



LANDSCAPE STATEMENT OF CASE

Land East of Wandleys Lane,
Fontwell, West Sussex

Prepared on behalf of:

Welbeck Strategic Land II PLC

LPA Ref: WA/73/17/OUT

APAL Ref: 2727-RE-02b-TBDA

Date: June 2018

LAND EAST OF WANDLEYS LANE, FONTWELL, WEST SUSSEX

LANDSCAPE STATEMENT OF CASE

CONTENTS:

	Page:
1. Introduction	1
2. The Appellant’s Case	4
3. Conclusions	12

APPENDICES (at rear of document):

- Annex A: Landscape and Visual Impact Assessment**
 - including context plans, site photographs and extracts from published landscape character documents
- Annex B: Illustrative Landscape Mitigation Plan**
 - for proposed highway improvements to Wandleys Road

Rev	Description	Date	By/Chk
-	Draft issue for comment	01/06/18	TB/DA
a	Final Draft	14/06/18	TB/DA
b	Final	18/06/18	TB/DA

1. INTRODUCTION

- 1.1. This Landscape Statement of Case has been prepared by Allen Pyke Associates on behalf of Welbeck Strategic Land II LLP ('the appellant') in support of their appeal against the decision in March 2018 by Arun District Council (ADC) to refuse planning permission for a proposed 157 unit residential development on land east of Wandleys Lane in Fontwell, West Sussex.
- 1.2. Allen Pyke Associates are a registered practice of the Landscape Institute. They prepared the Landscape and Visual Impact Assessment (LVIA) and Illustrative Landscape Masterplan for the refused planning application. The LVIA is attached to the rear of this document (see Annex A) and contains the landscape supporting material, context plans, photographs and extracts from published landscape guidance referred to in the following text and will be used at the forthcoming Appeal Inquiry.
- 1.3. This document deals specifically with landscape character and visual matters and forms an annex to the main Appeal Statement of Case (ASoC) prepared by ECE Planning. The ASoC provides the history to the appeal scheme, planning background and description of the scheme proposals.

Background

- 1.4. The Local Planning Authority gave four reasons for refusing the application, three of which are landscape related and are addressed in this document:

***Reason 1:** The development is contrary to the adopted Walberton Neighbourhood Plan. It does not constitute sustainable development by reason of its unsustainable location in the countryside, outside a defined built up area boundary, its lack of lit footpath access to bus stops and local shops. The proposal will be car reliant with unacceptable environmental harm contrary to Policy HP1 of the Neighbourhood Plan, the National Planning Policy Framework and Policies C SP1, SD SP1, SD SP1a and SD SP2 of the emerging Local Plan.*

***Reason 2:** The proposed highway upgrading of Wandleys Lane would have an out of character and unacceptable urbanising impact on the existing rural character of the lane contrary to saved policy GEN7 of the Arun District Local Plan (ADLP) and the National Planning Policy Framework (NPPF).*

***Reason 3:** The development by reason of its lighting levels will detract from the existing unlit nature of the lane and surrounding area contrary to Walberton Neighbourhood Development Plan policy VE8."*

1.5. The Reasons for Refusal cite a number of policies and guidance from the National Planning Policy Framework, the existing Development Plan (adopted Arun District Local Plan, 2003), the emerging Arun District Local Plan and the Walberton Neighbourhood Development Plan (WNDP).

1.6. Relevant landscape policies from these documents include:

Adopted Local Plan (2003)

- GEN3 - Protection of the Countryside
- GEN7 - The Form of New Development
- GEN8 - Development and the Provision of Infrastructure
- GEN20 - Provision of Public Open Space within New Development
- GEN27 - Landscape Diversity
- GEN28 - Trees and Woodlands
- GEN33 - Light Pollution

Emerging Local Plan (Arun Local Plan - January 2018 Consultation)

- SD SP1 Sustainable development
- SD SP1a Strategic Approach
- SD SP2 - Built-up Area Boundary
- 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

Walberton Neighbourhood Development Plan

- VE 3 - Protection of Trees and Hedgerows
- Policy VE 8 - 'Unlit village' status
- Policy HP 1 - Spatial Plan of the Parish
- Policy HP 13 - Design Guidance

1.7. Other Published Landscape Guidance:

Regional Level

- Sussex County Council: 'A Strategy for the West Sussex Landscape (October 2005) - The West Sussex Land Management Guidelines: Landscape Character Area SC8 – Fontwell Upper Coastal Plain (see extract in Annex A - LVIA Appendix C).

Local Level

- ADC: 'Arun Landscape Study' (2006) – LCA 16 Fontwell-Eastergate Mosaic' (see Annex A - LVIA Appendix B, Figure 3)

1.8. Relevant landscape drawings:

- Wandleys Lane Illustrative Landscape Masterplan (see Annex A -LVIA Appendix B)
- Dandara Site Illustrative Landscape Masterplan (see Annex A - LVIA Appendix D)
- Wandleys Lane Highway Improvements – Illustrative Landscape Masterplan and Cross Sections (see Annex B of this SoC)

2. THE APPELLANT'S CASE

2.1. The Appellant and the Council disagree on the following landscape matters:

- i) The scheme is contrary to landscape policies in the Neighbourhood Plan and the emerging Local Plan;
- ii) The proposed highway improvements would be out of character and create an unacceptable urbanising impact on the existing rural character of Wandleys Lane;
- iii) The lighting that would be required across the scheme to meet current standards would detract from the existing unlit nature of the lane and surrounding area;

i. Contrary to the policies in the Neighbourhood Plan and emerging Local Plan

2.2. The reason for refusal references several policies. Details relating to landscape policy are referenced below.

2.3. Policy HP 1 of the WNDP *“promotes the conservation of the gaps and countryside around the three villages”*. The policy identifies nine sites where proposed development would be supported, these are listed in Schedule 7 and illustrated by the Proposals Map. Six of these sites are outside of the Built-Up Area Boundary. The remaining three sites are located within the proposed Settlement Extension area (Schedule 8). Policy HP 1 also gives support to the Dandara scheme (adjacent to the Appellant's Site) which is located outside the Built-Up Area. Policy HP 1 states *“Development proposals for other new dwellings outside the Built-up Areas will be resisted unless the Plan has made specific provision for those proposals”*. This is also supported by emerging policy SD SP2.

2.4. There is a lack of available suitable land within the settlement boundary as confirmed by the recent approval given to the adjacent Dandara scheme and extension of the Built-Up Area Boundary in Fontwell. The ASoC also provides details of recent consents granted by the local authority for development beyond existing built up area boundaries in surrounding settlements in the District.

