

LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

Land East of Wandley's
Lane, Fontwell

Prepared on behalf of

Welbeck Strategic Land II LLP

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LAND EAST OF WANDLEYS LANE, FONTWELL

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CONTENTS:

	Page:
1. Introduction	1
2. Methodology	1
3. Assessment of Baseline Conditions	2
4. Scheme Proposals	17
5. Effects of Scheme Proposals	18
6. Cumulative Effects	22
7. Summary & Conclusions	25

APPENDICES (at rear of document):

Appendix A: LVIA Methodology and Definition of Terms

Appendix B: Figures & Photographic Viewpoints

Appendix C: Extracts from Published Landscape Character Assessments and Guidance

Appendix D: Dandara Site Illustrative Landscape Masterplan

Rev	Description	Date	By/Chk
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P1	Planning Issue	18/09/17	TB/LB

1. INTRODUCTION

- 1.1. This Landscape and Visual Impact Assessment (LVIA) has been commissioned by Welbeck Strategic Land and prepared by Landscape Architects, Allen Pyke Associates Ltd. It provides an assessment of the potential effects on both the landscape character and visual amenity of the proposed residential development on Land East of Wandley's Lane in Fontwell, hereafter referred to as 'The Site'.

Overview of Landscape & Visual Considerations

- 1.2. The Site is situated south of the settlement boundary of Fontwell and within 500m of the South Downs National park (SDNP) within Arun District Council. This assessment has considered current planning policy within the adopted Local Plan 2003 and the emerging Local Plan 2011-2029 (in the latter stages of adoption). There is an area of Ancient Woodland adjacent to the south east boundary of the Site.
- 1.3. The Site is not subject to any landscape designations, or part of any local or strategic gap, but is considered 'not currently developable' for reasons relating to access and drainage, in the Councils Housing and Economic Land Availability Assessment (HELAA). These constraints are currently being addressed by the client.

2. METHODOLOGY

- 2.1. The assessment applies a methodology developed by Allen Pyke Associates based on best practice as set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA. (See Appendix A)
- 2.2. GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to *"consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity"*. It refers to 'landscape', as adopted by the Council of Europe in the European Landscape Convention 2002, as being *"an area, as perceived by people, whose character is the result of the action and interaction of natural and /or human factors."* The application of the Convention is inclusive referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and it goes on to state that it *"concerns landscapes that might be considered outstanding as well as every day or degraded landscapes"*.

- 2.3. The GLVIA3 requires that professional judgements are “reasonable and based on clear and transparent methods” and that “in carrying out an LVIA the landscape professional must always take an independent stance, and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned”. A definition of each of the terms used throughout this report is found in Appendix A.
- 2.4. The assessment is undertaken in two parts; first the baseline study (Section 3.0 below), whereby a combination of desk-based research and a site visit (March 2017) are used to assess the existing site conditions and consider the landscape elements (landform, vegetation, historic features, adjacent development, relevant planning policies and key views) that make up the Site and its surrounding context. This information contributes to an assessment of the susceptibility and sensitivity of landscape character and visual amenity. Visual amenity considers existing views into and out of the Site from a variety of public viewpoints and, where relevant, from residential properties. It should be noted, however, that access to private properties is not usually possible so an assessment based on the nearest accessible viewpoint is used. This process assists in identifying the zone around the proposed development and locations from which the Site is visible (Visual Receptors).
- 2.5. The second part (Section 5.0 below), describes the scheme and provides an assessment of the potential effects of the proposals, including the built form, associated infrastructure, planting and mitigation treatments, on the sensitivity of the landscape and visual amenity established in the baseline survey. The results have been used to assess the potential magnitude of change that might be brought about by the proposed development and the significance of any temporary or residual effects.

3. ASSESSMENT OF BASELINE CONSIDERATIONS

The Site and Surrounding Context

- 3.1. The Site is approximately 6.98ha in area comprising of greenfield agricultural land, to the east of Wandleys Lane, Fontwell, within Walberton Parish and Arun District Council, refer to Figure 1.
- 3.2. It is bounded by residential development to the north and a cluster of dwellings to the east, woodland to the south and west, and open fields with scattered settlement beyond. The northern end of Wandleys Lane is semi-urban in character with footpaths, shared and private drives, signage and utility poles. This character is more rural adjacent to the site, but becoming increasing semi-urban again further south.

- 3.3. Fontwell is bounded by the A27 to the north offering good east-west connectivity to Worthing and Brighton in the east and Chichester and Portsmouth in the west. The nearest train station, Barnham (2km to the south), provides regular services into London, Portsmouth, Brighton and numerous other settlements.

Site Description

- 3.4. The Site is broadly oval in shape, narrow north to south and long east to west. It consists of a single open field that is subdivided with temporary fences and used for grazing. A mature 6-8m hedgerow forms the boundary along Wandleys Lane, with mature trees, and a small area of ancient woodland forming the boundary to the south east. The northern and eastern boundaries are defined by hedgerows to the rear gardens of residential properties. A mix of new and defunct hedgerow/scrub up to 3m high forms the south western boundary. There are a number of large mature oak trees within the gardens along the northern and eastern boundaries and within the hedgerow along Wandleys Lane.

Topography and drainage

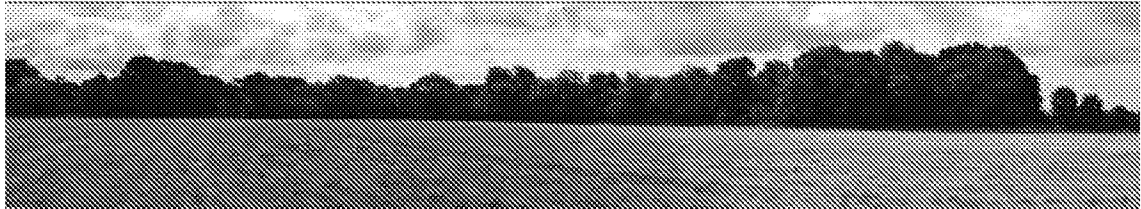
- 3.5. The Site is predominantly level, sloping gently and evenly approximately 7m to the south and east, from approximately 28m AOD in the north west corner to approximately 21mAOD in the south east corner. There is a small ditch (dry at the time of the visit) running along the eastern boundary and connected to a ditch running through Wandleys Copse. There is also a very shallow (30-40cm) dry ditch between the western boundary and Wandleys Lane.



View within the Site looking North West towards Site entrance, outbuildings and farm plant.



View within the Site looking towards North Eastern boundary to neighbouring residential properties.



View within the Site looking towards South East towards mature hedgerow / tree lined boundary and Wandleys Copse (ancient woodland).



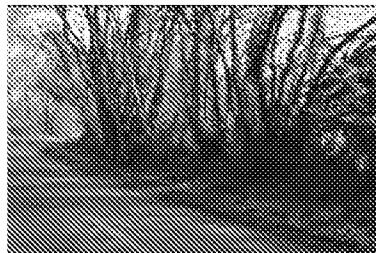
View within Site looking South West towards neighbouring residential properties.



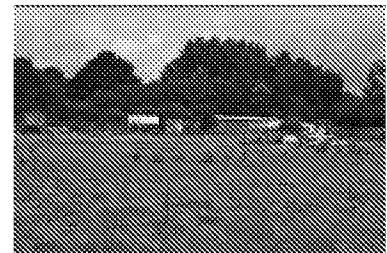
View of existing Site entrance from Wandleys Lane looking east



Typical character of Wandleys Copse



Mature hedgerow along Wandleys Lane



Outbuildings, farm plant, and livestock.

Supporting photographs to illustrate the Site boundaries and features

Historic Landscape Features

- 3.6. Historic maps dating back to 1876 have been reviewed and a summary of notable change in the landscape is provided below.

- 3.7. The OS map of 1876 shows Arundel Road, Wandleys Lane and West Walberton Lane in existence. Buildings near the Site included Common Farm to the north of Arundel Road and Wanleys Barn. There is a pond to the south east of Wanleys Barn. There is extensive tree cover with Wanleys Copse and Little Wanleys Copse to the south and Firs Plantation to the north. This increases by 1912, with the OS map showing the field east of the Site completely wooded. The 1912 map shows the name change from *Wanleys* to *Wandleys*.
- 3.8. By 1939 semi-detached settlement extends along Arundel Road and large detached properties divide the former Firs Plantation. Settlement has begun to extend along West Walberton Lane and Wandleys Lane encroaching into the Site. The 1974 OS map shows settlement continuing to slowly expand gradually along West Walberton Lane and in the wider context.
- 3.9. Between 1979 and 1992 the OS map shows significant highway improvements to Arundel Road. Little Wandleys Copse no longer exists.
- 3.10. The landscape has changed little within the last 140 years, with the most noticeable change being the gradual increase of sporadic and small scale settlement. The field patterns and boundaries, on the whole remain the same.

Policy Context and Designations

National Policies

- 3.11. The National Planning Policy Framework (NPPF) gives details of the national policy context and was published in March 2012. The document provides the framework for all local policy and places an emphasis on promoting sustainable development when determining planning applications.
- 3.12. The NPPF sets 12 Core Principles to underpin planning and decision making, of these: Principle 4 highlights the importance of high quality design and Principle 5 sets out the importance of landscape character and the intrinsic character and beauty of the countryside in supporting thriving rural communities.
- 3.13. The NPPF has 13 policy sections, four of which are relevant to this assessment:
- **Section 6** highlights that housing applications should be considered in the context of the presumption in favour of sustainable development;
 - **Section 7** highlights the importance of high quality, inclusive design and the connections between people and places and the integration of new development into the natural, built and

historic environment which responds to local character and is “visually attractive as a result of good architecture and appropriate landscaping”;

- **Section 11** (paras 109-125) identifies the importance of protecting and enhancing valued landscapes, geological conservation interests and soils and minimising impacts on biodiversity.
- **Section 12** (paras 126-141) sets out requirements for local authorities relating to the “conservation and enjoyment of the historic environment” and that heritage assets should be conserved in a “manner appropriate to the significance”.

Local Policies

3.14. At the local level Arun is in the later stages of adopting the emerging Local Plan 2011-2031. The current Development Plan which provides the framework for development consists of the saved policies from the Arun District Local Plan 2003, the saved policies of the adopted West Sussex Minerals Local Plan (July 2003), the West Sussex Waste Local Plan (2014) and any adopted neighbourhood Plans.

3.15. Key policies relevant to this assessment include:

- GEN3 - Protection of the Countryside
- GEN7 - The Form of New Development
- GEN20 - Provision of Public Open Space within New Development
- GEN27 - Landscape Diversity
- GEN28 - Trees and Woodlands
- GEN33 - Light Pollution

3.16. The emerging local plan 2011-2031 is due to be adopted by the end of 2017 and is a key consideration for future development. Key policies relevant to this assessment include;

- C SP1 – Countryside
- GI SP1 - Green Infrastructure and development
- LAN DM1 - Protection of landscape character
- D SP1 – Design
- D DM1 - Aspects of form and design quality
- ENV DM4 - Protection of trees
- QE SP1 - Quality of the environment

Arun Landscape Study (2006)

- 3.17. The 2006 Arun Landscape Study by Hankinson Duckett Associates considers the landscape and visual amenity aspects of development choices in Arun District over the period 2006-2026. The study divides Arun District into distinct Landscape Character Areas. The Site is located within the Fontwell-Eastergate Mosaic (LCA 16), and is discussed in more detail in preceding sections. The study assess the overall landscape sensitivity to be 'Moderate', the landscape value to be 'Moderate' and the landscape capacity to be 'Medium'.

Housing & Economic Land Availability Assessments (HELAA)

- 3.18. The 2017 Housing and Economic Land Availability Assessment (HELAA) combines information from the 2012 Strategic Housing Land Availability Assessment (SHLAA) and the 2010 Employment and Economic Land Assessment (EELA). The report presents a strategic picture of availability and suitability of land within Arun District for development. The Site is featured within the report which concludes it is '*not currently developable*', listing the key constraints of access and the potential impacts upon Lidsey Catchment. It also considers the Site to be too remote from the existing village to be sustainable.
- 3.19. ECE Planning on behalf of the client has prepared a statement seeking to demonstrate that the Site at Wandleys Lane would be suitable, achievable and deliverable, in light of the recent updates to Arun District Council's objectively assessed need. The statement does not highlight any landscape reasons for identifying The Site as 'not currently developable'.

Arun Landscape Capacity (2017)

- 3.20. The Landscape Capacity of Strategic Sites in Arun District (2017) by Hankinson Duckett Associates is a study of strategic sites which have been identified through Arun District Council's Housing Land Availability (SHLAA) and will support the emerging local plan. The Site is not featured within the study.

The Green Infrastructure Study (2012)

- 3.21. The Green Infrastructure study (2012) by Land Use Consultants aims to aims to '*help shape future growth in the District and develop a joined up approach to delivering ecological services, recreational benefits, climate change mitigation, adaptation measures and the retention and enhancement of landscape character and distinctiveness across the District.*'

Neighbourhood Plan

3.22. The parish of Walberton has produced their Neighbourhood Plan 2015 – 2035, which covers the settlements of Walberton, Binsted and Fontwell. There are two clear overarching themes of the plan.

- To retain and protect the distinctive rural character of the Parish's villages - Walberton, Fontwell and Binsted
- To use the Plan as a unique opportunity for filling gaps in the present housing stock – in particular affordable housing and smaller properties suitable for the elderly

Key policies relevant to this assessment include;

- VE 3 Protection of Trees and Hedgerows

National Landscape Designations

3.23. The Site is not subject to any statutory landscape designation for scenic quality or beauty but does lie within 500m of the South Downs National Park so the potential effects of the proposals on the National Park have been considered. (Refer Figure 2).

Regional Landscape Designations

3.24. The Site is not subject to any landscape or environmental designations. (Refer Figure 2).

Designated Public Rights of Way

3.25. There are no Public Rights of Way (PRoW) running through the Site or adjacent to it. There is an extensive network of Public Rights of Way in the wider landscape (refer to Figure 2).

Heritage and Listed Buildings

3.26. There are no listed buildings on the Site but there are 4 in the local vicinity, all Grade II, and there are higher concentrations of listed buildings found within the wider context. There are no views to, or from, the listed buildings due to distance from the Site and intervening built form, vegetation and topographical features. The National Trust's Slindon Estate (Slindon Park) lies 500m to the North and contains several listed structures, but is screened by intervening mature woodland. (Refer Figure 2).

Existing Landscape Character

- 3.27. The following section reviews published landscape character assessments of the Site and its surroundings (refer to Figure 3).

National Level

- 3.28. At a national level Natural England has produced a National Character Areas Plan which divides England into 159 distinct natural areas. The Site is located in Character Area 126 South Coast Plain, Key characteristics of the LCA relevant to the study area are:

- Gently sloping southwards to the coast with long views towards the sea;
- Deep and well drained quality soils;
- Streams and rivers flow south from the higher land of the Downs to the sea;
- Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks;
- Stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches;
- Small areas of species-rich meadow remain inland;
- Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts;
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis; Littlehampton and Worthing linked by major road and rail systems.

- 3.29. These landscape characteristics are present in the wider landscape context of the area. The Site is located in the north of the character area and close to neighbouring character area 125 South Downs, therefore, it does not exhibit all of the characteristics set out above.

Regional Level / County Landscape Character (Refer to Appendix C)

- 3.30. At the Regional level West Sussex County Council have published 'A Strategy for the West Sussex Landscape (October 2005) which highlights a vision to "protect and enhance the landscape of West Sussex as an asset for future generations". It supports a detailed Character Assessment published by West Sussex in which the Site lies within an area identified as SC8 – Fontwell Upper Coastal Plain, the key characteristics of the LCA relevant to the study area are:

- A transitional landscape;
- Clear views to the higher ground of the Downs to the north;

- A good cover of woodland and trees, with a high percentage of ancient woodland;
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows;
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening;
- Winterbourne chalk streams emanate from this area;
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks;
- Parkland is concentrated in the southern areas of Goodwood and around the Ashlings;
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove;
- Suburban fringes with high commuter populations and small commercial Sites such as at Halnaker;
- Leafy or wooded settlements;
- Intimate hidden valleys at Binsted;
- Winding hedged or wooded lanes;
- Large scale gravel workings;

3.31. The Site reflects some of the characteristic of the wider landscape area, in particular the pattern of small to medium sized pasture field which is enclosed with ancient woodland and hedgerows.

