reside.

Land at Bayards, Mare Lane, Eastergate

Landscape & Visual Appraisal with Impact Statement

24th August 2021

ARUN DISTRICT COUNCIL AL/113/21/OUT

reside.

Report Presented by:

fabrik Limited

LAND AT BAYARDS, MARE LANE, EASTERGATE

LANDSCAPE VISUAL APPRAISAL WITH IMPACT STATEMENT

AUGUST 2021

ARUN DISTRICT COUNCIL AL/113/21/OUT

ISSUE SHEET

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JOB NUMBER: D3078

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PROJECT NUMBER: D3078
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1.0

EXECUTIVE SUMMARY

fabrik Chartered Landscape Architects have been appointed by Reside Development to carry out a Landscape and Visual Appraisal with Impact Statement (LVAIS) of the Site at Land at Bayards, Mare Lane, Eastergate and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the outline application for the proposed development.

The desktop survey carried out includes the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The field work was carried out on 30th June 2021 and recorded the existing landscape features, Site conditions and key representative views.

The Site does not lie within either a nationally or locally protected landscape, designated for its special scenic qualities. The South Downs National Park lies approximately 1.2km to the north of the Site. There are a range of heritage assets (Listed Buildings, Scheduled Ancient Monuments and Conservation areas) and ecological designations in the wider study area. But there is no physical or visual relationship between these designations and the Site. There are no ecological designations within the immediate local landscape.

The Site is currently used for grazing, with horse paddocks occupying the majority of the Site. Clusters of mature trees (some of which are subject to a Tree Preservation Order - TPO) and mature hedgerows enclose the Site on its boundaries, with an exception to the north-western boundary which is partially open to the adjacent dwelling and stables. A single Pine tree on the western edge of the Site is also subject to a TPO (see photo opposite). This vegetated enclosure limits views into the Site from these corresponding directions. With the exception of views from the immediate local environs, the Site is well contained in the landscape due to the combination of undulating topography, built form and mature boundary vegetation. At the District level, the Site lies within the LCA 16: Fontwell-Eastergate Mosaic character area, which includes the settlement of Fontwell.

As set out above, the Site is well contained visually and on its own does not perform a significant role in providing the landscape setting to the South Downs National Park or the settlement of Fontwell, as it sits on the settlement fringe, with the rural landscape beyond to the west and south. Surrounding built form and consented development associated with the western edge of Fontwell are in close proximity to the Site.

Distinct landscape features to be retained include its topographic profile; and the vegetated boundaries with trees, mature hedgerows / treebelts and individual tree (including the TPO'd trees).

A series of key representative viewpoints have been considered in this LVAIS to demonstrate a range of different receptors at various distances from the Site. The baseline visual assessment reveals that views of the Site, along with its boundary vegetation, are limited to the immediate local environs to the Site, with views from the east diminishing over time as the newly approved planning scheme to the east of the Site develops (Land West of Fontwell Avenue). All wider viewpoints within the distant landscape experience truncated views. Even from the highest view points, on top of Folly Hill and Halnaker Hill, within the South Downs National Park (AONB), views of the Site are truncated (refer to viewpoints 15 and 18). As such, and given the Site's location, surrounding boundary vegetation, built form and wider landscape undulating topography, it is concluded that the Site is visually well contained in the landscape.

The proposed development comprises the erection of 69 dwellings set within and back from the retained and supplemented vegetated boundaries. The proposals seek to provide a sensitively located development parcel which is in keeping with the local landscape and responsive to the emerging settlement edge location.

The proposed development and masterplan have evolved considering the retention of the key landscape features of the Site (namely the existing mature trees lines and individual trees), landscape policy and landscape character guidelines, alongside the visual constraints associated with the local landscape. The proposed development therefore:

- Retains and supplements boundary vegetation to maintain the Site's enclosed character and well treed skyline. This therefore maintains the existing a green buffer to the Site, creates a 'Green Interface' character area between the Site and the local landscape and maintains links to adjacent surrounding vegetation;
- Includes supplementary vegetation which follows part of the north-western boundary, to provide a treed and well vegetated edge which provides a degree of visual mitigation on the adjacent dwelling. The supplementary vegetation will integrate with the existing vegetation along the western boundary of the Site and provide replacement planting to the hedgerow proposed to be removed from the western parcel of the Site;
- The setting back of built form from the vegetated boundaries;
- Proposes open space with a 'village green' character;
- Accommodates opportunities for biodiversity net gain.

The proposed development has evolved in consideration of, and predominantly provides a positive response to, the requirements of National Planning Policy Framework, Arun District Council and Aldingbourne Parish Council Policies, landscape character assessment / strategy guidance documents and informatives.

As with any greenfield Site there will be an adverse impacts relating to the substitution of the paddock grassland with the proposed new homes and their associated green infrastructure. However, this is to be balanced against the retention of the key landscape elements and provision of green infrastructure and an enhanced and new tree structure across the Site. Internally the scheme will deliver high quality homes, that in themselves will be attractive and they will be set into a green landscape framework for both visual amenity, physical amenity and ecological enhancement. Overall therefore, the implementation of a high quality scheme which retains and enhances the key landscape components and assets will moderate the adverse landscape and visual effects at the Site and local level.

Effects on the wider landscape character area LCA 16: Fontwell-Eastergate Mosaic would be negligible with this development representing a logical and localised extension of the settlement edge of Fontwell.

Sensitively located residential scale development within the Site (which considers the Arun Local Plan and supplementary guidance documents) set within the retained and supplemented landscape framework, with the exception of those rececptors in the immediate vicinity of the Site, would not significantly alter the character or amenity of the range of visual receptors. The development of this settlement fringe Site once the neighbouring development is in place, therefore forms a local extension to Fontwell.

Overall, in landscape and visual terms, there are no significant overriding landscape constraints to the delivery of new homes on this Site. Whilst such delivery will represent change, the change in itself (the new homes and their associated open space) it able to reflect the character of the local area.

REPRODUCED FROM ORDNANCE SURVEY DIGITAL MAP DATA © CROWN COPYRIGHT 2015. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432

FIGURE 1.1 – EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE APPLICATION SITE (FABRIK, 2021)

LEGEND

SITE BOUNDARY

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2.0
INTRODUCTION

2.1 INTRODUCTION

fabrik Chartered Landscape Architects have been appointed by Reside Development to carry out a Landscape and Visual Appraisal with Impact Statement (LVAIS) of the Site at Land at Bayards, Mare Lane, Eastergate and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the outline application for the proposed development.

This LVAIS sets out landscape policy, and then goes on to describe the constituent baseline landscape elements (the existing topography, movement corridors and Public Rights of Way, broad land use, woodland and vegetation pattern, public and communal open space, settlement pattern and setting, building heights, skyline, historic and cultural landscape and key characteristics) which together inform landscape character, landscape condition and value. The document then describes the baseline character and amenity of the identified visual receptors (considering the visual envelope, the different groups of people, places affected, the nature of the view and visual amenity).

The Site is situated to the west of the existing settlement of Fontwell. Surrounding the Site boundary, clusters of mature trees and mature hedgerows enclose the Site, with an exception to the north-western boundary which is partially open to the adjacent dwelling and stables. The Site comprises pastureland and is bound by Bayard Stables to the north-west; Level Mare Lane with Fontwell Park Racecourse beyond to the north; the approved planning scheme, Land West of Fontwell Avenue to the east; Northfield Cottages and the access road to Northfield Farmhouse to the south; and woodland / pastureland / outbuildings associated with Northfield Farm and Northfileds country house to the west.

The red line area extends to approximately 2.52 ha

The methodology for the LVAIS is based on the 'Guidelines for Landscape and Visual Impact Assessment' (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routeledge, 2013). A full methodology is set out at Appendix 1.

2.2 DESKTOP RESEARCH

The desktop survey carried out as part of the LVAIS includes the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The extent of the baseline and therefore the impact appraisal is broadly defined by the Zone of Theoretical Visual Influence (ZTVI) as determined by the initial desk study and verified in the field and therefore extends to approximately 4km from the Site.

The desktop appraisal also identifies any likely changes to the current baseline situation which are likely to be in place prior to the proposed development proceeding.

2.3 FIELD WORK

The field work was carried out on 30th June 2021 and recorded the existing landscape elements within the Site; the contextual landscape elements; and identified a series of key visual receptors. The visual appraisal element includes a photographic survey of the Site taken from a series of representative key views, chosen to represent a range of locations including both public and private views, distances and directions around the Site. The weather conditions and camera lense were also recorded.

