

Landscape Appraisal

*Quercus Nursery
Land North of A259
between
Quercus Nursery and Highdown Vineyard*

Landscape Appraisal for Extensions at Quercus Nursery

Objectives

To study the existing visibility of the site and review likely visual impact of proposed horticultural nursery including: tree nursery, out-door beds, polytunnels and ancillary services would have on the wider landscape.

Contents

1.0 Existing Views

1.1 Viewpoint points map
30 likely viewpoint points were identified from Cardiacare Survey mapping, where views could be reasonably possible.

1.2 Table of viewpoint points
Each likely viewpoint point was visited and photographed from appendix A3 to establish whether the existing site was visible from the location.

1.3 Photographs of viewpoint points
Viewpoint points indicating the extent of views toward the site.

2.0 Evaluation

2.1 Existing landscape character

2.2 Summary of existing visibility

2.3 Proposals
The size and location of the proposals is considered compared to the existing natural setting to establish where public views are likely to change.

2.4 Assessment
Consideration of the character impacts and visibility of the proposals in the wider landscape.

3.0 Conclusion

Appendix A

Record Photographs from each viewpoint point used for Panoramic Photos

1.0 Existing Views

1.1 Map and Map

METHODOLOGY

The routes were identified by a desk top analysis of aerial photography and the areas where there was the potential for views of the existing site using the visibility of the existing farm as a benchmark.

The routes were then walked on the 10th November 2015 to establish where views were in fact possible, checking topography and vegetation.

The map records the routes taken and identifies where photographs were taken from (Blue Numbers).

The site is marked with a Blue X.

Where the site was not visible, the route has been marked in red.

Where the site is visible or partially visible, either through light vegetation or partly visible past other buildings, the route has been marked in green.

Where the site is plainly visible, the route has been marked in blue.

Length of footpath from which existing site:

Not Visible	2.204 Miles 67.89%
Partly Visible	0.193 Miles 4.67%
Plainly Visible	1.133 Miles 27.44%



1.2 Viewpoints Table

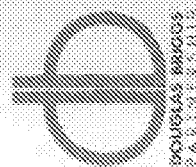
The location of the 30 viewpoints are listed in the following table and indicated on the map on the preceding page.

Panoramic photographs follow this table to aid the identification of viewpoints and degree of visibility of the site at each location.

Panoramic photographs are posted from individual photographs taken at eye height with a Panasonic Lumix DMC-FX100 camera with lens set to 35 degrees.

Where plain or aerial views are suitable, a scanned inset image is used to identify the view of the site and location identified on the base maps on the preceding page.

No.	Location Description	Approx. Range	Nature of View
1	Footpath 2138 at proposed site entrance	0m	Site adjacent to footpath, visible from road and on site entrance
2	Footpath 2138 at North West corner of site	140m	Tree Nursery site adjacent to footpath, partially visible through gaps in adjacent hedge
3	Footpath 2138 North of site	300	Main view of site over hedges
4	Footpath 2138 North of site	500m	Main view of site over hedges
5	Bridleway 2140	540m	Main view of site
6	Land North of Bridleway 2140, South of reservoir	560m	Partial view of site through vegetation
7	Land North of Bridleway 2140, South of reservoir	600m	Partial view of site through vegetation
8	Footpath 2138	650m	Unobstructed view of site, obscured by vegetation to field corner
9	Bridleway 2138 North of Hill View Nursery	670m	View of site over shared fence being obscured by trees around hill of Hill View Nursery
10	Footpath 2138 North of Hill View Nursery	700m	No view of site, obscured by trees and crest of Highdown Hill
11	Footpath 2139 North of Hill View Nursery	750m	No view of site, obscured by trees around Highdown Gardens
12	Footpath 2139 between East Lodge and Highdown Gardens	800m	No view of site, obscured by trees roadside hedge and Hill View Nursery beyond
13	Highdown Hill North West corner of reservoir, South of Bridleway 2139/2	850m	No view of the past reservoir obscured by wooded boundary to North of Bridleway 2140
14	Informal path between viewpoints 10 and 16 across open land North of reservoir, South of Bridleway 2139/2	675m	Partial view of site, partly obscured by wooded boundary North of Bridleway 2140
15	Bridleway 2139/2 between viewpoints 10 and 16	700m	No view of site, obscured by crest of Highdown Hill
16	Footpath 2139/2, 2140 and Footpath 2139/2	700m	No view of site, obscured by crest of Highdown Hill
17	Bridleway 2141 on junction with Footpath 2138	650m	Main view of site

