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Land west of Fontwell Avenue, Eastergate

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Landscape Visual Appraisal with Impact Statement (LVAIS)

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LAND WEST OF FONTWELL AVENUE, EASTERGATE

LANDSCAPE VISUAL APPRAISAL WITH IMPACT STATEMENT
APRIL 2020

ISSUE SHEET

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CONTENTS

1.0	Executive Summary & Introduction	4
1.1	Executive Summary	4
1.2	Introduction	4
1.3	Desktop Research	4
1.4	Field Work	4
2.0	Landscape Related Planning Background	6
2.1	Introduction	6
2.2	National Planning Policy	6
2.3	Current Local Planning Policy	8
2.4	Parish Planning Policy	9
2.5	Evidence Base Documents	11
2.6	Supplementary Planning Documents	11
3.0	Baseline Conditions	13
3.1	Contextual Landscape Elements	13
3.2	Landscape Character Context	17
3.3	Site Description	21
3.4	Internal Visual Survey	22
4.0	Visual Assessment	25
4.1	Introduction	25
4.2	Visual Analysis from the Immediate Landscape	25
4.3	Visual Analysis from the Wider Landscape	25
4.4	Visual Analysis Conclusion	25
5.0	Constraints and Opportunities	32
5.1	Constraints and Opportunities	32
5.2	Landscape and Visual Mitigation Measures	32
6.0	Impact Overview and Conclusions	38
6.1	Policy Overview	38
6.2	Overview of Baseline	38
6.3	Constraints and Opportunities	38
6.4	Impact Overview	38
6.5	Assessment Against Policy and Character	38
6.6	Conclusions	38
7.0	Appendix 1	40

1.0

EXECUTIVE SUMMARY & INTRODUCTION

1.1 EXECUTIVE SUMMARY

fabrik Chartered Landscape Architects have been appointed by Reside Development to carry out a Landscape Visual Appraisal with Impact Assessment (LVAIS) of Land West of Fontwell Avenue, Eastergate (the Site) and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the proposed development.

The desktop survey included a review of Ordnance Survey maps, interactive maps, aerial photography and character assessments together with saved, current and emerging planning policy. The field work was carried out on 26th March 2019 and recorded the existing landscape features, Site conditions and key representative views.

The Site is currently used as horse paddocks. The Site lies within the LCA 16: Fontwell-Eastergate Mosaic character area, at localised District Council level, which includes the settlement of Fontwell.

The Site does not lie within either a nationally or locally protected landscape, designated for its special scenic qualities. There are a range of heritage assets (Listed Buildings, Sites of Special Scientific Interest, Scheduled Ancient Monuments) in the wider study area. But there is no physical or visual relationship with these heritage assets from within the Site. There are no ecological designations within the immediate local landscape.

The Site is visually well contained in the landscape. Beyond the immediate northern, western and eastern boundary, mature hedgerows and boundary tree belts (predominately native) enclose the Site. These provide a well-defined, robust and distinguished boundary edge to the Site and the adjacent vehicular road corridors. To the south of the Site, Northfield Cottages are located. These residential dwellings in turn help to limit views into the Site from southern aspects. Open and partial views of the Site are limited to the immediate local surroundings due to the combination of intervening topography, built form and layers of vegetation.

The Site on its own does not perform a significant role in providing the landscape setting to the settlement of Fontwell.

1.2 INTRODUCTION

This Landscape Visual Appraisal with Impact Statement (LVAIS) sets out the landscape and visual reasons as to why the Site, that lies to the west of Fontwell (outlined red on Figure 1.1 opposite) should be considered for development.

This LVAIS sets out the landscape related policy background, including the National Planning Policy, Local Plan, Parish Plan, Evidence Base Documents and Supplementary Planning Documents that are pertinent to the Site and its context. This LVAIS describes the internal Site arrangements, together with the immediate contextual landscape to the surrounding settlement to explain the Site's physical and visual relationship with Fontwell.

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 (Routledge, 2013). A full methodology is set out at Appendix 1.

1.3 DESKTOP RESEARCH

The desktop survey carried out as part of the LVAIS included 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 3km from the Site.

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

1.4 FIELD WORK

The field work was carried out on 26th March 2019 and recorded the existing landscape elements within the Site; the contextual landscape elements; and identified a series of key visual receptors. The visual assessment 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.



FIGURE 1.1 – EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE APPLICATION SITE (FABRIK, 2019)

LEGEND

 SITE BOUNDARY

2.0

LANDSCAPE RELATED PLANNING BACKGROUND

2.1 INTRODUCTION

The Site does not lie within or form a significant role in the setting to any national or 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.

To the north of the Site the South Downs National Park is located. This part of the study area, within the national park, contains multiple listed buildings and various pockets of Ancient Woodland. The closest boundary of the South Downs National Park is approximately 1.20km north, adjacent to Fontwell West Roundabout.

Several areas of designated Ancient Woodland can be found within the study area. Sinton Wood, is 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.

Seven Scheduled Ancient Monuments (SAM) are present in the study area. These SAMs'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.

Figure 2.1 shows the landscape related designations.

2.2 NATIONAL PLANNING POLICY

The February 2019 National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other developments can be produced.

Section 8 sets out the requirements for Promoting healthy and safe communities. In particular, Paragraph 96 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. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate."

Section 12 sets out the requirements for achieving well-designed places. In particular, Paragraph 124 states that: "The creation of high quality 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."

Paragraph 125 goes onto state that: "Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics."

Paragraph 127 looks to 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."

Paragraph 131 advises that: "In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

Conserving and enhancing the natural environment is the topic of Section 15. Paragraph 170 states that "Planning policies and decisions should contribute to and enhance the natural and local environment by:

- A. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- B. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;"

Paragraph 172 states: "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important

considerations in these areas, and should be given great weight in National Parks and the Broad. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Consideration of such applications should include an assessment of:

- C. any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

Section 16 sets out the requirements for conserving and enhancing the historic environment and paragraph 193 states: "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Paragraph 194 also states that: "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- A. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- B. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

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

The PPG sets out guidance on Design at section ID 26 (updated on 6 March 2014) and the elements to be considered to achieve good design. Paragraph 001 under this section states that: "The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use - over the long as well as the short term."