3.32. West Sussex have published a series of guidance on local distinctiveness which complements and expands upon the landscape character assessment of the County. The 'South Coast Plain local Distinctiveness Guidance', lists key materials prevalent within the large character area, (refer to Appendix C).

Local level

3.33. The Arun Landscape Study (2006) identifies Local Landscape Character as part of its baseline assessment, refer to Figure 3. The Site lies within the north east corner of LCA 16 Fontwell-Eastergate Mosaic close to the border with LCA 24 Fontwell Common, key characteristics of LCA 16 relevant to the study area include:

- 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).
- 3.34. The Site reflects some of the characteristic of the wider LCA in particular being part of a wider patchwork of fields and the established adjacent and nearby woodland. Its northern and eastern boundaries are also defined by linear, post-war, low density development;
- 3.35. This assessment proposes a small extension to LCA 16 between the A27 and the South Downs National Park, which is not covered by assessments at the local level. It shares some of the characteristics with LCA 16 and the Site.
- 3.36. Key characteristics of LCA 24 which lies to the north east of the Site and relevant to the study area include:
- Woodland mosaic: properties on generous plots enclosed by woodland, with paddocks and small fields;
 - Area bisected by A27 Arundel Road;
 - Undulating landform at transition between downs and upper coastal plain;
- 3.37. The Site reflects some of the characteristics of the neighbouring LCA in particular the Woodland mosaic: properties on generous plots enclosed by woodland, with paddocks and small fields;

The South Downs National Park

- 3.38. The Site is approximately 500m south of the South Downs National Park border (SDNP) The SDNP has published the South Downs Integrated Landscape Character Assessment (updated 2011) which classifies the National Park into 18 generic landscape types and 51 individual geographic character areas. The landscape type within close proximity to the Site is Q – Upper Coastal Plain, key characteristics include:
- Low lying undulating landscape at the foot of the chalk dipslope forming a transition between the chalk downs and the flat lower coastal plain.
 - The underlying geology (upper chalk) is masked by drift deposits of 'Head' (weathered and broken up material) at the foot of the dipslope which gives rise to stony fertile soils.
 - Drained by a series of streams running southwards towards the sea, some dammed to form ponds.
 - A strong network of hedgerows, hedgerow oaks and woodlands create structure – woodlands form links with the wooded downs to the north.

- Mixture of field sizes and shapes supporting a mixture of pasture and arable - regular rectilinear fields represent reorganisation of earlier field systems and recent enclosure of former commons.
- The coastal plain is well settled - nucleated historic towns and villages are located along the foot of the dip slope. Characteristic building materials include flint and brick.
- Extensive and complex sub-surface archaeology indicates that the fertile upper coastal plain has been intensively exploited by numerous farming settlements.
- A wealth of historic features including historic parklands, ancient woodlands (of medieval origin), irregular assarts and prehistoric earthworks.
- The plain is crossed by a large number of roads – many of which continue up the dip slope of the chalk onto the chalk downs.
- Sand and gravel pits indicate the economic value of the underlying drift deposits.

Assessment of Landscape and Character

- 3.39. To assess the impact of development on local landscape character Allen Pyke Associates (APA) have reviewed the existing published Landscape Character Assessments and carried out a review of the immediate local Character. Along with information from the Site visit APA have determined the sensitivity of the Landscape adjacent to the Site.
- 3.40. The methodology set out in Appendix A has been used to review and assess the Character, Condition and Value of each character area. The ‘*Character*’ and ‘*Condition*’ ratings then determine the ‘*Susceptibility to Change*’. The ‘*Value*’ and ‘*Susceptibility to Change*’ determine the ‘*Sensitivity*’ of each character area. A description of each area that has the potential to be influenced by the proposals for the Site is provided below with a summary provided in Table 1 (The definitions of terms can also be found in Appendix A).
- 3.41. **Area 1. The Site** – consists of 1 medium sized field that is subdivided by temporary electric stock fencing. It is located close to the settlement boundary and its boundaries are predominantly well vegetated. It is of a ‘Moderate’ character and condition and a corresponding ‘Medium’ landscape susceptibility. The value of the Site is of ‘Low’ importance, but with positive and redeeming features. This results in a ‘Low’ Sensitivity, meaning the features within the Site could in part be restored or replaced/removed without notable detriment to the wider character.
- 3.42. **Area 2. Fontwell-Eastergate Mosaic (LCA 16)** – This landscape covers a large area and encompasses a number of characteristics. It is an arable and pastoral landscape with some

orchards (remnant and current) and numerous glass houses. The area is of 'Moderate' character and 'Moderate' condition resulting in a 'medium' susceptibility to change. The value of the area is 'Low' being undistinguished, but with some redeeming features, resulting in a 'Low' sensitivity. The Arun Landscape Study (2006) concludes the landscape sensitivity to be 'Moderate'.

- 3.43. **Area 3. Fontwell Common (LCA 24)** – This landscape covers a small area to the north east of the Site and shares a number of characteristics. It is dominated by a patchwork of woodland and paddocks/small fields. The area is of 'Moderate' Character and 'Moderate' condition resulting in a 'medium' susceptibility to change. The value of the area is 'High' because it partially lies within the National Park which results in a 'High' sensitivity. The Arun Landscape Study (2006) concludes the landscape sensitivity to be 'Moderate'. It should be noted that at the time of the Arun Landscape Study (2006) the now South Downs National Park, was the South Downs AONB and its boundary did not overlap with LCA 24.
- 3.44. **Area 4. Upper Coastal Plain (Q)** – This landscape is part of the National Park. It is a undulating landscape of mixed field sizes and shapes supporting a mixture of pasture and arable with a strong network of hedgerows and woodlands. The area is of 'Moderate' Character and 'Moderate' condition resulting in a 'medium' susceptibility to change. The value of the area is 'High' because it lies within the National Park which results in a 'High' sensitivity.

Name	Character	Condition	Susceptibility to change	Value	Sensitivity
1. The Site	Moderate	Moderate	Medium	Low	Low
2. Fontwell-Eastergate Mosaic (LCA 16)	Moderate	Moderate	Medium	Low	low
3. Fontwell Common (LCA 24)	Moderate	Moderate	Medium	High	High
4. Upper Coastal Plain (Q) - SDNP	Moderate	Moderate	Medium	High	High

Table 1: Summary table of Landscape Character Area Sensitivity

Visual Assessment

- 3.45. The Site visit in March 2017 was used to assess the existing visibility of the Site from a number of public vantage points including roads and PRow. Visibility from local properties was also assessed where practically possible. The study was used to establish the Zone of Visual Influence (ZVI) (See Appendix B Figure 4). The ZVI is the area from which the Site and future proposals might be seen and is determined by the landform, topographical features such as surrounding buildings and

vegetation (whose screening capacity may change through the seasons) and the scale and height of the proposed development.

- 3.46. The assessment was taken at the beginning of spring, while some vegetation had begun to leaf. The majority of deciduous hedgerows and trees were still without foliage and therefore the assessment was able to establish the baseline for the greatest visibility and make a judgement on how this would be reduced in summer months.
- 3.47. The methodology has been applied to assess the '*Type of Receptor*', '*Nature of View*' and '*Value of View*' for each Visual Receptor (VR). The '*Type of Receptor*' and '*Nature of View*' determines the '*Susceptibility to Change*' while the '*Value of View*' and '*Susceptibility of Change*' determines the '*Sensitivity*' of each Visual Receptor. This is summarised in Table 2 below. (The definitions used can be found in Appendix A).
- 3.48. The combination of consistent topography, mature vegetation and blocks of dense woodland within the landscape restrict the ZVI and the number of visual receptors, (refer to Figure 4). There are 8 receptors, 7 of which are near distance and 1 is long distance. Of the receptors 6 are from public footpaths or residential areas which are ranked 'Type A – High' and 2 are from commuter routes which are ranked 'Type B – Moderate'.

Near Distance Visual Receptors

- 3.49. The near distance receptors are located within 1km of the Site boundary.
- 3.50. **VR1 – Residents at Lashburn.** View 1, see Figure 5, represents views that residents will have from this property adjacent to the Site. Residents (receptor type A) have indirect views into the Site and towards its vegetated boundaries. Views from the properties first floor are open and not screened, and it includes largely positive elements (open green field bound with hedgerows) with a few incongruous outbuildings and farm machinery.
- 3.51. The nature of the view is judged to be 'Moderate' meaning this VR has a 'High' susceptibility to change (i.e. a 'low' ability to accommodate change). The value of the view is of 'Low' quality as it has no local value attached to it and it is not rare. The receptor is considered to have a 'Moderate' sensitivity, where the elements that make up the view are of merit and could be in part altered without notable detriment to the overall view.
- 3.52. **VR2 – Users of Wandleys Lane.** View 2, see Figure 6, represents views that road users will have from this road adjacent to the Site. Commuters (receptor type B) have indirect views into the Site

filtered by its mature vegetated boundaries. The lane is enclosed by tall and overgrown hedgerows with trees on either side with occasional private drives. There is a narrow and glimpsed view into the Site through the Site entrance.

3.53. Vegetation along the site boundary filters views into the site. The nature of the view is judged to be 'Moderate' meaning this VR has a 'Medium' susceptibility to change (i.e. a 'Medium' ability to accommodate change). The value of the view is of 'Low' quality as it has no local value attached to it and it is not rare. The receptor is considered to have a 'Low' sensitivity, where the elements that make up the view could be restored or replaced without detriment to the overall view.

3.54. **VR3 – Residents on Wandleys Lane.** View 3, see Figure 6, represents the view that residents will have from these properties adjacent to the Site. Residents (receptor type A) have a filtered view through boundary vegetation which will be increased from first storey windows. The view from the property is likely to be predominantly of an open green field with mature vegetation to the boundaries. The view from 'Woodside' will include some minor incongruous elements.

The nature of the view is judged to be 'Moderate' meaning this VR has a 'High' susceptibility to change (i.e. a 'Low' ability to accommodate change). The value of the view is of 'Low' quality as it has no local value attached to it and it is not rare. The receptor is considered to have a 'Moderate' sensitivity, where the elements that make up the view, including the Site, could be replaced or altered without notable detriment to the overall view.

3.55. **VR4 – Users of Eastergate Lane.** View 4, see Figure 7, represents views that road users will have from this road approximately 700m south east of the Site. Commuters (receptor type B) have indirect views toward the Site boundaries which are predominantly screened by intervening vegetation and built form. The lane is largely enclosed by managed hedgerows, circa 1.5 to 2m in height, with occasional private drives/access roads. The lane is more developed to the west with low density residential and agricultural/equine buildings which further screen views.

The nature of the view is judged to be 'Poor' meaning this VR has a 'Low' susceptibility to change (i.e. a 'High' ability to accommodate change). The value of the view is assessed as 'Low' quality as the landscape contains some positive attributes but is not rare and has no value attached to it. The receptor is considered to have a 'Low' sensitivity, where the elements that make up the view could be restored or removed without detriment to the overall view.

- 3.56. **VR5 – Residents of Sussex Orchards.** View 5, see Figure 7, represents views that residents will have from this residential and employment area approximately 400m south of the Site. Residents (receptor type A) have a glimpsed and narrow view toward part of the Site which is predominantly filtered and screened by intervening vegetation. The view is from the back of the development and through a mature orchard, where the land rises gently toward the Site. It is possible to see one of the residential properties on Wandleys Lane through the vegetation.

The nature of the view is judged to be 'Poor' meaning this VR has a 'Medium' susceptibility to change (i.e. a 'Medium' ability to accommodate change). The value of the view is assessed as 'Low' with some positive features. The receptor is considered to have a 'Low' sensitivity, where the elements that make up the view could be restored or replaced without detriment to the overall view.

- 3.57. **VR6 – Residents on West Walberton Lane.** View 6, see Figure 8, represents the view that residents will have from these properties along the Sites northern boundary. Residents (receptor type A) have a largely filtered and screened view through offsite and boundary vegetation. The majority of properties are single storey, but the view is likely to open up from some first storey windows where present. The view, when glimpsed, is predominantly of an open green field with mature vegetation to the boundaries.

The nature of the view is judged to be 'Poor' meaning this VR has a 'Medium' susceptibility to change (i.e. a 'Medium' ability to accommodate change). The value of the view is assessed as 'Low' as it has no local value attached to it and it is not rare. The receptor is considered to have a 'Low' sensitivity, where the elements that make up the view could be replaced or altered without detriment to the overall view.

- 3.58. **VR7 – Residents on Arundel Road.** View 7, see Figure 8, represents the view that residents will have from these properties approximately 150m north of the Site. Residents (receptor type A) have a screened view towards the Site, but Site boundary vegetation is visible beyond the intervening vegetation and built form. The properties are both single and two storey, and the view will increase from first floor windows.

The nature of the view is judged to be 'Poor' meaning this VR has a 'Medium' susceptibility to change (i.e. a 'Medium' ability to accommodate change). The value of the view is assessed as 'Low' as the view is not rare. The receptor is considered to have a 'Low' sensitivity, where the elements that make up the view could be removed without detriment to the overall view.

Long Distant Visual Receptors

- 3.59. The restricted ZVI of the Site has limited the possibility of distant receptors, however a distant view was selected from the nearby South Downs National Park (SDNP) as representative of views from this statutory designation.
- 3.60. **VR8 – Users of the SDNP.** View 8, see Figure 9, is typical of wide panoramic views from the steadily rising South Downs looking towards the coast (and Site). At this distance, approximately 2.7km, the Site is barely discernible amid the heavily wooded intervening landscape in the middle-ground.

The nature of the view is judged to be 'Poor' meaning this VR has a 'Medium' susceptibility to change (i.e. a 'Medium' ability to accommodate change). The value of the view is of 'High' scenic quality across a designated landscape. The receptor is considered to have a 'High' sensitivity, where the elements that make up the view could not be removed without substantial detriment to the overall view.

Ref	Name	Type of receptor	Nature of view	Susceptibility to change	Value of view	Sensitivity
VR 1	Residents at Lashburn	A	Moderate	High	Low	Moderate
VR 2	Users of Wandleys Lane	B	Moderate	Medium	Low	Low
VR 3	Residents on Wandleys Lane	A	Moderate	High	Low	Moderate
VR 4	Users of Eastergate Lane	B	Poor	Low	Low	Low
VR 5	Residents of Sussex Orchards	A	Poor	Medium	Low	Low
VR 6	Residents on West Walberton Lane	A	Poor	Medium	Low	Low
VR 7	Residents on Arundel Road	A	Poor	Medium	Low	Low
VR 8	Users of the SDNP	A	Poor	Medium	High	High

Table 2: Summary table of sensitivity of visual receptors

4. SCHEME PROPOSALS

- 4.1. The development consists of 157 residential units. The proposed dwellings vary in size and comprise a mix of 2 to 2.5 storey detached, semi-detached properties and flats with associated gardens. These properties are set within a layout that has been developed to respect the existing field boundaries and provide public open space. (Refer to Appendix B for the Illustrative Landscape Masterplan).

- 4.2. The proposed vehicular/pedestrian access arrangement will be moved further south along the eastern boundary of Wandleys Lane. Wandleys Lane will be widened and existing footpaths will be extended to provide safer pedestrian access to the development.
- 4.3. The proposals have been developed to retain and enhance the existing boundary vegetation which currently filter and screen views in and out of the Site. In the long term this vegetation will frame the development as well as provide valuable wildlife habitat. A landscape buffer of a minimum 19m to the ancient woodland will extend along the entire length of the southern boundary of the Site. It will be planted with native species scrub and trees within meadow grassland and managed as a transitional edge landscape between the woodland and the development, also screening views from the south.
- 4.4. The development proposal have also been developed to provide a landscape buffer between adjacent properties to the north, through a combination of public open space and long back gardens.
- 4.5. Tree, shrub, hedge and lawn planting throughout the development will complement the retained elements and form part of the overall setting of the scheme creating an attractive living environment as well as habitat for wildlife. The generous open spaces will become a defining feature of the scheme, incorporating sustainable drainage features, developing a diverse range of habitats and creating dynamic informal play and recreation opportunities.
- 4.6. Lighting within the development will be limited to street lighting where it is required to meet adoptable standard and for safety. It will be designed to adoptable standards, be energy efficient and with modern 'cut-off' lanterns to minimise spillage and glare.
- 4.7. Additional landscape mitigation should not be required because best practice and high quality design are proposed in terms of layout, design and use of materials. Design references will be taken from the wider area and a carefully selected materials palette alongside consideration of relevant policy will be used to complement the built characteristics of Fontwell. This, along with comprehensive and attractive landscape / streetscape treatments, will respond to the local context.