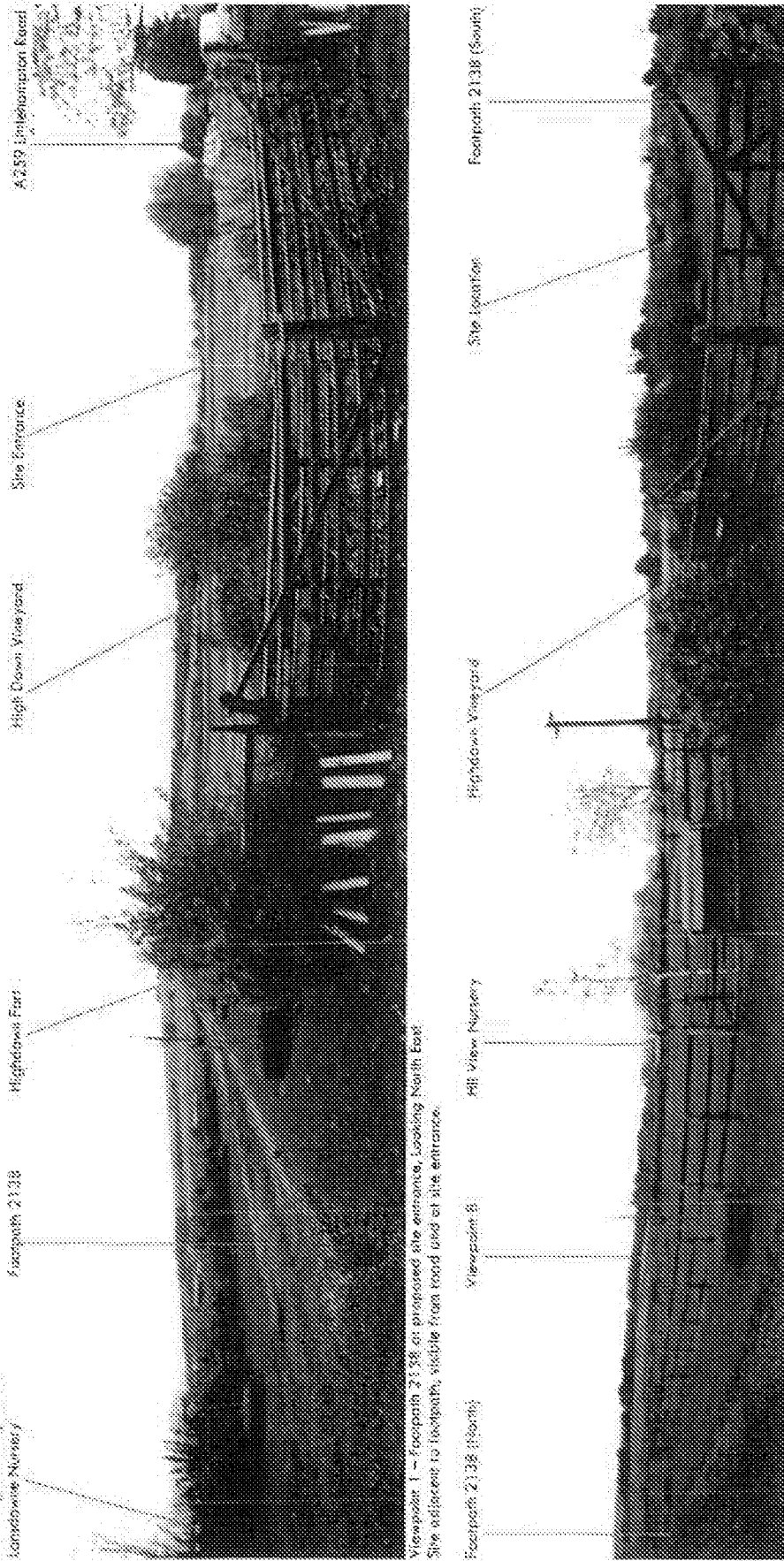


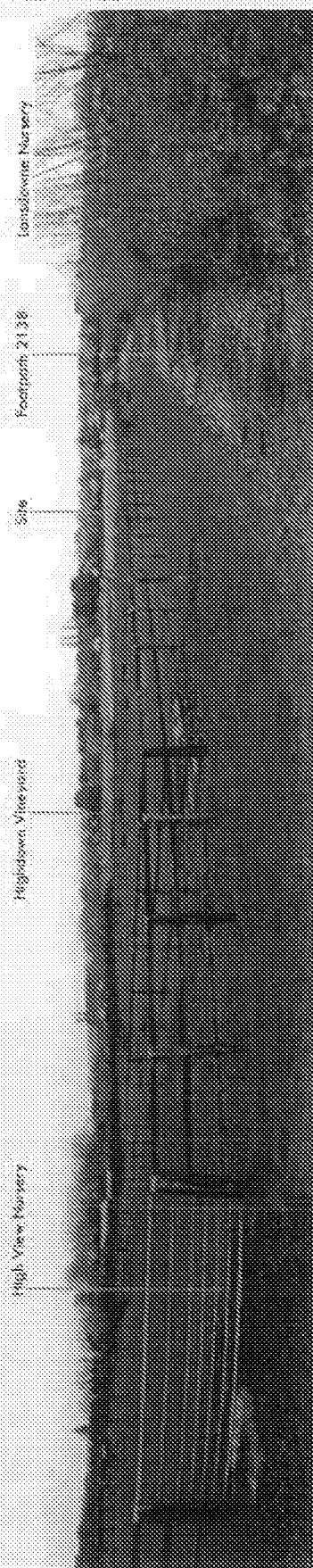
18	Bridleway 2141 North of Landedown Nursery	820m	Partial view of site
19	Bridleway 2141 North of Hill Farm	640m	No view of site, obscured by vegetation on steep
20	Bridleway 2141, North of Highdown Hill Farm	675m	No view of site, obscured by trees around Highdown Hill Farm
21	Bridleway 2141, North of Highdown Hill Farm	750m	No view of site, obscured by trees around Highdown Hill Farm
22	Bridleway 2140, emerging from trees around Highdown Hill Farm	650m	Views of site
23	Bridleway 2142 West of Cobbing Nursery	1100m	No view of site, obscured by trees north of Cobbing Nursery
24	Bridleway 2142 West of Cobbing Nursery	900m	No view of site, obscured by trees north of Cobbing Nursery
25	Footpath 2137 of North edge of chalk pit on Highdown Hill	840m	Partial view of site, partly obscured by trees in and around chalk pit
26	Footpath 2137 mid way between Chalk Pit and Bridleway 2139/3	900m	No view of site, obscured by trees around chalk pit
27	Footpath junction 2139/3 and 2137, looking South	920m	No view of site, obscured by crest of Highdown Hill
28	Footpath 2139/3 midway between Viewpoint 28 and Highdown Farm	800m	No view of site, obscured by crest of Highdown Hill
29	South of Footpath 2139/3 at East of Highdown Farm north bank	740m	View of site
30	Footpath 2138, South of Bridleway 2141	570m	View of site

Landscape Appraisal for Queens Nursery at Hightdown

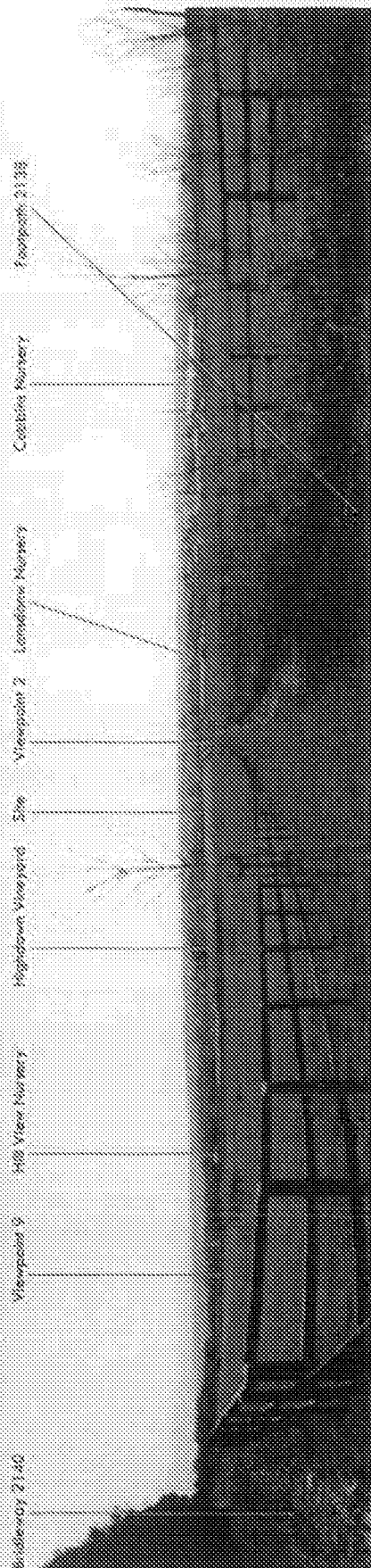
4.1.15

1.3 Key Viewpoints:

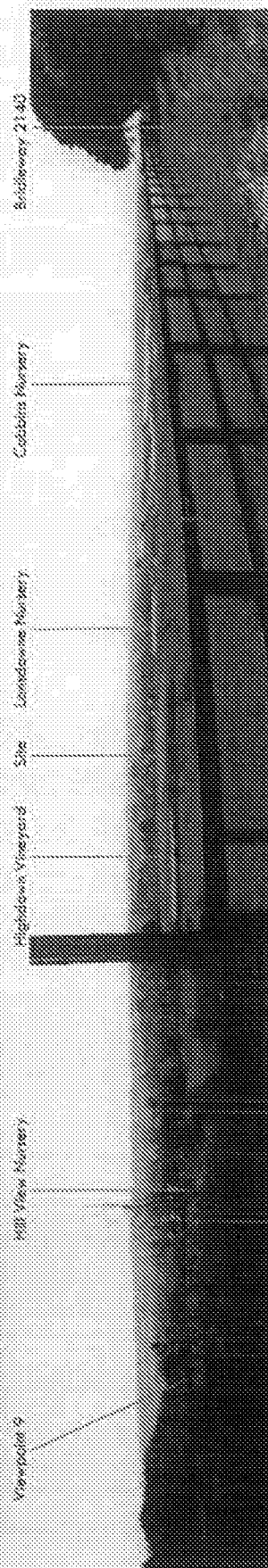




Viewpoint 3 - Footpath 2138, North of the level with North edge of Hill View nursery, Looking South East
Plain view of the over fences approximately 500m South.



