the planting of trees to the east of the closed-board fence at 2.5-5m high (predominantly 4-5m high) which means that the vegetation will be seen above the closed board fence from the outset (see Photomontage 1 below). Over time, the vegetation will fill out and grow larger (see photomontages 2 and 3). The mix contains a proportion of evergreen species such as Scots Pine and also bushy species such as Hawthorn. The trees will be planted at 3m centres along a single row (due to site constraints). This will mean that over time, a good screening effect will be available in summer when all trees are in full leaf. In winter, glimpses of Nyton Stables may be possible through the tree canopies. However, the winter stems and branches of trees will dull down any bright colours and will detract from the existing development significantly.

It is envisaged that this approach will minimise, and in summer, eliminate the majority of visual impacts beyond the site boundaries and assist in the integration of the development within the local landscape character. The impact on the view from Marsh Lane has been represented in three photomontages below. These have been produced to show a visual representation of the proposed vegetation at 0, 5 and 10 years after establishment. The photomontages are visual representations only, are based on professional judgement but not on scientific methodologies.

Photomontage 1 (below) represents the view from Marsh Lane at year 0 when the vegetation will partially screen the existing dwelling and storage facilities when vegetation is in full leaf. Vegetation will be planted when species are 2.5-5m high.



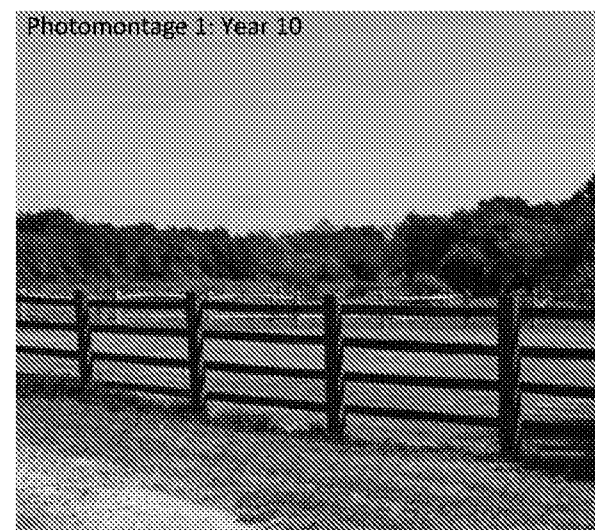
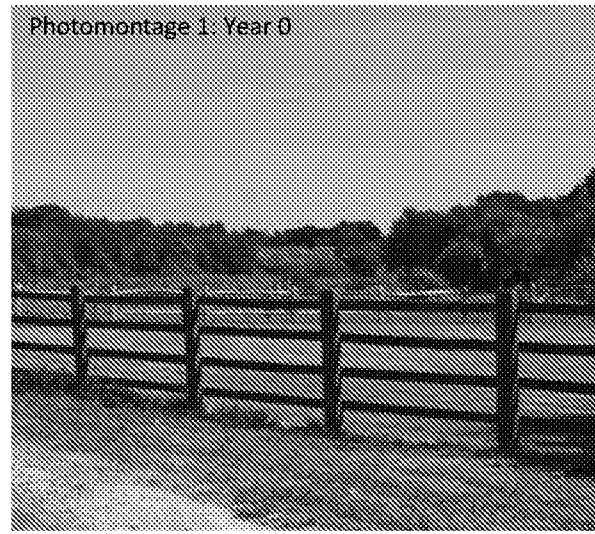
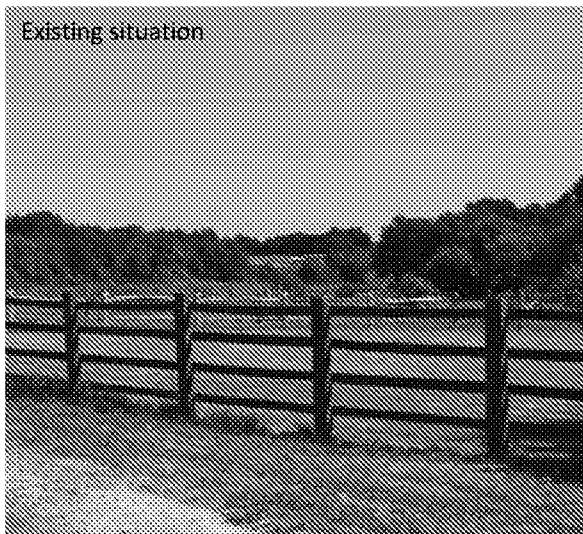
Photomontage 2 (below) represents the view from Marsh Lane at year 5. Vegetation will have grown between 1 and 4 m taller in this time to a total height of 5-9m high, and between 1 and 2m wider to a total width of 1.5-5m wide therefore screening views towards Nyton Stables from this distance when vegetation is in full leaf. Vegetation in the foreground will also have grown up higher too although the extent to which depends on how local landowners manage the vegetation.



Photomontage 3 (below) represents the view from Marsh Lane at year 10. Vegetation will have grown between 2 and 9m taller in this time to a total height of 6-20m high and between 2 and 9m wider to a total width of 5-11m wide therefore creating a good screening effect when vegetation is in full leaf. Vegetation in the foreground will also have grown up higher too although the extent to which depends to how local land owners manage the vegetation.



For comparative purposes, the photomontages are laid out consecutively below together with the photograph of the existing situation. Each image has been enlarged and cropped to enable the reader to detect the expected change in the view.



The proposed planting as shown on the landscape proposals plan will also screen views from

- The adjacent site to the south-east of Nyton Stables
- Through occasional gaps in the hedge from the field to the west of Nyton Stables through the mature hedgerow hugging the western edge of the access track.

5.0 Conclusions

Based on the analysis of the receiving environment above – both physical and policy - the proposed development will not be detrimental to the landscape character and visual amenity of the receiving environment for the following reasons:

- The receiving environment is robust and has significant landscape capacity to accommodate the development due to its scale, low rise character and individual components.
- The proposed development is intensifying what is currently a low-density, low-rise community therefore making better use of the land.
- The scale and character of the development is in keeping with (or smaller than) many of the traditional structures and uses commonly found locally – horticultural, large farm building clusters, equestrian facilities / stables etc. i.e. it is less obtrusive than many of these uses.
- The proposed development would not be visible from Marsh Lane which currently offers a partial and obscured view into a small proportion of the existing scheme (from approximately 340m away).
- The discreet views of the proposed development identified through this review are not from sensitive receptors and views will be screened and mitigated through implementing the landscape interventions proposed.
- Significant additional screening is proposed reinforcing the existing strong boundary hedgerows and natural screening capacity within the receiving environment. When established, this vegetation will screen views into the site from all views into it, when in full leaf.
- The seasonal nature of use and the need for occasional access for large vehicles mean that a rural location is more appropriate for the proposed development than an urban location, avoiding conflict with immediately adjoining neighbours at busy times and potential for vacant / underused plots to become a point of conflict. This seasonal and vehicular activity would be similar in character to what is common in rural activities and what would be a more constant feature of the local plant nurseries and businesses’.

Subject to the approval of the landscape plans proposed, and improved orderly management of the site and landscape, the proposed ongoing use of Nyton Stables as Show Peoples Quarters and expansion of their facilities would have no unacceptable impacts on the landscape character or visual amenity of the receiving environment. Should the Council consider it necessary, our client will accept a planning condition requiring the agreement and implementation of a landscape management plan.