



L I Z A R D

Landscape Design and Ecology

LANDSCAPE AND VISUAL APPRAISAL

WAYSIDE AND HILL VIEW, EASTERGATE LANE CHICHESTER

Eastmere Paddocks Ltd

Project Reference	LLD3524-LPL-REP-001
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Revision	02

EXECUTIVE SUMMARY

i Introduction

Lizard has been commissioned by Shopland Gray Developments Ltd to undertake a Landscape and Visual Appraisal for land at Wayside and Hill View, Eastergate Lane, Chichester, (NGR SU 94818 05994).

ii The Site

The Site comprises of an irregular shaped area of 0.61ha, which extends about the curtilage of residential properties Wayside and Hill View. The western curtilage of residential properties Bennetts and Dundarg form the eastern boundary of the Site.

The Site can be split into two, with the eastern part of some 0.28 hectares comprising of a disused industrial park including commercial barn buildings, accessed from a driveway east of Hill View. The western part of some 0.33 hectares comprises a grassland area defined with a post and wire fence to south and west, beyond which a field of rough pasture extends. The south-eastern boundary is defined by a line of mature oak trees, whilst the northern boundary abuts an orchard area.

iii The Scheme

The Scheme comprises of a residential development of nine units of varying sizes. The extensive tree cover about the Site perimeter would be maintained, with two existing trees removed and fourteen new trees planted.

iv Summary Appraisal

The Study Area is considered to have overall Moderate Landscape Sensitivity to accommodate infill residential development, in keeping with that recorded within The Arun Landscape Study, (2006, HDA).

Landscape Character

At the Site level there would be a spatially limited **Moderate adverse effect** on the field to the western part of the Site with residential built form. However, this would be balanced by a **Moderate beneficial effect** on the replacement of the industrial units to the east with high quality housing and landscaping. The adverse effect would additionally be limited by the association with settlement pattern to the north, reflecting the association of settlement set back from Eastergate Lane presented by Poachers / Gamekeepers offset to the north and of small estates off roads, such as those off Wandley Lane, (see **Context Photograph's A and B** within **Section 1.0**). The root protection area of the mature pedunculate oak trees to the eastern edge of the southern part of the Site would be maintained within the layout outside of built form, as would existing hedgerows to the north-eastern corner and centre of the Site.

Regarding the Fontwell-Eastergate Mosaic Local Landscape Character Area, (LLCA 16, 2006), the small south-westerly extent of the residential infill would not undermine the contribution of the wider field to west and south to the integrity of predominantly open and undeveloped land between the settlements of Fontwell and Eastergate/Westergate. There would be a very localised **Minor adverse effect** on LLCA16 from the development of the western part of the Site on the gap between Fontwell and Eastergate and on the contribution of the field to the series of small open fields and areas of scrub. Views to the south of Eastergate Lane across this landscape are considered to be very limited as demonstrated by the Viewpoint Photographs within **Appendix B**.

Visual Amenity

Regarding visual amenity, the visual character for vehicular users, cyclists and pedestrians using Eastergate Lane would remain as present, with glimpsed views of proposed trees and built mass primarily where adjacent to the existing access being beneficial.

Cumulative Effects

Regarding potential cumulative effects, the anticipated strategic development area named the Barnham, Eastergate, and Westergate (BEW) area, also known as SD5 and the proposed realignment of A29 road through the BEW Allocation, offset to the south of the Site area, would result in a broader developed belt of settlement along Fontwell Avenue than at present.

The local effects from the Scheme would form a very small part of the wider cumulative effects at the landscape scale resulting from the delivery of the strategic residential development site and road to the south. The effects of the strategic development is not directly assessed within this LVA.

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**Legend**

- Development Site Boundary
- Land in Ownership

Figure 1.1. Development Site Location

**Legend**

Development Site Boundary

Land in Ownership

Designations

Trees in proximity to the Site subject to individually noted Tree Preservation Orders.

A Site Photographs

Figure 1.2. Site and Surrounds



Site Photograph A. South-westerly view from the north-eastern corner of the Site showing various discarded elements adjacent to the white rendered facade and slate roofed Hill View.



Site Photograph B. A disused industrial park including commercial barn buildings, accessed off Eastergate Lane, from east of Hill View. The curtilage to Hill View extends to north, with native hedgerow to west.



Site Photograph C. North-easterly view from the south-western corner of the disused industrial park, showing various discarded elements and vehicles and a shipping container, whilst the scrubby area of former orchards extends off to south.



Site Photograph D. The northern edge of the Site borders an area of orchard and grassland of 0.07 Ha, within land in ownership.



Site Photograph E. The native hedgerow extends south along the centre of the Site before a line of mature oak trees along the edge of a regenerating area, which continues away to the south beyond the Site. The southern and remainder of the western boundary of the western part of the Site is defined with a post and wire fence, beyond which a field of rough pasture extends.



Site Photograph F. The field to the west of the Site extends towards the well vegetated curtilages of various houses, accessed off Fontwell Avenue and Eastergate Lane.

1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology, (Lizard) has been commissioned by Shopland Gray Developments Ltd to undertake a Landscape and Visual Appraisal, (LVA) for land at Wayside and Hill View, Eastergate Lane, Chichester, (NGR SU 94818 05994), (see **Figure 1.1**).
- 1.2 The LVA has been undertaken by Josh Peacock, Technical Lead of Landscape Planning and Strategic Design at Lizard and a Chartered Landscape Architect with over 20 years professional experience in Landscape and Visual Impact Assessment.

Report Structure

- 1.3 The LVA presents an understanding of the Site and its context, published landscape characterisation, relevant planning policy and designations. The field survey and review then enables an analysis of the physical and experiential aspects of the landscape and visual amenity against which the Scenario can be appraised. This is further informed by a review of time depth within the landscape through a historic map regression.
- 1.4 The subsequent appraisal takes into account the approach which the Scheme has taken to avoid and reduce impacts, whilst introducing enhancement measures where considered viable. An overall understanding of effect is provided, supported by a tabulated assessment informed by the LVA methodology.
- 1.5 The structure and approach taken by Lizard enables the LVA to be used as a Strategic Design Tool, which is outcome focused.

The Site

- 1.6 The proposed development site, (the Site) comprises of an irregular shaped area of 0.61ha, which extends about the curtilage of residential properties Wayside and Hill View. The western curtilage of residential properties Bennetts and Dundarg form the eastern boundary of the Site. The Site can be split into two, with the eastern part of some 0.28 hectares comprising of a disused industrial park including commercial barn buildings, accessed from a driveway east of Hill View.

- 1.7 A mature unmanaged hedgerow dominated with cherry defines the north-eastern corner of the eastern part of the Site, with a dispersed treeline of cherry and coniferous defining the remainder of the eastern boundary. The remainder of the northern boundary is inset from the road, defined by the open garden curtilage to Hill View. The southern boundary is defined by a former orchard area, now succeeding to scrub with dispersed trees. The western boundary is defined by the built form and curtilage to Hill View and a hedgerow dominated by beech, within which there are some dispersed ornamental plants and native holly and hazel shrubs, (see **Site Photograph's A - C**).

- 1.8 The western part of some 0.33 hectares comprises a grassland area defined with a post and wire fence to south and west, beyond which a field of rough pasture extends. The south-eastern boundary is defined by a line of mature oak trees. The northern edge of the Site borders an area of orchard and grassland of 0.07 Ha, within land in ownership.

- 1.9 The southern and remainder of the western boundary of the western part of the Site is defined with a post and wire fence, beyond which a field of rough pasture extends, (see **Site Photograph's D - F**).

Surrounds

- 1.10 The Site forms part of the washed over Tree Preservation Order No. TPO/BN/1/20, which extends to the south-east, across an area of regenerated woodland, deriving from former orchard. However, the Record identifies only three mature pedunculate oaks, (T17-19) along the eastern edge of the southern part of the Site as part of the tree evaluation to the Listing Record, dated 20 January 2020. There are a number of dwellings dispersed along Eastergate Lane to east and west of the Site and along the opposing northern edge of the road. Hill View is a two storey dwelling with red brick road facing facade and white render otherwise and a slate type roof. Wayside is 1.5 Storey, buff brick dwelling with red brick detailing to windows, and a pitched roof, which opens out to form a second storey to the south, (see **Viewpoint Photograph's No. 05a/b** within **Appendix B**).