3.0
LANDSCAPE PLANNING CONTEXT

3.1 LANDSCAPE, ECOLOGICAL & HERITAGE DESIGNATIONS & POLICY

3.1.1 INTRODUCTION

Whilst the South Downs National Park lies approximately 1.2km north of the Site, the Site does not lie within or form a significant role in the setting to this national or any other local landscape or townscape related designation.

Within the study area there are a number of Listed Buildings. However, no Listed Buildings are located directly adjacent to the Site. The nearest Listed Building is approximately 1km south of the Site, in the settlement of Eastergate.

Seven Scheduled Ancient Monuments (SAM) are present in the study area. These SAM's are located in close proximity to the settlements of Eartham, Sinton and Aldingbourne. The nearest SAM, Tote Copse, is located south west, approximately 1.75km from the Site.

There are 8 Conservation areas scattered within the study area. These include; Aldingbourne, Norton, Eastergate, Walberton, Sinton, Eartham, Barnham and Yapton. The nearest Conservation area is in Eastergate, surrounding a small area by St George Church and Church Lane.

A number of Ancient Woodlands are present with Sinton Wood, being the closest at approximately 1.15km to the north of the Site.

Three Sites of Special Scientific Interest (SSSI) can be found within the study area. These are located in close proximity to the local settlements of Sinton and Eartham. The nearest SSSI of Eartham Pit is located to the north east, towards Eartham, approximately 2.75km from the Site.

One Designated Local Nature Reserve (LNR) can be found within the study area, at Fairmile Bottom. This is located north east, approximately 2.85km from the Site.

Fontwell Race Course to the north of the Site contains a Site of Importance for Nature Conservation.

3.1.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF, JULY 2021)

The 2021 NPPF seeks the presumption in favour of sustainable development. The following issues and policies of the NPPF are pertinent to the proposed development and this LVIA.

Section 2 deals with achieving sustainable development. At para 8, subsection c relating to an environmental objective, it states: *"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…"*

Section 8 deals with promoting healthy and safe communities, para 98 under the open space and recreation sub-heading states that: *"Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support effects to address climate change…"*

Section 12 sets out the requirements for achieving well-designed places. Para 126 states that: *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities…"*

Para 127 states that: *"Design policies should be developed with local communities so that they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics."*

Para 130 goes on to state that: *"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 (such as increased densities);
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;
e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience."

Para 131 deals with trees and states that: "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planed in the right places, and solutions are found that are compatible with highways standards and the needs of different users."*

Para 132 sets out that: *"Design quality should be considered throughout the evolution and assessment of individual proposals."*

Section 14 covers meeting the challenge of climate change, flooding and coastal change. The elements relevant to landscape matters include para 154 states that: *"New development should be planned for in ways that:*
a) Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure;…"

Para 161, subsection c goes on to state that: *"using opportunities provided by new development and improvements in green infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management."*

Section 15 deals with conserving and enhancing the natural environment. Para 174 states that: "Planning policies and decisions should contribute to and enhance the natural and local environment by:
a) protecting and enhancing valued landscapes… (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 nest and most versatile agricultural land, and of trees and woodland.
c) maintaining the character of the undeveloped coast, while improving public access to it..."

With regard to the sub-section on ground conditions and pollution, para 185 states that: *"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*
a) Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
b) Identify an protect tranquil areas which have remaining relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;
c) Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

3.1.3 NATIONAL PLANNING POLICY GUIDANCE

The NPPF is supported by the on-line resource Planning Practice Guidance (PPG). There are a number of sections that relate to this LVAIS as set out below.

Under Section ID 8 of the Natural Environment Paragraph 004 relates to green infrastructure, which is defined as that which: *"... can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies. References to green infrastructure in this guidance also apply to different types of blue infrastructure where appropriate.."*