2.5. The Policy CSP1 defines countryside as the area outside the Built-Up Area Boundaries and protects it from development with the following exceptions:

- “a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or*
- b. for quiet, informal recreation; or*
- c. for green infrastructure; or*
- d. for the diversification of the rural economy; or*

e. for road and/or cycle schemes; or

f. in accordance with other policies in the Plan which refer to a specific use or type of development.”

- 2.6. The Policy also states *“To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes”*.
- 2.7. The Scheme, while outside of the Built-Up Area Boundary, includes generous significant biodiversity enhancements and landscape buffers, including to Wandleys Copse ancient woodland. The new buffers along with the existing retained boundary vegetation create an enduring edge to the settlement.
- 2.8. Paragraph 6.1.7 relating to Policy SD SP1, which promotes Sustainable Development, states *“To ensure that growth within Arun does not have a detrimental impact on the natural environment or strain any natural resources”*
- 2.9. This is further reinforced in Paragraph 6.2.4 relating to Policy SD SP1a, which sets out the strategic approach to sustainable development. *“The countryside area will be recognised and maintained reflecting its character and role as the coastal plain, with green wedges separating urban areas, whilst high quality agricultural land and environmental assets will be protected”*.
- 2.10. Policy SD SP1a states eleven spatial strategies, three of which directly relate to landscape as follows:
- *c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.*
 - *f. provide for development in the countryside area which reflects its character and role as the coastal plain, with green wedges separating urban areas, high quality agricultural land and environmental assets.*
 - *k. Retain and enhance natural environment resources, including biodiversity.*

Appeal Site Landscape Context

- 2.11. The Appeal Site is located on the south-eastern edge of Fontwell, which consists of a series of hamlets and clusters of development centred on:

- To the north: ribbon development along Wandleys Lane, Arundel Road and more recent infill estate development between the Arundel Road and the improved and realigned A27 Fontwell junction in the main body of the village;
- To the north-west: ribbon development along the West Walberton Lane with large, well vegetated rear gardens that back onto the Appeal Site.
- To the south: sporadic residential development occurs along Wandleys Lane with a significant block of properties located in a triangular area of land formed around the junction of Wandleys Road and the A29 (Fontwell Avenue) – to the west of which is the Fontwell Park Race Course (see Annex A - LVIA Appendix B, Figure 1).
- To the west: are the fields opposite the Appeal Site on Wandleys Lane to be used for the approved Dandara mixed-use development with up to 400 dwellings and new employment land (Annex A – LVIA Appendix D).

2.12. The Appeal Site is not subject to any landscape designations and lies approximately 500 metres south of the South Downs National Park, which extends northwards from the A27. The Appeal Site is physically and visually separated from the National Park by extensive blocks of intervening vegetation, the A27 highway corridor and the main built form of Fontwell. Consequently, the Appeal Site does not contribute to the setting of the designated landscape.

2.13. The consented Dandara scheme on the undeveloped collection of fields west of Wandleys Lane will, once complete, not only permanently altered the character and appearance of this land, it will also fundamentally alter the built form of Fontwell and firmly concentrate the emphasis of new development to the south of the existing village. This residential scheme will stretch along Fontwell Avenue and Wandleys Lane, amalgamating the existing main urban area within the Built-Up-Area Boundary on Arundel Road, to the north, with the housing at Wandleys Close and junction of Fontwell Lane and Wandleys Lane, to the south.

2.14. The Dandara scheme also includes access onto Wandleys Lane opposite the Appeal Site, which will serve a dual purpose for emergency vehicles and pedestrian/cyclist access to allow a connection to Fontwell and the Barnham Cycleway, which runs along West Walberton Lane. The Appeal Scheme has been designed to coordinate with this access. The approved Dandara scheme will require improvements to the western side of Wandleys Lane to create this access and will go ahead irrespective of any proposals on the Appeal Site.

- 2.15. The Appeal Scheme would create a contained and logical south-eastern extension to the built form of Fontwell given the approval of the Dandara scheme. The Appeal Site lies within an enclosed landscape surrounded by extensive blocks of vegetation within a very limited zone of visual influence (see Annex A - LVIA Appendix B, Figure 4 and site photographs, Figures 5 to 9). The Appeal Scheme landscape proposals will retain and complement these existing nature features, including the Wandleys Copse ancient woodland on the southern boundary, to create a coordinated and defensible new south-eastern edge to the settlement.
- 2.16. The Appeal Scheme would not result in any coalescence between Fontwell and the closest surrounding settlements of Walberton, Eastergate or Slindon to the south, east and north. The Appeal Site is used for grazing, is located on less versatile agricultural land and development would not affect any of the high quality agricultural land covering the coastal belt land immediately to the south.

Landscape Proposals

- 2.17. The Illustrative Landscape Masterplan (Annex A - LVIA Appendix B) demonstrates how the Appeal Scheme would reinforce the important retained boundary vegetation and incorporate substantial new landscape buffers around the perimeter of the development to create an attractive and enduring new settlement edge to the village. The landscape treatments would be in character with the surrounding landscape and increase screening.
- 2.18. The proposed development would create a high quality and attractive living environment for future residents with a series of linked open spaces containing footpaths, informal recreation areas and a range of equipped children’s play spaces. The structural landscape proposals are designed to provide year-round visual interest and increase biodiversity.

ii. Character and urbanising impact on Wandleys Lane

- 2.19. The LVIA accompanying the planning application demonstrated that the lane was ‘semi-natural’ in character rather than purely ‘rural’ as defined in the LPA’s second reason for refusal.
- 2.20. Paragraph 3.2 of the LVIA states (see Appendix A of this SoC):

“It (the Site) 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.”

2.21. The Appeal Site abuts the physical built form of Fontwell along Wandleys Lane and residential properties along the northern boundary along West Walberton Lane, although development on this road is not included within the settlement boundary as defined in the Local Plan (see Annex A - LVIA Appendix B, Figure 2). Furthermore, Wandleys Lane already forms part of a wider area of settlement associated with Fontwell and existing urban influences along significant lengths of the road collectively creating a semi-rural, urban fringe character. Residential development is located along both sides of the northern section of the lane south of the Arundel Road. Similarly dwellings and a caravan park line the southern section around the junction with Fontwell Avenue. Along the central section intermittent groups of dwellings abut the lane. Once complete, the Dandara development will also affect the character of the central section of the lane opposite the Appeal Site.

2.22. The reason for refusal relates to the saved policy GEN 7 of the adopted Arun District Local Plan, which provides eight instances where development will be permitted, 2 of which specifically relate to landscape:

(ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;

(vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;

The Appeal Scheme responds positively to the distinctive local character, complements the existing woodland surrounding the site and proposed landscape treatments will enhance the local landscape.