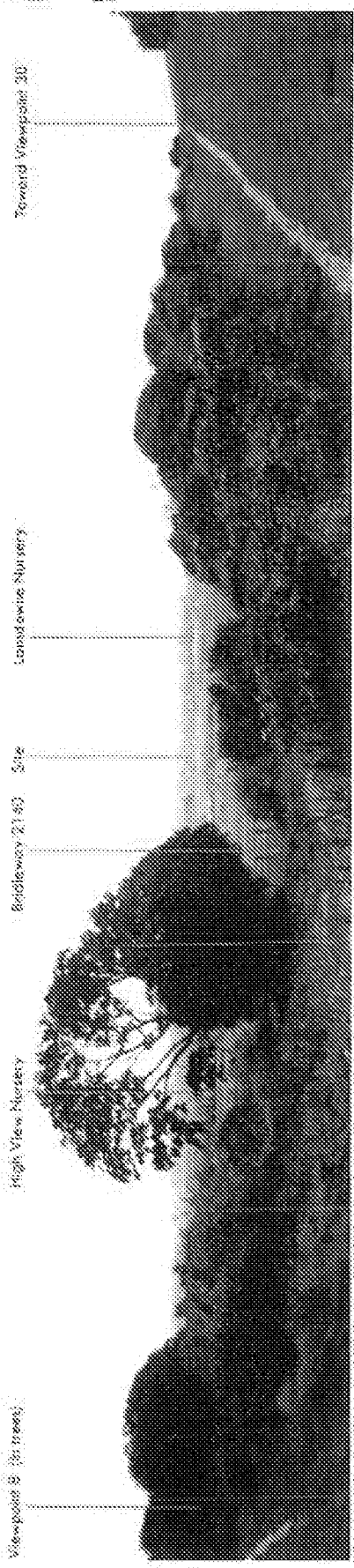
Viewpoint 4 - Junction Footpath 2138/Bridleway 2140, Looking South
Plain view of the approximately 500m South.



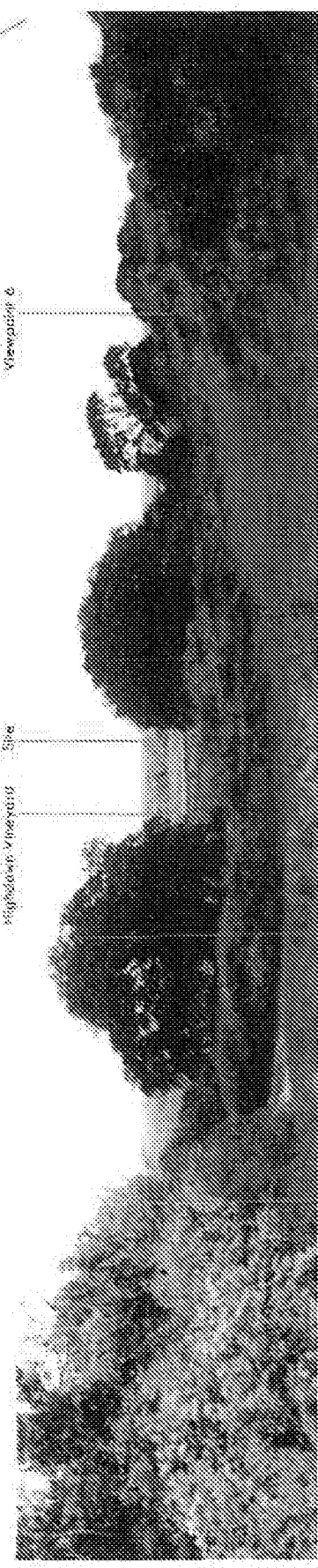
Viewpoint 5 - Bridleway 2140, Looking South
Plain view of the approximately 540m South West.

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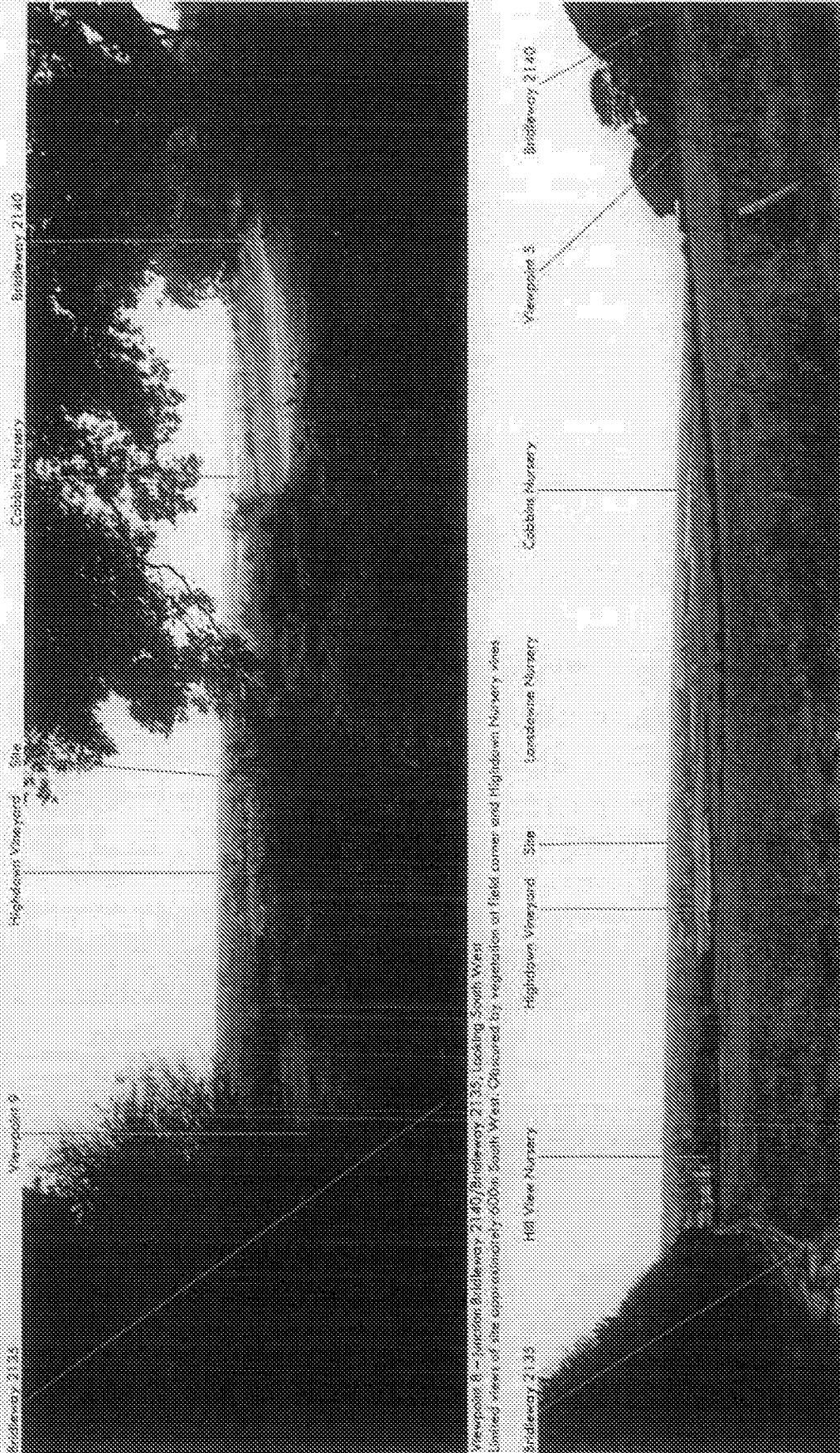
Viewpoint 8 - Land North of Bridleway 2140, South of reservoir, looking South. Partial view of site approximately 500m South West through vegetation North of Bridleway 2140.