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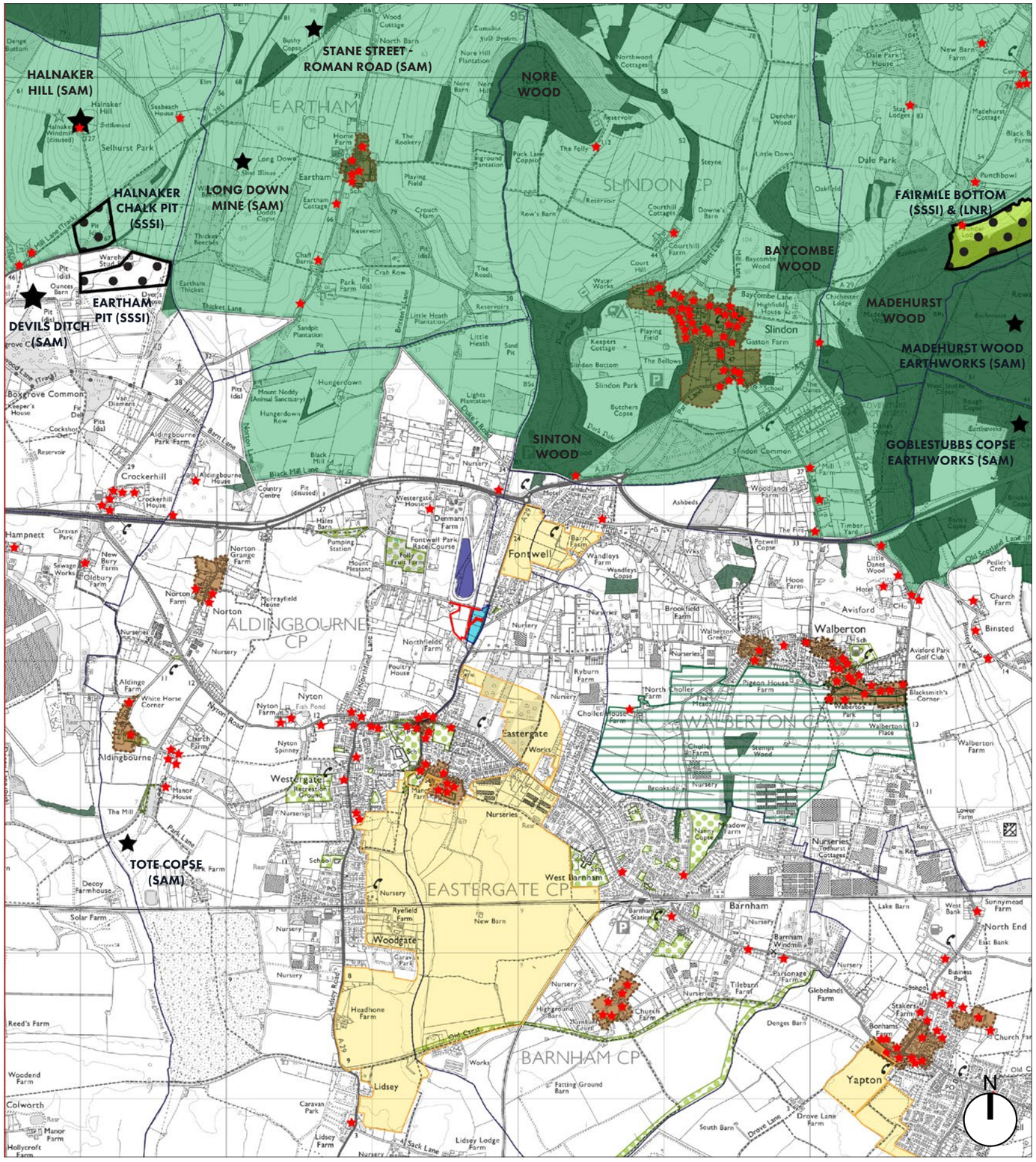
HALNAKER HILL (SAM)
STANE STREET - ROMAN ROAD (SAM)
NORE WOOD
HALNAKER CHALK PIT (SSSI)
LONG DOWN MINE (SAM)
EARTHAM PIT (SSSI)
DEVILS DITCH (SAM)
FAIRMILE BOTTOM (SSSI) & (LNR)
BAYCOMBE WOOD
MADEHURST WOOD
MADEHURST WOOD EARTHWORKS (SAM)
GOBLESTUBBS COPSE EARTHWORKS (SAM)
SINTON WOOD
TOTE COPSE (SAM)
EARTHAM CP
SLINDON CP
ALDINGBOURNE CP
WALBERTON CP
EASTERGATE CP
BARNHAM CP
Fontwell
Walberton
Eastergate
Westergate
Barnham
Woodgate
Lidsey
Yapton
Slindon
Crockerhill
Aldingbourne
Nyton
Norton
Hampnett
Avisford
Binsted
Boxgrove Common
Slindon Common
Decoy Farmhouse
Colworth
Hollycroft Farm
Reed's Farm
Solar Farm
Woodend Farm
Lidsey Lodge Farm
Lidsey Farm
Caravan Park
Headhone Farm
Ryefield Farm
New Barn
Manor Farm
Manor House
Church Farm
Nyton Farm
Norton Farm
Norton Grange Farm
Oldbury Farm
New Bury Farm
Aldinge Farm
White Horse Corner
Aldingbourne Park Farm
Aldingbourne House
Crockerhill House
Westergate House
Denmans Farm
Fontwell Park Race Course
Folly Fruit Farm
Barn Farm
Wandleys Farm
Wandleys Copse
Ryburn Farm
North Cholter Farm
Cholter House Farm
Cholter Farm
Stemps Wood
Pigeon House Farm
Walberton Park
Walberton Place
Walberton Green
Brookfield Farm
Nyton Spinney
Nyton Fish Pond
Nyton Farm
Poultry House
Northfields Farm
Eastergate Works
West Barnham
Barnham Station
Barnham Windmill
Parsonage Farm
Tilebarn Farm
Glebelands Farm
Church Farm
Highground Barn
Humbledown Farm
Fatting Ground Barn
Denges Barn
South Barn
Drove Lane Farm
Drove Lane
Bonhams Farm
Stakers Farm
Business Park
Sunnymead Farm
North End
East Bank
West Bank
Lake Barn
Lower Farm
Walberton Farm
Blacksmith's Corner
Avisford Park Golf Club
Pedler's Croft
Church Farm
Little Danes Wood
Hope Farm
Potwell Copse
Woodlands Farm
Ashbeds
Mill Farm
Timber Yard
Old Scotland Lane
Dale Park
Dale Park House
New Barn Farm
Madehurst Cottage
Punchbowl
Stag Lodges
Dencher Wood
Little Down
Steyne
Oakfield
Chichester Lodge
Gaston Farm
Highfield House
Baycombe Lane
Baycombe Wood
Court Hill
Courthill Farm
Courthill Cottages
Downe's Barn
Row's Barn
The Folly
Puck Lane Coppice
Northwood Cottages
Nore Hill Plantation
Nore Barn
Nore Hill
Reservoir
Playing Field
Keepers Cottage
Slindon Bottom
Slindon Park
Butchers Copse
The Bellows
Park Lane
Dark Dell
Dukes Road
Burt Lane
Hill Lane
Water Works
Little Heath
Little Heath Plantation
Sand Pit
Lights Plantation
The Reeds
Reservoirs
Sandpit Plantation
Hungerdown
Hungerdown Row
Mount Noddy (Animal Sanctuary)
Black Mill
Black Mill Lane
Norton Lane
Barn Lane
Hales Barn
Pumping Station
Mount Pleasant
Country Centre
Pits (disused)
Pits (dis)
Pit (dis)
Pit (disused)
Chalk Barn
Crab Row
Park Farm
Eartham Thicket
Thicket Lane
Eartham Cottage
Eartham Schs
Eartham
Long Down
Slist Mines
Hoods Copse
Thicker Beeches
Warehouse
Ounces Barn
Hill Lane (Track)
Halnaker Windmill (disused)
Halnaker Hill Settlement
Seabeach House
Selhurst Park
Elm
Denge Bottom
Bushy Copse
North Barn
Wood Cottage
Zumulus Vent System
Nursery
Motel
Sewage Works
Caravan Park
Hampnett
Nursery
Nurseries
Schools
Sch
Church
Pub
Post Office
Reservoir
Rear
Lower Farm
Lidsey Road
Aldingbourne Lane
Westergate Lane
Nyton Road
Norton Road
Old Canal
Old Sack Lane
Drove Lane
Fatting Ground Lane
Stakers Lane
Yapton Lane
Binsted Lane
Old Scotland Lane
Walberton Lane
Avisford Lane
Dale Park Lane
Madehurst Lane
Slindon Lane
Park Lane
The Mill
Mill Lane
Black Mill Lane
Norton Lane
Barn Lane
Hill Lane
Burt Lane
Dukes Road
Dark Dell
Park Lane
Slindon Park
Slindon Bottom
Keepers Cottage
Gaston Farm
Highfield House
Baycombe Lane
Baycombe Wood
Court Hill
Courthill Farm
Courthill Cottages
Downe's Barn
Row's Barn
The Folly
Puck Lane Coppice
Northwood Cottages
Nore Hill Plantation
Nore Barn
Nore Hill
Reservoir
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Pit (dis)
Pit (disused)
Chalk Barn
Crab Row
Park Farm
Eartham Thicket
Thicket Lane
Eartham Cottage
Eartham Schs
Eartham
Long Down
Slist Mines
Hoods Copse
Thicker Beeches
Warehouse
Ounces Barn
Hill Lane (Track)
Halnaker Windmill (disused)
Halnaker Hill Settlement
Seabeach House
Selhurst Park
Elm
Denge Bottom
Bushy Copse
North Barn
Wood Cottage
Zumulus Vent System
Nursery
Motel
Sewage Works
Caravan Park
Hampnett

3.0

LANDSCAPE PLANNING CONTEXT

3.1.3 NATIONAL PLANNING POLICY GUIDANCE CONTINUED

Paragraph 008 identifies the importance of green infrastructure and goes on to state that: *"Green infrastructure opportunities and requirements need to be considered at*

the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision..."

Paragraph 029 relates to trees and woodlands, and states that: "*Well-placed and well-chosen trees on streets and in urban spaces can provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are essential".*

Paragraph 036 discusses landscape character and states that: "*The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside.*

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening where necessary. The cumulative impacts of development on the landscape need to be considered carefully."

Guidance on the historic environment: is set out at Section ID 18 (updated on 23 July 2019). Paragraph 013 sets out that: "*The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual / physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.... The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".*

The guidance on Design: process and tools at section ID 26 (updated on 01 October 2019) and the key elements to be considered to planning for well-designed places. Paragraph 001 sets out that: *"Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications... Good design is set out in the National Design Guide..."* The following section on the National Design Guide sets out those pertinent characteristics relative to landscape and visual matters.

3.1.4 NATIONAL DESIGN GUIDE (NDG) UPDATED OCTOBER 2019

The guidance on achieving well designed places is identified in the NDG. The key elements to be considered to achieve good design relative to landscape matters are set out in the NDG follows.

Part 1: The purpose of the National Design Guide, paragraph 004 notes: *"The long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight. It is relatively straightforward to define and assess these qualities for a building. We can identify its activities and users, the quality of detail, materials, construction and its potential flexibility. We can also make judgements about its beauty."*

Paragraph 006 follows: "*The National Planning Policy Framework sets out that achieving high quality places and buildings is fundamental to the planning and development process. It also leads to improvements in the quality of existing environments. The National Planning Policy Framework expands upon the fundamental principles of good design to define what is expected for well-designed places and explain how planning policies and decisions should support this"*

Paragraph 008 identifies: *"The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities. This includes people who use a place for various purposes such as:*

- *to live, work, shop, for leisure and recreation, and to move around between these activities; and*
- *those who visit or pass through.*

It also includes people at different stages of life and with different abilities – children, young people, adults, families and older people, both able-bodied and disabled."