5. EFFECTS OF SCHEME PROPOSALS

- 5.1. This section of the report considers the potential effects of the proposed development on both the landscape character and visual amenity.

- 5.2. The *Effects* of development are considered in terms of *Magnitude of Change* and the *Sensitivity* of both the landscape character areas and visual receptors. *Effects* are predicted at three stages: 'during construction', at 'year 1 operation' and at 'year 15', to establish the temporary and residual implications of the development proposals. Year 15 is used to determine the Residual Effects when the established planting proposals would have matured and achieved their full screening potential. The definitions of terms used are found in Appendix A.

Effects on Site & Surrounding Landscape Character

- 5.3. **Area 1. The Site** – During Construction the magnitude of change will be 'High' and will remain 'High' at Year 1 and Year 15 as the proposed residential development will be the dominant feature. The temporary and residual effects are considered to be 'Moderate' and in an 'Adverse' direction as the character of the Site changes from a green field to residential.
- 5.4. **Area 2. Fontwell-Eastergate Mosaic (LCA 16)** – During Construction and Year 1 the magnitude of change will be 'Low' reducing to 'Negligible' at Year 15 as the scale and extent of the residential development and the highway improvements will be a remote element within the character area. The temporary effects are considered to be 'Minor' and in an 'Adverse' direction during construction, but once the Site is completed they will reduce to 'Minor' and 'Neutral'. By Year 15 the residual effects will be 'Neutral' and in a 'Neutral' direction as the proposals will have no discernible change on the landscape character.
- 5.5. **Area 3. Fontwell Common (LCA 16)** – During Construction the magnitude of change will be 'Low' reducing to 'Negligible' and 'None' at Year 1 and Year 15 respectively as the scale and extent of the residential development will be remote and become an inconsequential element adjacent to the character area. The temporary effects are considered to be 'Moderate' and in an 'Adverse' direction during construction, but once the Site is completed this will become 'Neutral' and 'Neutral'. By Year 15 the residual effects will remain 'Neutral' and in a 'Neutral' direction as there will be no discernible change in the quality or condition of the character area with proposed planting successfully integrating the development into the landscape.
- 5.6. **Area 4. Upper Coastal Plain (Q) – SDNP** – During Construction the magnitude of change will be 'Low' reducing to 'Negligible' and 'None' at Year 1 and Year 2 respectively as the scale and remoteness of the Site would be an inconsequential element on the character area. The temporary effects are considered to be 'Moderate' and in an 'Adverse' direction reflecting the 'High' sensitivity of the character area within the SDNP. However once the Site is completed the effect

will become 'Neutral' and 'Neutral'. By Year 15 the residual effects will remain 'Neutral' and in a 'Neutral' direction as there will be no discernible change in the quality or condition of the character area with proposed planting successfully integrating the development into the landscape.

Name	Sensitivity	Magnitude of Change			Significance of Effects and Direction of Change on Landscape Character		
					Temporary Effects		Residual Effects
		Construction	Year 1	Year 15	Construction	Year 1	Year 15
1. The Site	Low	High	High	High	Moderate and Adverse	Moderate and Adverse	Moderate and Adverse
2. Fontwell-Eastergate Mosaic (LCA 16)	Low	Low	Low	Negligible	Minor and Adverse	Minor and Neutral	Neutral and Neutral
3. Fontwell Common (LCA 24)	High	Low	Negligible	None	Moderate and Adverse	Neutral and Neutral	Neutral and Neutral
4. Upper Coastal Plain (Q) - SDNP	High	Low	Negligible	None	Moderate and Adverse	Neutral and Neutral	Neutral and Neutral

Table 3: Summary of effects on Character

Effects on Visual Amenity

Near Distance Visual Receptors

- 5.7. **VR1 – Residents at Lashburn** – During Construction the magnitude of change will be 'High' and will remain 'High' at Year 1 reducing to 'Low' at Year 15 as the new development will be the dominant feature within the view until new planting matures. The temporary effects are considered to be 'Substantial' and in an 'Adverse' direction during Construction and Year 1. By Year 15 the effects will reduce to 'Minor', but in a 'Neutral' direction as the new buffer planting will integrate the development into the landscape with only a slight change to the view.
- 5.8. **VR2 – Users of Wandleys Lane** will experience a 'Medium' magnitude of change during Construction reducing to 'Low' at Year 1 and Year 15 as the existing vegetation will be retained and enhanced and will filter the views into the Site. The temporary effects are considered to be 'Minor' and in an 'Adverse' direction during Construction and Year 1. By Year 15 the effects will be 'Minor' and in a 'Neutral' direction as the enhanced boundary vegetation and improved management will screen the development in the long term and result in no discernible change to the view.

- 5.9. **VR3 – Residents on Wandleys Lane** will experience a ‘High’ magnitude of change at Construction and Year 1, reducing to ‘Low’ at Year 15. The temporary and residual effects are considered to be ‘Substantial’ and in an ‘Adverse’ direction during Construction and Year 1 reflecting the significance of the change on Site that will remain a dominant feature within views. By Year 15, when the proposed buffer planting has matured to provide adequate mitigation then the effect would be ‘Minor’ and ‘Neutral’.
- 5.10. **VR4 – Users of Eastergate Lane** will experience a ‘Low’ magnitude of change at Construction reducing to Negligible at Year 1. At Year 15 this will further reduce to ‘None’ as any change will not be perceived at this distance from the Site once the planting has established. The temporary effects are considered to be ‘Minor’ and in a ‘Neutral’ direction during construction and ‘Neutral’ and in a ‘Neutral’ direction at Year 1. At Year 15 the residual effect will remain ‘Neutral’ and in a ‘Neutral’ direction as a combination of distance from the Site and establishment of planting, will result in no discernible change to the view.
- 5.11. **VR5 – Residents of Sussex Orchards** will experience a ‘Low’ magnitude of change at Construction and Year 1, reducing to ‘Negligible’ at Year 15. The temporary effects are considered to be ‘Minor’ and ‘Adverse’ during Construction. Once the Site is operational at Year 1 the effect will be ‘Minor’ and ‘Neutral’ as the new built form represents neither a positive or negative effect on the view. By Year 15 as planting establishes and integrates the development into the landscape the residual effect will be ‘Neutral’ and ‘Beneficial’ as views from the south will be screened.
- 5.12. **VR6 – Residents on West Walberton Lane** will experience a ‘Medium’ magnitude of change at Construction, Year 1 and Year 15. The temporary and residual effects are considered to be ‘Minor’ and in an ‘Adverse’ direction during Construction and Year 1, but will reduce to ‘Minor’ and ‘Neutral’ at Year 15, reflecting the significance of the change on site, but considering that the development would be a number of elements within the view as boundary vegetation matures.
- 5.13. **VR7 – Residents on Arundel Road** will experience a ‘Medium’ magnitude of change at Construction reducing to ‘Low’ at Year 1 and ‘Negligible’ at Year 15. The temporary effects are considered to be ‘Minor’ and ‘Adverse’ during Construction. Once the Site is operational at Year 1 the effect will be ‘Minor’ and ‘Neutral’ as there will be no discernible change to the view. By Year 15 as new planting helps to integrate the development into the landscape the residual effect will be ‘Neutral’.

Long Distant Visual Receptors

- 5.14. **VR8 – Users of the SDNP** will experience a ‘Low’ magnitude of change during construction reducing to ‘Negligible’ at Year 1. At Year 15 this will be ‘None’ as the level of change will not have an effect on the view. The temporary effects are considered to be ‘Moderate’ and in an ‘Adverse’ direction during construction but by Year 1 and Year 15 this will be ‘Neutral’ and ‘Neutral’ as the scheme would cause no notable change in the quality of the view.
- 5.15. Table 4 below sets out the effects of the proposed development on the visual receptors.

Ref	Name	Sensitivity	Magnitude of Change			Significance of Effects and Direction on Visual Amenity		
						Temporary Effects		Residual Effects
			Constru- ction	Year 1	Year 15	Construction	Year 1	Year 15
VR 1	Residents at Lashburn	Moderate	High	High	Low	Substantial and Adverse	Substantial and Adverse	Minor and Neutral
VR 2	Users of Wandleys Lane	Low	Medium	Low	Low	Minor and Adverse	Minor and Adverse	Minor and Neutral
VR 3	Residents on Wandleys Lane	Moderate	High	High	Low	Substantial and Adverse	Substantial and Adverse	Minor and Neutral
VR 4	Users of Eastergate Lane	Low	Low	Negligible	None	Minor and Neutral	Neutral and Neutral	Neutral and Neutral
VR 5	Residents of Sussex Orchards	Low	Low	Low	Negligible	Minor and Adverse	Minor and Neutral	Neutral and Beneficial
VR 6	Residents on West Walberton Lane	Low	Medium	Medium	Low	Minor and Adverse	Minor and Adverse	Minor and Neutral
VR 7	Residents on Arundel Road	Low	Medium	Low	Negligible	Minor and Adverse	Minor and Neutral	Neutral and Neutral
VR 8	Users of the SDNP	High	Low	Negligible	None	Moderate and Adverse	Neutral and Neutral	Neutral and Neutral

Table 4: Summary of Significance of Effects on Visual Amenity

6. CUMULATIVE EFFECTS

- 6.1. An application for up to 400 residential units and 5,000sqm of employment floor space and non-residential floor space was recently approved by the Secretary of State following an Inquiry for an area adjacent to the Site, refer to Figure 4 and Appendix D. The approval of the adjacent scheme on land east of Fontwell Avenue (WA/22/15/OUT) which is separated from the Site by Wandleys Lane includes a layout that reflects the existing fields patterns and provided generous public open space with sport and play facilities.

Land East of Fontwell Avenue, Fontwell (Dandara Site)

- 6.2. The Land East of Fontwell Avenue (Dandara Site) consists of 6 grassland fields, mainly used for grazing and divided by mature hedgerows with trees. The land rises gently towards the central area of the site. The A29 bounds the site to the West and Wandleys Lane to the East with residential areas bounding the site to the north and south.
- 6.3. There are not any public rights of way through the site, but the proposal will create a new pedestrian and cycle connection between the A29 and Wandleys Lane.

Effects on Site & Surrounding Landscape Character

- 6.4. The findings of the landscape appraisal prepared for the Dandara Application found that the scheme did 'not harm the local landscape character or that of the South Downs National Park'. The following summarise the potential cumulative changes in the effects on the landscape character areas.
- 6.5. **Area 2. Fontwell-Eastergate Mosaic (LCA 16)** – During Construction and Year 1 the magnitude of change could increase to 'Medium' reducing to 'Low' at Year 15 as the scale and extent of the combined residential development will be one of a number of prominent elements within the character area. The temporary effects are considered to remain the same at 'Minor' and in an 'Adverse' direction during construction, but once the Sites are completed they will reduce to 'Minor' and 'Neutral'. By Year 15 the residual effects will be 'Neutral' and in a 'Neutral' direction as the proposals will have no discernible change on the landscape character.

Name	Sensitivity	Magnitude of Change			Significance of Effects and Direction of Change on Landscape Character		
					Temporary Effects		Residual Effects
		Construction	Year 1	Year 15	Construction	Year 1	Year 15
2. Fontwell-Eastergate Mosaic (LCA 16)	Low	Medium	Medium	Low	Minor and Adverse	Minor and Neutral	Minor and Neutral

Table 5: Summary of Potential Cumulative effects on Character

Effects on Visual Amenity

- 6.6. The following summarises the potential changes to the VR's assessed for the Site (Land east of Wandleys Lane)

- 6.7. **VR2 – Users of Wandleys Lane** could experience a slight increase in the magnitude of change during Construction with development on both sides of Wandleys Lane. Although it will still remain 'medium' and would reduce at Year 1 and Year 15 as the retained boundary vegetation will filter and screen views. Additionally, the area of the Dandara development closest to the Site includes generous open space, retaining the key characteristics of the current filtered view. It is likely that the temporary effects will remain Minor and in an Adverse direction during Construction and Year 1, reducing to Minor and Adverse at Year 1. By Year 15 the effects will be 'Minor' and in a 'Neutral' direction as the enhanced boundary vegetation and improved management will screen the development in the long term.
- 6.8. **VR3 – Residents on Wandleys Lane** will experience a 'High' magnitude of change at Construction and Year 1, reducing to 'Low' at Year 15, but this could potentially be increased with the additional glimpsed views towards the Dandara Site. However the views, once constructed, will be towards the open spaces of both schemes and will maintain some characteristics of the current view. The temporary and residual effects are considered to remain 'Substantial' and in an 'Adverse' direction during Construction and Year 1 reflecting the significance of the change on Site that will remain a dominant feature within views. By Year 15, when the proposed buffer planting has matured to provide adequate mitigation then the effect will be 'Minor' and 'Neutral'.
- 6.9. **VR7 – Residents on Arundel Road** could experience a greater magnitude of change during construction although it will remain 'Medium' reducing to 'Low' at Year 1 and 'Negligible' at Year 15 because of intervening vegetation and roof tops screening the view and the large area of open space within the north of the Dandara site. The temporary effects are considered to remain 'Minor' and 'Adverse' during Construction. Once the Site is operational at Year 1 the effect will be 'Minor' and 'Neutral' as there will be no discernible change to the view. By Year 15 as new planting helps to integrate the development into the landscape the residual effect will be 'Neutral'.
- 6.10. **VR8 – Users of the SDNP** will continue to experience a 'Low' magnitude of change during construction, although construction plant could be more visible, reducing to 'Negligible' at Year 1. At Year 15 this will be 'None' as the level of change will not have an effect on the view. The temporary effects are considered to remain 'Moderate' and in an 'Adverse' direction during construction but by Year 1 and Year 15 this will be 'Neutral' and 'Neutral' as the schemes would cause no notable change in the quality of the view.

Ref	Name	Sensitivity	Magnitude of Change			Significance of Effects and Direction on Visual Amenity		
						Temporary Effects		Residual Effects
			Construction	Year 1	Year 15	Construction	Year 1	Year 15
VR 2	Users of Wandleys Lane	Low	Medium	Low	Low	Minor and Adverse	Minor and Adverse	Minor and Neutral
VR 3	Residents on Wandleys Lane	Moderate	High	High	Low	Substantial and Adverse	Substantial and Adverse	Minor and Neutral
VR 7	Residents on Arundel Road	Low	Medium	Low	Negligible	Minor and Adverse	Minor and Neutral	Neutral and Neutral
VR 8	Users of the SDNP	High	Low	Negligible	None	Moderate and Adverse	Neutral and Neutral	Neutral and Neutral

Table 6: Summary of Significance of Potential Cumulative Effects on Visual Amenity

7. SUMMARY & CONCLUSIONS

- 7.1. The Site is approximately 6.82ha in area comprising of a single oval shaped green field which is used for grazing. It is bounded by residential development to the north and a cluster of dwellings to the east, woodland to the south and west, and open fields with scattered settlement beyond.
- 7.2. A mature tall 6-8m hedgerow forms the boundary along Wandleys Lane and a small area of ancient woodland forms the boundary to the south east. The northern and eastern boundaries are defined by hedgerows to the rear gardens of residential properties.
- 7.3. The proposed development consists of 157 dwellings in a mix of flats, semi-detached and detached houses between 2 to 2.5 storeys, with new vehicular/pedestrian access arrangements created south of the current Site access.
- 7.4. Existing landscape features of merit will be retained and protected in the layout where practically possible and will form a mature landscape setting for the new residential development. Additional landscape features incorporated into the proposals, including SuDS features, will provide long term wildlife and amenity enhancement and contribute to Fontwell's green infrastructure and landscape.

Policy and Designations

- 7.5. The Site lies outside of the existing settlement area of Fontwell, but alongside its settlement edge. It is not subject to any landscape designations, is not openly visible from any designated landscapes and potential views from the SDNP are screened and long distant. No heritage assests would be

effected by the proposals. The proposals for the Site also demonstrate compliance with national and local planning policy.