2.23. The refusal also relates to policy HP 13 of the WNDP and LAN DM1 of the emerging Local Plan.

2.24. Policy HP 13 states that:

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

settlements within the District should be respected, taking into account their distinct identity and setting”.

2.25. Policy LAN DM1 states:

“Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas; and, The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting”.

2.26. The LVIA, which accompanied the planning application, demonstrated that the long-term effect on the landscape character will be limited. Chapter 5 of the assessment stated:

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 wider character area. The lengthening of existing footpaths along Wandleys Lane will slightly increase the urbanisation along this part of the lane, but the retained and enhanced hedgerows will maintain the rural nature of the lane and the changes will not be of sufficient degree to effect to the overall landscape 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.

2.27. The Appeal Scheme will result in the permanent loss of the predominantly open green field which constitutes the Appeal Site and will inevitably result in a permanent change in the character of the land. However, the Appeal Scheme proposals respond to its setting and take into consideration the findings of the County and District Landscape Character Assessments. The proposed residential development will create an attractive living environment set within a robust green framework that will be readily integrated into the adjacent urban setting without detriment to the remaining surrounding countryside and the South Downs National Park.

- 2.28. The highway works would not, as suggested by the local authority, *“have an out of character and unacceptable urbanising impact on the existing rural character of the lane”*. The Appeal Scheme has been carefully designed to preserve the existing mature boundary vegetation. Generous areas of new native planting and landscape buffers are proposed to enhance the boundaries, assist the assimilation of the development into wider landscape and ensure any perception of the proposed development is limited in the long term.
- 2.29. An essential component of the Appeal Scheme has been the retention of the hedgerows and trees along both sides of Wandleys Lane, and the offsetting of the development to allow the boundary buffer to maintain the character of the lane and create a real sense of separation between the highway and the proposed residential properties.
- 2.30. The highway improvements involve some limited localised widening of the lane and an extension of current footpaths from the northern part of Wandleys Lane southwards to the Appeal Scheme. The road proposals are specifically designed to maximise the retention of existing roadside vegetation as well as enhance the character of the lane. Additional native planting along the road verge and in the adjacent boundary buffer within the Appeal Site will also reinforce the screening potential of the roadside vegetation and preserve the overall tree-lined character of Wandleys Lane along the Appeal Site frontage.
- 2.31. While some cutting back of vegetation will be required to protect sight lines and provide space for the proposed footpath extension, there will be no removal of trees or hedgerows other than that required to create safe access points into the scheme. Substantially more planting is included in the landscape proposals adjacent to the lane and across the Appeal Site to compensate for the limited loss of vegetation.
- 2.32. Following the refusal to grant planning permission the proposed alignment of Wandleys Lane has been reviewed and a mitigation scheme has been developed in collaboration with the highway engineers to further enhance the already robust landscape proposals (Annex B of this SoC). These proposals will ensure the highway improvements will be integrated into the existing character of the road and have no long term adverse effects on the appearance of the lane.
- 2.33. Details of the additional measures are included in the supplementary highways statement appended to the Appeal Statement of Case.

iii. Whether the lighting required across the scheme would detract from the existing unlit nature of the lane and surrounding area;

2.34. The refusal relates to policy VE 8 in the WNDP, which states:

“Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use”.

2.35. Both Wandleys Lane and West Walberton Lane are currently unlit, but Arundel Road and the more recent estate development to the north are lit with standard low-key lighting for residential areas. The housing, roads and footpaths in the approved Dandara scheme, to the west of the Appeal Site and Wandleys Lane, will also be lit to modern standards. Domestic lighting is already visible at night from existing properties along the northern, central and southern sections of the Wandleys Lane.

2.36. A review of potential effects of lighting is included in the supplementary lighting statement appended to the Appeal Statement of Case. A preliminary assessment of lighting was also undertaken in the application LVIA, which stated in paragraph 4.6 (Annex A of this SoC):

“Lighting within the development will be limited to street lighting where it is required to meet adoptable standard[s] and for safety. It will be designed to adoptable standards, be energy efficient and with modern ‘cut-off’ lanterns to minimise spillage and glare”.

2.37. Most street lighting along the access roads within the proposed development would be shielded from public vantage points and adjacent properties by the new housing around the perimeter of the Appeal Scheme and the dense boundary vegetation. The new dwellings would also be a source of low key light but again emissions from most windows and external lights on buildings would be hidden by houses around the edge of the development and surrounding existing and proposed vegetation.

2.38. Only six properties in the development face Wandleys Lane, however, the set-back and substantial boundary buffer screen created by new and existing vegetation would minimise light spill and limit any perception of the Appeal Scheme from Wandleys Lane to the immediate area around the proposed entrance to the development.

3. CONCLUSIONS

- 3.1. The Appeal Site is well related to the existing urban form of Fontwell, which is made up of a number of clusters of development in and around the defined Built-Up-Area Boundary centred on Arundel Road. Construction of the consented adjacent Dandara residential scheme will amalgamate many of these small pockets of urban land to the south of the village into a single unified settlement and firmly place emphasis on further extension of the urban area to the south of Fontwell.
- 3.2. Development of the Appeal Site would be a logical extension to the south-east of the Fontwell and be capable of creating an appropriate, enduring and defensible new settlement boundary by incorporating new and existing landscape features into the layout. The location, design and character of development also mean the Appeal Scheme is capable of being readily integrated into an expanded village boundary, and without creating coalescence with the surrounding rural settlements
- 3.3. Development opportunities within the Arun District are limited by policy and physical constraints. The Appeal Scheme could be implemented in compliance with landscape policies in both the adopted and emerging Local Plans and the Walberton Neighbourhood Development Plan.
- 3.4. The Appeal Site is not located in any landscape or other environmental designated area and is sufficient distance from the South Downs National Park to avoid any significant effects or harm to the character and appearance of the statutory landscape or its setting.
- 3.5. The Appeal Site is also located away from the best and most versatile agricultural land covering much of the remaining undeveloped coastal plain in the Arun District. If the proposed 157 new dwellings are not approved on the Appeal Site then alternative locations are likely to require the selection of more constrained, more sensitive or less sustainable sites.
- 3.6. While it is accepted that the proposed development will permanently alter the character of the land east of Wandleys Lane, existing vegetation and topographical features create an enclosed landscape. The high level of visual containment formed by these features will ensure the Appeal Scheme minimises, or avoids, any significant harmful effects on the character of the surrounding area and the small number of adjacent receptors located within a narrow zone of visual influence around the Appeal Site. The combination of existing vegetation and proposed extensive landscape treatments will not only create an attractive living environment for future residents and increase biodiversity, but also reinforce and enhance the appearance of the area and screening.