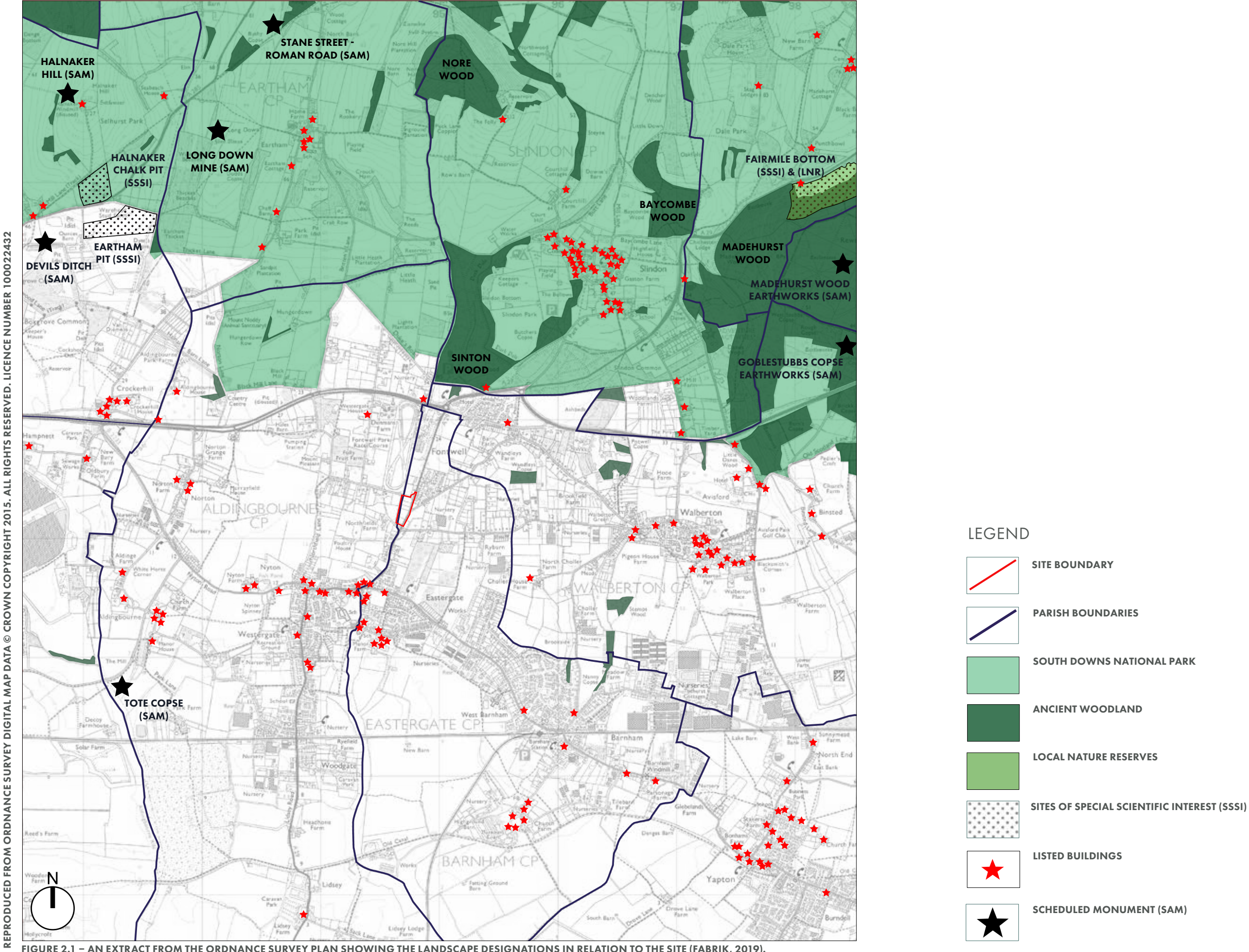


FIGURE 2.1 – AN EXTRACT FROM THE ORDNANCE SURVEY PLAN SHOWING THE LANDSCAPE DESIGNATIONS IN RELATION TO THE SITE (FABRIK, 2019).

2.2 NATIONAL PLANNING POLICY (CONTINUED)

Paragraph 004 goes on to state that: “Development proposals should reflect the requirement for good design set out in national and local policy. Local planning authorities will assess the design quality of planning proposals against their Local Plan policies, national policies and other material considerations.”

Landscape is a sub section under Section ID 8 of the Natural Environment (updated on 6 March 2014). Paragraph 001 discusses landscape character and states that: “One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes, but also the wider countryside.”

(Paragraph 001 continued) “Where appropriate, landscape character assessments should be prepared to complement Natural England’s National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making.”

Under the biodiversity, ecosystems and green infrastructure section, paragraph 015 defines green infrastructure as: “... a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees and private gardens.”

2.3 CURRENT LOCAL PLANNING POLICY

ARUN LOCAL PLAN 2011-2031 (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. This Local Plan was adopted on the 18th July 2018 and replaced the policies from the Previous Arun Local Plan (2003).

The following is taken from Policy C SP1: Countryside, which 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.”

The following is taken from Policy D DMI: Aspects of Form and Design Quality, which states: “When considering any application for development the Council will have regard to the following aspects:

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” (Note: The Design Guide is still to be completed by the council).

The following is taken from Policy D SP1: Design, which 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.”

The following is taken from Policy ENV DM4: Protection of Trees, which 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.”

The following is taken from 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.”

The following is taken from 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.”

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.”

The following Policy QSR 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 offsite 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.”

The following is taken from Policy QE SP1: Quality of the Environment, which 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.”

The following is taken from Policy HWB SP1: Health and Wellbeing, which 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.”

2.4 PARISH PLANNING POLICY

BARNHAM AND EASTERGATE NEIGHBOURHOOD DEVELOPMENT PLAN 2014-2029 (DECEMBER, 2013).

The Site is situated within the Parish Boundary of Eastergate (See Figure 2.2). The Site does not lie within a locally protected landscape, nor is it designated as open space. Both Barnham and Eastergate Parish Council’s collaborated to produce a joint Neighbourhood Plan in 2014. The following information has been taken from Barnham and Eastergate Neighbourhood Development Plan (2014) and has been identified in regards to Site and its context;

The following is taken from Policy ES4: Protection of Open Views, states: “Open views towards the countryside or across open spaces will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.

- Local people value the connection they have with the open countryside surrounding the parishes. The creation of public space within new development does not make up for the loss of open countryside.”

Policy ES5 deals with the Quality of Design, which states: “All new development with the parishes should be of a high quality design, and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide (Still to be completed) once it has been adopted as supplementary planning guidance in accordance with paragraph 1.41 of the Local Plan.

- New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place. This is important as the different parts of the parishes give rise to differing styles, each with their own local strengths and weaknesses.”

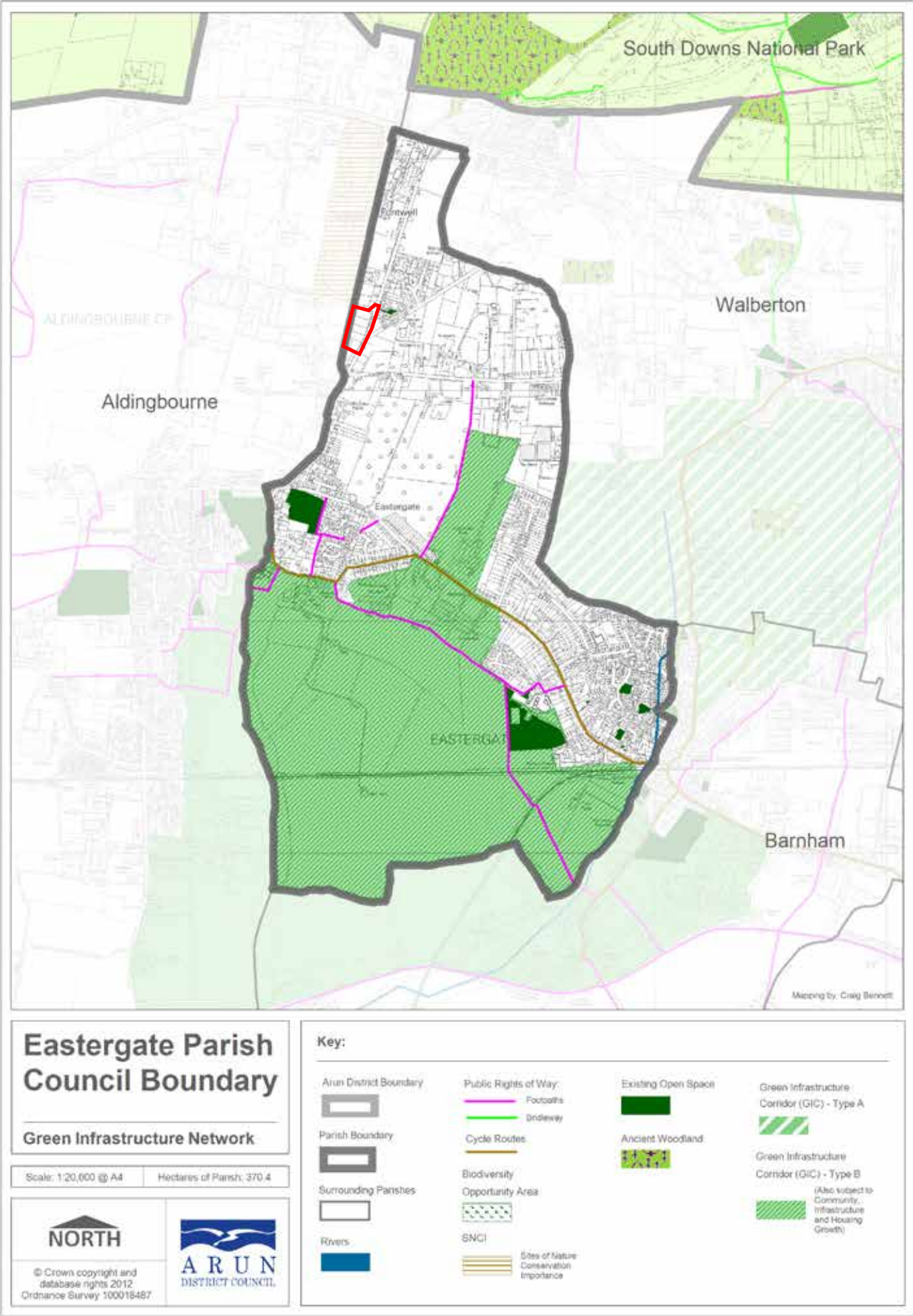


FIGURE 2.2 – EXTRACT FROM ARUN DISTRICT COUNCIL SHOWING THE LOCATION OF THE APPLICATION SITE WITHIN THE PARISH BOUNDARY OF EASTERGATE (ARUN DISTRICT COUNCIL, 2012)