Landscape Character

- 7.6. The proposed residential development will change the Site's character and will have a temporary effect on the landscape character areas. However, these effects will be local and confined to the Site and its immediate setting because of the mature intervening vegetation and existing built form. There will be no effects on the SDNP and wider character areas.
- 7.7. The new built form will be in keeping with the local settlement pattern and character, responding to key elements identified in published landscape character assessments. The development will be a low density logical extension to the existing settlement edge that will maintain and enhance the existing good cover of trees and woodland. New ornamental and native planting including street tree planting and enhanced boundaries will contribute to this and successfully assimilate the development into the wider landscape, limiting the perception of the proposed development in the long term. Material and plant references will reflect the vernacular and respond to planning policies and design guidance including The West Sussex Landscape Character Guidelines Local Distinctiveness.

Visual Amenity

- 7.8. A combination of the existing built form, mature boundary vegetation, significant intervening areas of woodland and hedgerows, and the consistently gentle topography, greatly restrict the visual envelope to a small area around the Site. The limited effects on views will be from a few properties immediately adjacent to the sites boundary, particularly to the north, where mitigation buffer planting will successfully screen beyond the short term effects. There will be no residual effect on views from the SDNP.
- 7.9. The proposals will provide an attractive high quality environment, in the form of inclusive and sustainable design which will respond to the local landscape character. New public open spaces and streets will provide both visual and physical opportunities for amenity and will encourage the safe enjoyment of the new public realm.

Cumulative Effects

- 7.10. Receptors in close proximity to the site with indirect or direct views towards the Dandara site, will likely experience an increased temporary effect. This will be minor in nature because of the

intervening topographical features and considered development layout which will result in no further residual cumulative effects on visual amenity or landscape character.

- 7.11. The proposals can be accommodated without causing any significant landscape effects beyond its Sites boundaries and therefore has considerable merit. The retention and enhancement of boundary vegetation along with a proposed network of open spaces and wide landscape buffers will successfully integrate the new development into the existing settlement pattern of Fontwell.

APPENDIX A: LVIA Methodology and Definition of Terms

ALLEN PYKE ASSOCIATES

(Landscape Consultants)

Definition of Landscape and Visual Impact

DEFINITION OF TERMS FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

INTRODUCTION

This document defines the terms used by Allen Pyke Associates in LVIA's and Environmental Statements to establish and describe the potential effects on landscape character and visual amenity of a development

The methodology has been adapted from the guidance given in the Landscape Institute/IEMA publication 'Guidelines for Landscape and Visual Impact Assessment' (3rd Edition 2013).

The assessment process is divided into two stages:

- **STAGE 1: Assessment of Existing Baseline Sensitivity**
- **STAGE 2: Assessment of the Significance of the Effects of the Proposed Development**

STAGE 1: ASSESSMENT OF EXISTING BASELINE SENSITIVITY

The '**Sensitivity**' of the existing **landscape character** or **view** is determined through the combined assessment of the '**susceptibility to change**' and '**value**' of the landscape or view. The '**susceptibility to change**' is defined as '*the ability of the landscape to accommodate the proposed development without undue negative consequences*'. '**Susceptibility**' is derived from the assessment of the '**Character**' of the landscape or type of ranking of the visual receptor experiencing the view along with the '**Condition**' of the landscape or the '**nature of the view**'.

DETERMINING SENSITIVITY

The definition of '**Landscape Character**' or '**Visual Sensitivity**' is as follows:

Landscape Sensitivity	Criteria
High	Where the elements that make up a character area or view are of considerable merit and/or would be difficult to restore or could not be replaced/removed without substantial detriment to the overall character area or view.
Moderate	Where the elements that make up a character area or view are of merit and/or could in part be restored or replaced/removed without a notable detriment to the overall character area or view.
Low	Where the elements that make up a character area or view are of little merit and/or could be restored or replaced/removed without detriment to the overall character area or view.

STAGE 2: ASSESSMENT OF THE SIGNIFICANCE OF THE EFFECTS OF DEVELOPMENT

The assessment of '**Magnitude**' and '**Significance**' of the effects on both **Landscape Character** and '**Visual Receptors**' is undertaken during three periods to identify the temporary operational and residual effect of the proposed development:

- **Construction** (temporary effects)
- **Year 1** - Operational Period (temporary effects with landscape/mitigation treatments established in part)
- **Year 15** – Operational Period (residual effects after landscape/mitigation treatments established in full)

The '**Significance of the Effects**' on landscape character and visual receptors can be positive or negative (**the 'Direction'**) and are described as being either '**Beneficial**' or '**Adverse**'. Where the development is unlikely to have any discernable influence the '**Direction**' is described as being '**Neutral**'.

DETERMINING THE SIGNIFICANCE OF THE EFFECTS OF DEVELOPMENT

The **‘Significance’** of the effects of development on landscape character and visual receptors is determined by combining the assessment of:

- the **‘Sensitivity’** of the landscape or view, as established in the (Stage 1) baseline assessment; and
- the potential **‘Magnitude of Change’** resulting from the proposed development.

ASSESSMENT OF MAGNITUDE OF CHANGE

The following criteria are considered when assessing the **‘Magnitude of Change’** on landscape character or views:

- Scale, duration and/or reversibility of development;
- Effect of any components of the landscape that are likely to be affected by the scheme;
- The change in and/or partial or complete loss of elements, features or aspects that contribute to the character and distinctiveness of the landscape;
- The addition of new features or elements that will influence the landscape character; and
- The landscape proposals and/or mitigation treatments.

The **‘Magnitude of the Change’** on landscape character is **defined** using the following criteria:

Magnitude of Change	Criteria
High	Where the scale of the proposed scheme (or works to facilitate it) would be the dominant element in or adjacent to a character area.
Medium	Where the scale of the proposed scheme (or works to facilitate it) would be one of a number of important elements in or adjacent to a character area.
Low	Where the scale of the proposed scheme (or works to facilitate it) would be a minor element in or adjacent to a character area.
Negligible/None	Where the scale of the proposed scheme (or works to facilitate it) would be remote and/or be an inconsequential element in or adjacent to a character area.

DETERMINING THE SIGNIFICANCE OF EFFECTS

The **‘Significance of the Effects’** on landscape character or views/visual receptors is defined as follows:

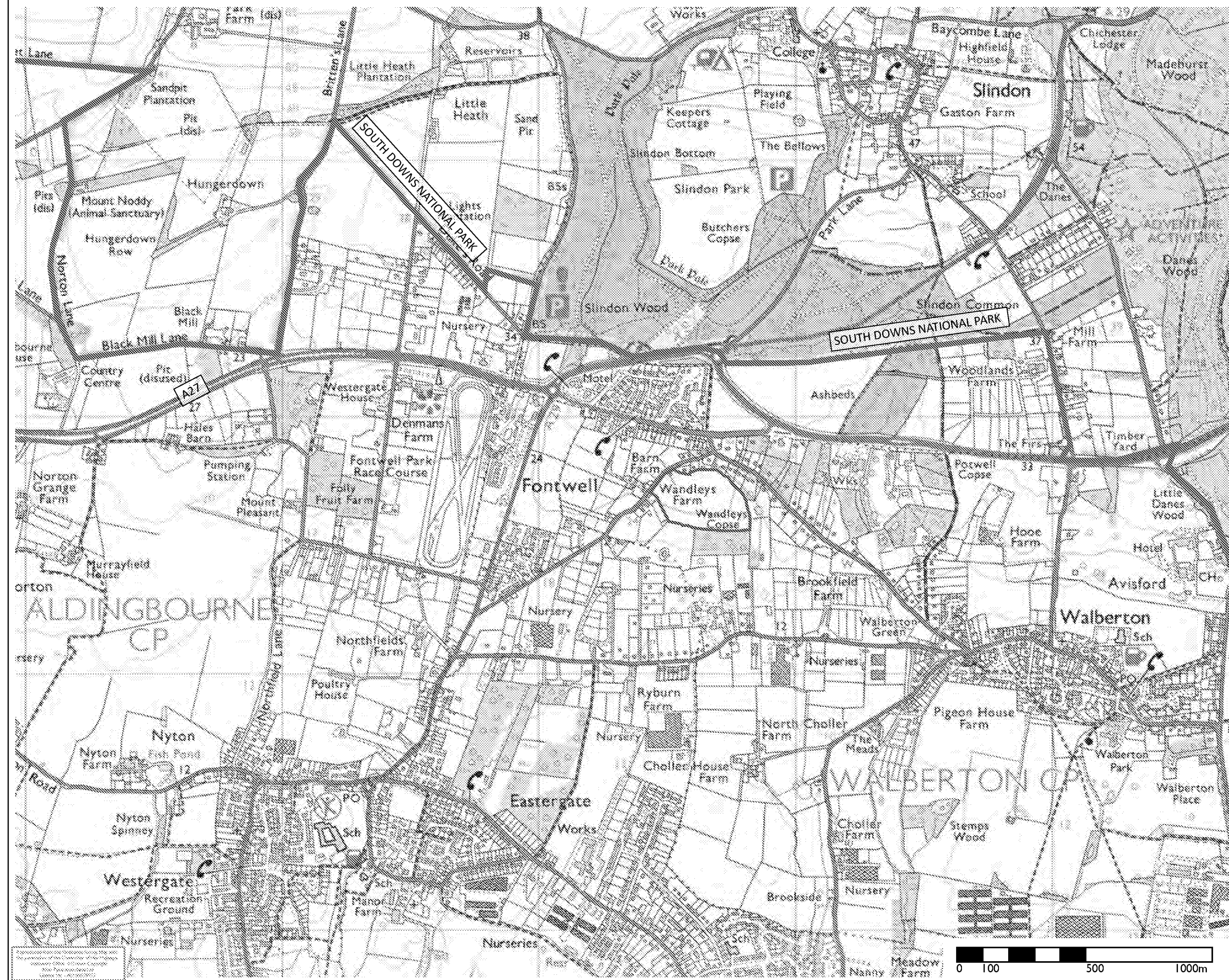
Temporary Effect on Character	Criteria
Substantial	Where the scheme would cause a substantial change in the quality, condition and/or nature of the existing character area and the new development (or works to facilitate it) would be the dominant element.
Moderate	Where the scheme would cause a notable change in the quality, condition and/or nature of the existing character area and the new development (or works to facilitate it) would be one of a small number of elements in the overall setting.
Minor	Where the scheme would cause a slight change in the quality, condition and/or nature of the existing character area and the new development (or works to facilitate it) would be one of many elements in the overall setting.
Neutral	Where the scheme would cause a negligible or no change in the quality, condition and/or nature of the existing character area and the new development (or works to facilitate it) would be obscured or hidden by many other elements in the overall setting.

Direction:

The 'effects' can be either **beneficial** (positive), **adverse** (negative) or **neutral** and are determined by weighting a combination of the following criteria:

Beneficial Criteria (+)
• Fits well with scale of landform &/or pattern of landscape • Increases attributes or enhances in contribution to setting • Enhances balance of landscape elements or sense of tranquillity • Provides ability to include adequate or appropriate mitigation • Complements local/national planning policies or guidance to protect landscape character
Adverse Criteria (-)
• Out of scale with landform &/or pattern of landscape • Loss of attributes or deterioration in contribution to setting • Disrupts balance of landscape elements or sense of tranquillity. Lacks ability to include adequate or appropriate mitigation • Conflicts with local/national planning policies or guidance to protect landscape character
Neutral
• Where there is no discernable change to landscape character • Where there is no positive or negative affect on landscape character

APPENDIX B: Figures & Photographic Viewpoints



APAL FILE REFERENCE
2727-AS-01

LEGEND

- Site Boundary
- South Downs National Park Boundary

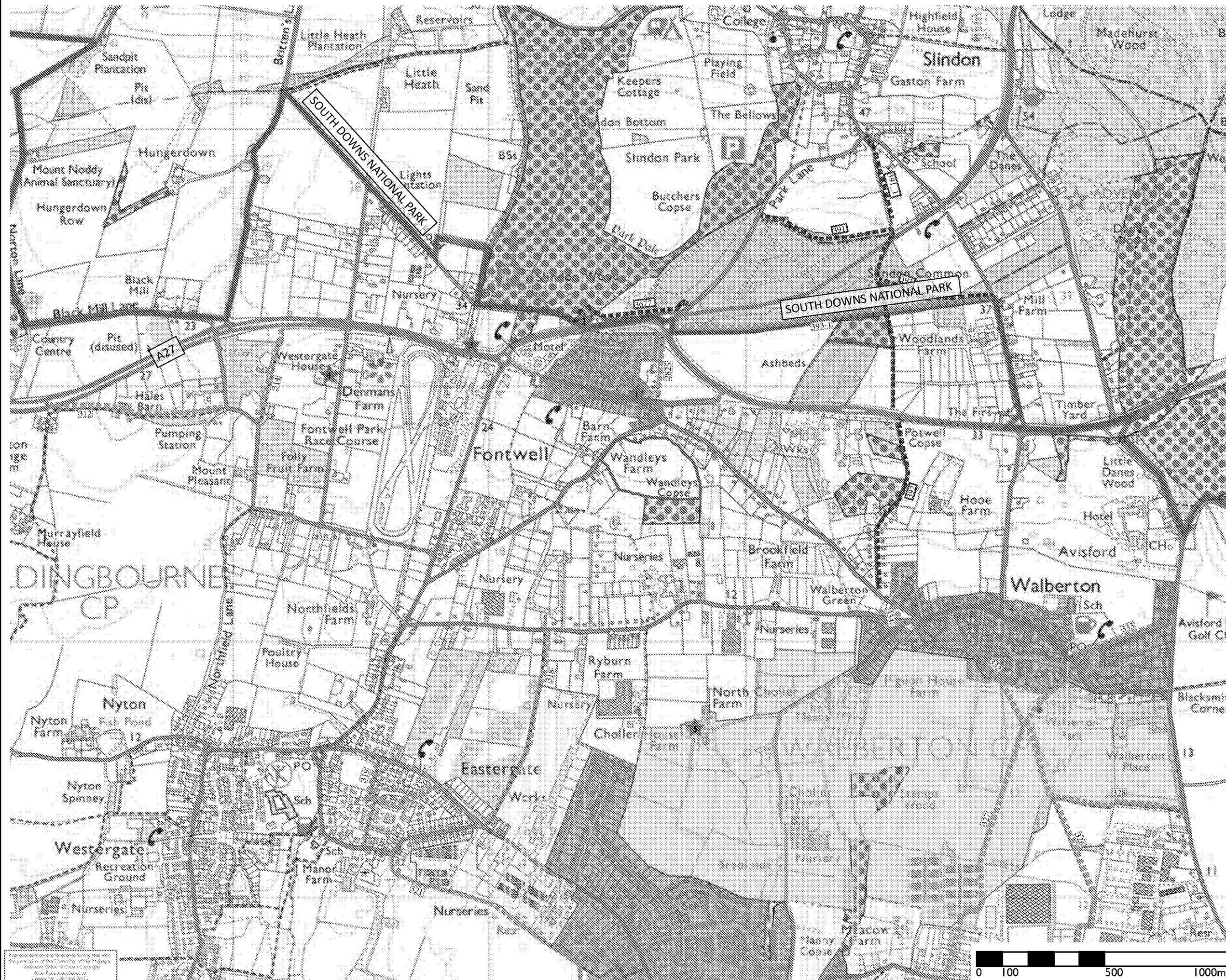


Rev	Description	Date	Drawn	Checked
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Drawing Status
PLANNING

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Client	Scale
Welbeck Land	NTS@A3
Project	By/Ckd
Wandleys Farm, Fontwell	NM/TB
Drawing Title	Date
Site Location	08/05/17
Figure Number:	Revision
FIGURE 1	P1



APAL FILE REFERENCE
2727-AS-02

North

LEGEND

Site Boundary

South Downs National Park Boundary

Ancient Woodland

Listed buildings:

1. Goodacres

2. South Gateway & Lodge of Slindon Park

3. The Hermitage

4. Westergate House

5. Choller Farm House

LOCAL PLAN (2003)

Special Consultation Area - Barnham

Built up areas

Local Gap - policy area 11

EMERGING LOCAL PLAN 2011-2031 (2014)