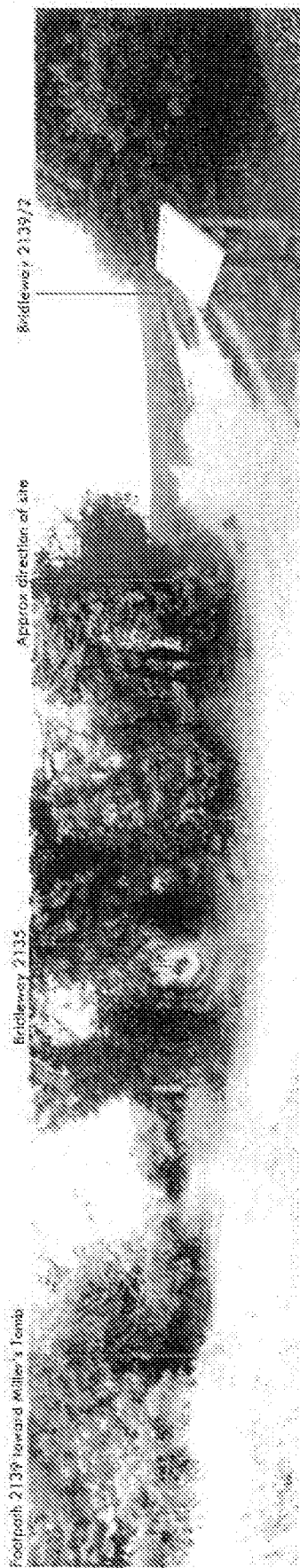
Viewpoint 7 - Land North of Bridleway 2140, South of reservoir, looking South West. Partial view of site approximately 600m South West through vegetation North of Bridleway 2140.

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Viewpoint 9: Bridleway 2135 field North of Hill View Nursery; Looking South West
Plain view of the over vineyard approximately 470m South West before being obscured by trees around Hill View Nursery.



Footpath 2139 toward Miller's Tomb

Bridleway 2135

Approx direction of site

Bridleway 2139/2

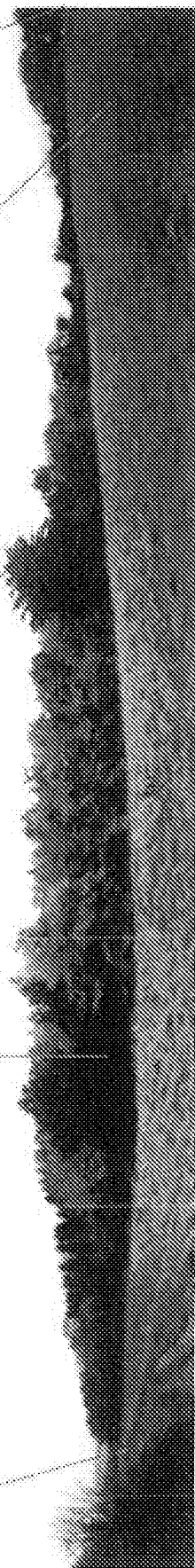
Viewpoint 10 - Junction of Bridleway 2135, 2139/2 and Footpath 2139, Looking South. No view of the approximately 700m South West. Obscured by trees and crest of Highdown Hill.

Footpath 2139

Highdown Gardens (within trees)

Footpath 2139

Miller's Tomb



Viewpoint 11 - Footpath 2139 North of Highdown Gardens, East of Miller's Tomb, Looking South. No view of site approximately 750m South West.