- 3.7. The footpath and highway improvements proposed for Wandleys Lane have been designed in a discreet and sensitive manner, and to benefit the wider community. Roadside vegetation will be carefully retained and reinforced to preserve the existing appearance and character of the road and prevent the perception of any significant urbanising impacts. The proposed street and building lighting associated within the proposed development will also avoid any intrusive or overbearing effects on the visual amenity of neighbouring residents and prevent any significant adverse visual effects on the wider setting.

ANNEX A

LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

Land East of Wandley's
Lane, Fontwell

Prepared on behalf of

Welbeck Strategic Land II LLP

Ref: 2727-RE-01-P1

Date: September 2017

LAND EAST OF WANDLEYS LANE, FONTWELL

LANDSCAPE CHARACTER AND VISUAL IMPACT ASSESSMENT

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
*	Draft Issue	09/05/17	TB/CR
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 assesses 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 *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 SNDP 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 dip slope 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 dip slope 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 dipslope. 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 dipslope 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
			Construction	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/IEEMA 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:

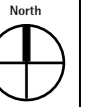
Temporary Effect on Character	Criteria
Substantial	Where the scheme would cause a substantial change in the quality, condition and/or nature of the existing character area and the new development (or works to facilitate it) would be the dominant element.
Moderate	Where the scheme would cause a notable 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:

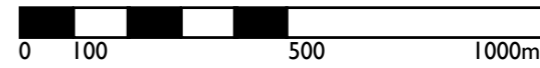
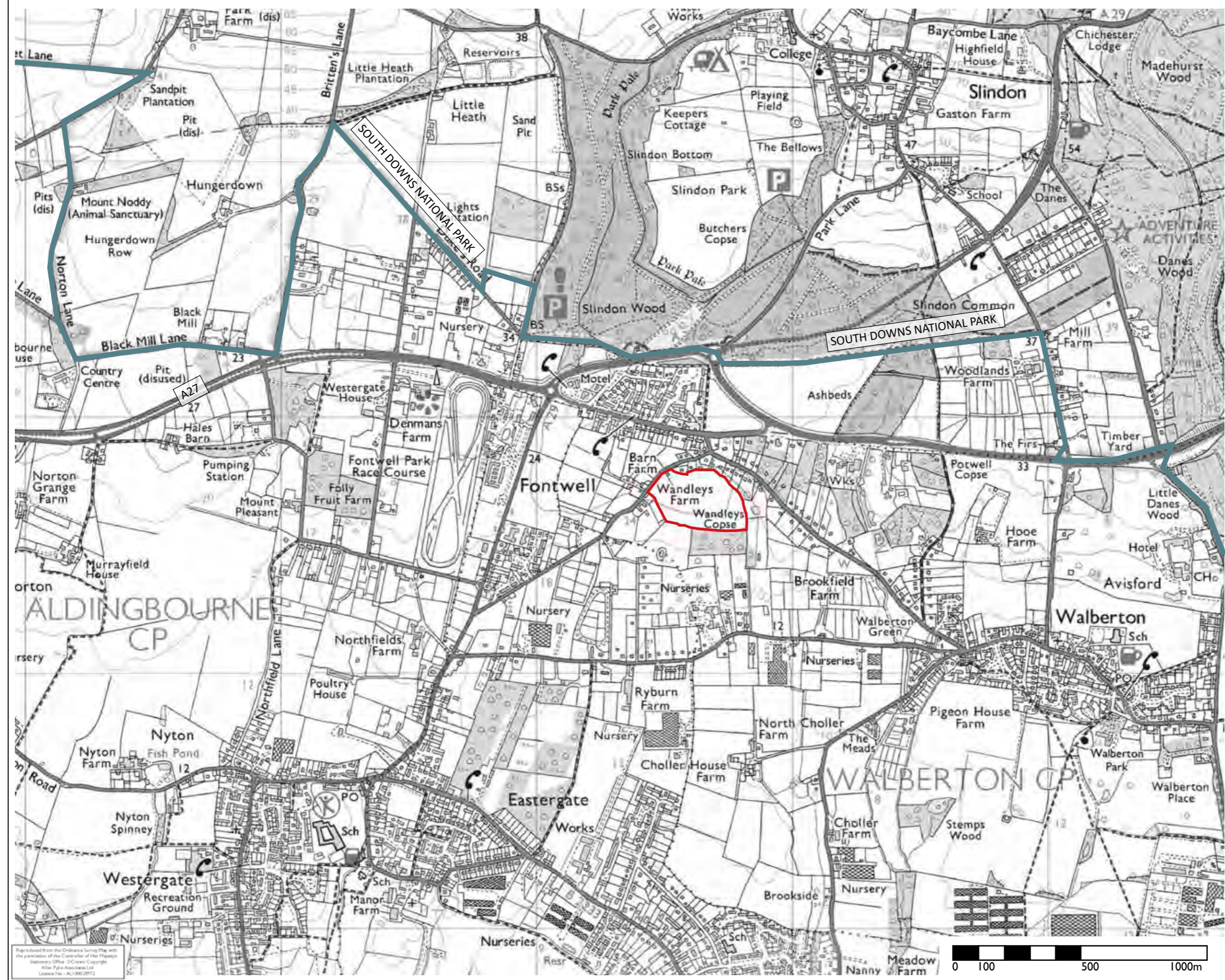
Beneficial Criteria (+)
<ul style="list-style-type: none">• Fits well with scale of landform &/or pattern of landscape• Increases attributes or enhances in contribution to setting• Enhances balance of landscape elements or sense of tranquillity• Provides ability to include adequate or appropriate mitigation• Complements local/national planning policies or guidance to protect landscape character
Adverse Criteria (-)
<ul style="list-style-type: none">• 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
<ul style="list-style-type: none">• 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



LEGEND

-  Site Boundary
-  South Downs National Park Boundary



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Rev	Description	Date	Drawn	Checked


Drawing Status
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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