- 1.11 There are dwellings such as Poachers which are set further back, (see **Context Photographs A**). Offset to the north-west off Fontwell Avenue there are planned estates about Harold Way, and off Wandley Lane, (see **Context Photograph B**). The field to the west of the Site extends towards the well vegetated curtilages of various houses, accessed off Fontwell Avenue.

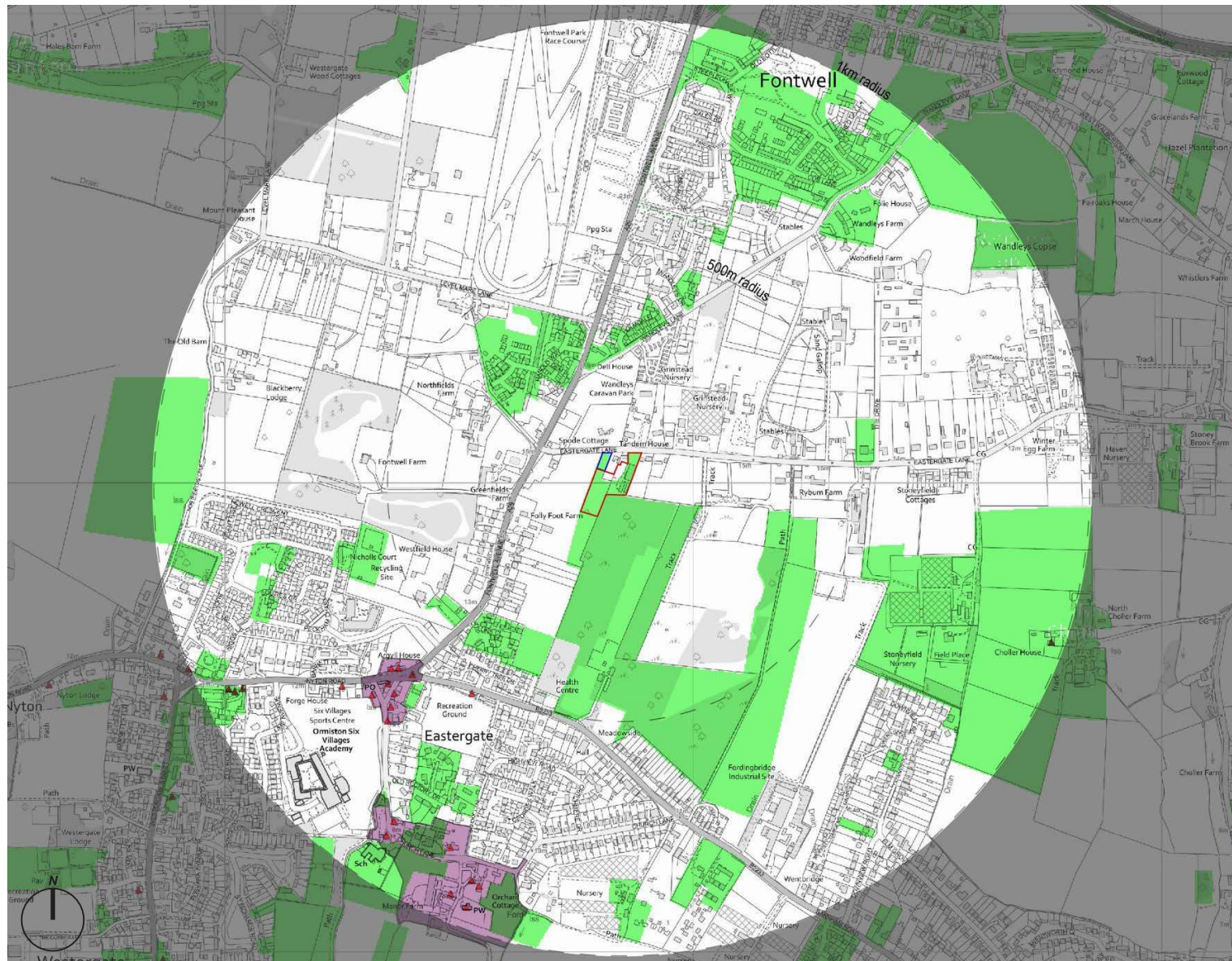
- 1.12 Through reference to **Figure 1.3**, within the Study Area, there are limited planning designations. The Eastergate (Church Lane) and Eastergate (Square) Conservation Area is offset some 500m to the south-west, where there is a high density of Grade II Listed Buildings. There are then a couple of dispersed Listed Buildings with the closest being some 450m to the south beyond intervening built form, named Thatched Cottage. Extensive areas of Tree Preservation Orders extend across the Study Area

The Scheme

- 1.13 Through reference to the Symmetry Architecture produced Proposed Site Plan, (see **Extract A**) the Scheme comprises a residential development of nine units of varying sizes.
- 1.14 The extensive tree cover about the Site perimeter would be maintained, with two existing trees removed and fourteen new trees planted.

Potential for Cumulative Effects

- 1.15 The potential for cumulative effects from the Arun District strategic development offset to the south, named the Barnham, Eastergate, and Westergate (BEW) area, also known as SD5 and the proposed realignment of A29 road through the BEW Allocation is considered within the appraisal within **Section 5.0**.
- 1.16 An Examination-Clarification-Map-Note-1-for-BENP2 is provided within **Appendix D**, which shows the extent of SD5 and the indicative alignment of the proposed realignment of A29 road through the BEW Allocation. An indicative illustrative masterplan showing how the housing area and road may be defined is hosted on Arun DC web page and provided as an extract within **Appendix E**.

**Legend**

Development Site Boundary

Land in Ownership

Designations

▲ Listed Buildings

Conservation Areas

Tree Preservation Order.

Figure 1.3. Planning Designations

2.0 PLANNING POLICY CONTEXT

General

2.1 The following relevant policy has been taken into account by the assessment:

- *National Planning Policy Framework, (December 2024);*
- *Adopted Arun Local Plan 2011 - 2031, (July 2018);*
- *Arun District Design Guide SPD, (January 2021);*
- *Barnham & Eastergate Neighbourhood Development Plan 2014-29, (March 2022).*

2.2 The Statutory development plan for this location consists of the Arun Local Plan 2011-2031, (2018) supported by the Barnham & Eastergate Neighbourhood Development Plan 2014-29, (March 2022).

National Planning Policy Framework (December 2024)

2.3 The Government's current planning policies on land use planning in England are set out in the National Planning Policy Framework, (NPPF).

2.4 Regarding achieving well-designed places, Paragraph 131 within Chapter 12 identifies that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

2.5 Paragraph 135 identifies that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Albeit, not preventing or discouraging appropriate innovation or change, (such as increased densities).

2.6 Regarding the conservation and enhancement of the natural environment, Paragraph 187 within Chapter 15 identifies that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

Arun Local Plan 2011 - 2031 (July 2018)

2.7 Policy LAN DM1: Protection of landscape character - Identifies that:

'[...] 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.'

2.8 Policy ENV DM4: Protection of trees - Identifies that:

'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: [...]'

2.9 Policy QE SP1: Quality of the environment - Identifies that:

'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.'

2.10 Policy D SP1: Design - Identifies that:

'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. '

2.11 Policy D DM1: Aspects of form and design quality - Identifies that:

'When considering any application for development the Council will have regard to the following aspects:

1. 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.

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

[...] 13. 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.

14. 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.

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

Arun District Design Guide SPD, (January 2021)

2.12 The Design Guide SPD provides thirteen key design objectives, including the following:

'1. Local Distinctiveness, Character & Identity - Enhance sense of place through design proposals which take the built, natural and historic context of their location into account, responding functionally, ecologically, socially and aesthetically. Proposals should enhance existing distinctiveness, character and identity;'

2.13 The design process is explained, with an understanding of the Site's context informing the concept design. Regarding the natural environment and landscape character the West Sussex Landscape Strategy is signposted, as is the 2006 Arun Landscape Study, which is described as identifying moderate to substantial landscape value across much of the District.