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. Paragraph 20 in Part 1 sets out the components of good design, including layout, form and scale, appearance, landscape, materials and detailing. The 10 characteristics of a well designed place are described in paragraph 35 as follows:

- *"Context - enhances the surroundings.*
- *Identity - attractive and distinctive.*
- *Built form - a coherent pattern of development.*
- *Movement - accessible and easy to move around.*
- *Nature - enhanced and optimised.*
- *Public spaces - safe, social and inclusive.*
- *Uses - mixed and integrated.*
- *Homes and buildings - functional, healthy and sustainable.*
- *Resources - efficient and resilient.*
- *Lifespan - made to last."*

Paragraph 038 and 039 in Part 2: Context, highlights the importance of designing a positive sense of place: "*An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.*

Well-designed places are:

- *based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;*
- *integrated into their surroundings so they relate well to them; influenced by and influence their context positively;*
- *and responsive to local history, culture and heritage."*

3.2 LOCAL PLANNING POLICY

3.2.1 ARUN DISTRICT COUNCIL, LOCAL PLAN, 2001 -2031 (ADOPTED JULY, 2018)

The Arun Local Plan covers the period 2011-2031 for the area of Arun District, excluding the area covered by the South Downs National Park Authority. The following individual policies are pertinent to the Site and this LVAIS. Figure 3.2 opposite shows the location of the Site relative to the Local Plan Proposals Map, with the material landscape related designations captured on Figure 3.1 on the previous page.

Policy SD SP2: Built-up Area Boundary, states: *"Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan."*

Policy C SP1: Countryside, states: "*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:*

- *for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or*
- *for quiet, informal recreation; or*
- *for green infrastructure; or*
- *for the diversification of the rural economy; or*
- *for road and/or cycle schemes; or*
- *in accordance with other policies in the Plan which refer to a specific use or type of development.*

The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes."

Policy D DMI: Aspects of Form and Design Quality, states: *"When considering any application for development the Council will have regard to the following aspects:*

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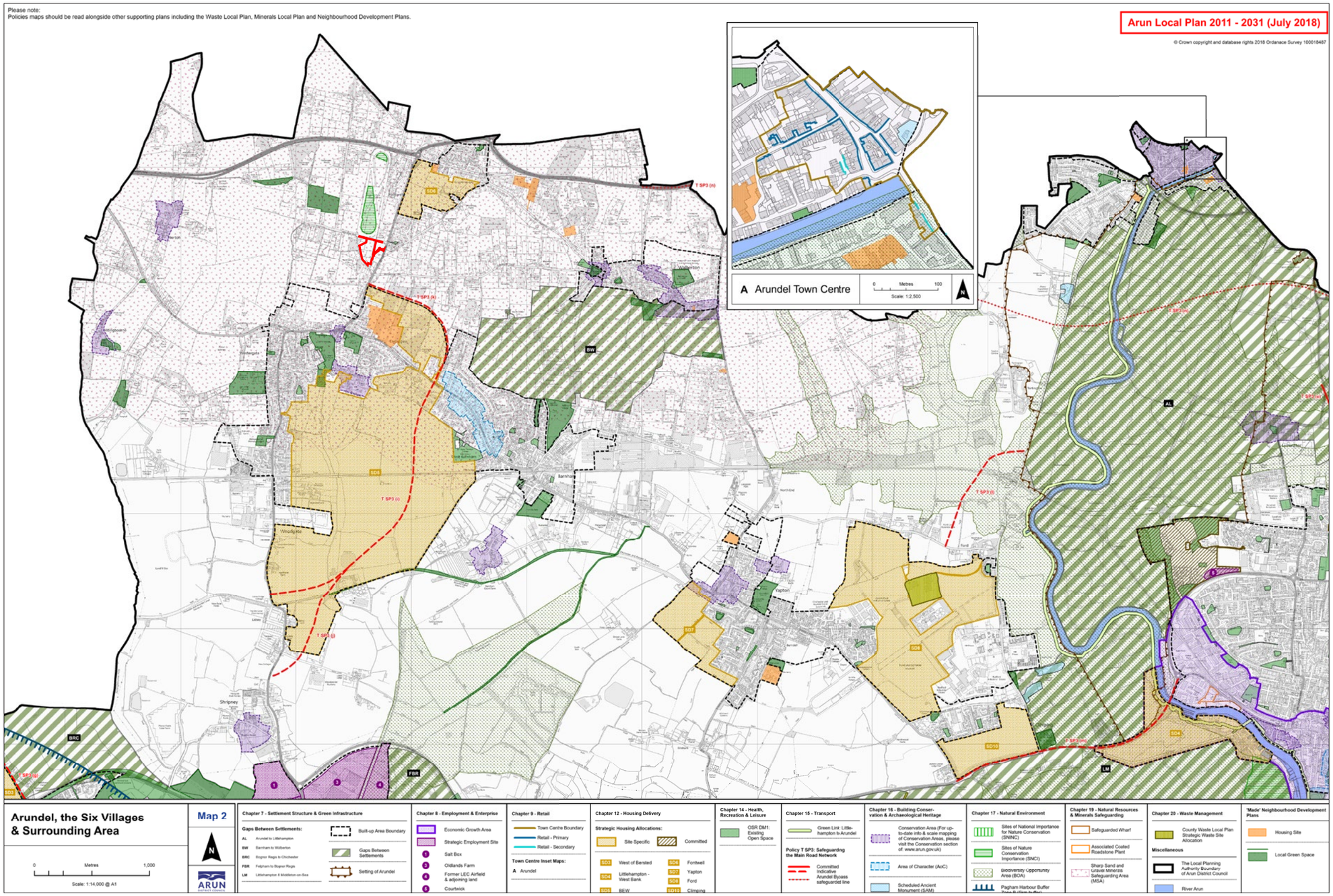

LEGEND

SITE BOUNDARY

FIGURE 3.2 – EXTRACT FROM ARUN DISTRICT COUNCIL LOCAL PLAN SHOWING THE LOCATION OF THE APPLICATION SITE WITHIN THE CENTRAL POLICY MAP (ARUN DISTRICT COUNCIL, 2018)

3.0

LANDSCAPE PLANNING CONTEXT

3.2.1 ARUN LOCAL PLAN 2011-2031 (ADOPTED JULY, 2018) CONTINUED

Character. Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

Appearance/attractiveness. Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

Impact. Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Crime prevention. Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

Trees and woodland. All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

Public realm. Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

Layout - movement. Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

Layout - legibility. Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

Public art. Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.

Density. The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.
Scale. The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

Aspects of form and design quality. Development should also comply with the Arun District Council Design Guide"

Policy D SP1: Design, states: "*All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.*

With major developments (as defined in the GDPO 1995 (as amended) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required."

Policy ENV DM4: Protection of Trees, states: *"Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:*

- *Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or*
- *Would enhance the survival and growth prospects of other protected trees;*
- *The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.*

Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme.

Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given.

Where there are existing trees on or adjacent to a development site, developers shall be required to provide:

- *Land and tree surveys*
- *A tree constraints plan*
- *An arboricultural impact assessment to include a tree protection plan and arboricultural method statement*

These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees."

Policy ENV DM5: Development and Biodiversity, which 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.*

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species."

Policy ENV SP1: Natural Environment, states that: *"Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species."*

Policy GI SP1: Green Infrastructure and Development, which states: "*The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.*

All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development.

Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text."

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The Protection of Landscape Character, is the subject of **Policy LAN DM1**, which states: "*Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.*

Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas

The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting."

Policy W DM3: Sustainable Urban Drainage Systems, states that: "*To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.*

Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:

- *Green roofs*
- *Permeable driveways and parking*
- *Soakaways*
- *Water harvesting and storage features including water butts.*

Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies. SUDS must therefore be integrated into the overall design of a development and must:

a. *Contribute positively to the appearance of the area, integrating access to allow maintenance of existing watercourses and the system.*
b. *Effectively manage water (including its quality)*
c. *Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and*
d. *Provide amenity for local residents (ensuring a safe environment)*
e. *Retain the existing drainage network of the site and the wider area,*
f. *Be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime, including its financing, agreed with the Local Planning Authority."*

Policy OSR DM1: Protection of Open Space, Sport & Recreation, states that: *"Open space, sport and recreation in new developments. Housing and, where viable, commercial development will be required to contribute towards;*

- *Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new off site provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.*

Quality expectations

- *Developments with respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies."*

Policy QE SP1: Quality of the Environment, states: *"The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.*

The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses."

Policy HWB SP1: Health and Wellbeing, states: *"All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:*

A. *Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.*
B. *Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and*
C. *Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.*

Where new health, recreation and leisure facilities are planned, where possible, these shall be located along public transport corridors that are easily accessible to member of the wider community."

3.2.2 LOCAL PLAN EVIDENCE BASE

The plan opposite illustrates the Green Infrastructure for Aldingbourne Parish as included in the evidence base for the Arun District Local Plan.