Gap between settlements

PUBLIC RIGHTS OF WAYS

Public Footpaths

Public Bridleways

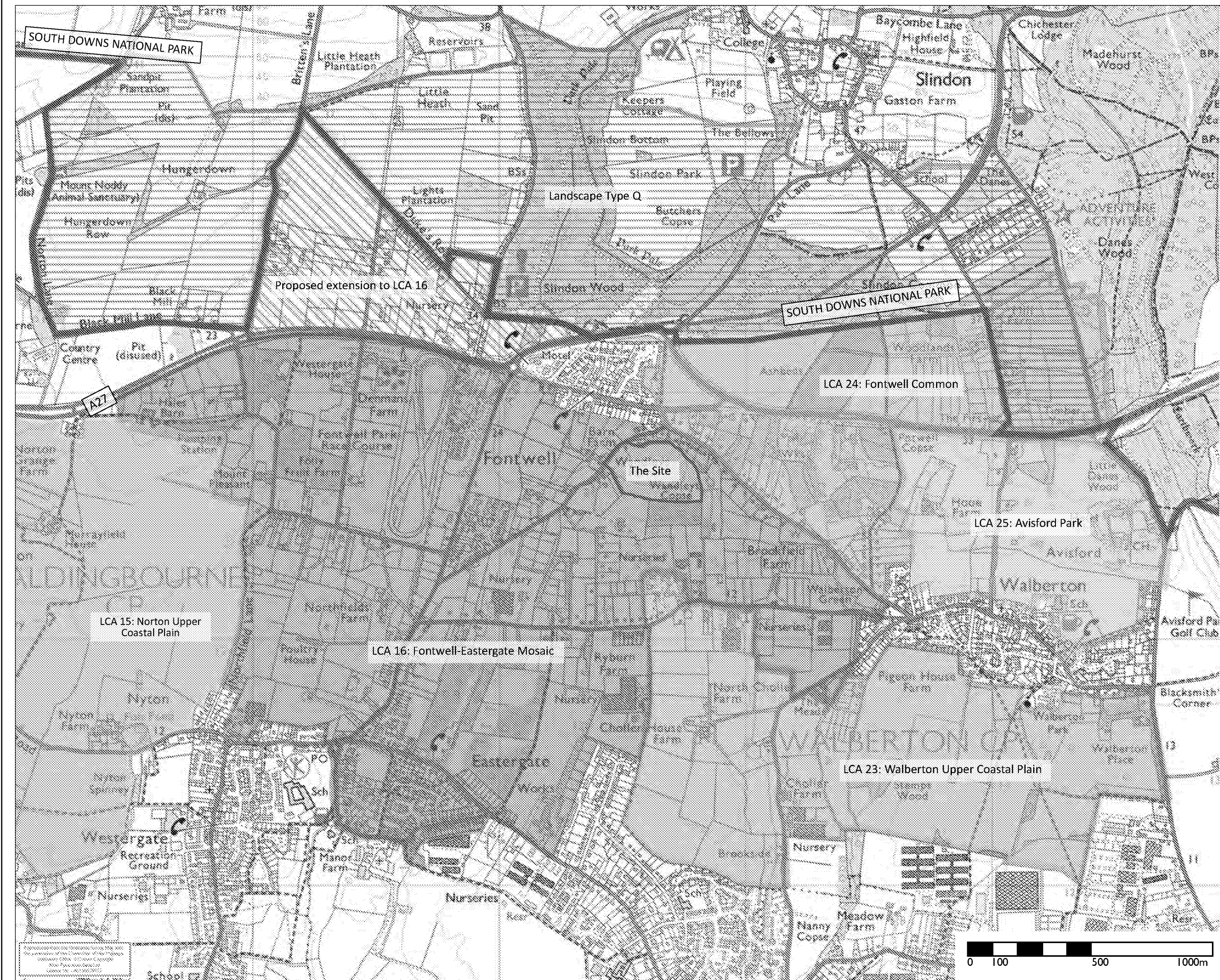
Rev	Description	Date	Drawn	Checked

Drawing Status
PLANNING

The Factory, 2 Acre Road,
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T 020 8549 3434
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Client	Scale
Welbeck Land	NTS@A3
Project	By/Ckd
Wandleys Farm, Fontwell	NM/TB
Drawing Title	Date
Landscape Planning Policy Context	05/08/17
Figure Number:	Revision
FIGURE 2	P1

Information on the map is for reference only and does not constitute a guarantee of accuracy. The user of this map should verify the accuracy of the information for their own use.



APAL FILE REFERENCE
2727-AS-03

North

LEGEND

Site Boundary

South Downs National Park boundary

ARUN LANDSCAPE STUDY 2006

LCA 16: Fontwell-Eastergate Mosaic

Proposed extension to LCA 16

LCA 23: Walberton Upper Coastal Plain

LCA 15: Norton Upper Coastal Plain

LCA 24: Fontwell Common

LCA 25: Avisford Park

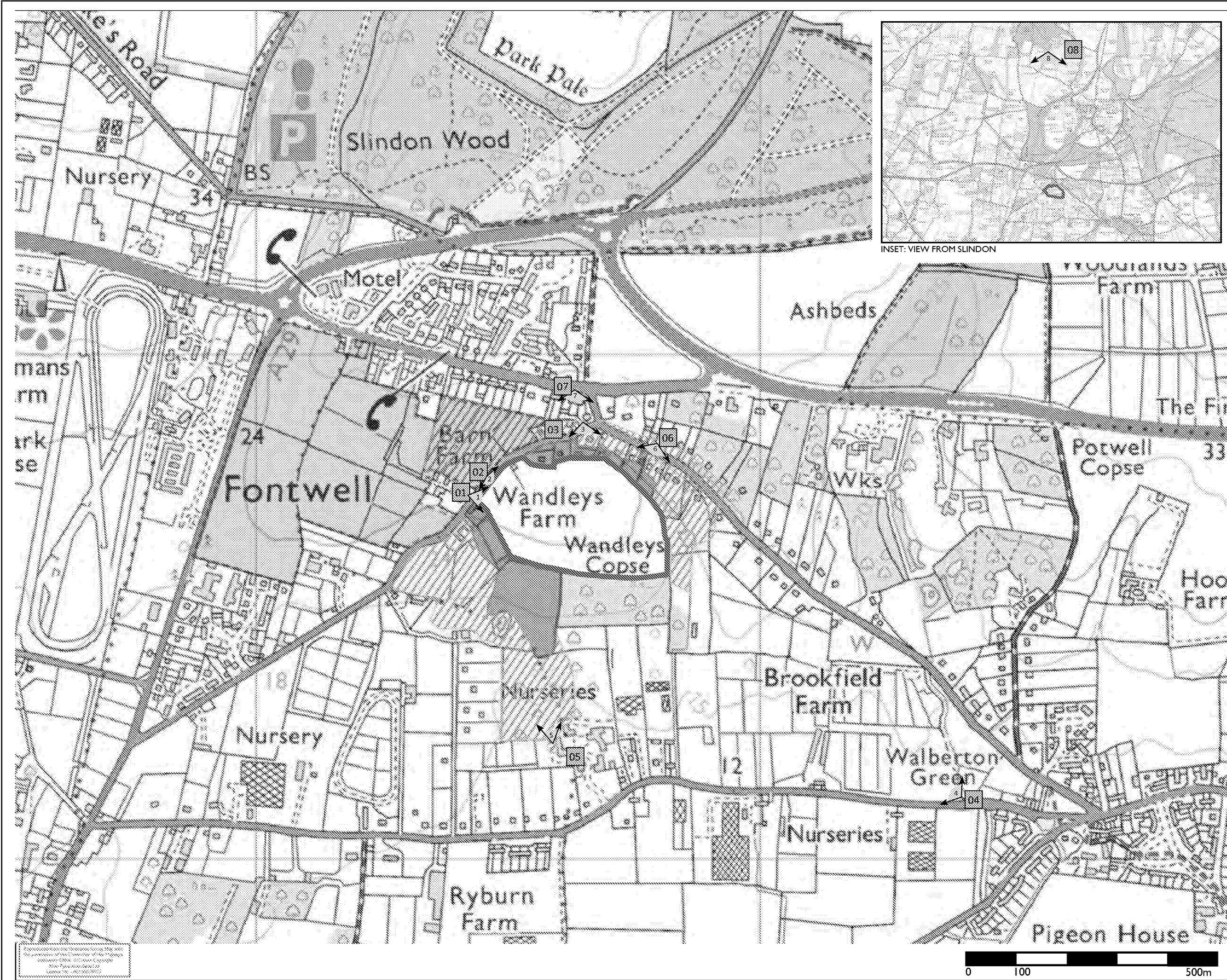
SOUTH DOWNS INTEGRATED LANDSCAPE CHARACTER ASSESSMENT (updated 2011)

Landscape Type Q: Upper Coastal Plain

Rev	Description	Date	Drawn	Checked
Drawing Status PLANNING				

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Client	Scale
Welbeck	NTS@A3
Project	By/Ckd
Wandleys Farm, Fontwell	NM/TB
Drawing Title	Date
Landscape Character	08/05/17
Figure Number:	Revision
FIGURE 3	P1



APAL FILE REFERENCE
2727-AS-04



LEGEND

- Site Boundary
- Visual Receptor
- Viewpoint
- Views into the site and of site boundary vegetation
- Glimpsed or filtered views towards site boundary vegetation or site features
- Extent of Dandara scheme (outline approval for up to 400 units). Application Ref. WA/22/15/OUT, DCLG Ref. APP/C3810/V/16/3143095

LIST OF VISUAL RECEPTORS

- VR 1 Residents at Lashburn
- VR 2 Users of Wandleys Lane
- VR 3 Residents on Wandleys Lane
- VR 4 Users of Eastergate Lane
- VR 5 Residents of Sussex Orchards
- VR 6 Residents on Walberton Lane
- VR 7 Residents on Arundel Road
- VR 8 Users of the SDNP

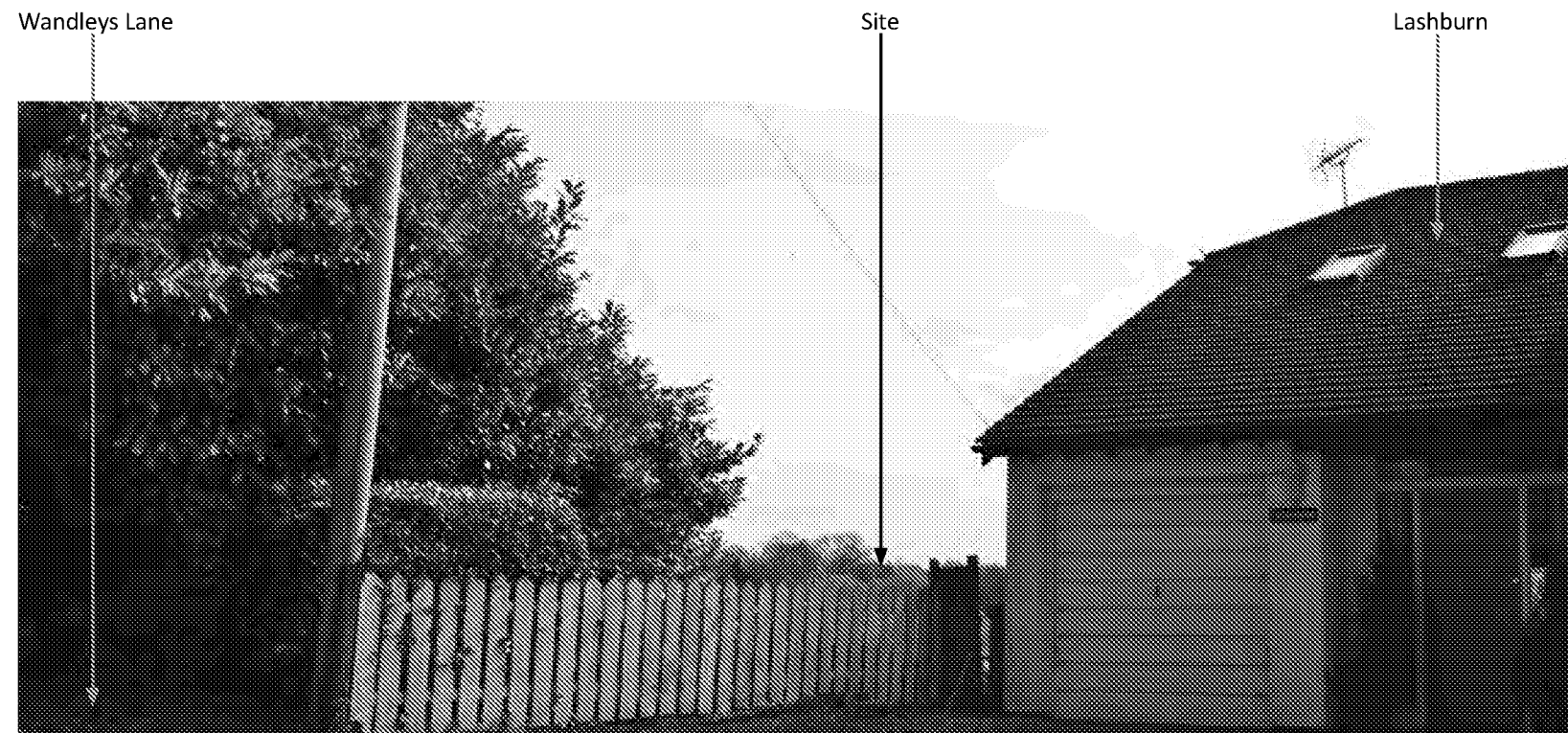
Rev	Description	Date	Drawn	Checked
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Drawing Status
PLANNING

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Client	Scale
Welbeck Land	NTS@A3
Project	By/Ckd
Wandleys Farm, Fontwell	NM/TB
Drawing Title	Date
Zone of Visual Influence and Viewpoints Location	08/04/17
Figure Number:	Revision
FIGURE 4	P1

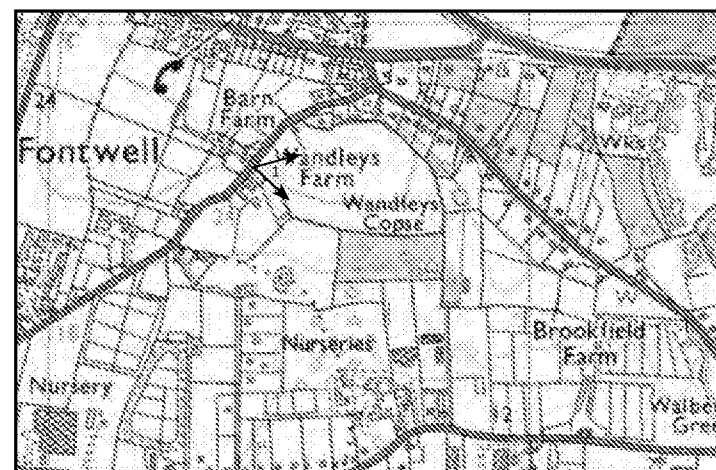
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VIEW 1: Glimpsed view of Site over front garden fence of Lashburn

NOTE:
Photographic views were taken on site with a digital camera using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera.
The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

Photograph details:
Time / date: morning of 30th March
Approximate eye level: 1.5m
Approximate ground level: 25m AOD
Angle of view and location: refer to key plan.
Distance to nearest site boundary: 10m