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

-  393-1 Public Footpaths
-  393 Public Bridleways

Rev	Description	Date	Drawn	Checked

Drawing Status
PLANNING

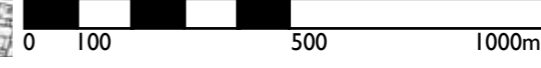
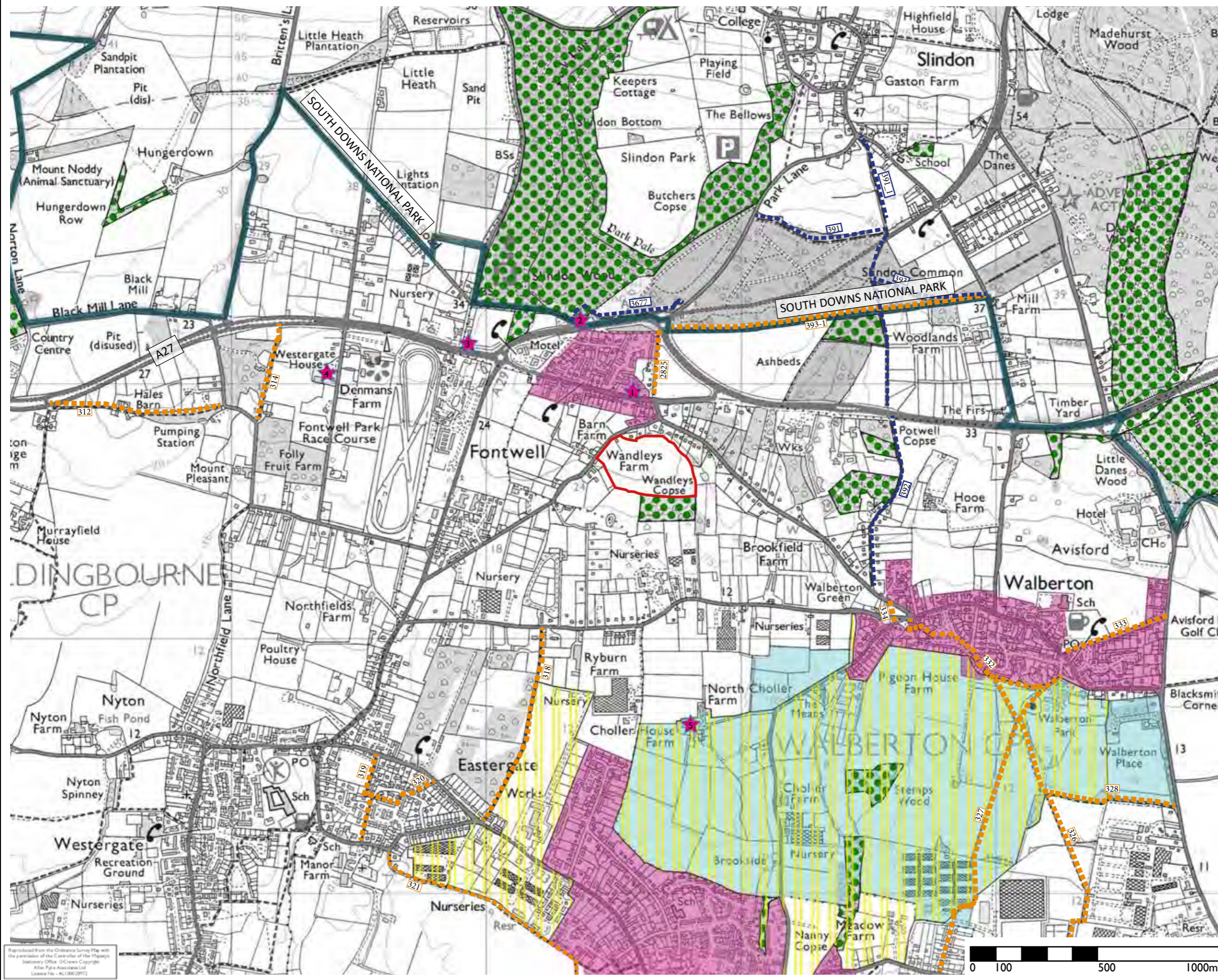
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Client: **Welbeck Land** Scale: **NTS@A3**