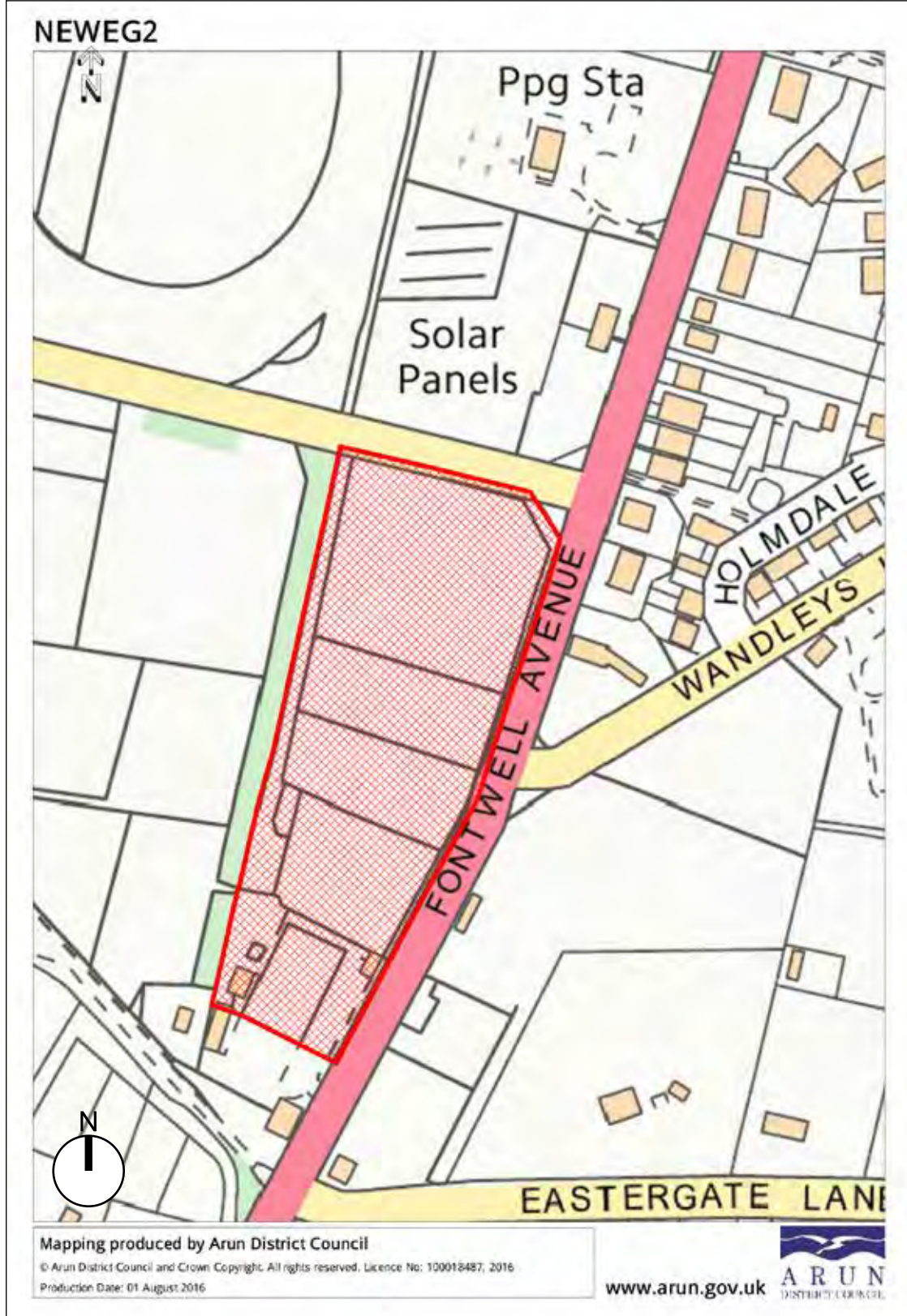


FIGURE 2.3 – EXTRACT FROM ARUN DISTRICT COUNCIL HELAA SHOWING THE LOCATION OF THE APPLICATION SITE AND THE ASSOCIATED REFERENCE NUMBER (ARUN DISTRICT COUNCIL, 2016)

FABRIK LEGEND



2.4 PARISH PLANNING POLICY (CONTINUED)

The following is taken from Policy ES6: Contribution to Local Character, which states: "New development should contribute positively to the character of the two villages, and should reflect the design qualities of their time, so that the richness of varied character continues and is extended into the future."

- The integration of new buildings into the context in which they are located is important. There has been much incremental development over the years and the villages have a range of design styles."

Policy ES10 on Trees and Hedgerows, which states:

- "Development that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be supported. Development proposals must be designed to retain ancient trees or trees or hedgerows of good arboricultural and amenity value. A minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary;
- Proposals 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;
- Plans for tree planting on new developments of more than 3 dwellings or commercial developments over 300 square metres must anticipate the effects of climate change.

Trees and hedgerows are a major feature of Eastergate and Barnham and contribute to the open and pleasant feel of the villages, the parks, play areas and residential properties. The hedgerows are home to a wide range of species and contribute to the GI Corridors throughout the villages. There are two areas of ancient woodland in the Neighbourhood Plan area, all located within the village of Barnham and six veteran trees (source - The Woodland Trust) as well as many trees the subject of Tree Preservation Orders."

The following is taken from Policy H5: Outdoor Space which states: "In particular, the design of new housing should give full consideration to the following items:

- bin stores and recycling facilities
- cycle stores
- meter boxes
- lighting
- flues and ventilation ducts
- gutters and pipes
- satellite dishes and telephone lines.

These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards;
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive;
- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as

possible. Use good quality grilles that fit in with the approach to materials for the building as a whole;

- Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact;
- Lighting schemes that prevent light spillage and glare and face inwards away from open landscapes."

2.5 EVIDENCE BASE DOCUMENTS

STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT - ARUN DISTRICT COUNCIL (HELAA) (AUGUST, 2017).

The following extracts have been taken from the Arun District Council: Housing and Economic Land Availability Assessment (HELAA) (August 2017) and are relative to the Site and its context.

The Site has been given the reference number NEW62 within the HELAA. A Site plan with the corresponding boundary line has been produced by Arun Council (Figure 2.3)

"Description of Site and Existing Use: Greenfield site to the west of Fontwell Avenue. The site is bordered by a row of trees surrounding the perimeter. It is currently laid out as fields. Agricultural.
Local Plan Area: Inland Arun Area
Existing Use: Greenfield
Potential Use for Evaluation: Residential
Constraints: Parts fall within Lidsey Treatment catchment and ground water flooding only.
Suitability Summary: Outside the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site is considered suitable in principle for future housing potential, possibly in conjunction with adjacent sites, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community.
Availability Summary: The site is considered available as it was promoted to the Council.
Achievability Summary: According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.
Current Status: Deliverable
Suggested Density: 32
Suggested Total Yield: 49"

2.6 SUPPLEMENTARY PLANNING DOCUMENTS

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

2.6 SUPPLEMENTARY PLANNING DOCUMENTS (CONTINUED)

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.

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."

3.0 BASELINE CONDITIONS

3.1 CONTEXTUAL LANDSCAPE ELEMENTS

TOPOGRAPHY:

Refer to Figure 3.1.

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 Fattening 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.

Value: High - Low

VEGETATION:

Refer to Figure 3.2.

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

LAND USE:

Refer to Figure 3.2.

Fontwell can be classified as a village by both Arun Local and Eastergate Parish Councils. With its centre concentrated at the junction of Orchard Crescent and Arundel Road.

The Site lies on the western edge of Fontwell, accessed via Fontwell Avenue (A29).

The village of Fontwell lies directly south of the A27. The A27 connects 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.

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.

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.