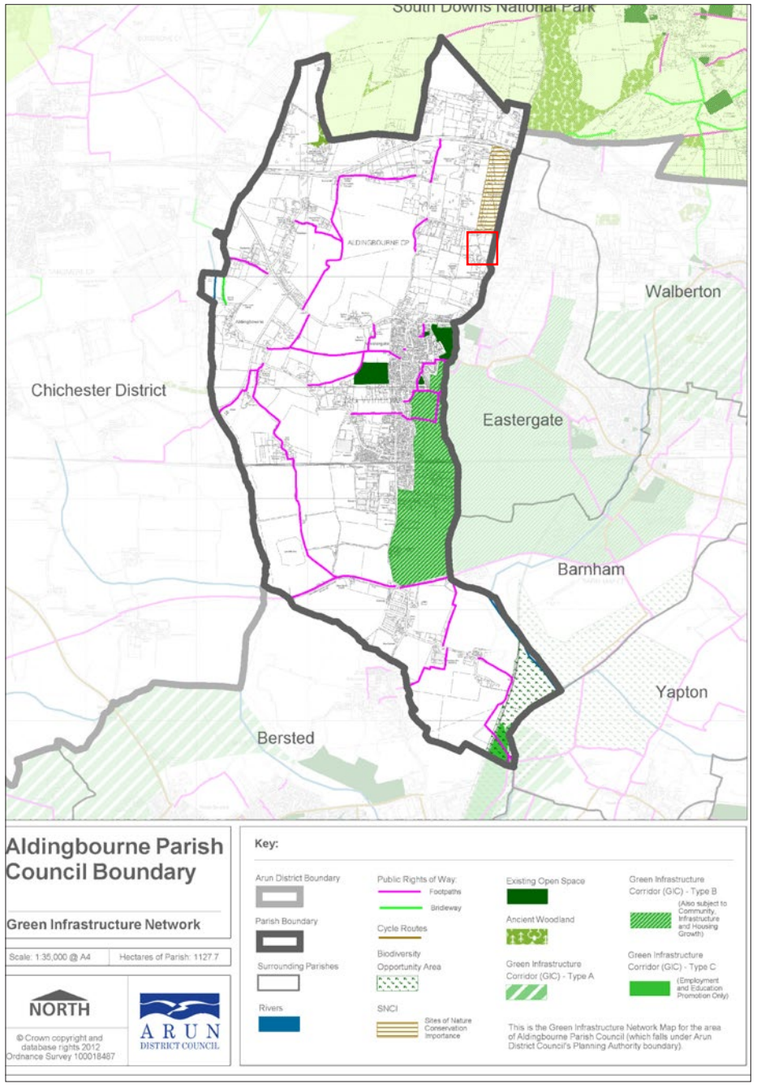

FIGURE 3.3 – EXTRACT FROM ARUN DISTRICT COUNCIL GREEN INFRASTRUCTURE PLAN (ARUN DISTRICT COUNCIL, 2012)

LEGEND

SITE LOCATION

3.0

LANDSCAPE PLANNING CONTEXT

3.3 PARISH PLANNING POLICY

3.3.1 ALDINGBOURNE NEIGHBOURHOOD DEVELOPMENT PLAN 2014-2034 (ADOPTED 14 JULY 2021)

The Site is situated within the Parish Boundary of Aldingbourne, on it's eastern edge. The Site does not lie within a locally protected landscape, nor is it designated as open space. It does not lie within the settlement boundary and therefore is within countryside. The following individual policies are pertinent to the Site and this LVAIS:

Policy H3: Housing Density, states: *"The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.*

H3.1 To ensure that it does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments"

Policy H8: Outdoor Space, states: *"All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area.*

H8.1 Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

H8.2 Good quality outdoor space improves recreation opportunities for young and old,contributes to the open feel of the village and provides opportunities to increase biodiversity.

Policy EH1: Built Up Area Boundary (BUAB), states: *"... Where there is a demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals must demonstrate that each of the following criterion can be met otherwise development outside the BUAB will be resisted:*
i. the scale of development is proportionate to the housing supply shortfall and local housing needs of the Parish and can be deliverable in the short term;
ii. the development will protect the local landscape character and wider setting of the South Downs National Park and support the dark skies policy;
iii. the proposals is sensitively designed and located and respects the character and built heritage of neighbouring settlements;..

EH1.6.2019 It would need to be demonstrated that further development can be sensitively accommodated to respect the local landscape character of the countryside close to Aldingbourne and Woodgate and the wider setting of the South Downs National Park. The accessibility to and the appreciation of the wider countryside provides health, well-being and recreational benefits for the local community which should not be undermined.

Policy EH6: Protection of trees and hedgerows, states: *"Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss.*

Development proposals, where appropriate, must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.

Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

EH6.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat such as unimproved grassland can have a significant effect on wildlife such as small mammals and bats. Aldingbourne is breeding ground for 17 of the 18 UK resident bat species. It is also home to a number of types of owl which feed on small mammals"

Policy EH10 'Unlit village' status, states: *"Development proposals which detract from the unlit environments of the Parish will not be supported.*

"New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds."

Policy GA1 Promoting sustainable movement, states: *"Development proposals that increase travel demand will be supported where they can demonstrate that:*

- *they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy;*
- *they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services.;*
- *they do not result in the loss of any existing footpaths or cycle paths. "*

3.4 GUIDANCE DOCUMENTS / INFORMATIVES

3.4.1 A STRATEGY FOR THE WEST SUSSEX LANDSCAPE (NOVEMBER, 2005)

The following information has been taken from the West Sussex County Council's document, A Strategy for the West Sussex Landscape (October, 2005) and are relative to the Site and its context.

Section 2 deals with Landscape Vision and states that:
"A Vision for the Landscape of West Sussex
- *The characteristic settlement pattern of small- to medium-sized towns, villages and hamlets persists through careful measures to protect it.*
- *All new development is of good quality, well-designed, and at varying densities which fit sympathetically with the differing character of localities.*
- *In urban fringe areas, the landscape is a valued and positive zone which combines a distinctive landscape character with well managed land uses for the benefit of residents and visitors.*
- *The rich diversity of wildlife habitats and the national heritage of woodlands, trees and hedges which make the County so special are being conserved, extended and enhanced.*
- *The protection and conservation of historic landscape features and archaeological sites continues. Well-managed historic landscapes provide continuity with the past."*

The Site lies within the South Coast Plain, the vision for which is defined as,
- *"High quality new development is well-integrated with existing towns and the wider landscape.*
- *The urban fringe combines a distinctive landscape character (including a combination of open spaces, woodlands, and hedgerows) with well-managed land uses which benefit residents and visitors in town and country alike.*
- *A strong network of woodlands and hedgerows forms green corridors within the gaps between the coastal towns, providing informal recreational opportunities and helping to connect the towns and their residents with the wider landscape.*
- *The local distinctiveness of villages and their settings continues to be evident, with a return to the greater availability and use of traditional local materials."*

Section 4 deals with Country-Wide Landscape Guidelines and states that:
"4.1 Landscape Guidelines for general development and land use change
- *The first Strategy objective aims to secure high quality new development which contributes to and reinforces landscape character.*
- *Minimise the visual prominence of outdoor storage and parking areas.*
- *Encourage the planting of mainly native tree and shrub species in association with new development. Use native plant species of local provenance specific to the National Character Areas.*
- *Ensure where possible that both landscape and planting schemes are carried out in advance of development.*
- *Incorporate where possible existing biodiversity, heritage and landscape features into new development schemes.*
- *Secure where appropriate landscape and habitat enhancement both on and off site (informal open space, tree planting, habitat creation including grassland, heath and wetland features etc) as a requirement of new development.*
- *encourage the use of available locally distinctive building materials in new development.*

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4.3 Landscape Guidelines for development in rural settlements

- *Ensure that new development respects and complements rural settlement form, pattern and character and its landscape setting, reinforcing local distinctiveness.*
- *Taking into account road safety issues, seek to design highways improvements and traffic management and calming schemes, within and on the approaches to the settlement, in ways which do not detract from local historic and rural character.*
- *Use where possible designs and materials for rural road schemes which are locally distinctive, and road surface dressings which complement local building materials.*
- *Use mainly native tree, woodland and hedge planting to screen intrusive development,provide an attractive backdrop to new development, frame good views and create a sense of enclosure and arrival.*
- *Minimise urban features such as close-board fencing and fast-growing coniferous trees such as cypresses.*