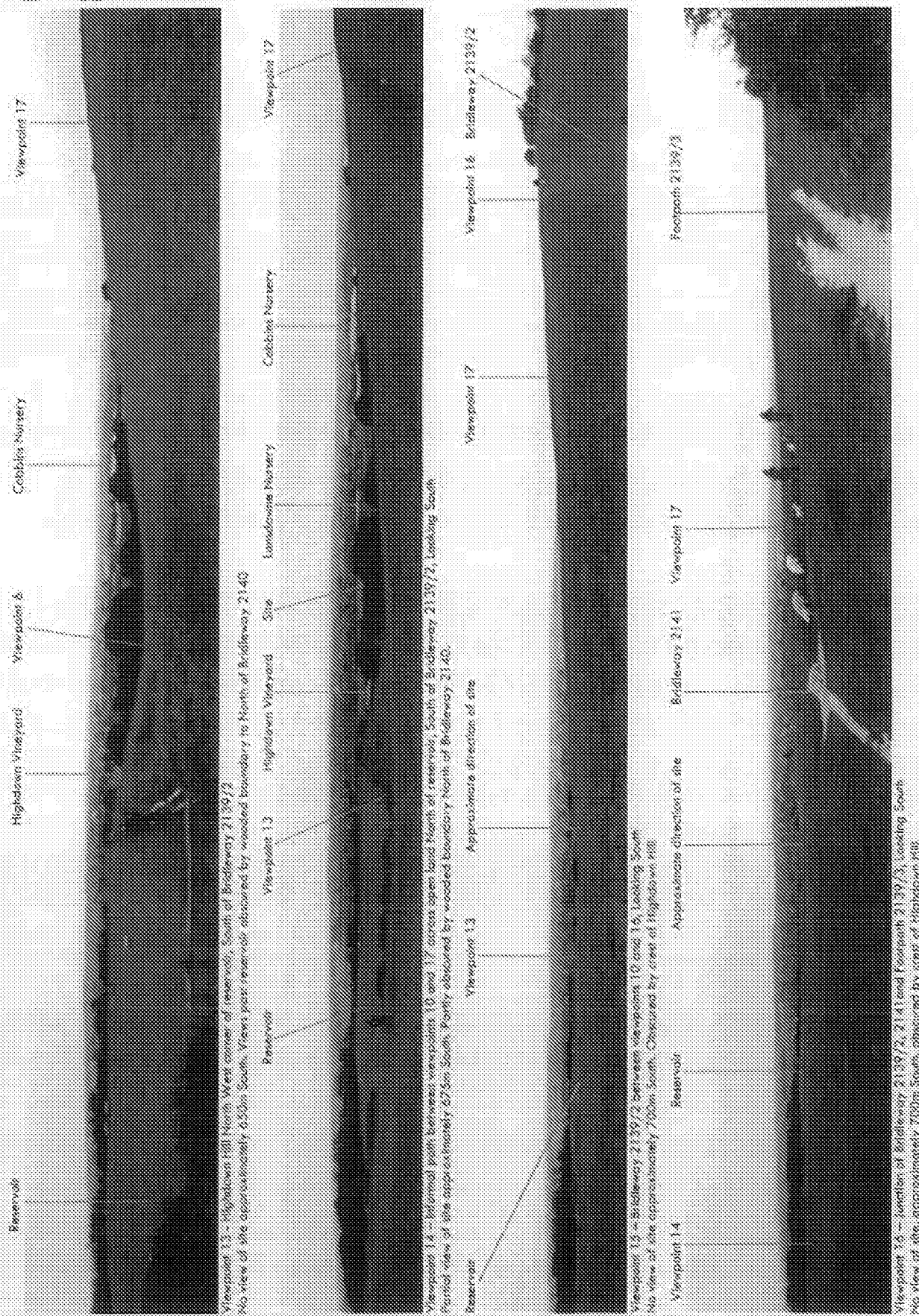
Footpath 2139 toward East Lodge

Approximate direction of site

Footpath 2139 toward Highdown Gardens



Viewpoint 12 - Footpath 2139 between East Lodge and Highdown Gardens, Looking West. No view of site approximately 600m West. Obscured by trees roadside hedge and Hill View Nurseries beyond



Viewpoint 13 - Highland Hill North West corner of reservoir, South of Bridleway 2139/2
No view of the approximately 650m South. Views past reservoir obscured by wooded boundary to North of Bridleway 2140

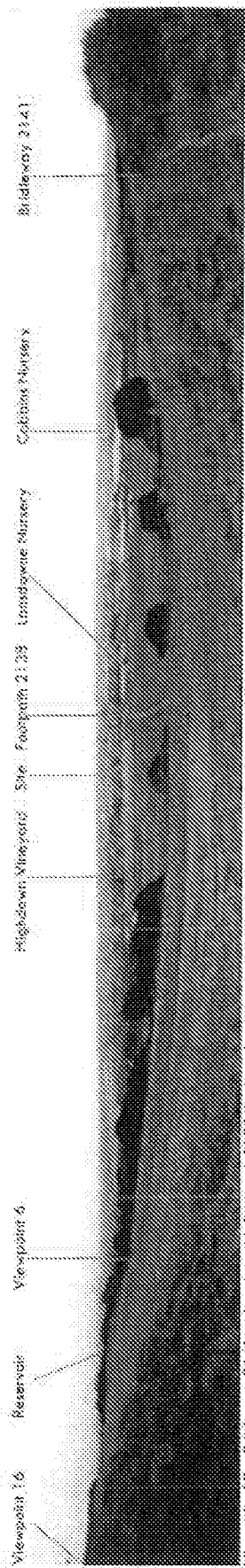
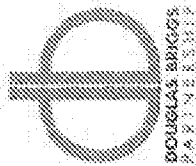
Viewpoint 14 - Informal path between viewpoints 10 and 17 across open land North of reservoir, South of Bridleway 2139/2, Looking South
Partial view of the approximately 650m South. Partly obscured by wooded boundary North of Bridleway 2140.

Viewpoint 13 - Bridleway 2139/2 between viewpoints 10 and 16, Looking South
No view of the approximately 700m South. Obscured by crest of Highland Hill

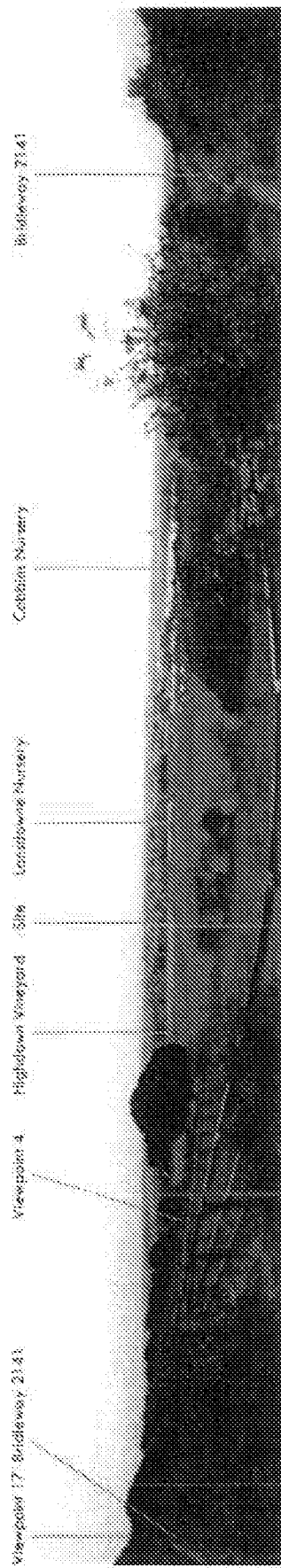
Viewpoint 16 - Junction of Bridleway 2139/2, 2141 and Footpath 2139/3, Looking South
No view of the, approximately 700m South, obscured by crest of Highland Hill

Landscape Appraisal for Quaker Nurseries at Highdown

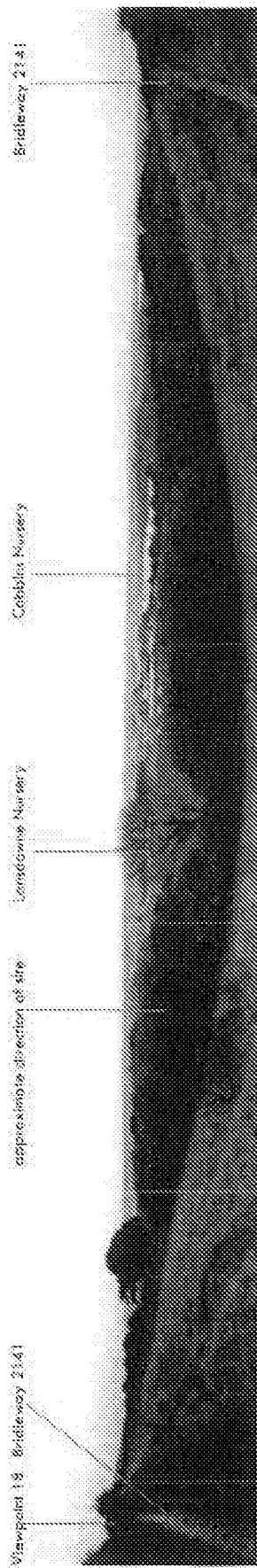
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Viewpoint 17 - Bridleway 2141 at junction with Footpath 2138, looking South
Plain view of site approximately 620m South.