Project: **Wandleys Farm, Fontwell** By/Ckd: **NM/TB**

Drawing Title: **Landscape Planning Policy Context** Date: **05/08/17**










Figure Number: **FIGURE 2** Revision: **P1**

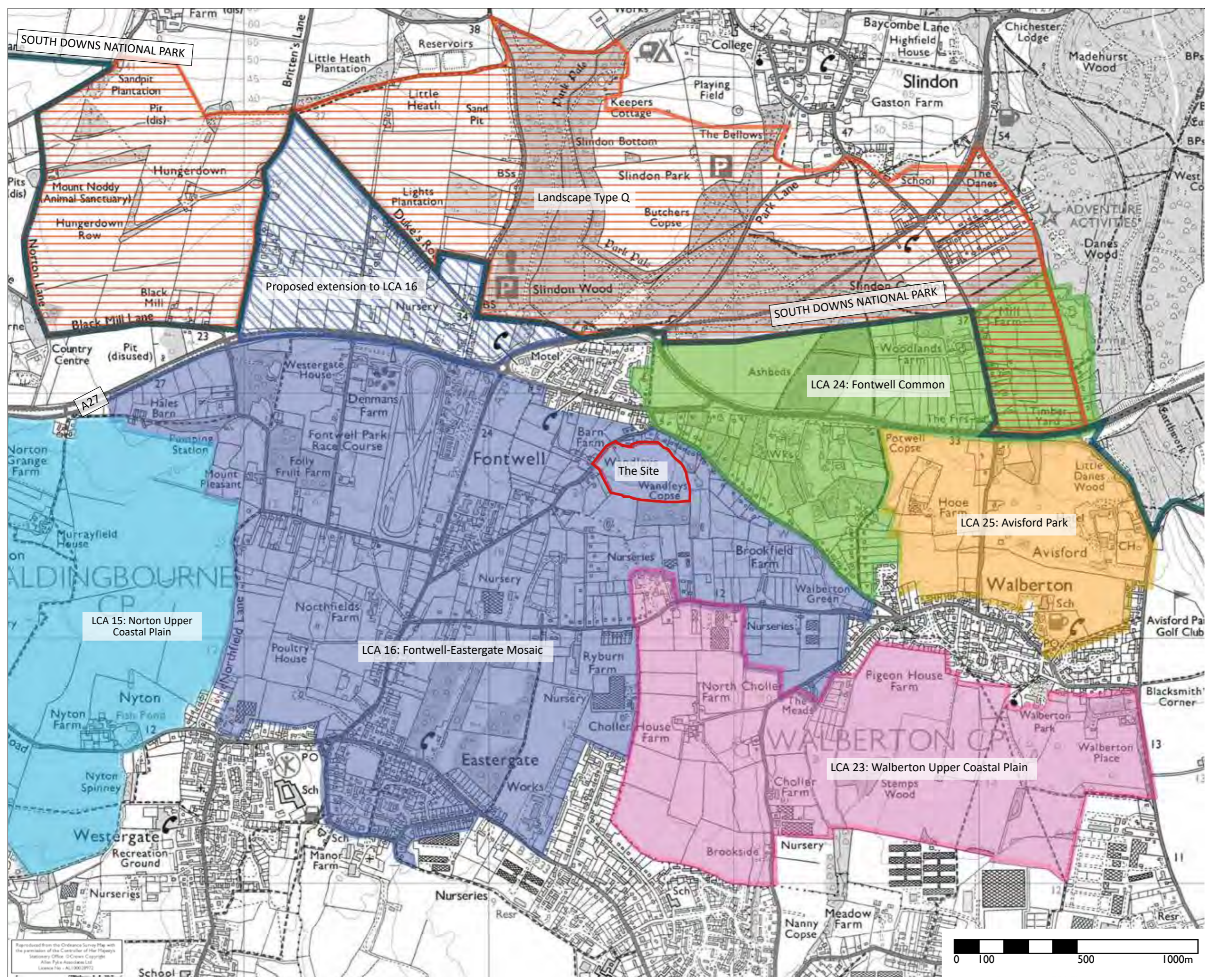


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LEGEND

-  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

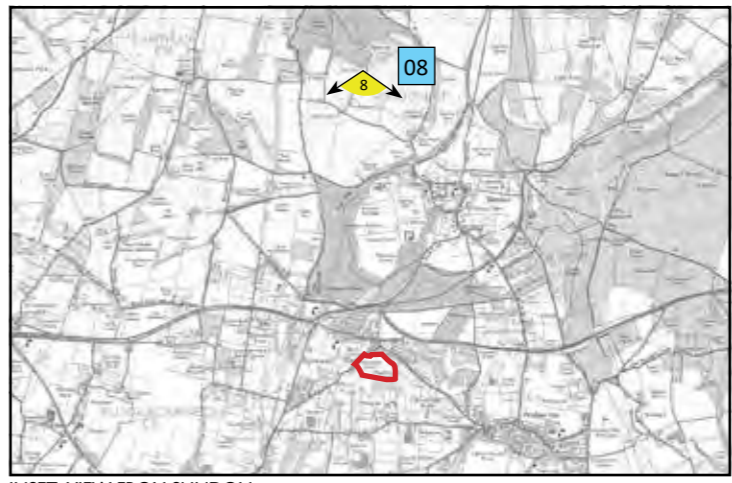
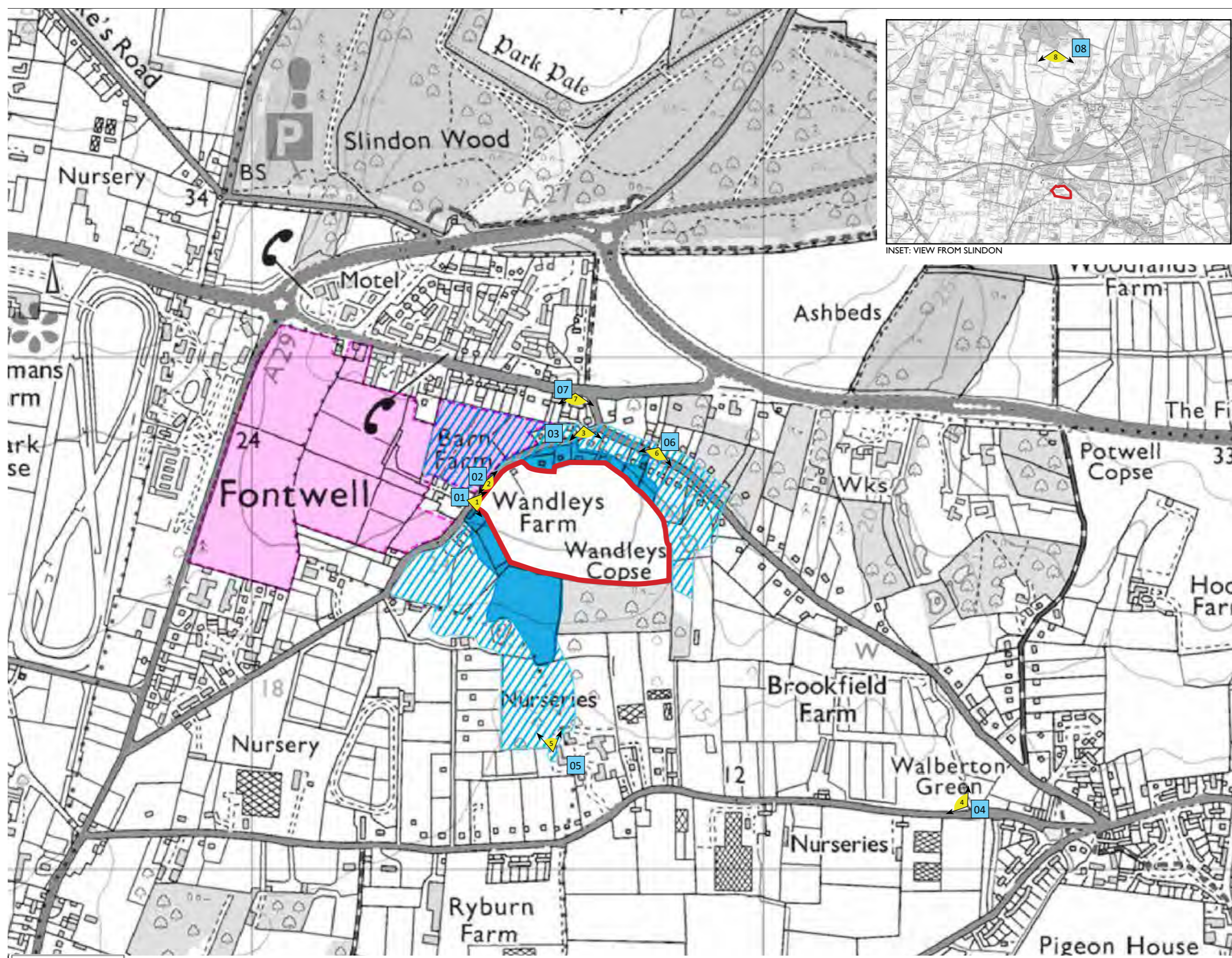
Drawing Status
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Client	Scale
Welbeck	NTS@A3
Project	By/Ckd
Wandleys Farm, Fontwell	NM/TB
Drawing Title	Date
Landscape Character	08/05/17







Figure Number:	Revision
FIGURE 3	P1

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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

Drawing Status
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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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Wandleys Lane