2.14 Section 2 of the Design Guide provides a number of overarching design principles, which should be used to inform the masterplanning process, including the following targets and guidance:

'D. Responding to the Site & its Setting - Identify key characteristics and features of the site in order to ensure that future design proposals are responsive to the site and its setting: [...] (Ibid, p47)

Barnham & Eastergate Neighbourhood Development Plan 2014-29, (March 2022)

- 2.15 Arun District Council resolved to 'Make' the Modified NP 2014-2029 on the 9 March 2022.
- 2.16 Policy ES4 Protection of open views, states that:
- 'The open views and vistas identified in Appendix B will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.'* (ibid, p37) There are no views identified within the NP Appendix B which overlook the Site and its surrounds.
- 2.17 Policy ES5 Quality of design, states that:
- 'New residential developments must be of high quality design and will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located; integrate with the local landscape and built environment; contribute to and conserve the features which contribute to the distinctive character, pattern and evolution of the landscape. They will be expected to have appropriate regard to the Barnham and Eastergate Design Guide see Appendix D.*
- Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of historic rural roads. Particular attention will be given to new access points and other physical alterations to roads, and to the impacts of additional traffic.'* (ibid, p38)
- 2.18 The Policy identifies Eastergate Lane as a Historic Rural Road, which has not undergone significant widening or straightening in the intervening period from the second edition of the Ordnance Survey. Supporting text highlights that:
- 'Development proposals involving physical alterations to roads and their immediate setting should identify whether the roads in question are historic rural roads and if so, demonstrate that the historical significance, ecological, landscape and recreational value and character of those roads are conserved and enhanced.*
- The integrity of banks, hedges, walls and roadside trees must be maintained.'* (ibid, p39)
- 2.19 Policy ES10 Trees and Hedgerow, includes that:
- '[...] Hedges should be planted on all boundaries; where timber/ masonry boundaries are mandated, these should be screened with hedge planting. Boundary/screening hedges should be on public land for maintenance purposes. Hedging plants should be mixed native species (see Appendix 6 of the Design Guide for species and plant sizes).*
- All main roads, secondary and access roads and residential streets shall be tree-lined, with adequate soil/tree-pit preparation, anti-compaction and surface water infiltration (grids, permeable surfaces; SUDS) to ensure tree health. Houses, utility and roadway structures shall be constructed to avoid conflict with retained trees, and future growth of new plantings. Species shall be selected to minimise contention with these structures.'* (ibid, p41-42)
- 2.20 Policy ES6 Dark night skies, includes that:
- 'Development proposals which detract from the unlit environments of the Parish will not be supported. Development proposals should respect the unlit environment of the neighbourhood area and take all appropriate opportunities to reduce light pollution. 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. Unless specifically requested by a statutory consultee, all new roads built as part of a new development will be encouraged to use motion sensitive street lighting.'*
- 2.21 Policy H4 Integration of new housing into surroundings, includes that:
- 'Where green-field development creates a new edge to the Parish, the interface between the built edge and surrounding countryside should be consistent in application and provide amenity and biodiversity value.*
- Where hard boundaries are mandated they should be screened by hedgerows and tree planting to soften their appearance and reduce the impact of pollution and noise (see Design Guide Appendix 6).*
- Where possible, existing hedgerows should be retained and if necessary enhanced, or new hedgerows planted. This should be either: to the front of dwellings as an integral part of the new public realm; to define green spaces; to the rear of individual building plots where they form an edge between the built area and landscape a hedgerow should be retained or planted to the rear of the plot edge and separated by a buffer and maintenance strip of 2m minimum width. Hedgerows and buffers should be maintained as part of the development's communal green space.'* (Ibid, p64)
- 2.22 Appendix E of the NP includes a Design Guide, 2020. This identifies that the Parish of Barnham and Eastergate forms part of the the Six Villages, which includes Walberton to the north-east, Yapton to the south, and Aldingbourne to the north west. Further details from the Design Guide are provided within **Section 3.0** of this report.
- 2.23 An Examination-Clarification-Map-Note-1-for-BENP2 is provided within **Appendix D**, which shows the extent of the Arun District strategic development offset to the south, named the Barnham, Eastergate, and Westergate (BEW) area, (also known as SD5 under Policy H SP2c of the Arun Local Plan 2011-2031) and the proposed realignment of the A29 road through the BEW Allocation. An indicative illustrative masterplan showing how the housing area and road may be defined is hosted on the Arun DC web page and provided as an extract within **Appendix E**.

3.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

Published Landscape Character Studies

3.1 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:

- *National Character Areas (Natural England, June 2022);*
- *Landscape Character Assessment of West Sussex (November 2003);*
- *Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA);*
- *Landscape Capacity of Strategic Sites in Arun District (February 2017, HDA) Barnham & Eastergate Neighbourhood Development Plan 2014-29, Appendix E Design Guide, 2020. (March 2022);*
- *Sussex Historic Landscape Characterisation (Bannister, August 2010).*

National Character Areas (Natural England, June 2022)

3.2 England's 159 National Character Areas (NCAs) represent areas of distinct and recognisable character at the national scale. Their boundaries are defined by natural boundaries within the landscape, not county or district boundaries.

3.3 The Study Area is situated within the South Coast Plain National Character Area, (NCA 126) which is described as: '[...] a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. [...].'

Landscape Character Assessment of West Sussex (November, 2003)

3.4 The 2003 Study identified 42 landscape character areas of West Sussex with subsequent land management guidelines for each character area.

3.5 The Study Area is located within the south-western part of the Fontwell Upper Coastal Plain Landscape Character Area (LCA SC8).

3.6 The overall character description for LCA SC8 is provided as follows: '[...] 'a transition between the open lower Coastal Plain to the south and the wooded Downs to the north. The landform is very gently undulating in the west, [...]. Over much of the area, strong networks of hedgerows, hedgerow trees and woodlands enclose small to medium-sized fields. [...] there are few urban influences in much of the area. As a result, it retains a mostly undeveloped, rural character.'

3.7 Key characteristics identified for LCA SC8 comprise:

- '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;
- Area is well settled with scattered pattern of rural villages and farmsteads [...];
- Leafy or wooded settlements;
- Winding hedged or wooded lanes;
- Large scale gravel workings.'

3.8 Key issues for LCA SC8 are identified including:

- 'Potential development pressure from the extension of existing settlements;
- Lack of woodland management resulting in a decline in the structure and condition of existing woodlands;
- Increased recreational activities, for example associated with horse-riding and golf courses;

- Major existing road improvements along the A27 trunk road and the possibility of new ones.'

3.9 Key Landscape and Visual Sensitivities for LCA SC8 are identified including:

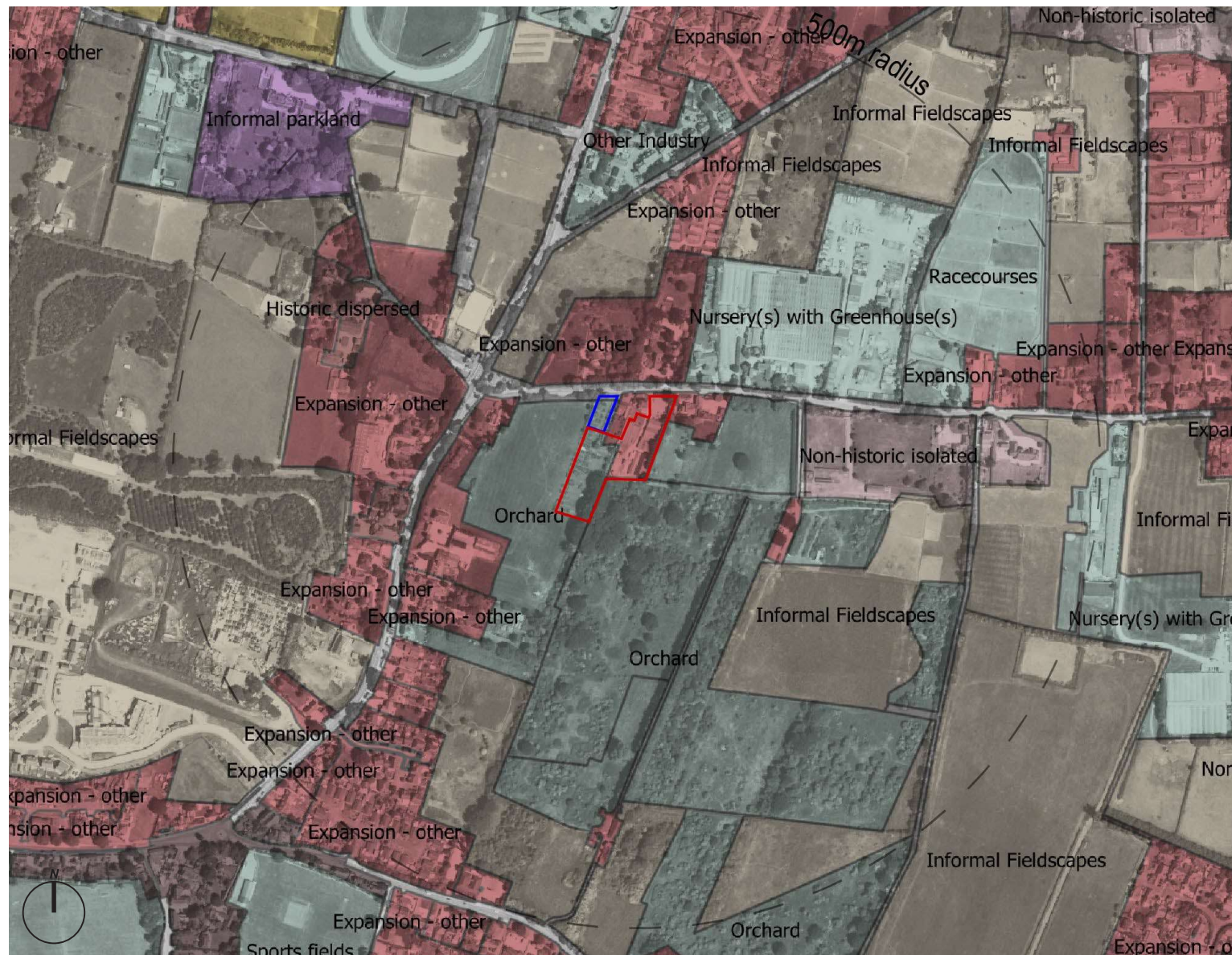
- 'Suburban expansion pressures from the urban fringes;
- Inappropriate or visually intrusive road improvements;
- Views from the higher ground of the Sussex Downs Area of Outstanding Natural Beauty to the north and to Arundel;
- Erosion of historic character due to changes in farming practices;
- Expansion of horse paddocks.'