4.10 Landscape Guidelines for protecting the character of rural roads and lanes

- *Minimise alteration to rural roads and, where alterations are unavoidable, generally avoid the use of kerbs, make restrained use of coloured surfacing and road markings, and keep tree and hedgerow loss to a minimum, replacing any planting unavoidably lost.*
- *Manage hedgerows with appropriate trimming methods, including the laying of hedges, the conservation of hedgerow trees, and new planting where appropriate.*

4.16 Landscape Guidelines for improving the rural urban fringe

- *Encourage the planting of new woodlands and hedgerows where appropriate to reinforce existing or former landscape character, and create and enhance wildlife habitats.*

4.22 Landscape Guidelines for conserving and increasing hedgerows and shaws

- *Conserve, enhance or restore the hedgerow and shaw network to reinforce existing field patterns and enhance the character and unity of the landscape.*
- *Conserve hedges that may not fulfil the criteria of the Hedgerows Regulations including prominent hedges and those along roadsides.*
- *Encourage an increase in new hedgerow trees by retaining self-sown saplings and planting new trees.*
- *Establish new hedgerows and fill gaps in fragmented ones, ensuring mixes of numerous native shrub and tree species typical of each national Character Area, good width and density, with associated banks and ditches appropriate to local character.*
- *Attempt to link hedgerows wherever possible to create wildlife corridors.*
- *Ensure that resources are available for the care and maintenance of all new planting."*

3.4.2 ARUN DISTRICT DESIGN GUIDE (JANUARY, 2021)

Arun District Design Guide provides "*detailed guidance that will raise design standards across the District, ensuring that only the highest quality development is delivered."*

The Design Guide highlights landscape relevant details which are pertinent to the Site in the following sections:

Section **D Responding to Site & its Setting** highlights:

- *"D.01 Site Appraisal: Analyse the site's key features and context to identify the constraints and opportunities that will shape future development."*
- *"D.02 Developing A Design Rationale: Develop a clear rationale for the site's development, informed by key characteristics and features identified during the site appraisal."*

Section **E Natural Environment** highlights:

- *"E.01 Using the Site's Features & Natural Resources: Create a place that is experienced as part of the local area, responding to and enhancing the features and natural resources of the site."*
- *"E.02 Landscape Structures & Trees: Work with existing landscape structures, features and trees to understand their particular qualities and characteristics."*
- *"E.03 Biodiversity: Protect and enhance biodiversity within the development site and the wider area"*

Section **M Movement Framework** highlights:

- *"F.01 Creating a Network of Streets, Footpaths, Cycleways & Access Arrangements: Create an accessible and easily navigable place that caters for the needs of all."*

Section **H Welcoming Streets & Spaces** highlights:

- "H.03 Open Spaces: Create a network of open spaces of diverse size, scale and character, which have a clear purpose and are accessible to a wide range of potential users."
- "H.04 Residential Outdoor Amenity & External Space Standards: Provide private and communal residential outdoor amenity spaces which are of a high quality and can be safely and conveniently accessed by all residents."

Section **J Building Design** highlights:

- *"J.01 Form & Character: Respect the existing landscape and townscape by creating buildings with a form and character that reflects and enhances the distinctive architectural qualities of the surrounding area."*
- *"J.02 Scale & Massing: Ensure that the scale and massing of development responds to the existing townscape and landscape."*

3.4.3 OPEN SPACE AND RECREATION STANDARDS (OCTOBER, 2020)

The Supplementary Planning Document (SPD) sets out a series of steps to calculate contributions towards Open Space, Playing Pitch and Indoor and Built Sport Facilities, in terms of quantity of land and or financial contributions (including maintenance) and thresholds for on-site and off-site provision.

The SPD determines the requirements for open space provision with the calculation highlighted below to identify the level of demand (additional population) generated by that development.

"Number of dwellings x household occupancy rate (2.2)³ = new population

For developments containing apartments, the same occupancy rate of 2.2 should be applied."

"To determine the open space requirement for each form of open space the associated population is multiplied by the quantity guideline (standard) for each relevant typology. The following calculation should be used:

Quantity guideline standard x associated population / 1000 = open space requirement"

The recommended quantity guideline standards are outlined below:

Typology		Quantity Guideline	
		Hectares per 1,000 population)	(Square Metres per 1,000 population)
Public Open Space	Parks and Gardens	0.80	8,000
	Amenity Greenspace	0.60	6,000
	Natural and Semi-Natural	1.80	18,000
	POS total	3.20	32,000
Play Space	Equipped / designated play areas (LAPS and LEAPS)	0.25	2,500
	Other outdoor provision (NEAPS e.g. MUGAs and skateboard parks)	0.30	3,000
	Play total	0.55	5,500
Allotments		0.25	2,500
	TOTAL	4.00	40,000

4.0

BASELINE CONDITIONS

4.1 TOPOGRAPHIC CONTEXT

The settlement of Fontwell is situated on the coastal plain associated with Chichester and the south coast. Varying valleys and ridgelines can be found to the west, north and east and run south from the South Downs National Park.

To the north of the Site, within the South Downs National Park, the land rises to 144m AOD by Nore Wood, near to The Folly. This is the highest recorded elevation within the study area.

To the south of the Site the ground slopes gradually southwards to form part of the Chichester coastal plain. The lowest recorded elevation can be found south of Barnham, adjacent to the Fatting Ground Barn, measuring 1m AOD.

Within the settlement of Fontwell a localised high point measuring 18m AOD, can be found east of the Site, adjacent to Fontwell Nursery.

Refer to figure 3.1

Value: High - Low

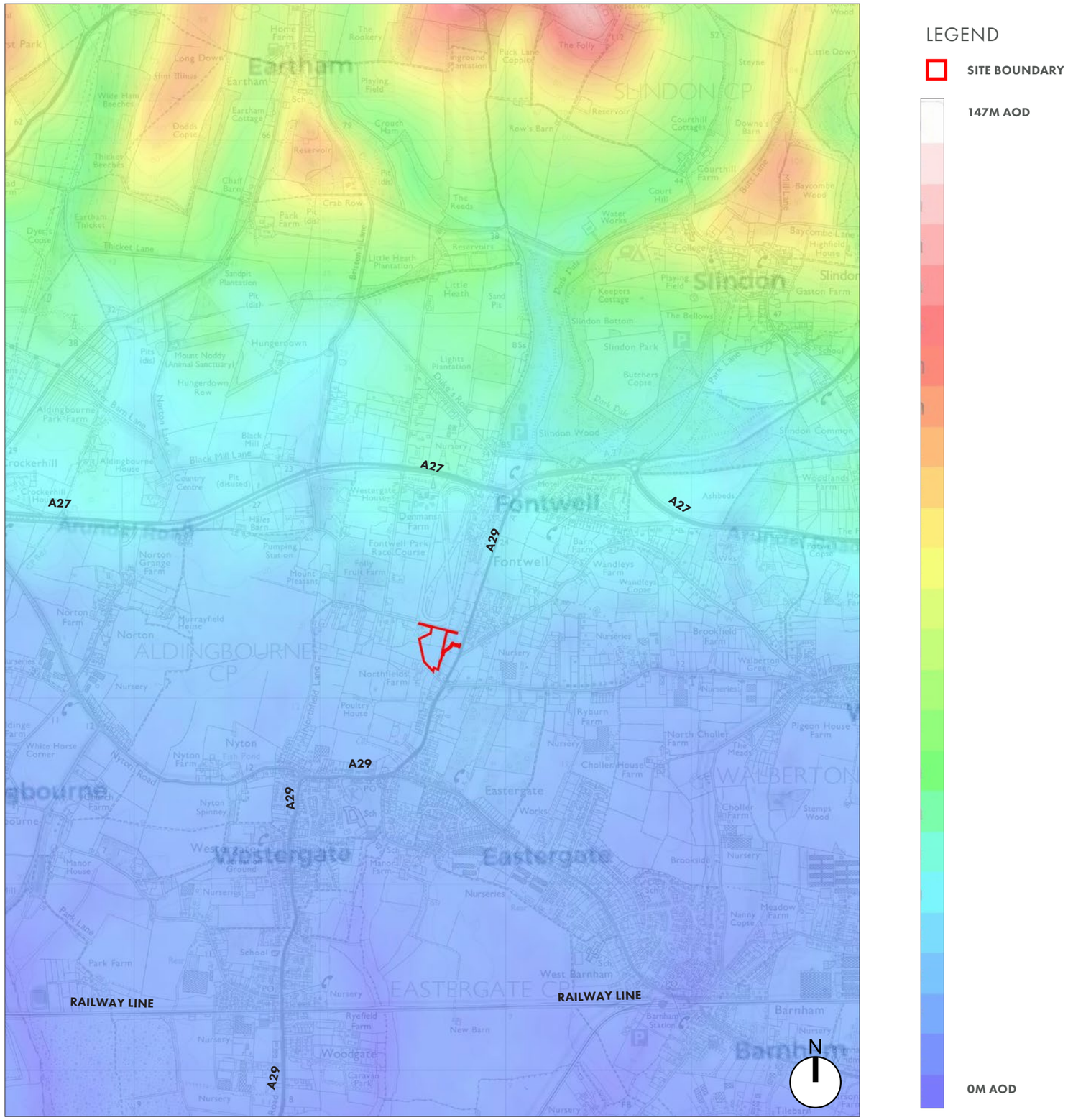

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FIGURE 4.1 – PLAN ILLUSTRATING TOPOGRAPHY AND DRAINAGE WITHIN THE WIDER STUDY AREA (FABRIK, 2021)