The A27 forms the main road through the study area, travelling from Portsmouth to Arundel, east to west. The A29 also runs through the study area, this can be found directly adjacent to the Site connecting Fontwell to Bognor Regis. The road runs broadly south to north east in the study area.

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.

A railway line runs from east to west through the study area. The railway line is located south within the study area. The railway line connects the nearby larger settlements of Chichester to Littlehampton which are located outside of the study area.

Value: Medium - Low

SETTLEMENT PATTERN:

Refer to Figure 3.1

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

HISTORIC LANDSCAPE:

There are a number of historical buildings within the study area and seven Scheduled Ancient Monuments. Refer to Figure 2.1.

To the south west, Tote Copse can be found (Figure 3.2, number 9). 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. (Figure 3.2, 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 (Figure 3.2, 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 (Figure 3.2, 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 (Figure 3.2, 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 2.1 for building locations. 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

PUBLIC RIGHTS OF WAY:

Refer to Figure 3.3.

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 public right of way in relation to the Site can be found to the west, public footpath 315. This located approximately 1km from the Site. (Refer to External Viewpoint 9).

Value: High

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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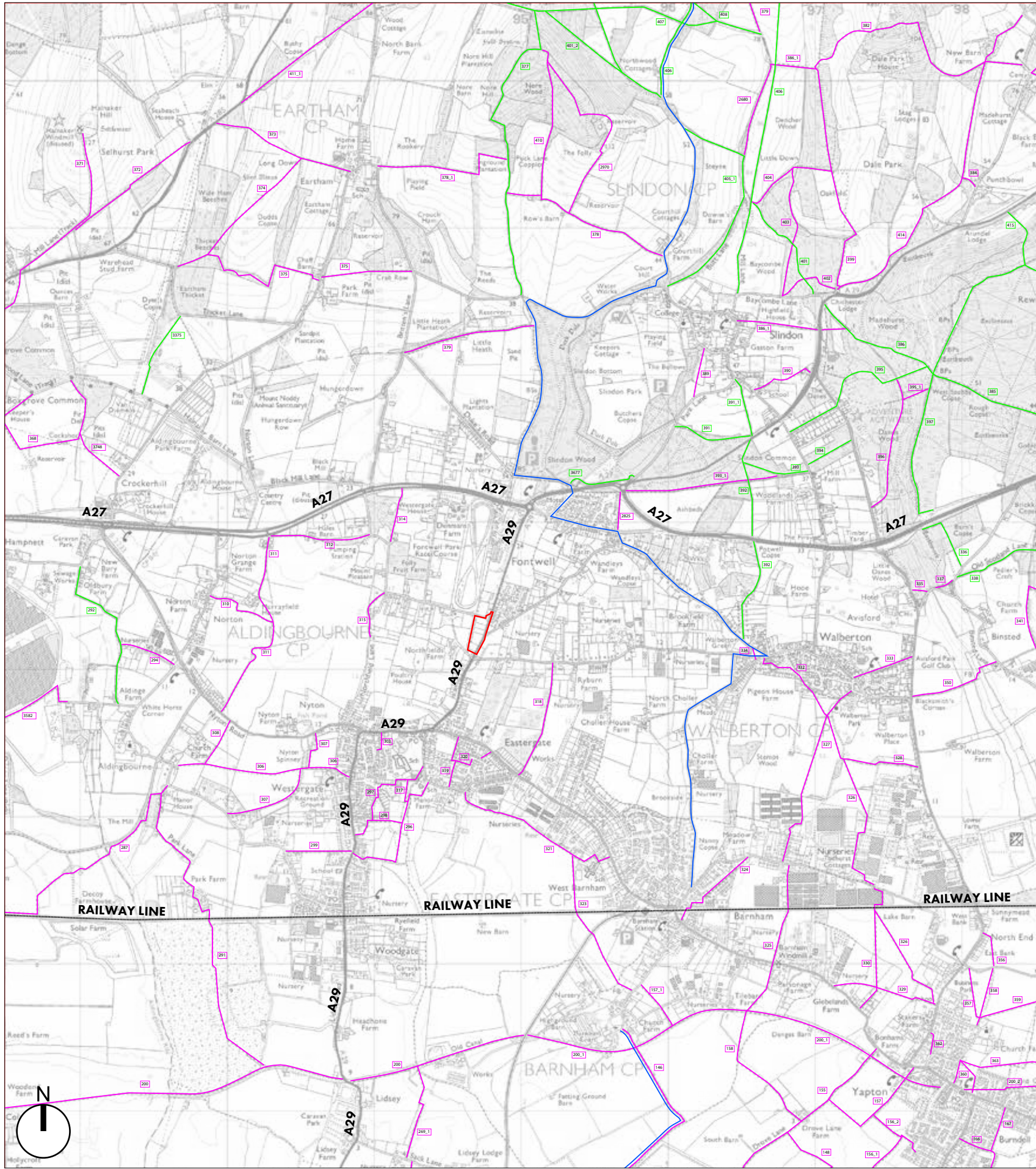
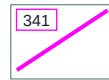


FIGURE 3.1 – PLAN ILLUSTRATING PUBLIC RIGHTS OF WAY WITHIN THE WIDER STUDY AREA (FABRIK, 2019)

LEGEND

-  SITE BOUNDARY
-  PUBLIC FOOTPATH WITH ASSOCIATED NUMBERS
-  BRIDLEWAY WITH ASSOCIATED NUMBERS
-  CYCLE PATHS
-  RAILWAY LINE

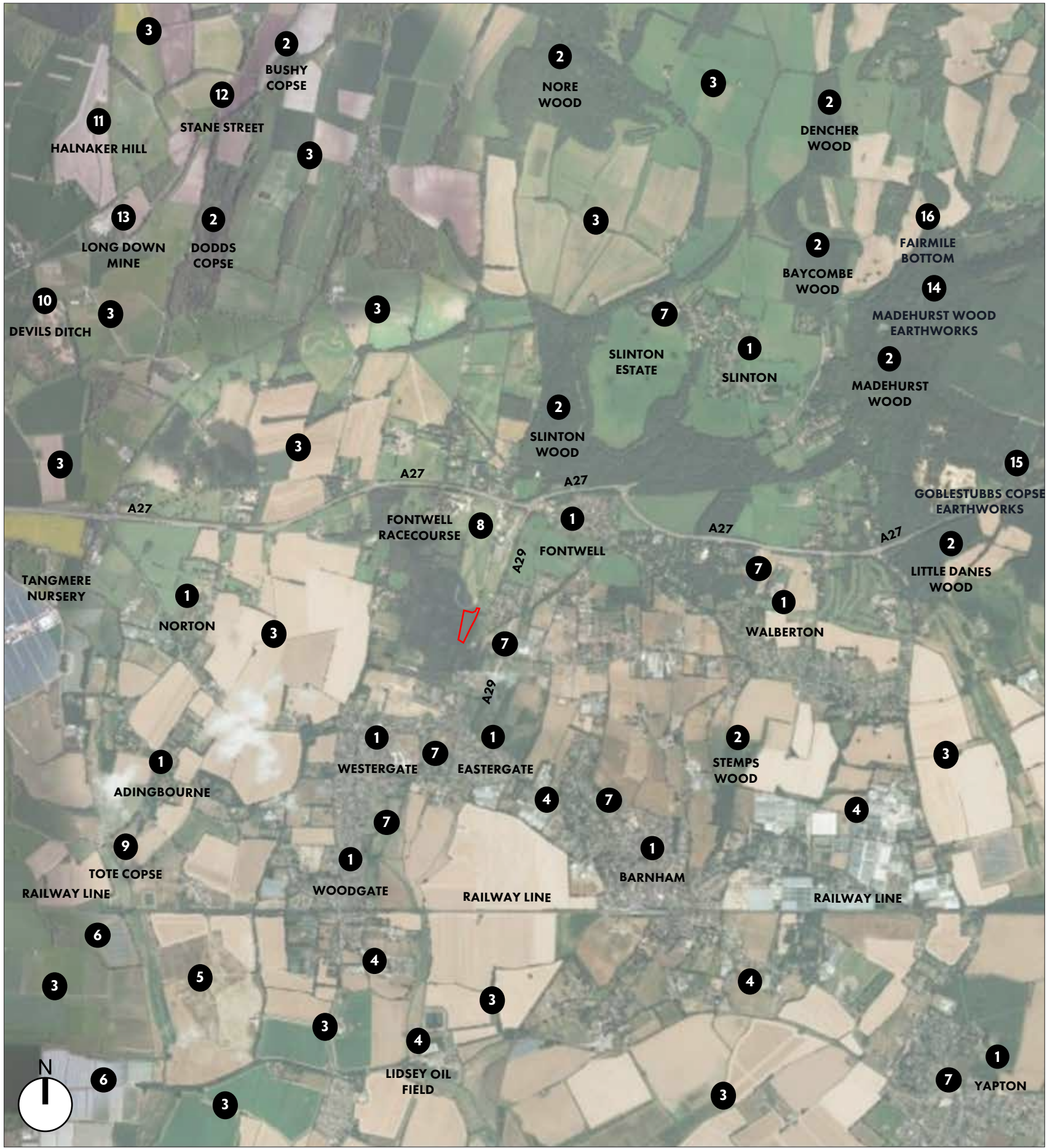
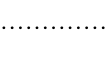