3.10 Land Management Guidelines for LCA SC8 are identified including:

- 'Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks;
- Conserve and manage distinctive habitats including meadows, heathland, chalk grassland, stream sides and woodland;
- [...] 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;
- 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.'

Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA)

- 3.11 The 2006 Study was undertaken at a 1:30,000 scale to assess the physical and environmental constraints on development of green field land in the District with a view to identifying the capacity of the Arun District landscape to accommodate future development, including new housing and employment development. The Study provides both an identification of a number of Local Landscape Types, (LLT) and some 45 more discrete Local Landscape Character Areas, (LLCA).
- 3.12 The 2006 Study takes into account the intactness and condition of the landscape, (inherent landscape quality) the contribution each area makes to the distinctive setting and form of adjacent settlement and the consistency with the underlying landscape structure, the contribution to rurality and separation between existing settlements. From this and a consideration of landscape value, (based on presence of designations) the capacity of the landscape to accommodate change without significant effects on character; or overall change in landscape type is identified.
- 3.13 The Site and majority of the Study area are located within an area characterised as the Fontwell-Eastergate Mosaic Local Landscape Character Area, (LLCA 16). Landscape character is described within Appendix C, Table C of the 2006 report as follows:
- *'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).'* (Ibid, p3)
- 3.14 Within Table 1 - Landscape Sensitivity, of the main 2006 report HDA identify Moderate Sensitivity for LLCA 16 Overall due to:
- Contribution to separation between settlements - Major Sensitivity: *It provides separation between Fontwell-Barnham, Fontwell-Eastergate/Westergate;*
 - Inconsistency with existing settlement form / pattern - Moderate Sensitivity: *'Situated on upper coastal plain, low density mosaic notably different to Eastergate settlement pattern';*
 - Inherent Landscape Qualities (intactness and condition) - Moderate Sensitivity: *'Copses to west, some ancient woodland and hedge structure';*
 - Contribution to rurality of surrounding landscape - Slight Sensitivity: *'Mixed north-west woodland contributes to wider rural landscape';*
 - Contribution to distinctive settlement setting - Negligible Sensitivity: *'Westergate/Eastergate/Fontwell mosaic not distinctive.'* (Ibid, p18)
- 3.15 Within Table 2 - Landscape Value, HDA identify Moderate Value for LCA 16 Overall due to SNCI, Ancient wood, setting to CA, LBs, AONB to the north and association with Fontwell Race Course. (Ibid, p28)
- 3.16 LLCA 16 is allocated a Medium Landscape Capacity to accommodate change, due to being a: *'Small scale landscape, area contains ancient woodland, ecological and heritage interest and Fontwell racecourse. Provides separation between Westergate and Barnham.'* (Ibid, p14) However, this gap is not described within the review forming section 6.0 of the Study or present in Policy.
- 3.17 The generic definition of Medium Landscape Capacity provided within the 2006 Study is provided as follows: *'A rating of Medium/ High or High/Medium identifies a landscape character area with the capacity for limited development, in some areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.'* (Ibid, p12)
- 3.18 LLCA 16 is allocated a Medium Landscape Capacity to accommodate change, due to being a: *'Small scale landscape, area contains ancient woodland, ecological and heritage interest and Fontwell racecourse. Provides separation between Westergate and Barnham.'* (Ibid, p14)
- Landscape Capacity of Strategic Sites in Arun District (February 2017, HDA)**
- 3.19 The 2017 Study was undertaken to form part of the evidence base for the then emerging Local Plan, by assessing the strategic sites then set out in the Draft Local Plan. The same LLCA were used as those defined earlier by HDA in 2006, albeit at a finer grain of analysis appropriate for site scale capacity assessment. The 2006 capacity judgements were updated where relevant, specific to the strategic development site area within.
- 3.20 The relevant analysis mapping area is Area E - Barnham, Eastergate and Westergate. The relevant extract is provided within **Appendix F**. This shows the Strategic housing development area offset south of the Site forming **Site 5a**, which is allocated Moderate Landscape Sensitivity, Slight Landscape Value and Medium / High Landscape Capacity. Medium / High Landscape Capacity is defined as meaning this area: *'could accommodate urban extensions and/or infill sites, due to their generally lower sensitivity or value, provided sensitive considerations are taken into account, in particular the setting to the National Park.'* (Ibid, p140)
- 3.21 An overall sensitivity judgement of Moderate is attributed for the following reasons:
- Contribution to separation between settlements - Moderate Sensitivity: *'Development here would reduce the gap between Fontwell and Eastergate to the north and Barnham and Eastergate to the east.'*
 - Inconsistency with existing settlement form / pattern - Moderate Sensitivity;

**Legend**

- Development Site Boundary
- Land in Ownership

Figure 3.1. Sussex Historic Landscape Character Types (2010)

- Inherent Landscape Qualities (intactness and condition) - **Substantial Sensitivity:** 'The site is made up of a series of small open fields and areas of scrub and traditional orchards. To the north east there are fruit trees within the site, areas of open rough grassland, a pastoral field and nettles, shrubs and trees. [...] The northern and southern boundaries are an undefined line across the fields, with pony grazing on fields to the north of the site and associated equestrian land uses. The western boundary is a wooden fence, wall and confeder hedge along the A29. The site is entirely Grade 1 Agricultural Land.';
- Views (visual sensitivity) - **Slight Sensitivity:** 'The site is flat and well contained by vegetation within and around the site. There are localised views from a large number of houses along Barnham Road, the A29 and houses and businesses on Eastergate Lane which back onto the site. [...]';
- Contribution to the setting of surrounding landscape/settlement - **Slight Sensitivity:** 'The site is inward looking and is not visually prominent. It is part of the rural continuum between Barnham and housing along the A29. However, the wooded boundaries of the site form a strong part of the edge of settlement along Barnham Road and the trees within the site form part of the wooded character of the village on the approach into Eastergate from Barnham to the east and in views south from Eastergate Lane to the north.' (Ibid, p45)

3.22 Regarding potential for mitigation the following is noted:

'There is a good landscape structure of planting within the site which could be used to mitigate visual effects. Mitigation should address the loss of orchard trees and aim to retain these where possible. Retention of land to the north of the site would be essential to create a strong vegetated boundary and buffer between Site 21 and Eastergate Lane. [...]

Barnham & Eastergate Neighbourhood Development Plan 2014-29, Appendix E Design Guide, 2020. (March 2022)

3.23 The Design Guide identifies design principles for landscape and planting including the following:

'Felling of landscape trees and other vegetation should be discouraged throughout the Parish. Trees of otherwise undistinguished quality which nevertheless form a significant landscape feature, should be retained.