ARUN DISTRICT COUNCIL AL/113/21/OUT

4.2 MOVEMENT CORRIDORS AND PUBLIC RIGHTS OF WAY

The local landscape is bisected by a number of transport corridors including the Southern railway line from London Victoria via Horsham, Portsmouth and Southsea, Southampton, Bognor Regis and Brighton via Worthing on a on a east - west alignment through the study area. The railway line also connects the nearby larger settlements of Chichester to Littlehampton which are located outside of the study area

The A27 forms one of the main transport corridors within the study area, running through the centre and travelling east to west from Portsmouth to Arundel. The A29 also runs through the study area, this can be found within close proximity to the Site, connecting Fontwell to Bognor Regis. The road runs broadly south to north-east in the study area.

A series of local unclassified roads cross the landscape on a distorted grid pattern, connecting farmsteads, hamlets and villages to the main transport corridors.

The study area benefits from a relatively dense network of Public Rights of Way (PRoW). An extensive network of public footpaths, bridleways, cycle routes and restricted byways span the study area and connect the settlement to the wider landscape beyond. The closest PRoW in relation to the Site can be found to the west, public footpath 315. This located approximately 1km from the Site.

There is no Registered Common Land and Open Access Land dedicated under the Countryside and Rights of Way Act 2000 within the local area.

Refer to Figure 4.2

Value: High

LEGEND

- SITE BOUNDARY
- PUBLIC FOOTPATHS
- BRIDLEWAYS
- CYCLE PATHS
- RAILWAY LINE

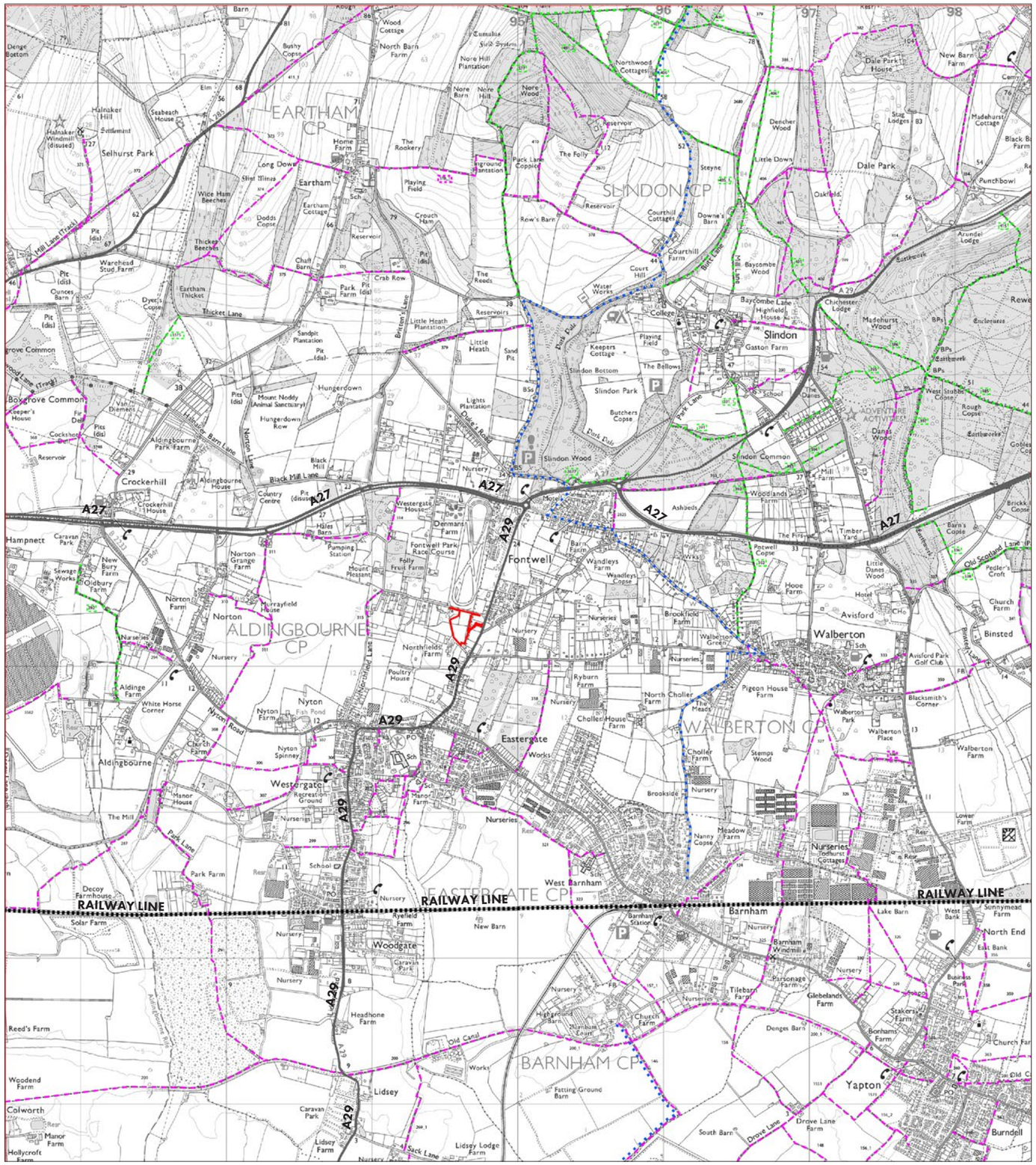

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FIGURE 4.2 – PLAN ILLUSTRATING PUBLIC RIGHTS OF WAY WITHIN THE WIDER STUDY AREA (FABRIK, 2021)

4.0
BASELINE CONDITIONS

4.3 CONTEXTUAL LANDSCAPE ELEMENTS

4.3.1 BROAD LAND USE

The Site lies on the western edge of Fontwell village, accessed via Level Mare Lane. The village of Fontwell lies directly south of the A27 and connects to the nearby cities of Chichester and Arundel, both of which are located outside of the study area. Fontwell comprises of a mixture of residential and commercial premises. To the west of the village centre, directly north of the Site, Fontwell Park Racecourse is located.

The land use of the wider study area is dominated by agricultural fields of varying sizes and shapes. Woodland blocks and hedgerows frame fields and define the field boundaries with small villages and hamlets scattered throughout the north, northwest and northeast of the study area. These are predominantly situated on low lying ground, along minor valleys and minor ridgelines.

Refer to Figure 4.3.

Value: Medium - Low

4.3.2 WOODLAND/VEGETATION PATTERN

Significant tree belts are present in the study area to the north, east and to the northwest, beyond the settlement of Fontwell.

Within the north and east of the study area, woodland blocks are dominant features of east facing slopes such as, Danes Wood, Madehurst Wood, Sinton Wood, Nore Wood and Dencher Wood.

A high proportion of Ancient Woodland blocks are also common within the study area. The majority of which are situated to the north within the South Downs National Park The nearest Ancient Woodland in relation to the Site, Sinton Wood, can be found approximately 1.15km north of the Site.