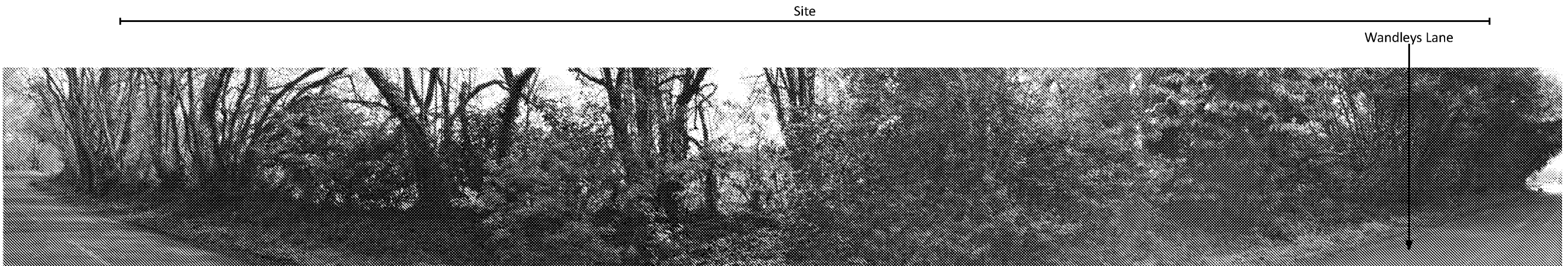
KEY PLAN

Legend

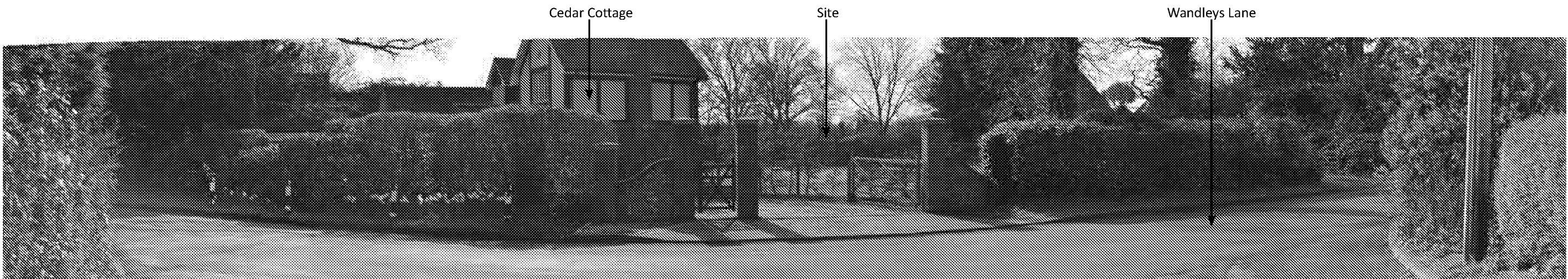
-  Site Boundary
-  Location of Viewpoint



Rev	Description	Date	Drawn	Checked
Drawing Status PLANNING				
 The Factory, 2 Acre Road, Kingston upon Thames, Surrey KT2 6EF T 020 8549 3434 www.allenpyke.co.uk		KINGSTON UPON THAMES • CAMBRIDGE A registered practise of the Landscape Institute		
Client Welbeck Land		Scale NTS@A3		
Project Wandleys Farm, Fontwell		By/Ckd LM/TB		
Drawing Title Photosheet 1 of 5		Date 06/04/17		
Figure Number: FIGURE 5		Revision		



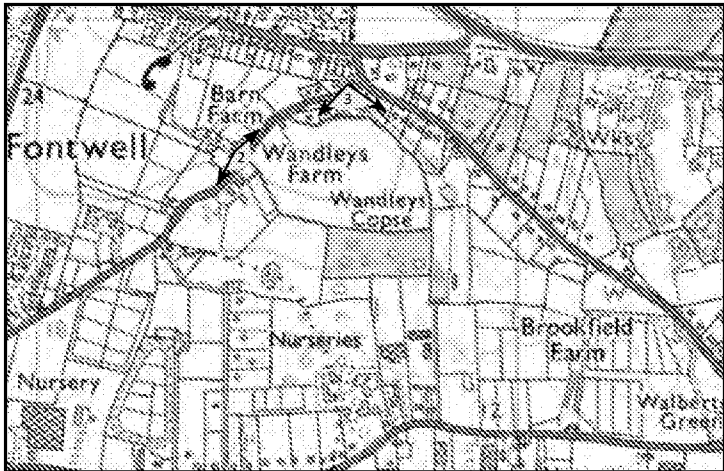
VIEW 2: Filtered views into Site through mature boundary vegetation along Wandleys Lane



VIEW 3: Views toward Site through gardens of adjacent properties

NOTE:
Photographic views were taken on site with a digital camera using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera.
The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

Photograph details:
Time / date: morning of 30th March
Approximate eye level: 1.5m
Approximate ground level: View 2: 27m AOD (Above Ordnance Datum) / View 3: 28m AOD
Angle of view and location: refer to key plan.
Distance to nearest site boundary: View 2: 10m / View 3: 40m



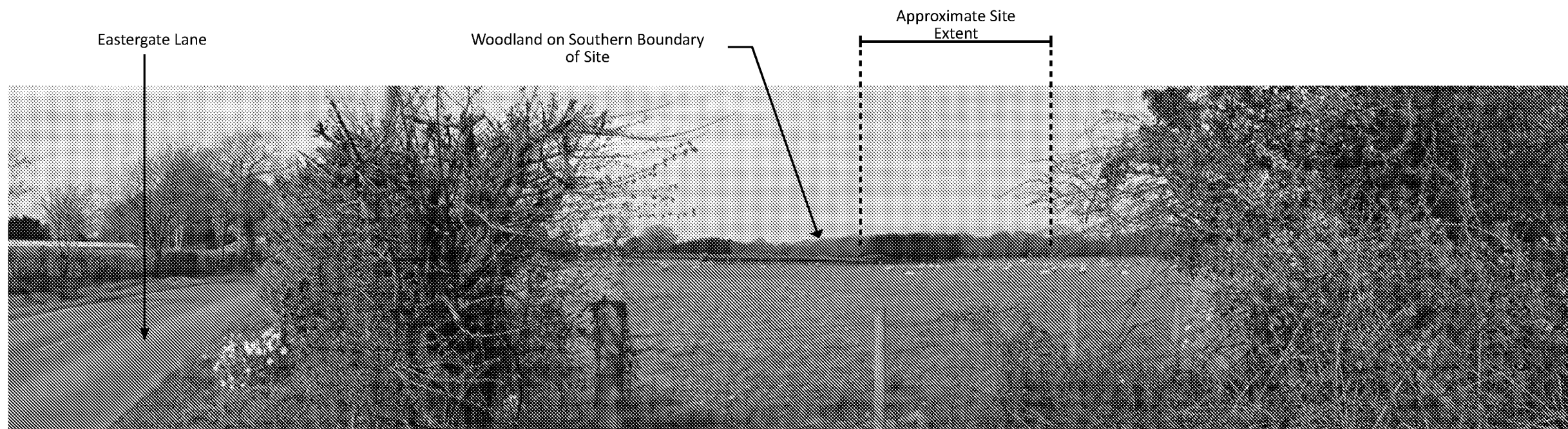
KEY PLAN

Legend

-  Site Boundary
-  Location of Viewpoint



Rev	Description	Date	Drawn	Checked
Drawing Status PLANNING				
		The Factory, 2 Acre Road, Kingston upon Thames, Surrey KT2 6EF T 020 8549 3434 www.allenpyke.co.uk KINGSTON UPON THAMES • CAMBRIDGE A registered practise of the Landscape Institute		
Client Welbeck Land		Scale NTS@A3		
Project Wandleys Farm, Fontwell		By/Ckd LM/TB		
Drawing Title Photosheet 2 of 5		Date 06/04/17		
Figure Number: FIGURE 6		Revision P1		



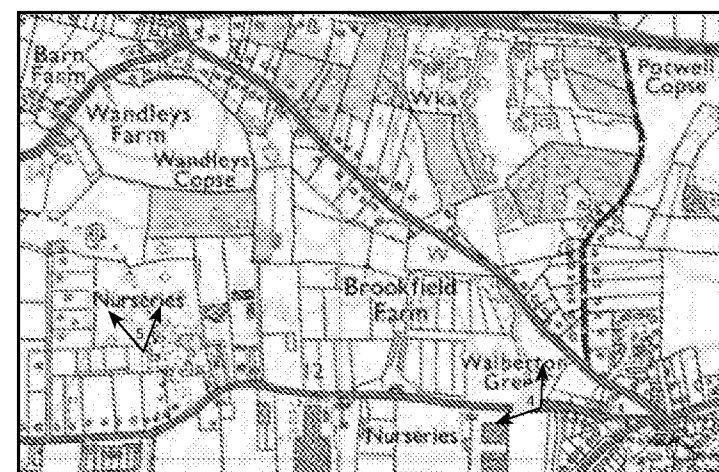
VIEW 4: Distant view towards Site, view is screened by the woodland along the Site's boundary



VIEW 5: Distant view across orchard towards Site

NOTE:
Photographic views were taken on site with a digital camera using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera.
The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

Photograph details:
Time / date: morning of 30th March
Approximate eye level: 1.5m
Approximate ground level: View 4: 12m AOD (Above Ordnance Datum) / View 5: 12m AOD
Angle of view and location: refer to key plan.
Distance to nearest site boundary: View 4: 900m / View 5: 500m



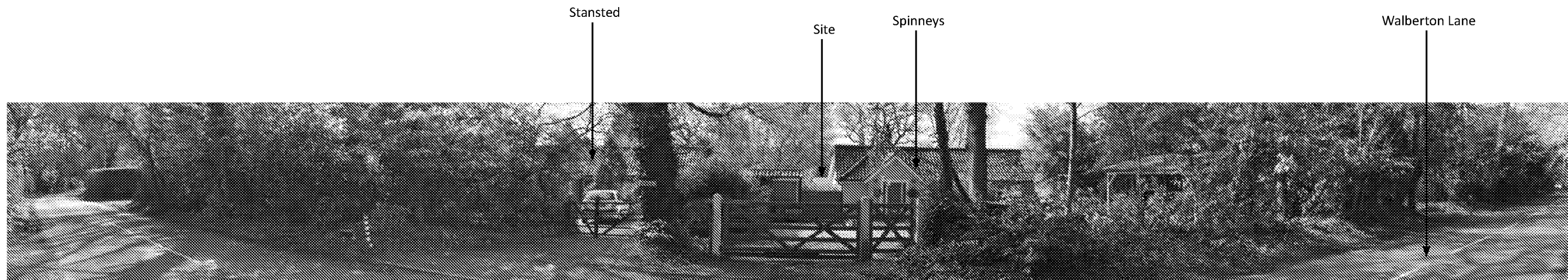
KEY PLAN

Legend

-  Site Boundary
-  Location of Viewpoint



Rev	Description	Date	Drawn	Checked
Drawing Status PLANNING				
Allen Pyke		The Factory, 2 Acre Road, Kingston upon Thames, Surrey KT2 6EF T 020 8549 3434 www.allenpyke.co.uk KINGSTON UPON THAMES • CAMBRIDGE A registered practise of the Landscape Institute		
Client Welbeck Land		Scale NTS@A3		
Project Wandleys Farm, Fontwell		By/Ckd LM/TB		
Drawing Title Photosheet 3 of 5		Date 06/04/17		
Figure Number: FIGURE 7		Revision P1		



VIEW 6: Glimpsed view between properties along Walberton Lane

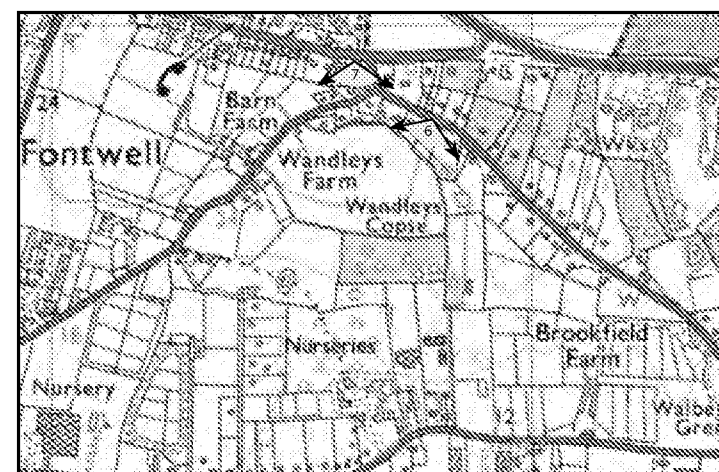
Approximate Extent of Site Beyond Residential Properties



VIEW 7: View towards Site screened by intervening built form on Arundel Road

NOTE:
Photographic views were taken on site with a digital camera using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera.
The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

Photograph details:
Time / date: morning of 30th March
Approximate eye level: 1.5m
Approximate ground level: View 7: 26m AOD (Above Ordnance Datum) / View 8: 30m AOD
Angle of view and location: refer to key plan.
Distance to nearest site boundary: View 7: 100m / View 8: 200m

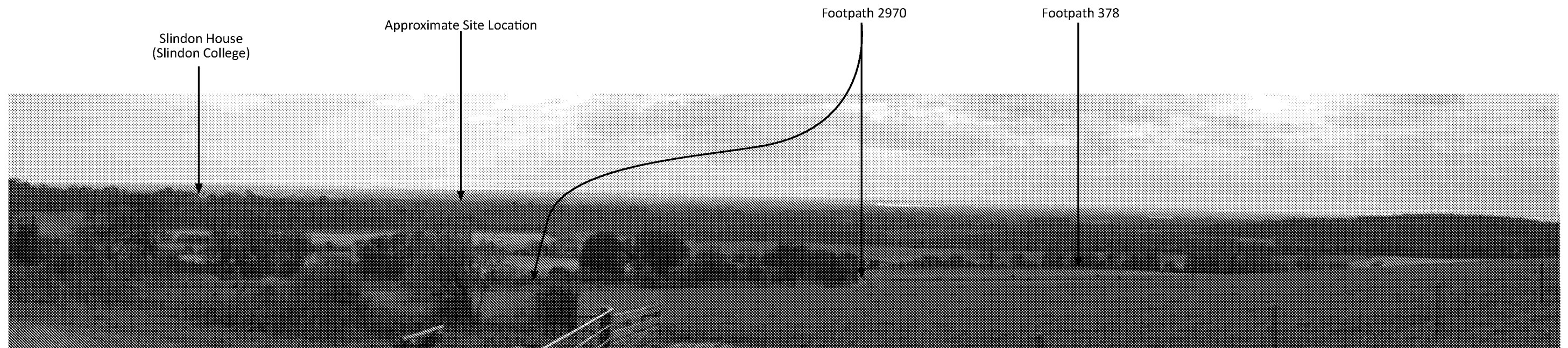


KEY PLAN

Legend

-  Site Boundary
-  Location of Viewpoint

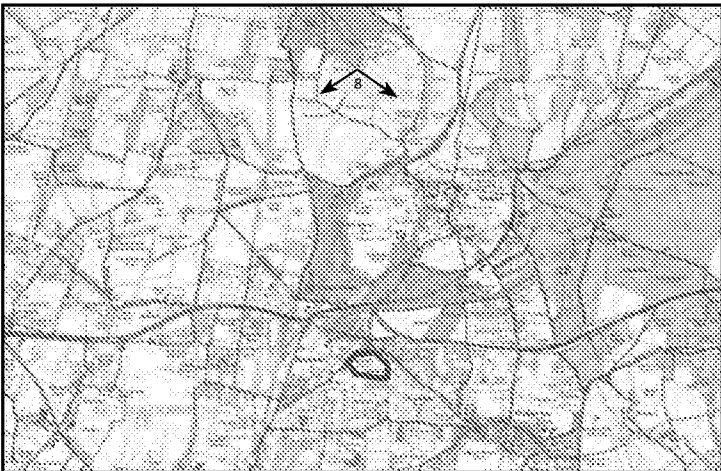
Rev	Description	Date	Drawn	Checked
Drawing Status PLANNING				
 The Factory, 2 Acre Road, Kingston upon Thames, Surrey KT2 6EF T 020 8549 3434 www.allenpyke.co.uk KINGSTON UPON THAMES • CAMBRIDGE A registered practise of the Landscape Institute		Client Welbeck Land		
Project Wandleys Farm, Fontwell		Scale NTS@A3		
Drawing Title Photosheet 4 of 5		By/Ckd LM/TB		
Figure Number: FIGURE 8		Date 06/04/17		
		Revision P1		



VIEW 8: Long distance view from ‘The Folly’ at Slindon Park in the South Downs National Park

NOTE:
Photographic views were taken on site with a digital camera using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera.
The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

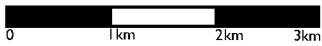
Photograph details:
Time / date: morning of 30th March
Approximate eye level: 1.5m
Approximate ground level: 110m AOD (Above Ordnance Datum)
Angle of view and location: refer to key plan.
Distance to nearest site boundary: 3km