5b. Where green-field development creates a new edge to the Parish, the interface between the built edge and surrounding countryside should be consistent in application and provide amenity and biodiversity value. Where possible, existing hedgerows should be retained and if necessary enhanced, or new hedgerows planted. This should be either: to the front of dwellings as an integral part of the new public realm; to define green spaces; to the rear of individual building plots where they form an edge between the built area and landscape a hedgerow should be retained or planted to the rear of the plot edge and separated by a buffer and maintenance strip of 2m minimum width. Hedgerow and buffers should be maintained as part of the development's communal green space. Refer to Appendix 6 Tree Guide

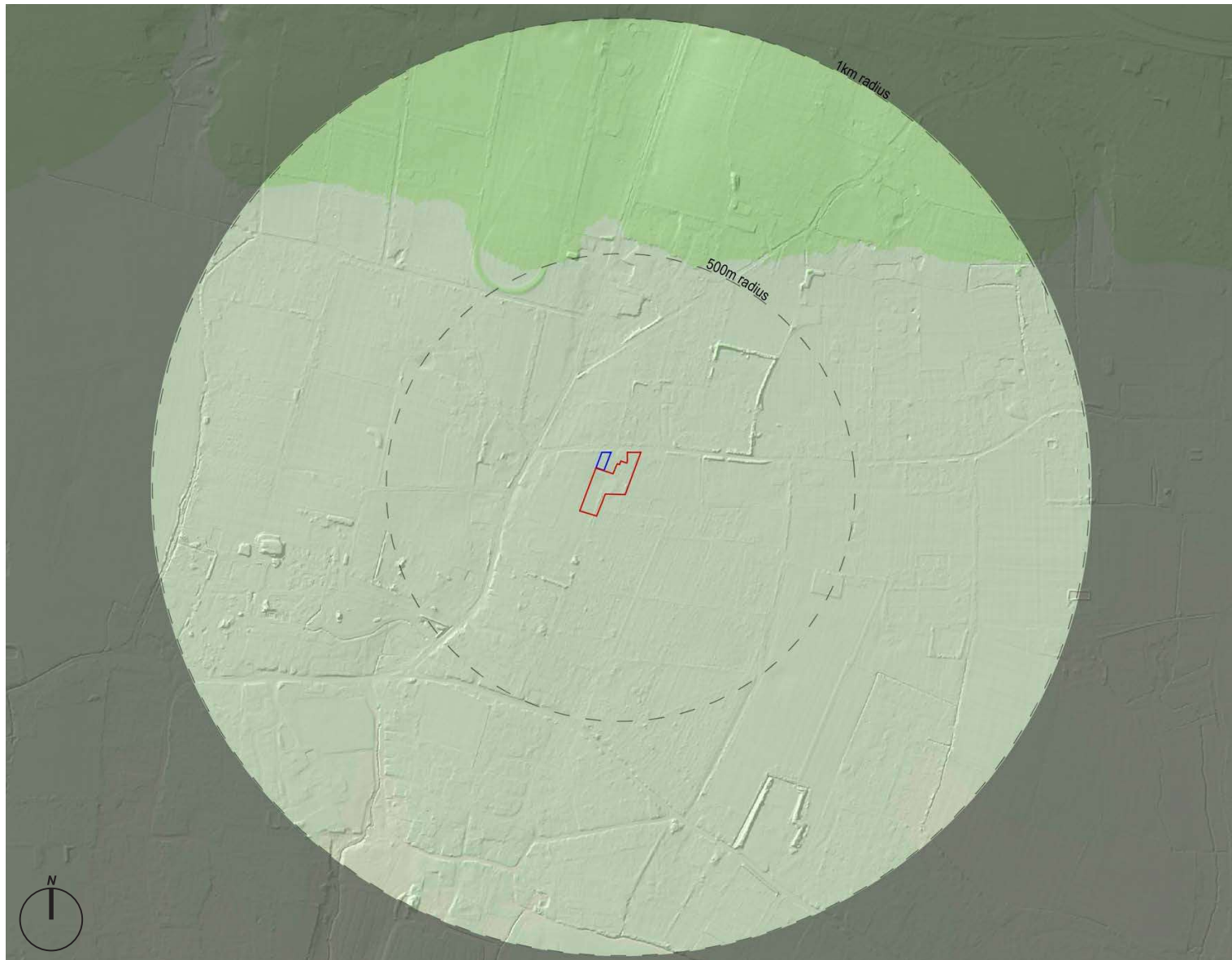
5c. Existing open vistas across farmland or watercourses should be preserved. Development should be designed within a landscape led approach that harnesses location and topography to create panoramic, framed and glimpsed views towards the open countryside and the South Downs.

5d. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.' (Ibid, p16-17)

Sussex Historic Landscape Characterisation (Bannister, August 2010)

3.24 The Sussex Historic Landscape Characterisation (2010) comprises a GIS data set together with a set of supporting reports and technical guides. The data provides a broad-brush approach to interpreting the historic time-depth of areas, which was based on a desk-based exercise with no checking in the field. Historic Landscape Character Types (HLCT) identified across the Study Area are shown within **Figure 3.1**.

3.25 This shows that the eastern part of the Site area falls within the Landscape Type of: 'Settlement expansion' whilst that to the west forms part of a more extensive area characterised as 'Orchard'. Settlement expansion extends east of the Site, to the north of Eastergate Lane and along either side of Fontwell Avenue. Informal fieldscapes extend about at an offset to the Site of some 200m and beyond. An area of Nursery(s) with Greenhouses(s) occur at an offset to the north-east.

**Legend**

- Development Site Boundary
- Land in Ownership

Level above Ordnance Datum, (aOD)

- 20-30m aOD
- 10-20m aOD
- 5-10m aOD

Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

The content of this LiDAR plan is sourced from the Environment Agency as digital elevation data supplied as a Digital Terrain Model to 1m, (2024) through QGIS.

Figure 4.1. Landform

4.0 EXISTING CONDITIONS - FIELD SURVEY AND REVIEW

Landscape Character

- 4.1 At County level, the landscape within the Study Area is located within the south-western part of the Fontwell Upper Coastal Plain Landscape Character Area (LCA SC8, 2003) where the landform is very gently undulating and there is a strong networks of hedgerows, hedgerow trees and woodlands, which enclose small to medium-sized fields and enclosed leafy or wooded settlements. Lanes are characterised as winding, hedged or wooded.
- 4.2 At a more localised scale, albeit covering much of the Study Area, the landscape is characterised as part of the Fontwell-Eastergate Mosaic Local Landscape Character Area, (LLCA 16, 2006) described as a small-scale patchwork of paddocks, pasture, horticulture (including glass houses and remnant orchards) and small-holdings associated with linear, post-war, low density development. This landscape is described as having overall Moderate Sensitivity due to providing separation between Fontwell and Eastergate/Westergate; Having a low density settlement mosaic, which is notably different to that of Eastergate to the south; Hedge structure. Conversely, the settlement pattern is described as not distinctive.
- ##### Landform and Soils
- 4.3 Through reference to **Figure 4.1**, landform across the Study Area gently rises across the coastal plain from some 10m aOD to some 30m aOD in the north, below the A27. Landform within the Site rises from some 16m aOD along the southern edge to some 17m aOD along the northern edge.
- 4.4 Soil type across the Study Area is understood through reference to the Soils Map, (produced by Cranfield University, with support from Defra) to comprise of: *'Freely draining slightly acid loamy soils'*. A general indication of the plant communities and habitats with which this soil type is associated with include: *'Neutral and acid pastures and deciduous woodlands'*.