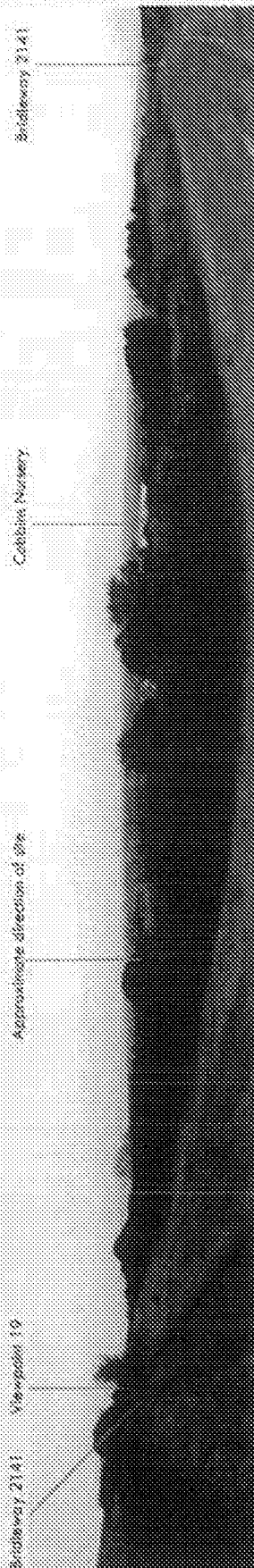
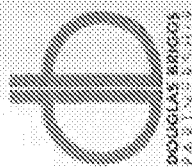


Viewpoint 18 - Bridleway 2141 North of Lonsdowne Nursery, looking South
Plain view of site approximately 620m South East.

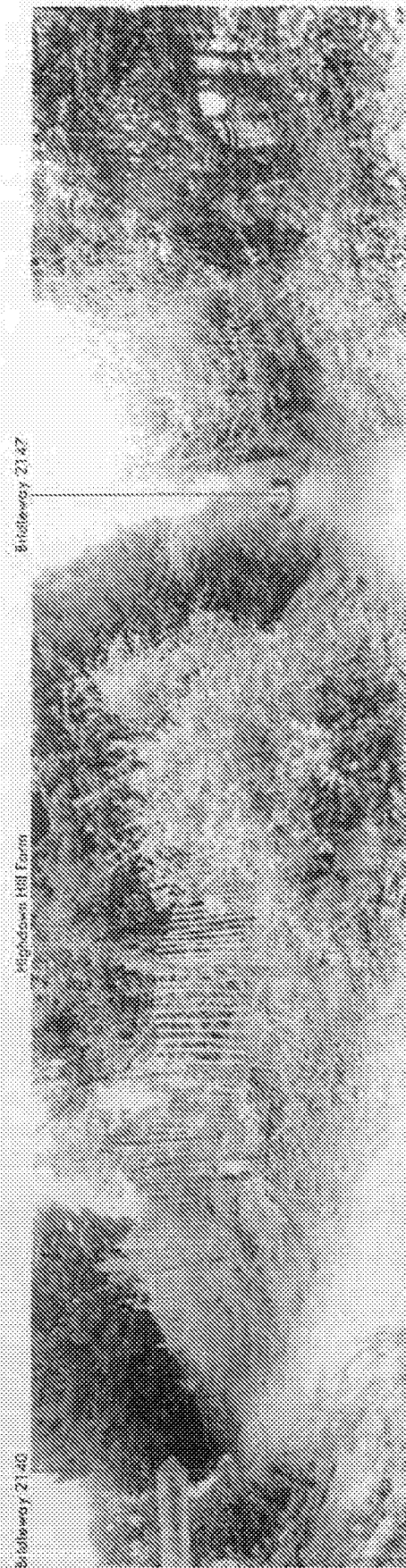


Viewpoint 19 - Bridleway 2141 North of High Farm, looking East
No view of site approximately 640m South East. Obscured by vegetation on steep

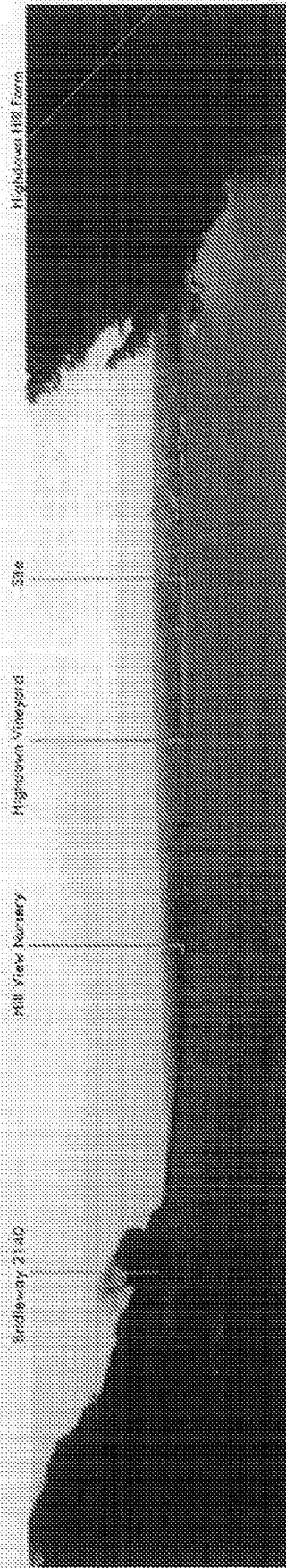
Landscape Appraisal for Quercus Nursery at Highdown



Viewpoint 20 – Bridleway 2141, North of Highdown Hill Farm, looking South East
No view of the approximately 675m South East, obscured by trees around Highdown Hill Farm



Viewpoint 21 – location of Bridleway 2148 and 2147, looking South East
No view of Site approximately 720m South East, obscured by trees around Highdown Hill Farm



Viewpoint 22 – Bridleway 2140, emerging from trees around Highdown Hill Farm, looking South East
Views of the approximately 6.8km South East

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Approximate direction of site Cobblers Nursery

Bridleway 2140 toward Eastdown Roadworks

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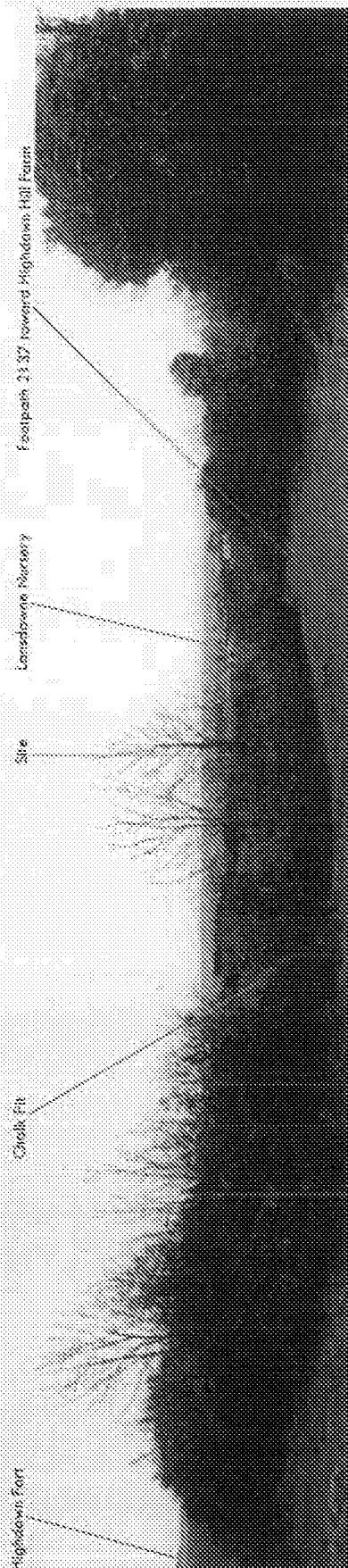
Viewpoint 23 - Bridleway 2140 West of Cobblers Nursery, looking East
No view of site approximately 1.1km East. Obscured by trees north of Cobblers Nursery

Bridleway 2140 toward Highdown Hill Farm

Approximate direction of site



Viewpoint 24 - Bridleway 2140, approximately due North of Cobblers Nursery, looking East
No view of the approximately 900m East. Obscured by trees adjacent to footpath and North of Cobblers Nursery



Viewpoint 25 - Footpath 21.37 of North edge of chalk pit on Highdown Hill, looking South East. Partial view of site approximately 840m South East, partly obscured by trees in and around chalk pit.