Site

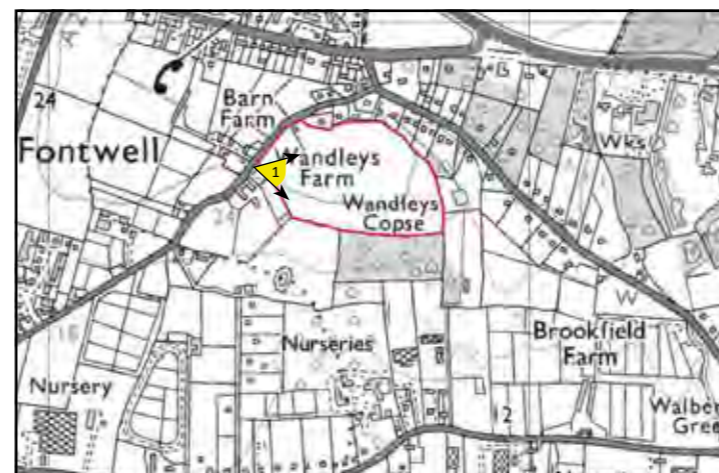
Lashburn



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				
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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		

Site

Wandleys Lane



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

Cedar Cottage

Site

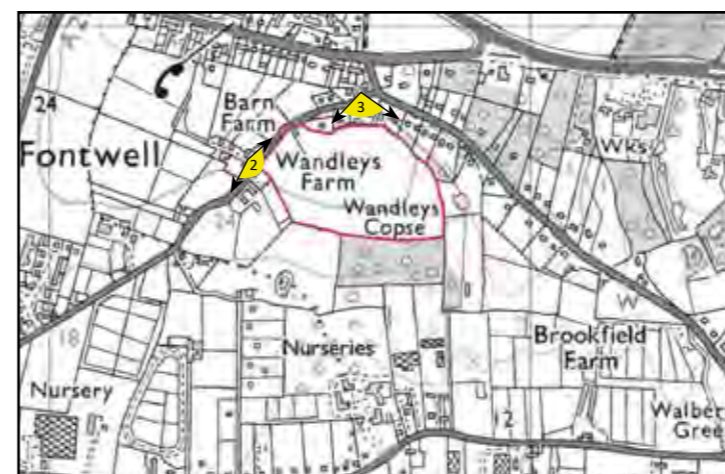
Wandleys Lane



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




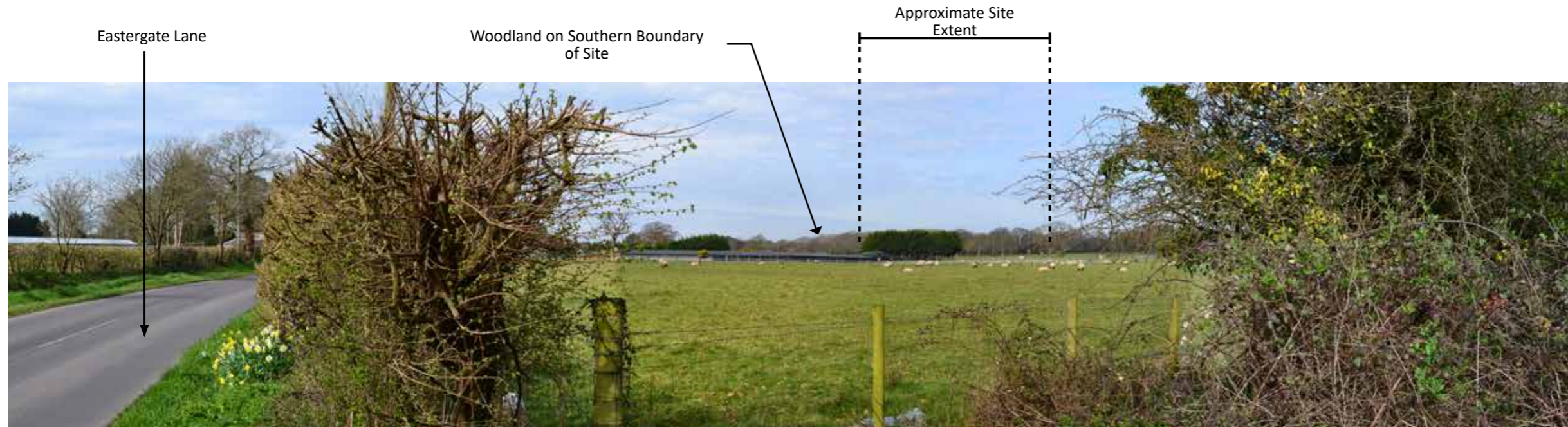
KEY PLAN

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		



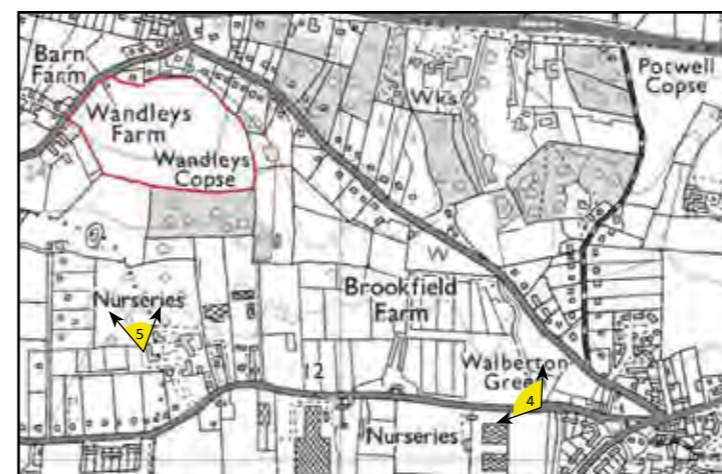
VIEW 4: Distant view towards Site, view is screened by the woodland along the Site's boundary



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				

PLANNING

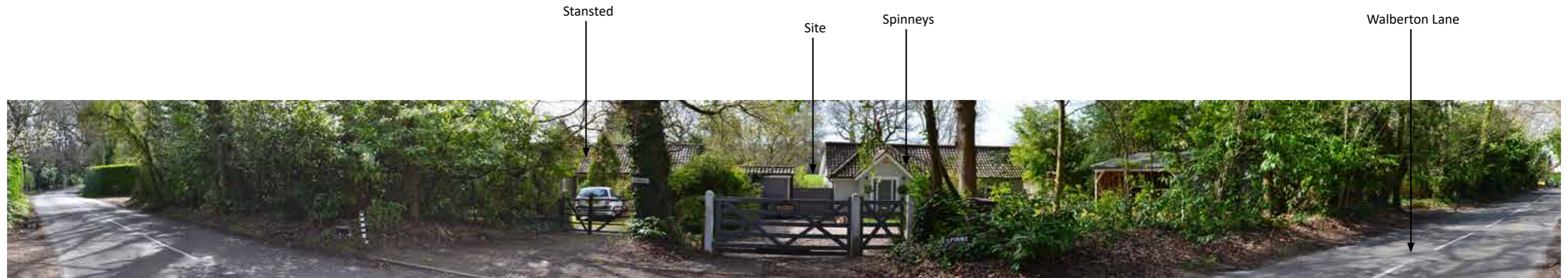
Allen Pyke The Factory, 2 Acre Road,
Kingston upon Thames, Surrey KT2 6EF
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Client	Scale
Welbeck Land	NTS@A3