FIGURE 3.2 – PLAN ILLUSTRATING LAND USAGE WITHIN THE WIDER STUDY AREA (FABRIK, 2019)

LEGEND

-  SITE BOUNDARY
-  SETTLEMENT
-  WOODLANDS
-  AGRICULTURAL LAND
-  COMMERCIAL
-  QUARRY
-  SOLAR FARM
-  EDUCATION
-  RACECOURSE
-  TOTE COPSE
-  DEVILS DITCH
-  HALNAKER HILL
-  ROMAN ROAD (STANE STREET)
-  LONG DOWN MINE
-  MADEHURST WOOD EARTHWORKS
-  GOBLESTUBBS COPSE EARTHWORKS
-  FAIRMILE BOTTOM (LNR)

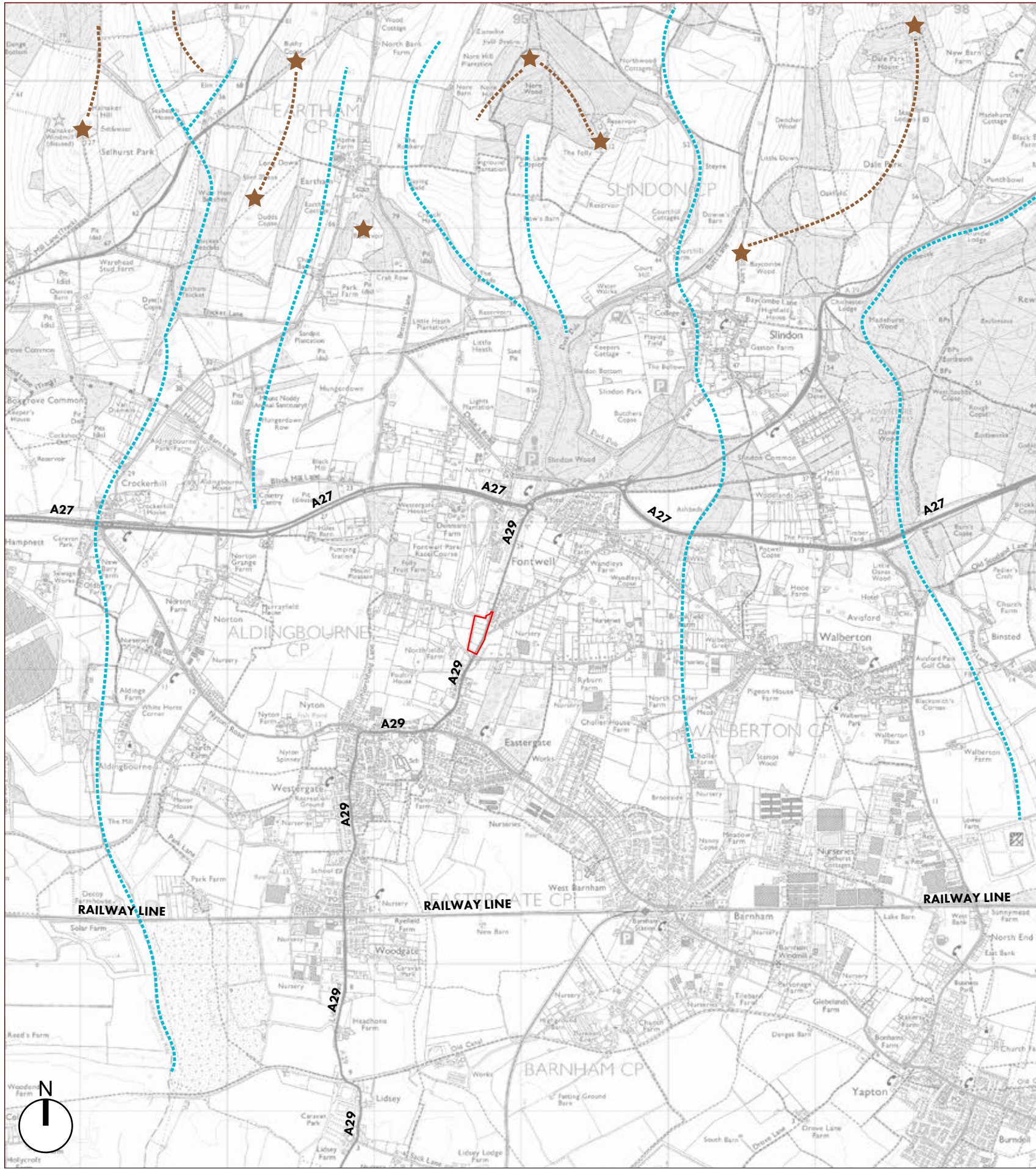
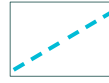


FIGURE 3.3 – PLAN ILLUSTRATING TOPOGRAPHY AND DRAINAGE WITHIN THE WIDER STUDY AREA (FABRIK, 2019)

LEGEND

-  SITE BOUNDARY
-  MINOR VALLEYS
-  MINOR VALLEYS
-  HIGH POINTS / CRESTS

3.0 BASELINE CONDITIONS

3.2 LANDSCAPE CHARACTER CONTEXT

INTRODUCTION

The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban, peri-urban areas, in land water and seascape areas.

Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.

The following sections set out the landscape character framework of the study area from the national level through to the district scale based upon existing character assessments undertaken by Natural England, West Sussex County Council and Arun District County Council.

NATIONAL LANDSCAPE CHARACTER ASSESSMENT

The general character of the English countryside has been described at a national level in the Natural England publications 'National Character Area Profiles'. The Site is located in National Character Area (NCA) 126: South Coast Plain (2014). See figure 3.4. The landscape to the north lies within the National Character Area 125: South Downs (2015) described on page 18. The key characteristics of NCA 126 pertinent to the study area are described as:

- “The plain slopes gently southwards towards the coast. From the coastal plain edge there are long views towards the sea and the Isle of Wight beyond.
- The underlying geology of flinty marine and valley gravels extends several miles inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.
- In places, streams and rivers flow south from the higher land of the Downs to the sea.
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- There are isolated remnants of coastal heath in the west.

The value of this landscape receptor is assessed as varying from low to medium.