Value: High - Medium

4.3.3 PUBLIC / COMMUNAL OPEN SPACE

Open spaces and parks are located throughout the surrounding settlements. Eastergate has the largest of open spaces, with Eastergate Parish Sportsfield containing a large amenity green space and multiple sports pitches. This is located approximately 1km away from the Site. There are no significant areas of public green space within the village of Fontwell

Fontwell Park Racecourse borders the Site to the north. This horse racing track is owned by ARC Racing and horse racing events are held frequently.

Value: Medium - Low

4.3.4 SETTLEMENT PATTERN AND SETTING

Fontwell lies on the localised coastal plain. The nuclear settlement pattern is historically centred around the former village centre, located on the junction of Orchard Crescent and Arundel Road. The village has expanded from its core with the introduction of residential dwellings and commercial premises.

Smaller settlements located within the wider study area are both nuclear and linear in form.

Value: Medium - Low

4.3.5 BUILDING HEIGHTS

Building heights vary across the study area, from dwellings of a domestic scale and mass within the villages, to larger scale buildings evident in the local landscape, including farm buildings and large rural properties / country houses. Most buildings are modest in size and domestic in scale, with 2 storeys being typical.

Value: Medium

4.3.6 SKYLINE

The skyline is predominantly treed within the north and north-east of the study area, with trees and woodland within the south mainly scattered and following field boundaries. The woodland in the north is located in an elevated position, forming a verdant backdrop to views in this location. The skyline to the south is a combination of verdant and built form associated with the expanded villages.

Value: Medium

4.3.7 HISTORIC & CULTURAL LANDSCAPE

There are a number of historical buildings within the study area and seven Scheduled Ancient Monuments. Refer to Figure 3.1.

To the south west, Tote Copse can be found (refer to figure 4.3). This is a scheduled monument and listed as remains of a historical castle. Totes Copse is located on the western outskirts of Westergate. This monument is approximately 1.75km from the Site.

To the north east, two scheduled monuments can be found. Remnants of Madehurst Wood Eathworks Castle and Goblestubbs Copse Eathworks. (refer to figure 4.3, number 14 and 15 respectively). Both monuments have origins dating back to the Iron Age. They are located within Madehurst Wood approximately 3km from the Site.

To the north west, four scheduled monuments can be found. Part of the Devils' Ditch can be found west of Eartham Pit (refer to figure 4.3, number 10). This is a scheduled monument and former prehistoric earthwork. This monument is approximately 3km from the Site. North of the Devils Ditch, Halnaker Hill can be found (refer to figure 4.3, number 11). This is a scheduled monument and former Neolithic Earthwork. This monument is also approximately 3km from the Site. West of the Settlement of Eartham, Long Down Mine can be found (refer to figure 4.3, number 13). This is a scheduled monument and former prehistoric flint mine. This monument is approximately 2.75km from the Site. North of the settlement of Eartham, Stane Street can be found. This is a scheduled monument and former Roman Road. This monument is approximately 2.75km from the Site.

Within the study area there are numerous Listed Buildings (refer to figure 3.1). The majority of the Listed Buildings are centred around the nearby historic settlements. The settlements of Sinton and Yapton contain a highest proportion of Listed Buildings in the study area. Ancient Woodlands are also common throughout the study area. The nearest Ancient Woodland in relation to the Site, Sinton Wood, can be found approximately 1.15km north of the Site.

Value: High

4.3.8 KEY CHARACTERISTICS

Settlements are located along localised valleys and the associated coastal plain connected by road corridors which weave through the landscape and connect across the study area. The landscape within the study area beyond the Site to the south is dominated by the coastal plain and as such is relatively flat and exposed. The surrounding landscape to the north undulates with various ridgelines and valleys.

The tree and shrub species within this area are predominantly native. Areas of woodland, copses of trees and hedgerows are common within this section of the study area. Sinton Wood is the most prominent woodland in the immediate area and is located approximately 1.15km north from the Site.

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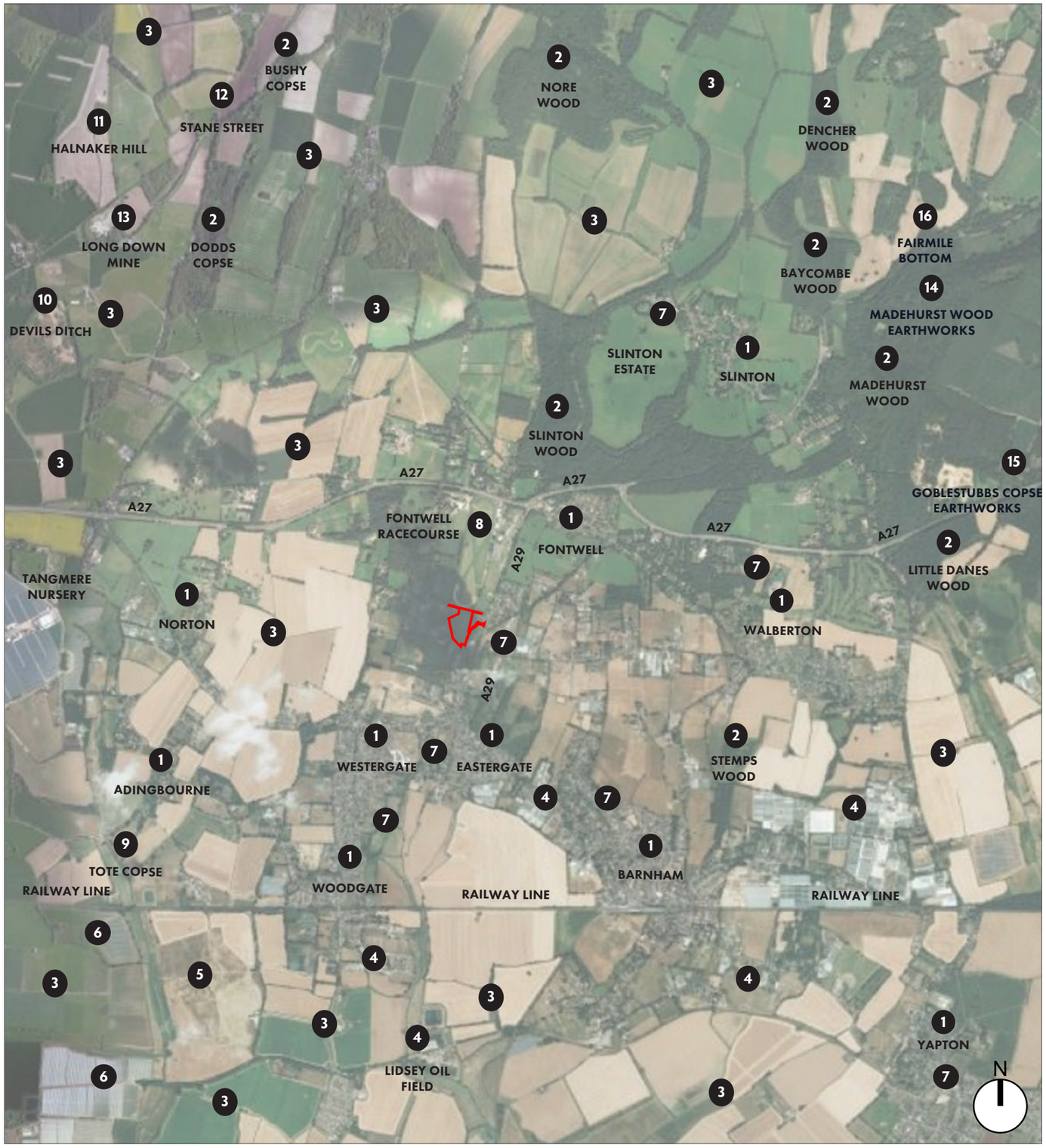

FIGURE 4.3 – PLAN ILLUSTRATING LAND USAGE WITHIN THE WIDER STUDY AREA (FABRIK, 2021)

LEGEND

- SITE BOUNDARY
- 1 SETTLEMENT
- 2 WOODLANDS
- 3 AGRICULTURAL LAND
- 4 COMMERCIAL
- 5 QUARRY
- 6 SOLAR FARM
- 7 EDUCATION
- 8 RACECOURSE
- 9 TOTE COPSE
- 10 DEVILS DITCH
- 11 HALNAKER HILL
- 12 ROMAN ROAD (STANE STREET)
- 13 LONG DOWN MINE
- 14 MADEHURST WOOD EARTHWORKS
- 15 GOBLESTUBBS COPSE EARTHWORKS
- 16 FAIRMILE BOTTOM (LNR)