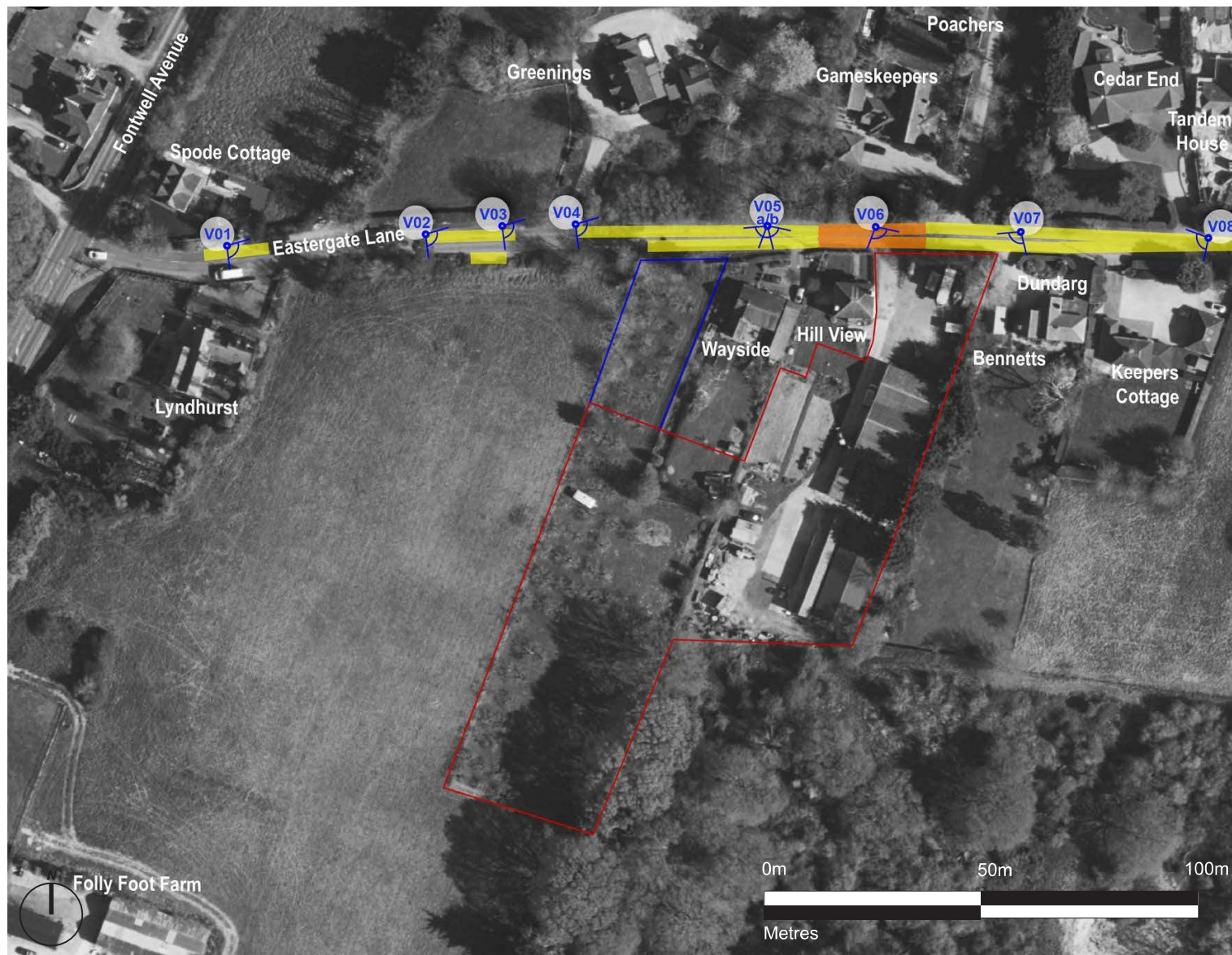
Field Pattern

- 4.5 Through reference to the Ordnance Survey Maps provided within **Appendix A**, the remnant field boundary which extends longitudinally between Wayside and Hill View curtilages remains as a hedgerow with hawthorn and holly between the eastern and western part of the Site. The line of three mature pedunculate oaks, continue to the south of this along the eastern edge of the southern part of the Site.
- 4.6 The field boundary has time depth to at least 1880, but is historically characterised by Bannister, (2010) as forming part of an area of orchards, albeit these were present from the early Twentieth Century through to their removal in more recent times.

Landscape Receptors

- 4.7 Existing character assessments are reviewed and interpreted for the Site. This review informs the identification of key characteristics associated with the character area that are most relevant to an appraisal of the proposal, as recommended within GLVIA3, (p79, Para 5.15). In identifying components reference is made to the LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations, where relevant.
- 4.8 The application Site is not a valued landscape in relation to Paragraph 187 of the National Planning Policy Framework as informed by LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations.
- 4.9 The Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA) and Sensitivity descriptions identified and described within 2006 are subject to a shifting baseline, with planned estates having being built in areas offset to the north-west off Fontwell Avenue and further to the north east of Fontwell Avenue.

- 4.10 The considerations made in 2006 are considered to remain useful, informed by the 2017 Landscape capacity study of the strategic housing development area offset south of the Site, (Site 5a) which is allocated Moderate Landscape Sensitivity, Slight Landscape Value and Medium / High Landscape Capacity. Medium / High Landscape Capacity is defined as meaning this area: *'could accommodate urban extensions and/or infill sites, due to their generally lower sensitivity or value, provided sensitive considerations are taken into account, in particular the setting to the National Park.'* (Ibid, p140)
- 4.11 The description of relevant components of landscape enables an understanding of their value, including what the contribution of the Site is to that. Within the subsequent appraisal this enables a consideration of the susceptibility of these receptors against the type and magnitude of change proposed. Components, which may include elements, features and areas where appropriate are defined to provide an understanding of the landscape both within the Site and at a wider landscape scale context, as follows:

**Legend**

- Development Site Boundary
- Land in Ownership
- Viewpoint Location and Direction

Zones of Visual Influence, (ZVI)

- Areas of publicly accessible land where there is visibility into part of the Site, limited to where adjacent to the roadside frontages.
- Areas of publicly accessible land where there is visibility into the area above part of the Site, or of boundary vegetation.

Figure 4.2. Viewpoints and Zones of Visual Influence - Short Distance

Landscape Areas, Features and Aspects within the Site

- Landform - The contribution of the rising landform across the Site to a very gently undulating landscape within the area;
- Built Character - The disused industrial park including commercial barn buildings, accessed off Eastergate Lane to the eastern part of the Site;
- Naturalistic qualities - Field - The contribution to local rural character from the western part of the Site comprising of an area of rough pasture, with the field continuing outside of the fenced Site boundary towards the curtilage of dwellings off Fontwell Avenue some 100m to the west;
- Naturalistic qualities - Vegetation - The contribution to natural character from the remnant field boundary mixed species hedgerow dominated by beech, between the eastern and western parts of the Site, south of the shared curtilage boundary to Wayside and Hill View;
- Naturalistic qualities - Vegetation - The mature native hedgerow dominated by cherry to the north-eastern edge of the Site and localised contribution to the natural character of Eastergate Lane;
- Naturalistic qualities - Vegetation - The local contribution from three mature pedunculate oaks to the eastern edge of the southern part of the Site, (protected under Tree Preservation Order No. TPO/BN/1/20);
- Naturalistic qualities - Country Lane - The rural character of the hedgerowed Eastergate Lane, identified as a Historic Rural Road under Policy ES5 Quality of design of the Barnham & Eastergate NDP, (2022);

Landscape Character and Wider Context

- Naturalistic habitat - Orchard - The contribution to orchard habitat character in the local area from the small area of orchard trees off the north-western part of the Site, (valued as Priority Habitat);
- Distinctiveness - County Landscape Character - The very gently undulating landscape with a strong network of hedgerows, hedgerow trees and woodlands, and which enclose small to medium-sized fields, leafy or wooded settlements and winding lanes, characterised as the Fontwell Upper Coastal Plain Landscape Character Area (LCA SC8, 2003);
- Distinctiveness - District Local Landscape Character - The small-scale patchwork of paddocks, pasture, horticulture (including glass houses and remnant orchards) and small-holdings associated with linear, post-war, low density settlement, providing separation between Fontwell and Eastergate/Westergate, characterised as the Fontwell-Eastergate Mosaic Local Landscape Character Area, (LLCA 16, 2006).

Visual Amenity

- 4.12 Viewpoint locations referred to below are shown through reference to **Figure 4.2**. Viewpoint Photographs are provided within **Appendix B**. Receptors are identified as the persons experiencing the view, their occupation and any values associated with the view.

Nature of Visual Receptors

- 4.13 For vehicular users, cyclists and pedestrians using Eastergate Lane, visual amenity is illustrated from various points where there are gaps in the roadside vegetation and built form offset to the north-west variously illustrated by **Viewpoints No. 01 - 03**. Where more adjacent to the Site visual amenity is illustrated from in front of Wayside and Hill View by **Viewpoint's No. 04 - 08**.

- 4.14 These users are considered to have low susceptibility to the nature of the proposed type of change, primarily associated with the natural character of the surrounding hedgerows and trees along Eastergate Lane. Glimpses of built form and access driveways form part of the visual character, particularly where adjacent to the clipped beech hedgerows which front Wayside and Hill View.