KEY PLAN

Legend

-  Site Boundary
-  Location of Viewpoint



Rev	Description	Date	Drawn	Checked
Drawing Status PLANNING				
		The Factory, 2 Acre Road, Kingston upon Thames, Surrey KT2 6EF T 020 8549 3434 www.allenpyke.co.uk KINGSTON UPON THAMES • CAMBRIDGE A registered practise of the Landscape Institute		
Client Welbeck Land		Scale NTS@A3		
Project Wandleys Farm, Fontwell		By/Ckd LM/TB		
Drawing Title Photosheet 5 of 5		Date 06/04/17		
Figure Number: FIGURE 9		Revision P1		



Indicative Planting Schedule

Trees			
PLANT NAME	Stock	Form	Girth
Acer campestre	C	Extra Heavy Standard	18-20cm
Acer x freemanii 'Autumn Blaze'	C	Extra Heavy Standard	18-20cm
Aesculus indica	C	Extra Heavy Standard	18-20cm
Betula pendula 'Fastigiata'	C	Extra Heavy Standard	18-20cm
Betula nigra 'Heritage'	C	Extra Heavy Standard	18-20cm
Carpinus betulus 'Frans Fontaine'	C	Extra Heavy Standard	18-20cm
Carpinus betulus	C	Extra Heavy Standard	18-20cm
Corylus coriaria	C	Extra Heavy Standard	18-20cm
Crataegus monogyna	C	Extra Heavy Standard	18-20cm
Fagus sylvatica	C	Semi Mature	25-30cm
Larix decidua	C	Extra Heavy Standard	18-20cm
Liquidambar styraciflua 'Worpleston'	C	Extra Heavy Standard	18-20cm
Malus trilobata	C	Extra Heavy Standard	18-20cm
Malus sylvestris	C	Extra Heavy Standard	18-20cm
Magnolia kobus	C	Extra Heavy Standard	18-20cm
Prunus avium	C	Extra Heavy Standard	18-20cm
Prunus padus	C	Extra Heavy Standard	18-20cm
Pinus nigra	C	Extra Heavy Standard	18-20cm
Quercus robur	C	Semi Mature	25-30cm
Sorbus aucuparia	C	Extra Heavy Standard	18-20cm
Sorbus aria 'Majestica'	C	Extra Heavy Standard	18-20cm
Tilia cordata 'Streetwise'	C	Extra Heavy Standard	18-20cm
Viburnum lantana			

Woodland Edge Mix			
Plant Name	Stock	Size	Spec
Crataegus monogyna	BR	60-80cm	whip
Corylus avellana	BR	60-80cm	whip
Euonymus europaeus	BR	60-80cm	whip
Ilex aquifolium	BR	60-80cm	whip
Rosa canina	BR	60-80cm	whip
Taxus baccata	BR	60-80cm	whip
Sambucus nigra	BR	60-80cm	whip
Viburnum opulus	BR	60-80cm	whip

Native Hedge Mix			
Plant Name	Stock	Size	Spec
Acer campestre	B	100-150cm	feathered
Corylus avellana	B	100-150cm	feathered
Cornus sanguinea	B	100-150cm	feathered
Crataegus monogyna	B	100-150cm	feathered
Euonymus europaeus	B	60-80cm	feathered
Fraxinus alnus	B	100-150cm	feathered
Ligustrum vulgare	B	100-150cm	feathered
Prunus spinosa	B	100-150cm	feathered
Sambucus nigra	B	100-150cm	feathered
Rosa canina	B	40-60cm	feathered
Viburnum opulus	B	100-150cm	feathered
Ilex aquifolium	B	60-80cm	feathered

Bulbs		
Plant Name	Grade	Spacing
Crocus joanne d'Arc	Top size	25m2
Narcissus pseudonarcissus	Top size	20m2
Narcissus sp.	Top size	20m2

Climbers			
Plant Name	Stock	Height	Habit
Clematis montana	C 10L	60-80cm	Twinner
Hedera helix 'Green Ripple'	C 10L	60-80cm	Self-clinger
Hydrangea petiolaris	C 10L	60-80cm	Self-clinger
Lonicera periclymenum	C 10L	60-80cm	Twinner

Ornamental Shrubs			
Plant Name	Stock	Size	Spacing
Aucuba japonica 'Rosanina'	C 5L	min 40cm	5m2
Berberis x frikartii 'Amstelveen'	C 5L	min 40cm	5m2
Ceanothus 'Blue Mound'	C 5L	min 60cm	5m2
Choisyia ternata 'Aztec Pearl'	C 5L	min 60cm	5m2
Cistus 'Alan Pradd'	C 5L	min 60cm	5m2
Cistus 'Silver Pink'	C 5L	min 40cm	5m2
Cornus sanguinea 'Midwinter Fire'	C 5L	min 60cm	5m2
Cornus stolonifera 'Flaviramea'	C 5L	min 80 cm	5m2
Euonymus fortunei 'Emerald Gaiety'	C 5L	min 30cm	5m2
Hebe 'Mrs Winder'	C 5L	min 40cm	5m2
Hebe albicans	C 5L	min 30cm	5m2
Hydrangea arborescens 'Annabelle'	C 5L	min 60cm	5m2
Hydrangea quercifolia	C 5L	min 60cm	5m2
Hypericum 'Hidcote'	C 5L	min 60cm	5m2
Lavandula angustifolia 'Hidcote'	C 5L	min 40cm	5m2
Malonia aquifolium 'Apollo'	C 5L	min 60cm	5m2
Pachysandra terminalis 'Green Carpet'	C 5L	min 20cm	5m2
Photinia x fraseri 'Red Robin'	C 5L	min 60cm	5m2
Prunus laurocerasus 'Otto Luyken'	C 5L	min 60cm	5m2
Rosa 'Kent'	C 5L	min 40cm	5m2
Rosmarinus officinalis	C 5L	min 80 cm	5m2
Ruscus aculeatus	C 5L	min 40cm	5m2
Salvia officinalis 'Purpurascens'	C 5L	min 40cm	5m2
Skimmia japonica 'Rubella'	C 5L	min 60cm	5m2
Spiraea japonica 'Candlelight'	C 5L	min 40cm	5m2
Viburnum davidii	C 5L	min 40cm	5m2
Viburnum opulus 'Compactum'	C 5L	min 60cm	5m2
Vincetoxicum	C 5L	min 20cm	5m2

Ornamental Hedges		
Plant Name	Stock	Size
Prunus laurocerasus	C 10L	60-80cm

Viburnum tinus 'Eve Price'	C 10L	60-80cm
Plants spaced @ 5m in a Double Staggered Row		

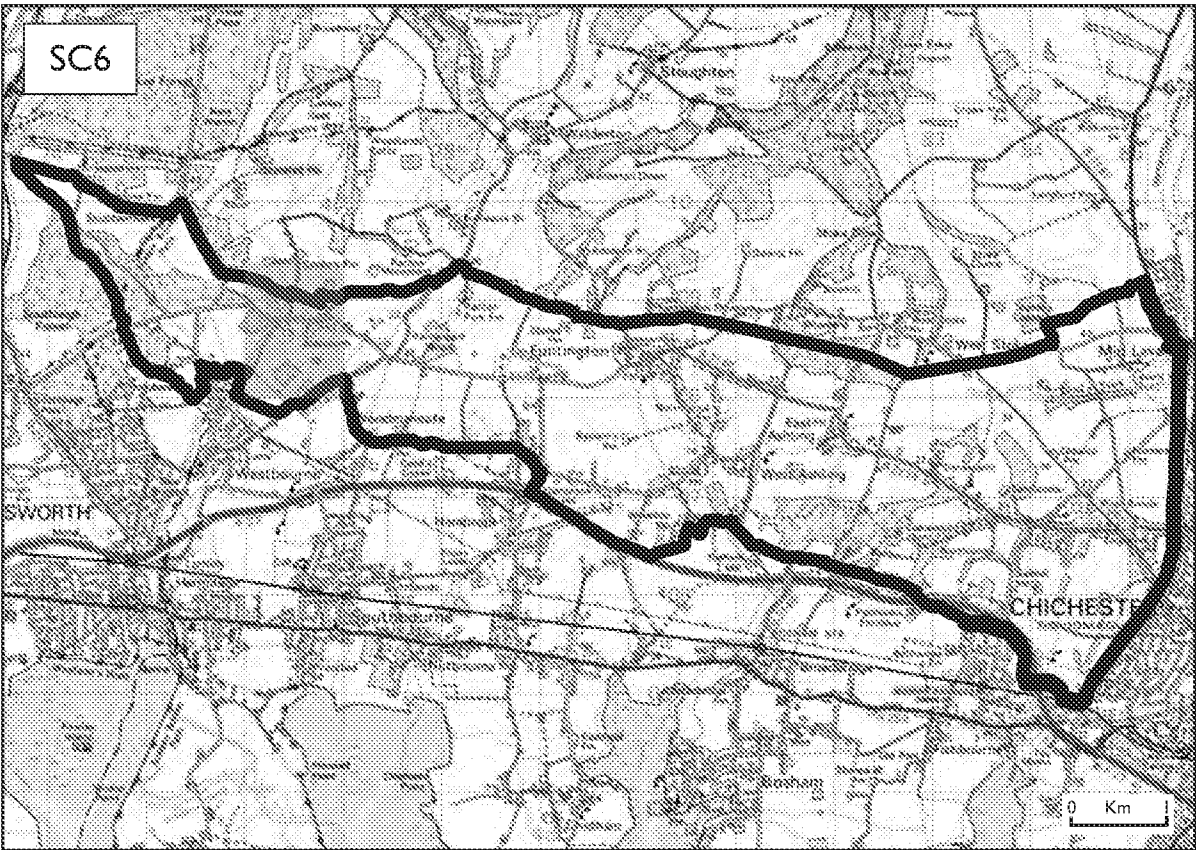
Herbaceous Plants		
Plant Name	Stock	Spacing
Ajuga reptans	C 2L	8m2
Bergenia cordifolia 'Purpurea'	C 2L	8m2
Geranium endressii 'Wargrave Pink'	C 2L	8m2
Geranium macrorrhizum 'Album'	C 2L	8m2
Liriope muscari	C 2L	9m2
Luzula nivea	C 2L	8m2



APPENDIX C: Extracts from Published Landscape Character Assessments and Guidance

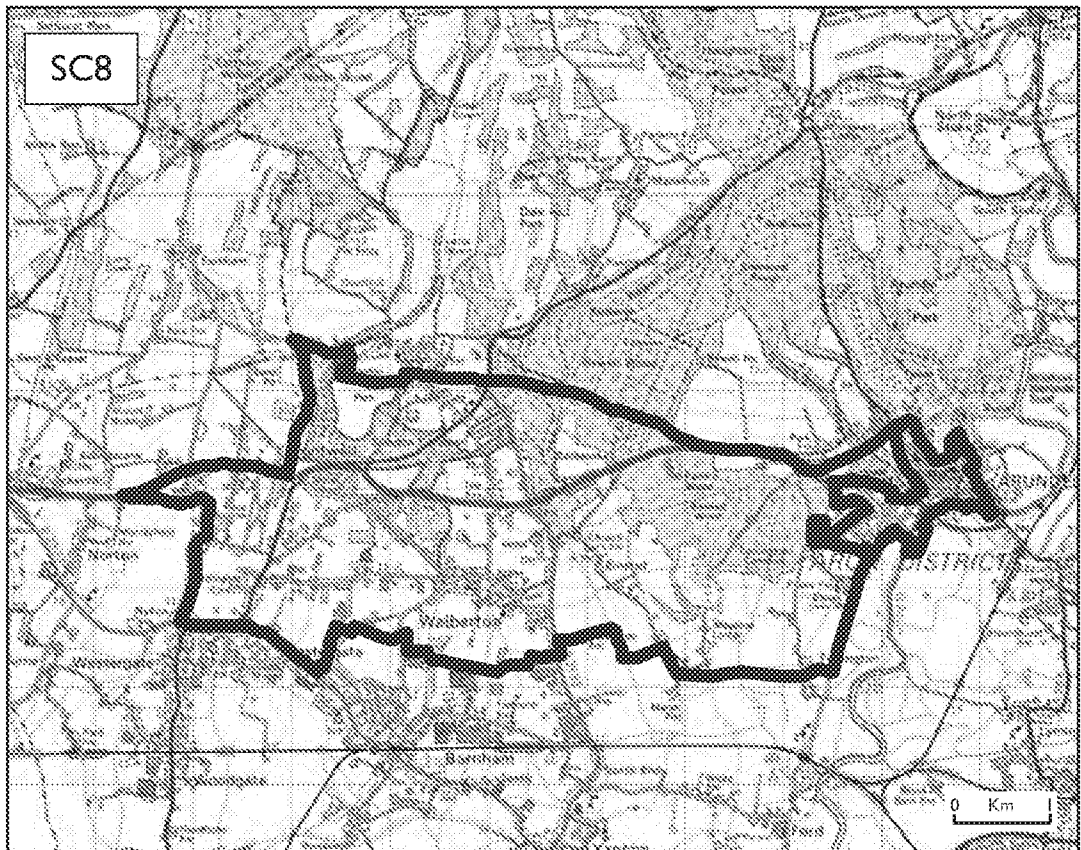
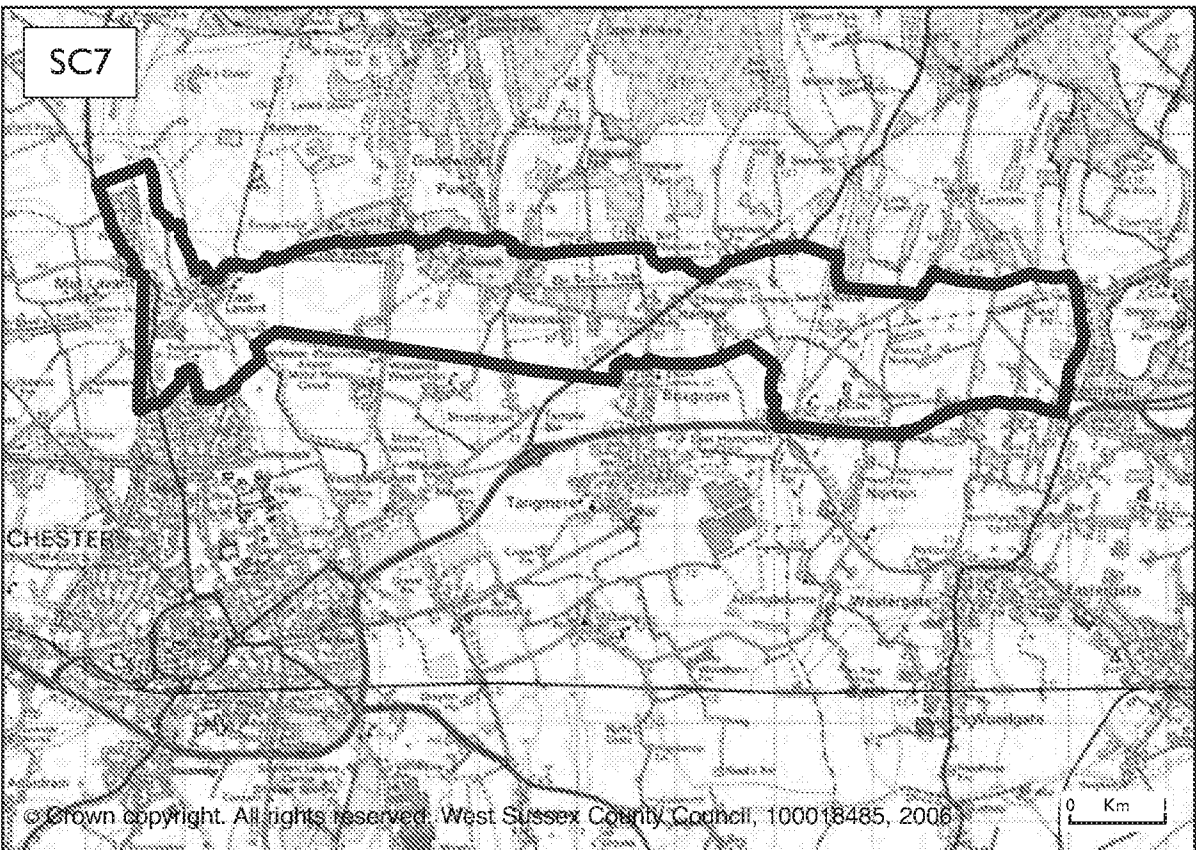
Overall Character

These Character Areas lie in a line between Funtington in the west and Arundel in the east. They form 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, more intricate in the east, encompassing the distinctive landscapes of Binsted valley. Over much of the area, strong networks of hedgerows, hedgerow trees and woodlands enclose small to medium-sized fields. At the northern edge, larger woodlands and forests merge with those on the gently dipping slopes of the western Downs, where historic parklands are distinctive features. Whilst the busy A27 trunk road briefly cuts across the southern edge, there are few urban influences in much of the area. As a result, it retains a mostly undeveloped, rural character.