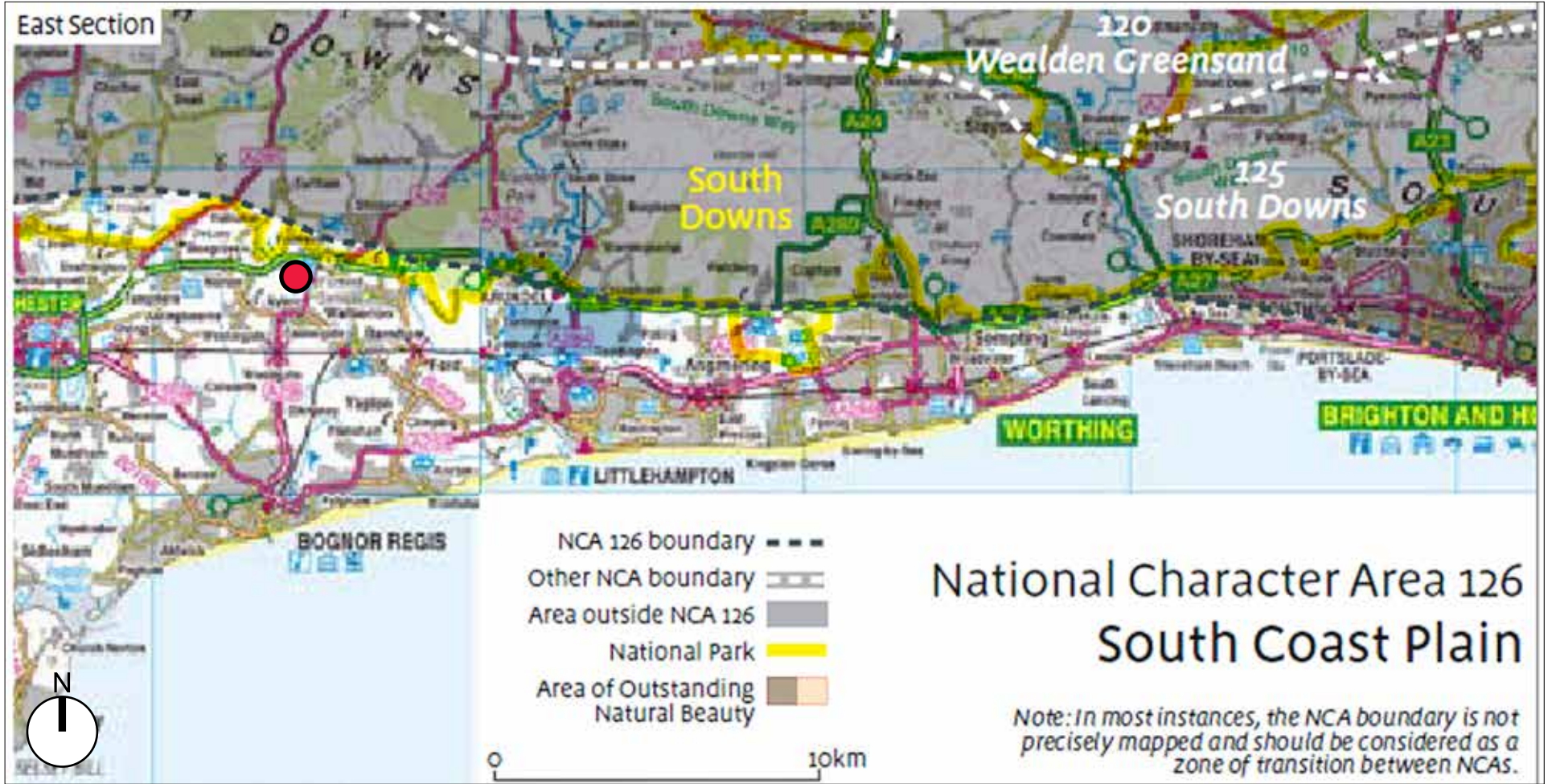


FIGURE 3.4 – EXTRACT FROM THE NATIONAL LANDSCAPE CHARACTER ASSESSMENT HIGHLIGHTING THE WIDER LANDSCAPE CLASSIFICATION TYPE FOR THE STUDY AREA (2014).

LEGEND

-  APPROXIMATE SITE LOCATION

3.2 LANDSCAPE CHARACTER (CONTINUED)

National Character Area 125: South Downs (2015). See figure 3.5. The key characteristics of pertinent to the study area are described as:

- “A broad elevated east–west chalk ridge with a predominantly steep northfacing scarp slope and a gentle southerly dip slope, breaking into a series of hills in the west and terminating in distinctive chalk cliffs in the east.
- Woodland a feature of the central downs and, to a lesser extent, the western downs, also concentrated on the steep scarp slopes, consisting of both broadleaved, mostly ancient, woodland with beech, veteran trees, ash and sycamore, and conifers, with some large plantations. Kingley Vale National Nature Reserve (NNR) contains a wealth of yew woodland.
- Several different types of heathland habitat, including wet heath, wooded heath and chalk heath dependent on loess soils.
- The eastern downs characterised by large open arable and grassland fields, mostly enclosed by the 16th century, with a general absence of woodland and hedgerow boundaries, creating an open, exposed landscape. To the west of the River Arun, where holdings were smaller and ‘sheep-and-corn’ farming less important, hedgerows enclose medium to large irregular fields between the woodlands and designed parkland landscapes, the latter a particular feature of the central areas.
- Distinctive fragments of semi-natural chalk grassland dotted with chalk springs on scarp and combe slopes, with important associated habitats including rare chalk heath and species-rich chalk scrub.
- Roads and villages concentrated in the river valleys, the more elevated areas sparsely settled with scattered farmsteads.
- Flint, brick and timber frame conspicuous in the built environment in walls, buildings, churches and barns, while roofs are of tile, slate or traditional thatch. The South Downs was once lined with windmills, some of which survive.
- Bronze-age round barrows and prominently sited iron-age hill forts, such as Cissbury Ring are notable prehistoric features of the scarp and hill tops.
- Public rights of way following drove roads and ancient routes along the accessible downland tops, benefiting from panoramic views across the downs and the Low Weald NCA. Roads and lanes striking across the downs perpendicularly and following historic tracks that originally brought livestock to their summer grazing.”

The value of this landscape receptor is assessed as being high.

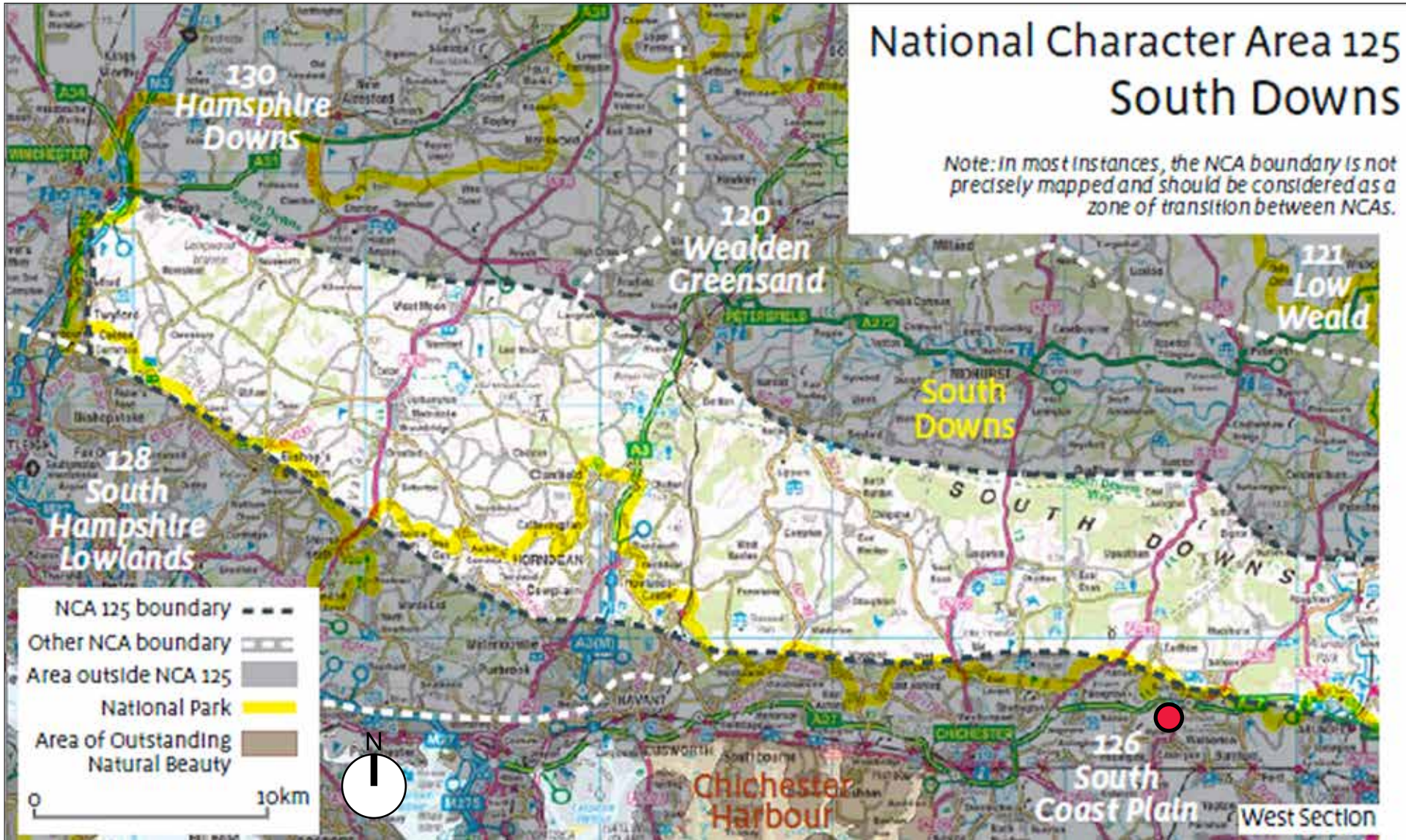


FIGURE 3.5 – EXTRACT FROM THE NATIONAL LANDSCAPE CHARACTER ASSESSMENT HIGHLIGHTING THE WIDER LANDSCAPE CLASSIFICATION TYPE FOR THE STUDY AREA DIRECTLY NORTH OF THE STUDY AREA (2015).