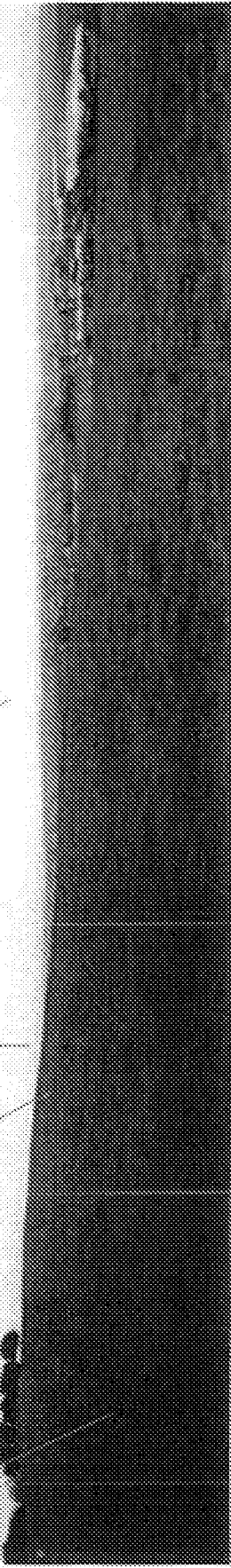
Viewpoint 26 - Footpath 21.37 mid way between Chalk pit and Bridleway 21.37/3, looking South. No view of site 900m South, obscured by trees around chalk pit.



Viewpoint 27 - Footpath junction 21.39/3 and 21.37, looking South. No view of site approximately 920m South, obscured by crest of Highdown Hill.

Landscape Appraisal for Durrant Nursery at Highdown

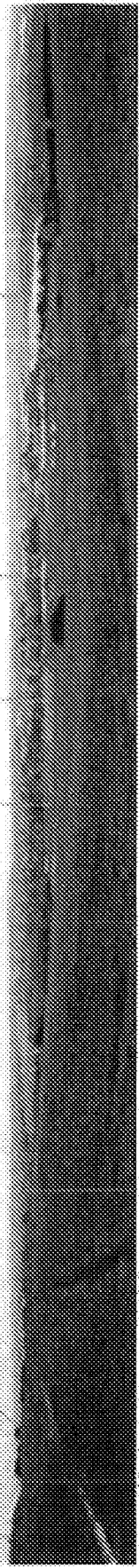
Highdown Fort
Footpath 2139/3



Viewpoint 28 - Footpath 2139/3 midway between Viewpoint 28 and Highdown Fort, looking South
The view of site approximately 800m South. Obscured by crest of Highdown hill

Highdown Hill Fort
Viewpoint 16 (Footpath 2139/3)

Highdown Vineyard
Site
Lansdowne Nursery
Cottons Nursery



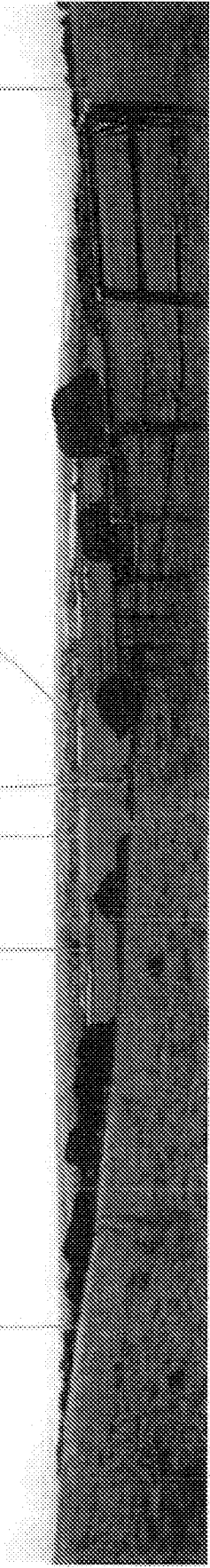
Viewpoint 29 - South of Footpath 2139/3 at foot of Highdown Fort earth banks, looking South
View of site approximately 700m South. (Note: Footpath 2139/3 passes through centre of fort where site is not visible)

Viewpoint 6

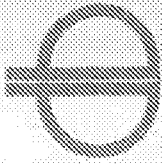
Highdown Vineyard
Site
Footpath 2138

Lansdowne Nursery

Bridleway 2141



Viewpoint 30 - Footpath 2138, South of Bridleway 2141 Looking South
View of site approximately 570m South.



2.0 Evaluation

2.1 Existing Landscape Character

The site is located between High Down Vineyard and Lansdowne Nursery, immediately adjacent to the A259 Littlehampton Road (A dual carriageway at this point). Starting an access with Lansdowne Nursery and Easlands Stables to the North where the access road turns footpath 2138 heading toward Highdown Hill.

The site is located approximately 540m South of the South Down National Park boundary that is defined by a line of trees to the North of Bridleway 2140, and a line of trees West of Highdown Gardens adjacent to Bridleway 2133, which together with a line of trees between Mangleston Farm and Highdown Hill form to the West adjacent to Bridleway 2137 define a distinct visually enclosed area/prospect of land, separated from the National Park to the North of the A259.

The character of this enclosed 'pocket' is separated from the National Park and informed by the presence of agricultural fields, equine paddocks with their associated horse shelters, two significant commercial glasshouses (Lansdowne and Hill View Nurseries) & Vineyard and a number of agricultural buildings at both the Vineyard and Mangleston Farm sites with the A259 and the urban development defining the South boundary.

The site is set between the active horticultural site of Lansdowne Nursery to the West with glasshouses clearly visible on the west side in the previous section and the vineyard to the East with a more screened glasshouse site at Hill View Nurseries.

The A259 separates the 'pocket' from the urban fringe of Ferring on its South Side but the edge of the settlement and dual carriageway are clearly visible from public vantage points in the vicinity, with a good level of screening to the North side of the A259 offsetting the tranquillity of this space.

2.2 Existing Visibility

The vantage point map at 1:1 indicates both the location of the photographs and colours indicate the landscape surveyed, with red markers indicating where views of the site are possible, orange markers indicating where partial views are possible with interruption from vegetation or other buildings and green markers where there are no views of the site.