Key Characteristics

- A transitional landscape.
- Clear views to the higher ground of the Downs to the north.
- A good cover of woodland and trees, with a high percentage of ancient woodland.
- Mainly gently undulating farmland enclosed by woods with numerous hedgerows.
- Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.
- Winterbourne chalk streams emanate from this area.
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.
- Parkland is concentrated in the southern areas of Goodwood and around the Ashlings.
- Area is well settled with scattered pattern of rural villages and farmsteads, including traditional flint village centres such as Boxgrove.
- Suburban fringes with high commuter populations and small commercial sites such as at Halnaker.
- Leafy or wooded settlements.
- Intimate hidden valleys at Binsted.
- Winding hedged or wooded lanes.
- Large scale gravel workings.



Sheet SC6, SC7, SC8

Ashlings, Halnaker
and Fontwell
Upper Coastal
Plain

South Coast Plain

The area covered by the Sheet is derived from:

Funtington to Highdown Coastal Plain (D1) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



Historic Features

- Iron Age embankments around Chichester (the Chichester entrenchments) thought to represent territorial boundaries.
- Iron Age territorial boundaries which demarcated and protected the settlement of the coastal plain and Selsey peninsula.
- Evidence of humanoid existence (Boxgrove Man) some 500,000 years ago, recently uncovered in sediments at Earham Quarry, Boxgrove, near Chichester.
- Remains of a Benedictine Monastery at Boxgrove Priory.
- Iron Age and Roman earthworks in Gobblesubbs Copse.
- Historic parklands at Salthill, Goodwood, and Aldingbourne.
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts.

Biodiversity

- Remnant semi-natural broadleaved woodlands, interconnecting hedgerows and trackways provide important habitats for wildlife.
- A large proportion of the woodland cover is ancient. Some of these are also Sites of Nature Conservation Importance (SNCI), such as at The Valdoe, Slindon Bottom, Binsted Wood, Rewell Wood and Tortington Common. Typical tree species include oak, ash, beech, elm and sweet chestnut.
- A few significant patches of unimproved or semi-improved neutral grassland and meadows.
- Pockets of remnant heathland in glades and woodland rides associated with Tortington Common and Binsted Woods (SNCI).
- Steep-sided stream valleys add variety, for example in the Binsted area.
- The "disturbed" gravel working environment has considerable nature conservation potential.
- Stream valleys, both ephemeral and permanent, add to the nature conservation interest.
- Improved pasture is common and there is a significant area of unimproved grassland near Woodmancote.
- Near the Hampshire border, the two Brick Kiln Ponds and Aldsworth Pond are rich in wildlife.

Change - Key Issues

- Potential development pressure from the extension of existing settlements.
- Workings associated with gravel extraction.
- 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.

Landscape and Visual Sensitivities:

Key sensitivities are:

- Suburban expansion pressures from the urban fringes.
- Visual intrusion of gravel workings. Can be substantially visible from adjacent higher ground.
- 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.



St. Mary's Church - Binsted



Horse paddocks - Funtington



View to the South Downs



Binsted Valley

Land Management Guidelines

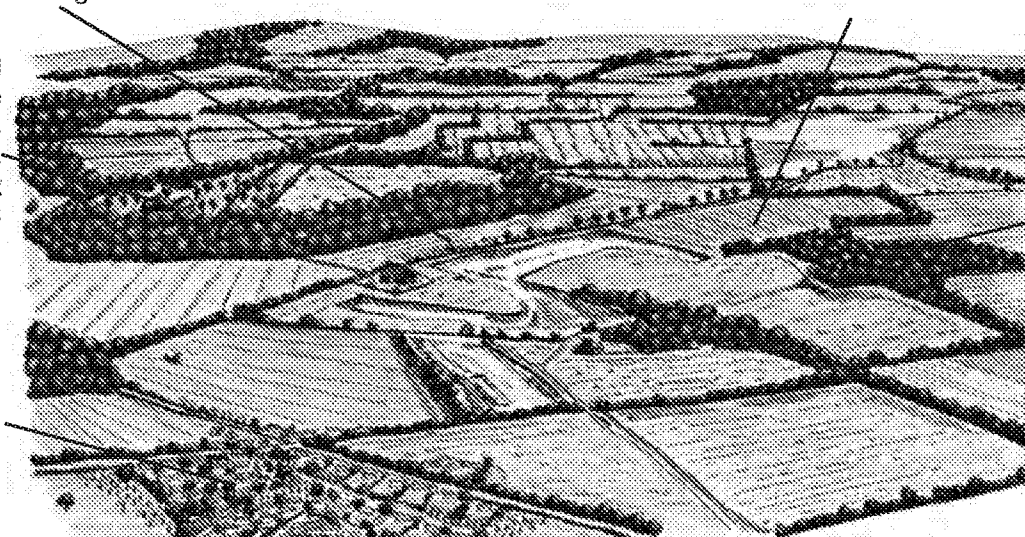
Conserve hedgerows and allow for the growth of hedgerow trees

Maintain and enhance the historic character, including historic parks

Conserve and enhance the character and settings of small villages and hamlets

Encourage restoration of gravel workings to grassland, woodland or scrub habitats

Encourage good management of existing woodland and tree groups



Conserve the undeveloped rural character of the area.

- 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.
- Seek, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows.
- Promote management of existing woodland, especially where under pressure from gravel working or urban fringe development.
- Conserve and enhance the character and setting of small villages and hamlets.
- Promote good management of important village and roadside trees. Plant new tree features in villages.
- Encourage careful woodland design to screen new housing and other visually intrusive landscape elements, for example, pig farms, communication aerials.
- Consider the cumulative impact on landscape character of small developments and land use change.
- Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use new woodland and hedgerow planting as appropriate.
- Conserve ancient semi-natural woodland as an historical, landscape and wildlife feature.
- Encourage good management of existing woodland and tree groups, including planting up edge areas.
- Conserve hedgerows and allow for the growth of hedgerow trees.
- Conserve and enhance the stream side vegetation along the River Ems in the west.
- Conserve the rural character of the Binsted valley to the east. Conserve and enhance historic features of Binsted especially in the vicinity of the golf course. Conserve and manage the streams and their sides in the Binsted valley.
- Plant small tree groups on the eastern boundary of Binsted valley to screen glasshouses and traffic movement on its margins.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Objectives and actions contained in the Interim South Downs Management Plan (March 2004) published by the Sussex Downs Conservation Board.

The Overall Character of the Coastal Plain

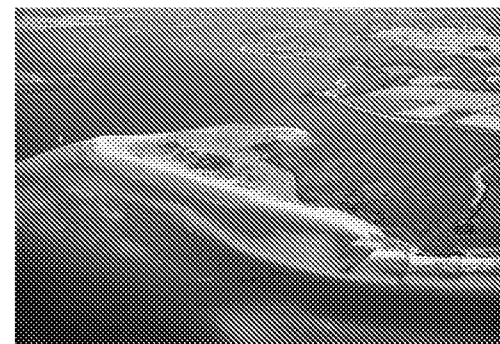
The South Coast Plain is predominantly a flat and open landscape which provides a diverse range of habitats, including the wide curved bays of shingle beaches, sand dunes, sinuous coastal inlets and creeks, tidal mudflats, salt marsh, grazing marsh and natural harbours. The fertile soils in this character area have given rise to a dense pattern of large productive arable fields, market gardening and a predominance of glasshouses set around expanding settlements which enjoy the benign climate. The landscape is exposed in places to sea winds and floods and arable land is defined by poplar shelter belts, low hedgerows and rife and ditch drainage systems. Although woodland is not a dominant feature in the landscape there is localised remnant semi-natural broadleaved woodland as well as windswept oak trees and scrub. Large Elm trees which were once common features in the landscape have now been lost to Dutch Elm Disease. To the east the area becomes increasingly dominated by sprawling seaside towns and leisure developments and as the line of the Downs narrows the coastal strip rural/urban fringe issues have an increasing impact. Looking north from the Coastal Plain there are long views to the sweeping slopes of the South Downs balanced by long panoramic views from the hill tops and slopes of the Downs over the flat Coastal Plain and out to sea.



Panoramic view from the South Downs looking south over the flat and sweeping Coastal Plain to the sea



Worthing Pier has been a landmark in Worthing since it first opened in 1862



East Head - sand dune and salt marsh habitats. The estuary is an internationally important area for birds

Key Landscape Characteristics

Protect, conserve and enhance:

- The tranquil and open character of the landscape
- Qualities of the fine long views from the slopes of the Downs to the coast and vice versa
- Undeveloped sections of coastline to maintain gaps and links to the sea
- The intimate and remote quality of coastal inlets and natural harbours
- Woodlands and copses
- The character of tidal creeks, mudflats, shingle beaches, vegetated shingle, dunes, grazing marshes
- The hedgerow framework, restoring where necessary, and retaining oak standards and other hedgerow trees
- Re-establish large trees to replace the Elm trees lost due to Dutch elm disease and storms
- Reedbeds, streams and deep drainage ditches (rifes)
- Mill sites and mill ponds, recreation lakes, ponds and coastal lagoons
- Wooden and rock groynes and breakwaters
- The network and character of narrow winding lanes and minor roads
- Designed landscapes associated with large country houses and their settings
- Narrow field entrances and traditional gates

Historic Landscape

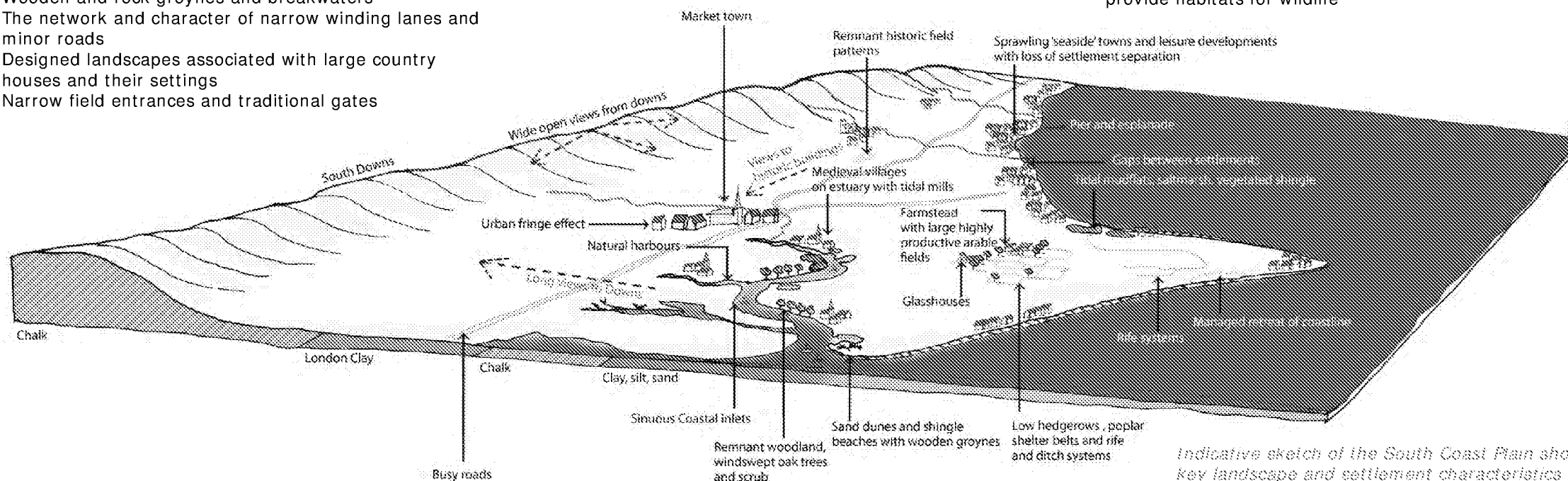
Protect, conserve and enhance:

- Historic character of shoreline
- Raised beaches
- Veteran trees
- Harbourside field patterns
- Remains of the Chichester to Arundel Canal
- Oyster beds, earthworks, old sea defences, quays, boatyards and harbours
- Timber groynes and beach huts
- Wartime defences
- Windmills, watermills and piers
- Victorian seaside relics
- Views of historic landmarks including Arundel Castle and Chichester Cathedral (the only Cathedral visible from the sea)
- Prehistoric - Roman settlement

Biodiversity and Geodiversity

Protect, conserve and enhance the nature conservation value of:

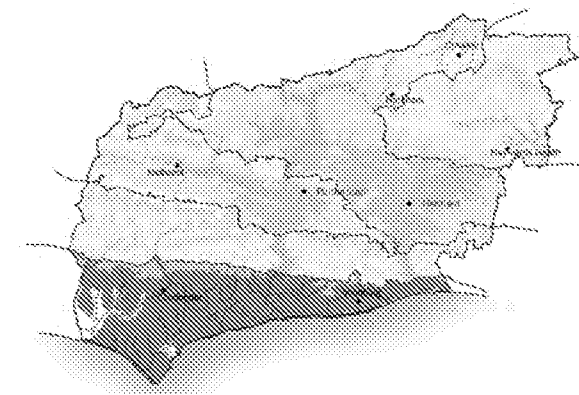
- Undeveloped coastline - high ecological importance
- Vegetated shingle and sand dune habitats, many of national importance - as at Chichester Harbour
- Mud flats
- Coastal lagoons
- Areas of unimproved coastal grazing marsh – including salt marsh, acid grassland and rushy pasture
- Seasonally flooded pasture
- Broadleaved semi-natural woodland
- Oak woodland
- Reedbeds and deep drainage ditches (rifes)
- Coastal scrub
- Maritime cliff and slope
- Harbours of geomorphological significance e.g. Pagham Harbour
- The unique characteristics of historic buildings that provide habitats for wildlife



Indicative sketch of the South Coast Plain showing key landscape and settlement characteristics

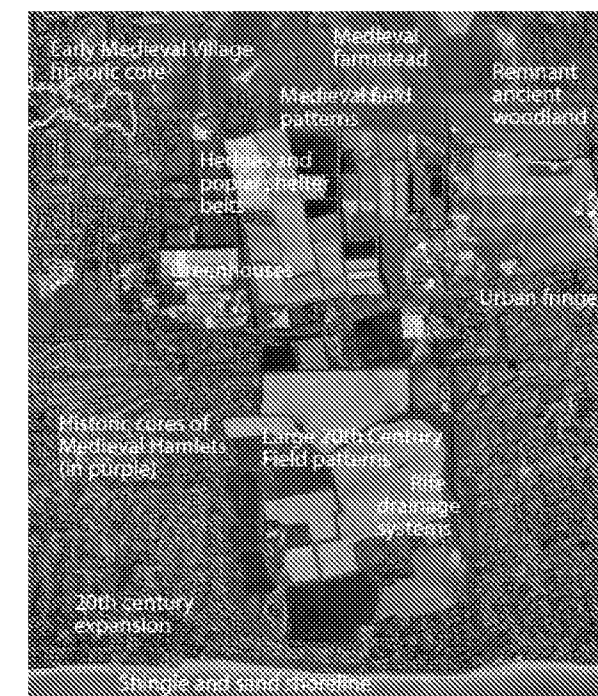
THE WEST SUSSEX LANDSCAPE Character Guidelines

Local Distinctiveness The South Coast Plain Character Area



Local Distinctiveness is the essence of what makes a place special to us. It is what makes somewhere unique, a combination of the cultural landscape, wildlife, archaeology, history, geology, topography, traditions, buildings, materials, and crafts.

It is important to consider local distinctiveness within plans, policies and developments incorporating distinctive qualities and reflecting the county's sense of place.



Coastal towns in relation to landscape and settlement elements

'The Cultural Landscape is held together by the commonplace and the rare, the ordinary and the spectacular' (Common Ground)