LEGEND

APPROXIMATE SITE LOCATION

WEST SUSSEX COUNTY COUNCIL LANDSCAPE CHARACTER ASSESSMENT

A landscape character assessment of the county was carried out by West Sussex County Council in 2003. The Site sits within the SC8: Ashlings, Hahnaker and Fontwell Upper Coastal Plain, see Figure 3.6. Key characteristics pertinent to the study area are described as:

- “A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows. Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Area is well settled with scattered pattern of rural villages and farmsteads.
- Leafy or wooded settlements.
- Winding hedged or wooded lanes.

Land Management Guidelines

- “Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.”

The value of this landscape receptor is assessed as medium.



FIGURE 3.6 – EXTRACTS FROM THE WEST SUSSEX LANDSCAPE LAND MANAGEMENT GUIDELINES HIGHLIGHTING THE LANDSCAPE CHARACTER FOR THE STUDY AREA. (NOVEMBER, 2003).

LEGEND

APPROXIMATE SITE LOCATION

ARUN DISTRICT COUNTY COUNCIL LANDSCAPE CHARACTER ASSESSMENT

A landscape character assessment was undertaken by Hankinson Duckett Associates (2006) for Arun District Council. The Site sits within the LCA 16: Fontwell-Eastergate Mosaic, see Figure 3.7. The descriptive text associated with this character area is:

- “Small-scale patchwork of paddocks, pasture, horticulture (including glass houses and remnant orchards) and small-holdings associated with linear, post-war, low density development;
- Abuts settlement edges of Westergate/Eastergate, Barnham, Walberton and Fontwell;
- Fontwell Race Course;
- Woodland at north-west corner, both well-established and newly planted (associated with estates of large houses).”

The value of this landscape receptor is assessed as medium.

The following information has been taken from the Arun Green Infrastructure Study (2012) and highlights key landscape sensitivities and landscape recommendations for the study area.

Landscape Sensitivities

- “An existing structure of mature vegetation could compliment development proposals and aid in ensuring separation between north and south settlements.
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland.
- Replacement of mature treescape.”

Landscape Recommendations

- “Create a new (and maintain and strengthen existing), 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.
- Restore and strengthen the landscape of the gaps between settlements - Establish landscape management plans for urban edges to enhance the distinction between the urban and rural landscape.
- Encourage and promote land management schemes to increase species rich grassland areas and to create wetland habitats
- Maintain and enhance the landscape and biodiversity of rifes and other existing habitats. Re-profile banks and encourage more diverse flora by lengthening clearance cycles.”

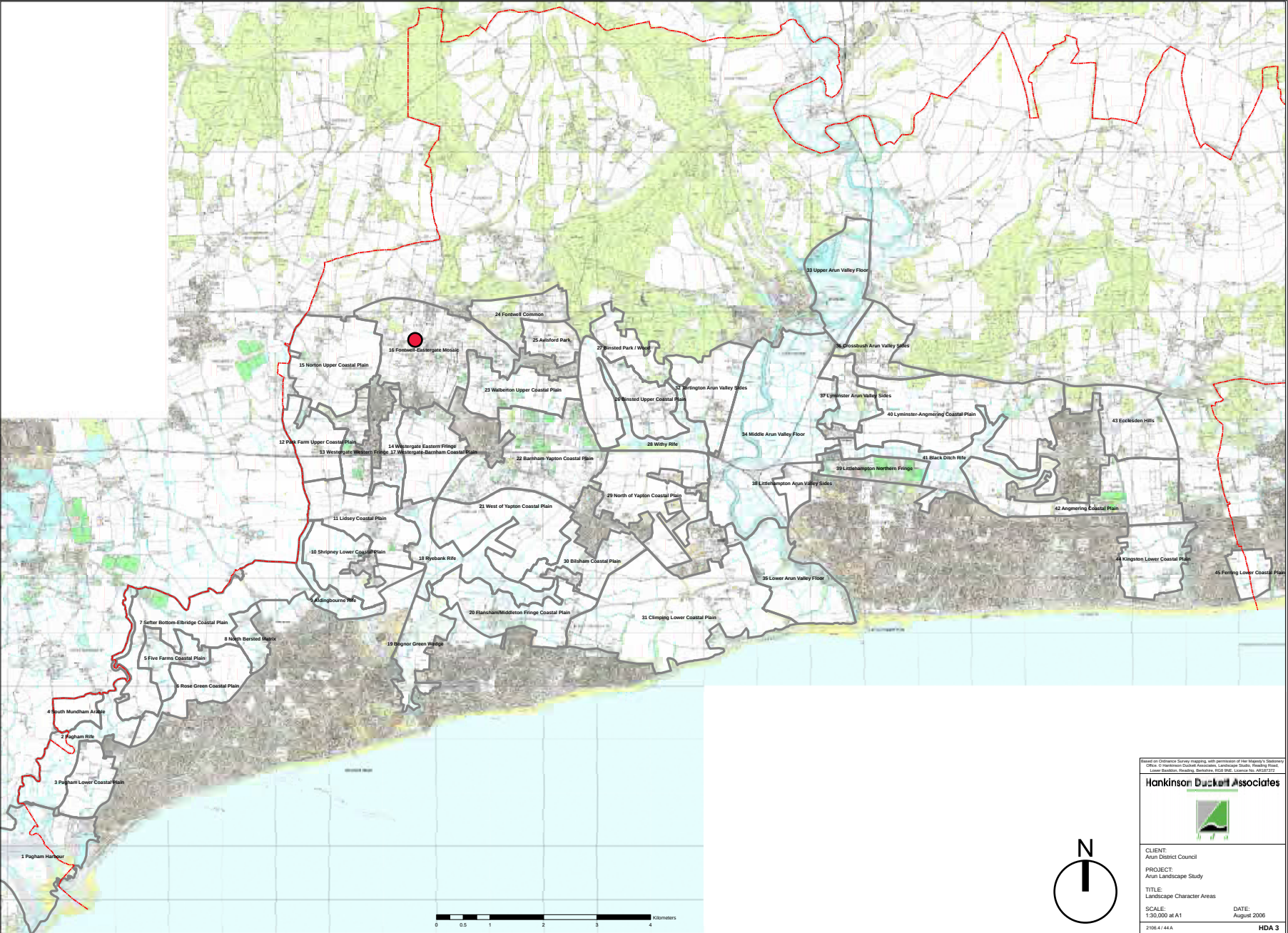


FIGURE 3.7 – EXTRACT FROM THE WEST SUSSEX LANDSCAPE LAND MANAGEMENT GUIDELINES HIGHLIGHTING THE LANDSCAPE CHARACTER FOR THE STUDY AREA. (NOVEMBER, 2006).

LEGEND



APPROXIMATE SITE LOCATION

3.3 SITE DESCRIPTION

INTRODUCTION:

An analysis of the Site has been carried out in order to understand the relationship with Fontwell and its landscape setting.

The Site is situated to the west of the existing settlement of Fontwell. Surrounding the Sites, northern, western and eastern boundaries, clusters of mature trees and mature hedgerows enclose the Site. This enclosure limits views into the Site from these corresponding aspects.

To the south of the Site, Northfield Cottages are located. These dwellings have open views across the Site, but in turn, help to limit views into the Site from southern aspects (Refer to external Viewpoint 5). To the northeast a series of dwellings associated with Wadleys Lane and Fontwell Avenue have open views across the Site. These dwellings form part of the western outskirts of Fontwell Village. Both Wadleys Lane and Fontwell Avenue provide access from the Site to the centre of Fontwell.