Zone of Visual Influence

- 4.15 The Zones of Visual Influence, (ZVI) for the Site was derived from a Zone of Theoretical Visibility (ZTV) (see **Figure 4.2**) determined as part of the field appraisal and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.
- 4.16 The ZVI is indicative of the area from which built development on the Site is likely to be visible from the public realm, taking account of landform, built form, vegetation and distance.
- 4.17 Respective ZVI thresholds are described within the key for **Figure 4.3**, as follows:
- The zone defined in orange represents where there is visibility into part of the Site, limited to where adjacent to the roadside frontages;
 - The zone defined in yellow represents where there is visibility into the area above part of the Site, or of boundary vegetation.
- 4.18 Visibility towards the Site area is limited to where adjacent to the existing road access next to Hill View and otherwise in glimpses from over lower lying scrubby vegetation offset to the north-west about a layby, south of Greenings.

**Legend**

- Development Site Boundary
- Land in Ownership

Landscape Analysis

- Root Protection Areas of large oak trees maintained outside of built footprint
- Main vehicular access into the Site.
- Existing framework of mature native hedgerows maintained.
- Existing tree lines to boundaries maintained and reinforced.

Figure 5.1. Landscape Analysis - Schematic Diagram

5.0 LANDSCAPE AND VISUAL APPRAISAL

General

- 5.1 This section appraises the landscape and visual impacts which would result from the Scheme described in **Section 1.0**.
- 5.2 The appraisal considers the likely effects using the criteria provided within **Appendix C**, taking-into-account the value of the receptor and susceptibility to the magnitude of impact anticipated.
- 5.3 The appraisal is undertaken descriptively to maintain the narrative and present the logic as clearly as possible, supported by a tabulated assessment of effect for landscape character within **Table 5.1**, and visual amenity within **Table 5.2**.
- 5.4 The potential for cumulative effects from the Arun District strategic development offset to the south, named the Barnham, Eastergate, and Westergate (BEW) area, as described within Section 1.0, is considered within this section, through reference to an indicative illustrative masterplan showing how the housing and road may be defined, provided as an extract within **Appendix E**.

Landscape Approach

- 5.5 The following measures present the contextual analysis and distinctive approach taken as part of the Scheme, defined through reference to **Figure 5.1**.
- 5.6 This section highlights primary measures undertaken to avoid and reduce potential adverse effects from the Scheme and makes recommendations to both further mitigate and enhance the approach taken, where viable.
- 5.7 The residual effects from both time dependent primary mitigation, and secondary mitigation (including enhancement measures) are considered within the appraisal of landscape and visual effects, as applicable.

Opps - Primary mitigation and enhancement

- *Avoid - The south-western boundary of the Site about the edge of residents gardens would be defined with a dispersed tree line, which would function to physically define the curtilage relative to the field beyond;*

- *Avoid - The local contribution from three mature pedunculate oaks to the eastern edge of the southern part of the Site, would be maintained with the tree root protection areas located with an area of communal green space;*
- *Avoid - The mature native hedgerow dominated by cherry to the north-eastern edge of the Site would be maintained, as would the contribution of this to the natural character of Eastergate Lane, through maintaining the access into the Site as at present;*
- *Reduce - The remnant field boundary mixed species hedgerow dominated by beech, between the eastern and western parts of the Site would be retained, with impact limited to an access road south of the boundary to Wayside, maintaining the landscape structure this provides alongside of the line of Pedunculate oak trees to the south of this;*
- *Reduce - The local contribution from the small area of orchard trees off the north-western part of the Site to orchard habitat character in the local area would be maintained.*

Landscape Character

- 5.8 At County level, the landscape within the Study Area is located within the south-western part of the Fontwell Upper Coastal Plain Landscape Character Area (LCA SC8, 2003) where the landform is very gently undulating and there is a strong network of hedgerows, hedgerow trees and woodlands, which enclose small to medium-sized fields and enclosed leafy or wooded settlements. Lanes are characterised as winding, hedged or wooded.
- 5.9 At a more localised scale, albeit covering much of the Study Area, the landscape is characterised as part of the Fontwell-Eastergate Mosaic Local Landscape Character Area, (LLCA 16, 2006) described as a small-scale patchwork of paddocks, pasture, horticulture (including glass houses and remnant orchards) and small-holdings associated with linear, post-war, low density development. This landscape is described as having overall Moderate Sensitivity due to providing separation between Fontwell and Eastergate/Westergate.

- 5.10 The mature native hedgerow dominated by cherry to the north-eastern edge of the Site would be retained. That which extends longitudinally through the centre of the Site would be substantially retained. The root protection area of the mature pedunculate oak trees to the eastern edge of the southern part of the Site would be maintained within the layout outside of built form. A **Minor adverse** effect is recorded on the features of the central hedgerow due to small scale impacts on their spatial extent.
- 5.11 The improvement to built form and condition from the replacement of the industrial units to the east with high quality housing and landscaping would be a noticeable improvement to the eastern part of the Site, with a **Moderate beneficial effect** recorded. This alongside of the southern extension into the north-eastern part of the field would reflect the association of settlement set back from Eastergate Lane presented by Poachers / Gamekeepers offset to the north and of small estates off roads, such as those off Wandley Lane, (see **Context Photograph's A and B** within **Section 1.0**).
- 5.12 The enclosed nature of the surrounding landscape would integrate the Scheme into the wider landscape, whilst a proposed dispersed tree line to the western boundary would function to redefine the field beyond. The small south-westerly extent of the residential infill, south of Wayside would not undermine the contribution of the wider field to the integrity of predominantly open and undeveloped land between the settlements of Fontwell and Eastergate/Westergate.
- 5.13 The strength of expression of distinctive characteristics within the surrounding LLCA16 and Fontwell Upper Coastal Plain Landscape Character Area (LCA SC8, 2003) is limited to the mature trees, hedgerows and orchard character, all of which will substantially be retained by the Scheme. There would be a very localised **Minor adverse effect** on LLCA16 from the development of the western part of the Site on the gap between Fontwell and Eastergate, (offset to north and south) and on the contribution of the field to the series of small open fields and areas of scrub. Views to the south of Eastergate Lane across this landscape are considered to be very limited as demonstrated by the Viewpoint Photographs within **Appendix B**.

TABLE 5.1 - ASSESSMENT SUMMARY TABLE - LANDSCAPE CHARACTER COMPONENTS					
RECEPTOR	ASSESSMENT				
	VALUE	SUSCEPTIBILITY	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
LANDSCAPE AREAS, FEATURES AND ASPECTS WITHIN THE SITE					
<u>Landform</u> - The contribution of the rising landform across the Site to a very gently undulating landscape within the area;	LOW	LOW	LOW	LOW	NEGLIGIBLE
<u>Built Character</u> - The disused industrial park including commercial barn buildings, accessed off Eastergate Lane to the eastern part of the Site;	VERY LOW	LOW	LOW - MEDIUM	HIGH	MODERATE BENEFICIAL
<u>Naturalistic qualities - Field</u> - The contribution to local rural character from the western part of the Site comprising of an area of rough pasture, with the field continuing outside of the fenced Site boundary towards the curtilage of dwellings off Fontwell Avenue some 100m to the west;	LOW	MEDIUM	MEDIUM	HIGH	MODERATE ADVERSE
<u>Naturalistic qualities - Vegetation</u> - The contribution to natural character from the remnant field boundary mixed species hedgerow dominated by beech, between the eastern and western parts of the Site, south of the shared curtilage boundary to Wayside and Hill View;	LOW	MEDIUM	MEDIUM	LOW	MINOR ADVERSE
<u>Naturalistic qualities - Vegetation</u> - The mature native hedgerow dominated by cherry to the north-eastern edge of the Site and localised contribution to the natural character of Eastergate Lane;	LOW	MEDIUM	MEDIUM	LOW	NEGLIGIBLE
<u>Naturalistic qualities - Vegetation</u> - The local contribution from three mature pedunculate oaks to the eastern edge of the southern part of the Site, (protected under Tree Preservation Order No. TPO/BN/1/20;	MEDIUM	MEDIUM	LOW	LOW	NEGLIGIBLE
<u>Naturalistic qualities - Country Lane</u> - The rural character of the hedgerowed Eastergate Lane, identified as a Historic Rural Road under Policy ES5 Quality of design of the Barnham & Eastergate NDP, (2022);	LOW	LOW	LOW	LOW	NEGLIGIBLE
LANDSCAPE CHARACTER AND WIDER CONTEXT OF THE SITE					
<u>'Naturalistic habitat - Orchard</u> - The contribution to orchard habitat character in the local area from the small area of orchard trees to the north-western part of the Site, (valued as Priority Habitat);	LOW	LOW	LOW	LOW	NEGLIGIBLE
<u>Distinctiveness - County Landscape Character</u> - The very gently undulating landscape with a strong network of hedgerows, hedgerow trees and woodlands, and which enclose small to medium-sized fields, leafy or wooded settlements and winding lanes, characterised as the Fontwell Upper Coastal Plain Landscape Character Area (LCA SC8, 2003);	MEDIUM	MEDIUM	LOW	LOW	NEGLIGIBLE
<u>Distinctiveness - District Local Landscape Character</u> - The small-scale patchwork of paddocks, pasture, horticulture (including glass houses and remnant orchards) and small-holdings associated with linear, post-war, low density settlement, providing separation between Fontwell and Eastergate/Westergate, characterised as the Fontwell-Eastergate Mosaic Local Landscape Character Area, (LLCA 16, 2006);	MEDIUM	MEDIUM	LOW	LOW	MINOR ADVERSE