The survey was conducted on the 10th November 2013 and of the 231 Miles of path walked, the site was clearly visible from 1:133 Miles (27.44%) and partially visible from 0.192 Miles (4.62%).

Most of the public views arising from the footpaths within the defined enclosed areas around the site, identified above that form a repetitive character viewed to the National Park North of the site.

The remainder of the publicly accessible views are from Highdown Hill within the National Park and the A259 Dual Carriageway immediately South of the site.

The visibility of the site from these areas is taken to turn:

a. Backward 'pocket'

Within the visual enclosure defined above, there are three public paths, Bridleway 2140 along the North boundary, Bridleway 2133 along the East boundary and Footpath 2133 that passes the site, bisecting the 'pocket' of land.

The site is located on the Southern boundary of this enclosure immediately adjacent to the A259 dual carriageway, between an existing glasshouse site (Lansdowne Nursery) and Vineyard (Highdown Vineyard).

The pictures at viewpoints 1, 2, 3, 4, 5, 6, 9 and 22 define the extent to which the site is visible within this enclosure area, with a range of open views at the North edge, looking down over the intervening horse paddocks on to the site, to closer range views along footpath 2138 interrupted by hedges, trees and vines adjacent to the footpath.

It is fair to say that the context of views from these footpaths is relevant to the site as seen against the backdrop of the urban fringe of Ferring and in the context of agricultural development at Hill View Nursery and Lansdowne Nursery to the East and West of the site and the vines at the Vineyard immediately North of the site.

a. Highdown Hill

The pictures at viewpoints 14, 16, 17, 18, 19, 20, 28 and 29 define the extent to which the site is visible from public vantage points on Highdown Hill.

There are only small sections of the public footpaths and bridleways from which the site is visible but it should be noted that Highdown Hill is open access land in the ownership of the National Trust and the public can gain access to most open areas.

It is for this reason, additional viewpoints were chosen of the footpaths routes at points 6, 7, 13, 14 and 25 to define the extent of the publically accessible area from which the site is visible.

Natural features such as the wooded boundary of the National Park, North of Bridleway 2140 restrict views to partial glimpses through vegetation (see viewpoints 8, 7, 18 and 19); the reservoir within the hill is not accessible (see viewpoints 13 and 14) and the false crest of the hill between Bridleway 2141 and footpath 2137's that obscures views of the site beyond viewpoints 26-28.

The majority of these views are panoramic, with wide expansive views across Ferring with the sea in the background, glasshouses at Lansdowne, Mangleston and Colliers Nurseries in the middle ground below the skyline and the wooded scarp and open grassland of Highdown Hill itself in the foreground.

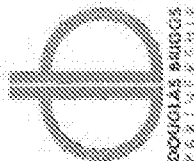
The site and 'pocket of land' in which it sits is a comparatively small feature in all these views, sitting below the skyline against the backdrop of significant areas of urban and agricultural development.

While views of recreational areas in a National Park are generally regarded as the most significant in landscape assessments, the context of the view is important as it is almost impossible to view the site with the naked eye without seeing areas of glasshouses, farm buildings and urban development and the degree of change in the context of the overall view needs to be taken into account.

4. A259 Dual Carriageway

Views northward are possible from drivers using the Dual Carriageway and walkers on footpaths to the South side of the Dual Carriageway adjacent to the Houses in Ferring and while much of the South boundary of the Highdown Vineyard has been planned with trees obscuring views northward, this is not the case along the South boundary of the site.

It is fair to say that the views of road users on the dual carriageway are transient and likely to be fleeting given the speeds of traffic on this section of road (except in traffic jams). However, views of residents and pedestrians on the South side of the A259 would be more significant with views across the equine and horticultural landscape.



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2.3 Proposals

The proposals are for the formation of a horticultural nursery, growing plants and trees for the wholesale market and include polytunnels and six-door growing beds near the South of the site, with associated access adjacent to Queens Nursery and a small loading area and ancillary building for storage and administration and a tree nursery on the North section of the site.

The proposals would create an area of young woodland to the north of the site that would complement the planted areas to the North of the Vineyard and screen views of the South of the site from many of the views along footpath 2138 (Views 1, 3 and 4) and add context to the views from Bridleways 2140 and 2132 (Views 4, 5, 8, 9 and 12).

The access, yard and polytunnels on the South end of the site would remain visible from these viewpoints but would be broken up by the intermediate planting and sit within the context of the vineyard to the East and glasshouses to the West.

The South of the site would be visible from the A239 and housing and footpaths on the North edge of Farning, but the tree nursery on the North section of the site would form a more wooded backdrop to the proposals and with the introduction of appropriate planting along the Southern boundary would soften the appearance of the site to the coastal observer.

2.4 Mitigation

Additional planting along the South and West boundaries of the site would serve to soften and break up the appearance of the polytunnels and yard to the South of the site and perform an additional service in screening sections of the dual carriageway and urban settlement of Farning in views from Highdown Hill in the National Park.

Careful selection of natural or darker coloured materials for the ancillary building and surfacing of the yard will also reduce the perceptibility of the site as it will be seen through the planting of the tree nursery, in a similar way to the small timber clad shed in the planned area to the North of the Vineyard.

Views from vantage points, looking down from above carports may be screened but given the range of these views and the context in which the proposals will be seen, it is unlikely that the extent of change in these views would justify further action.

3.0 Conclusion

This landscape appraisal has identified a distinct separation between Highdown Hill and the boundary of the South Downs National Park and a visually endorsed 'pocket' of land to the North side of the A239 dual carriageway.

This well defined pocket of land contains an array of glasshouses, agricultural buildings and hedges and evidences its historic use and agricultural character.

It is not to say that there are no public viewpoints identified in which the site is viewed with the naked eye, without the context of either the commercial glasshouses, agricultural buildings or the urban fringe of Farning.

While it is undeniable that the proposals will be a visible change within these views, it is the context and degree of change which has to be considered.

At close range, the views of the site are already interrupted by hedges and trees, where the addition of the tree nursery will add to this but not necessarily look out of place in the agricultural context.

From views along the North edge of the 'pocket', looking down on the site, the proposed polytunnels on the South side will remain visible but be softened by the tree nursery and be seen in context with glasshouse sites to the East and West.

Views from the National Park are seen in the context of wide panoramas looking out over Farning to Worthing and the Sea with large areas of Glasshouses to the West of the site and Farning to the South of the site setting the wider context.

In these views, the site is below the natural focus of the view which is distant and the perception of change is therefore reduced. While visible, the degree of change in these views would not warrant further action.

Planting along the South boundary of the site serves two purposes, firstly to soften the impact of change in views from the South, reducing the visibility of the polytunnels from the road and houses to the South and providing a landscape benefit in screening views of the urban fringe and dual carriageway from Highdown Hill in the National Park.

Overall, while the proposals would remain visible, they are seen in the context of similar horticultural development, are well assimilated into their surroundings and do not significantly alter the landscape character of the area or cause an unacceptable level of harm to public vantage points either within or outside the National Park.

Some aspects of the proposals would have a benefit to the landscape character and reinforce the agricultural use and rural tranquillity of the landscape that has been created by the proximity of the dual carriageway and urban fringe of Farning.

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Appendix

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