To the north of the Site, beyond the boundary vegetation, lies Fontwell Park Racecourse. However, Level Mere Lane separates the racecourse and the Site. To the west, beyond the boundary vegetation, a series of pastoral fields associated with Northfield Farm can be found.

TOPOGRAPHY:

Consistent with Fontwell, the Site is situated on the localised coastal plain. The Site topography is predominantly flat, but slopes gently southwards, with an average Site level of approximately 16m AOD.

The value of this landscape receptor is assessed as low.

LAND USE AND VEGETATION:

The Site is currently used as a horse paddock. Various deciduous tree species dominate the northern, western and eastern boundary edges. Pockets of tree species include *Fraxinus excelsior* (Ash), *Fagus sylvatica* (Beech) and *Betula pendula* (Silver Birch). Along the eastern boundary edge a maintained hedgerow defines the Site boundary with the A29 and the Site.

Areas of hard standing are limited to the connecting Northfield Cottages to the south. The Site is well related to the new emerging settlement edge of Fontwell. There are no areas of hard standing surface within the site boundary.

The value of this landscape receptor is assessed as medium.

SKYLINE:

There are no particular man-made features which dominate the Site's skyline.

To the east and northeast, the built form partially dominates skyline views. The houses are typically two storey in height.

The skyline is predominately dominated by the mature vegetation situated along the boundary edges.

The value of this landscape receptor is assessed as low.

LANDSCAPE CHARACTER:

The Site's landscape character is that of a typical urban fringe site. The Site is currently being used as a horse paddock.

The key landscape characteristics of the Site are the mature vegetation boundary to the north, east and west and pastoral grazing grassland within the site boundary.

The value of this landscape receptor is assessed being low

3.4 INTERNAL VISUAL SURVEY

A visual inspection of the Site was conducted on 26th March 2019.

The following viewpoints illustrate the character of the Site.

LEGEND

-  SITE BOUNDARY
-  MAJOR VEHICULAR ROADS
-  MINOR VEHICULAR ROADS
-  INTERNAL VIEWPOINT LOCATION

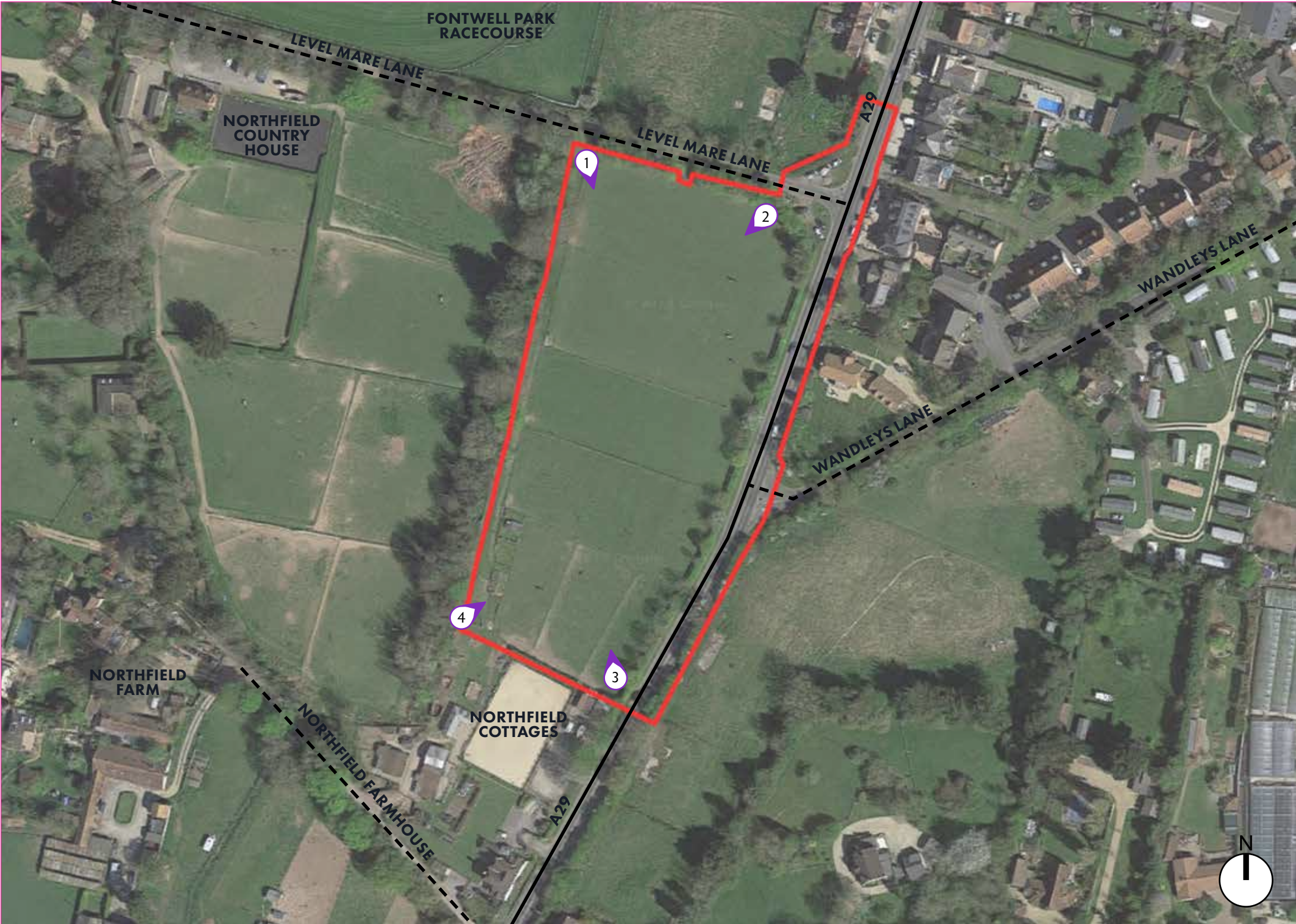


FIGURE 3.8- PLAN ILLUSTRATING INTERNAL SITE PHOTOGRAPH LOCATION POINTS (FABRIK, 2019)



PHOTOGRAPH – VIEWPOINT 1
VIEW LOOKING SOUTH EAST ACROSS THE SITE. PHOTO TAKEN FROM THE NORTH WESTERN BOUNDARY EDGE WITHIN THE SITE. THE EXISTING HORSE PADDOCKS DOMINATE THE FOREGROUND VIEWS. THE DENSE BOUNDARY VEGETATION ALONG THE NORTHERN AND WESTERN BOUNDARIES CAN BE SEEN TOWARDS THE FAR LEFT AND FAR RIGHT OF THE PHOTOGRAPH. THE MATURE BOUNDARY VEGETATION ALONG THE EASTERN EDGE OF THE SITE CAN BE SEEN IN THE DISTANCE.



PHOTOGRAPH – VIEWPOINT 2
VIEW LOOKING SOUTH WEST ACROSS THE SITE. PHOTO TAKEN FROM THE NORTH EASTERN BOUNDARY EDGE WITHIN THE SITE. THE EXISTING HORSE PADDOCKS DOMINATE THE FOREGROUND VIEWS. THE DENSE BOUNDARY VEGETATION ALONG THE NORTHERN AND EASTERN BOUNDARIES CAN BE SEEN TOWARDS THE FAR RIGHT AND FAR LEFT OF THE PHOTOGRAPH. THE MATURE BOUNDARY VEGETATION ALONG THE WESTERN EDGE OF THE SITE CAN BE SEEN IN THE DISTANCE.



PHOTOGRAPH – VIEWPOINT 3
VIEW LOOKING NORTH WEST ACROSS THE SITE. PHOTO TAKEN FROM THE SOUTH EASTERN BOUNDARY EDGE WITHIN THE SITE. THE EXISTING HORSE PADDOCKS DOMINATE THE FOREGROUND VIEWS. THE DENSE BOUNDARY VEGETATION ALONG THE EASTERN BOUNDARY CAN BE SEEN TOWARDS THE FAR RIGHT OF THE PHOTOGRAPH. THE MATURE BOUNDARY VEGETATION ALONG THE WESTERN AND NORTHERN EDGE OF THE SITE CAN BE SEEN IN THE DISTANCE.