Cumulative effects

- 5.14 Regarding potential cumulative effects, the anticipated strategic development area named the Barnham, Eastergate, and Westergate (BEW) area, also known as SD5 and the proposed realignment of A29 road through the BEW Allocation, offset to the south of the Site area, would result in a broader developed belt of settlement along Fontwell Avenue than at present.
- 5.15 The considerations made within The Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026 (August 2006, HDA) and Sensitivity descriptions identified and described within 2006 are considered to remain useful. These are informed by the 2017 Landscape capacity study of the strategic housing development area offset south of the Site, (Site 5a) which is allocated Moderate Landscape Sensitivity, Slight Landscape Value and Medium / High Landscape Capacity.
- 5.16 Medium / High Landscape Capacity is defined as meaning this area: *'could accommodate urban extensions and/or infill sites, due to their generally lower sensitivity or value, provided sensitive considerations are taken into account, in particular the setting to the National Park.'* (Ibid, p140).
- 5.17 The same consideration would apply to the development of the western part of the Site area both alone and further to the anticipated future delivery of the strategic housing area and road offset to the south. In this respect, there would be a localised impact from the development of the western part of the Site on the gap between Fontwell and Eastergate offset to the north and Eastergate to the south and on the contribution of the north-eastern corner of the field to the series of small open fields and areas of scrub and remnant traditional orchards.
- 5.18 This extends away to the south and south-east forming part of the wider area characterised within the 2006 Study as the Fontwell-Eastergate Mosaic Local Landscape Character Area, (LLCA 16), described as *'forming a small-scale patchwork of paddocks, pasture, horticulture (including glass houses and remnant orchards) and small-holdings associated with linear, post-war, low density development'*. Views to the south of Eastergate Lane across this landscape are considered to be very limited as demonstrated within the Zone of Visual Influence figure.
- 5.19 The local effects from the Scheme would form a very small part of the wider cumulative effects at the landscape scale resulting from the delivery of the strategic residential development site and road to the south. The effects of the strategic development is not directly assessed within this LVA.
- ### **Visual Amenity**
- 5.20 The assessment is undertaken through reference to the Viewpoint Photographs within **Appendix B** and the Zones of Visual Influence and Viewpoint Photograph Locations provided on **Figure 4.2**.
- 5.21 For vehicular users, cyclists and pedestrians using Eastergate Lane, visual amenity is illustrated from various points where there are gaps in the roadside vegetation and built form offset to the north-west variously illustrated by **Viewpoints No. 01 - 03**. Where more adjacent to the Site visual amenity is illustrated from in front of Wayside and Hill View by **Viewpoint's No. 04 - 08**.
- 5.22 These users are considered to have low susceptibility to the nature of the proposed type of change, primarily associated with the natural character of the surrounding hedgerows and trees along Eastergate Lane. Glimpses of built form and access driveways form part of the visual character, particularly where adjacent to the clipped beech hedgerows which front Wayside and Hill View.
- 5.23 Magnitude of change would be low within these views, comprising barely perceptible changes to visual character. Where adjacent to the existing road access next to Hill View, (illustrated by **Viewpoint No.06**) the glimpse towards the current commercial barn buildings would be replaced with a glimpse along a tree lined residential access road, with glimpses of built form about the leafy visual character. This would be a noticeable improvement to the glimpsed view, recorded as a **Moderate beneficial effect**.
- 5.24 There would otherwise be glimpses from over lower lying scrubby vegetation offset to the north-west about a layby, south of Greenings, (Illustrated by **Viewpoint's No. 02 and 03**). Within these views there would be a perceptible introduction of built form and roofline about existing trees and underlying the 20m high oak trees which would remain. Rooflines would be well below half the height of the oaks, with the natural skyline remaining and built form a secondary element.
- 5.25 This perceptible change to a glimpsed view is recorded as a **Minor adverse effect**. The effect would be limited into the short to mid term as proposed intervening tree planting matured.
- ### **Conclusion**
- 5.26 The Study Area is considered to have overall Moderate Landscape Sensitivity to accommodate infill residential development, in keeping with that recorded within The Arun Landscape Study, (2006, HDA). At the Site level there would be a spatially limited **Moderate adverse effect** on the field to the western part of the Site with residential built form. However, this would be balanced by a **Moderate beneficial effect** on the replacement of the industrial units to the east with high quality housing and landscaping.
- 5.27 The adverse effect would additionally be limited by the association with settlement pattern to the north, reflecting the association of settlement set back from Eastergate Lane presented by Poachers / Gamekeepers offset to the north and of small estates off roads, such as those off Wandley Lane, (see **Context Photograph's A and B** within **Section 1.0**). The root protection area of the mature pedunculate oak trees to the eastern edge of the southern part of the Site would be maintained within the layout outside of built form, as would existing hedgerows to the north-eastern corner and centre of the Site.
- 5.28 Regarding the Fontwell-Eastergate Mosaic Local Landscape Character Area, (LLCA 16, 2006), the small south-westerly extent of the residential infill would not undermine the contribution of the wider field to west and south to the integrity of predominantly open and undeveloped land between the settlements of Fontwell and Eastergate/Westergate. There would be a very localised **Minor adverse effect** on LLCA16 from the development of the western part of the Site on the gap between Fontwell and Eastergate and on the contribution of the field to the series of small open fields and areas of scrub. Views to the south of Eastergate Lane across this landscape are considered to be very limited as demonstrated by the Viewpoint Photographs within **Appendix B**.
- 5.29 Regarding visual amenity, the visual character for vehicular users, cyclists and pedestrians using Eastergate Lane would remain as present, with glimpsed views of proposed trees and built mass primarily where adjacent to the existing access being beneficial.

TABLE 5.2 - ASSESSMENT SUMMARY TABLE - VISUAL AMENITY					
RECEPTOR	ASSESSMENT				
	VALUE	SUSCEPTIBILITY	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
VISUAL AMENITY					
Glimpsed visibility from Eastergate Lane, north of Lyndhurst, adjacent to the driveway to Spode Cottage, illustrated by Viewpoint No. 01 ;	LOW	LOW	LOW	LOW	NEGLIGIBLE
Glimpsed visibility from Eastergate Lane, south of Greenings, offset from a lower area of roadside scrub about a layby, illustrated by Viewpoint No. 2 ;	LOW	LOW	LOW	LOW	MINOR ADVERSE
Glimpsed visibility from Eastergate Lane, south of Greenings, adjacent to the eastern end of a lower area of roadside scrub about a layby, illustrated by Viewpoint No. 3 ;	LOW	LOW	LOW	LOW	MINOR ADVERSE
Glimpsed visibility from Eastergate Lane, at the driveway to Greenings, offset north-west of the Site, illustrated by Viewpoint No. 04 ;	LOW	LOW	LOW	LOW	NEGLIGIBLE
South-easterly view from Eastergate Lane, north of Wayside, illustrated by Viewpoint No. 05a ;	LOW	LOW	LOW	LOW	NEGLIGIBLE
South-westerly view from Eastergate Lane, north of Wayside, illustrated by Viewpoint No. 05b ;	LOW	LOW	LOW	LOW	NEGLIGIBLE
South-easterly view from Eastergate Lane, north of Hillview, illustrated by Viewpoint No. 06 ;	LOW	LOW	LOW	MEDIUM	MINOR BENEFICIAL
Visibility from Eastergate Lane, north of Dundarg adjacent to the north-eastern corner of the Site, illustrated by Viewpoint No. 07 ;	LOW	LOW	LOW	LOW	NEGLIGIBLE
Visibility from Eastergate Lane, north-east of Keepers Cottage, illustrated by Viewpoint No. 08 .	LOW	LOW	LOW	LOW	NEGLIGIBLE