Project	By/Ckd
Wandleys Farm, Fontwell	LM/TB

Drawing Title	Date
Photosheet 3 of 5	06/04/17

Figure Number:	Revision
FIGURE 7	P1



VIEW 6: Glimpsed view between properties along Walberton Lane

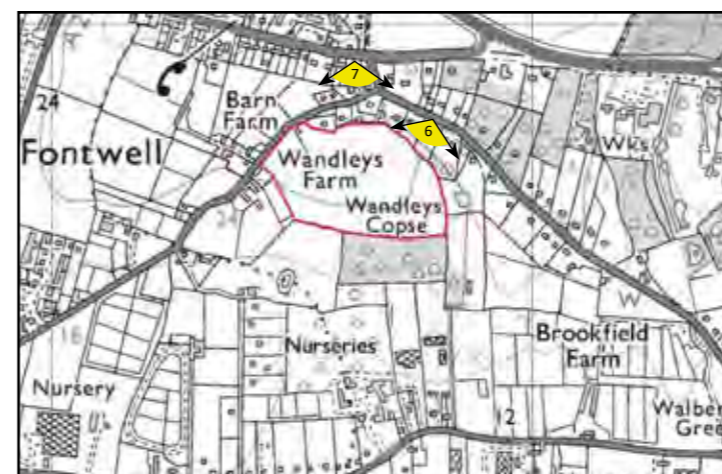
Approximate Extent of Site Beyond Residential Properties



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




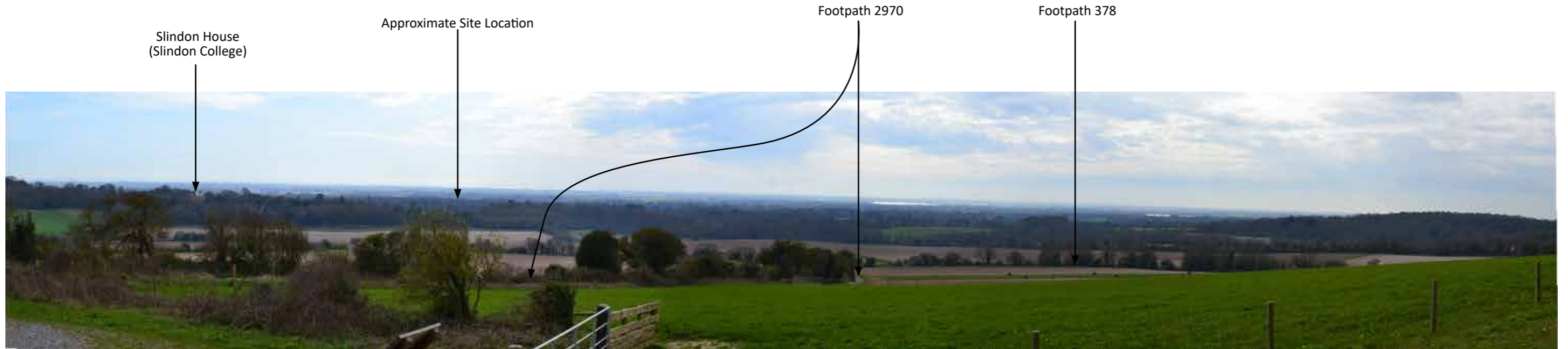
KEY PLAN

Legend

-  Site Boundary
-  Location of Viewpoint



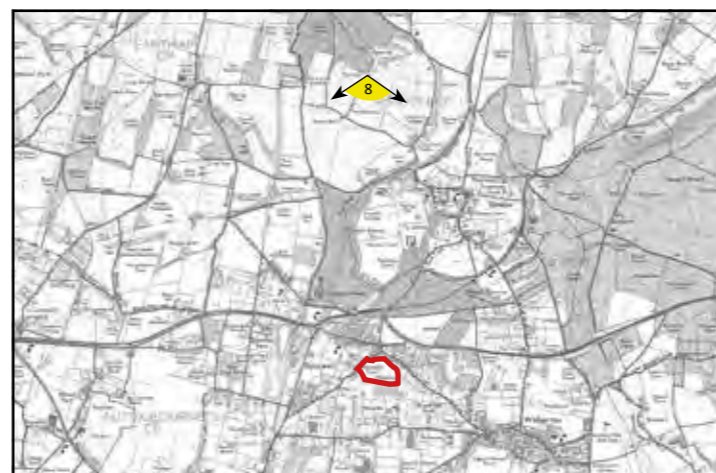
Rev	Description	Date	Drawn	Checked
Drawing Status PLANNING				
		The Factory, 2 Acre Road, Kingston upon Thames, Surrey KT2 6EF T 020 8549 3434 www.allenpyke.co.uk KINGSTON UPON THAMES • CAMBRIDGE A registered practise of the Landscape Institute		
Client Welbeck Land		Scale NTS@A3		
Project Wandleys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

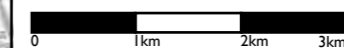
Photograph details:
Time / date: morning of 30th March
Approximate eye level: 1.5m
Approximate ground level: 110m AOD (Above Ordnance Datum)
Angle of view and location: refer to key plan.
Distance to nearest site boundary: 3km



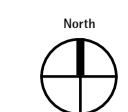
KEY PLAN

Legend

-  Site Boundary
-  Location of Viewpoint



Rev	Description	Date	Drawn	Checked
Drawing Status PLANNING				
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 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 'Fastigata'	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 'Worplesdon'	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
Frangula 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 'Jeanne d'Arc'	Top size	25/m ²
Narcissus pseudonarcissus	Top size	20/m ²
Narcissus sp.	Top size	20/m ²

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

Ornamental Shrubs			
Plant Name	Stock	Size	Spacing
Aucuba japonica 'Rozanne'	C 5L	min 40cm	5/m ²
Berberis x frikartii 'Amsteveen'	C 5L	min 40cm	5/m ²
Ceanothus 'Blue Mound'	C 5L	min 60cm	5/m ²
Choisya ternata 'Aztec Pearl'	C 5L	min 60cm	5/m ²
Cistus 'Alan Frade'	C 5L	min 60cm	5/m ²
Cistus 'Silver Pink'	C 5L	min 40cm	5/m ²
Cornus sanguinea 'Midwinter Fire'	C 5L	min 40cm	5/m ²
Cornus stolonifera 'Flaviramea'	C 5L	min 80 cm	5/m ²
Euonymus fortunei 'Emerald Gaiety'	C 5L	min 30cm	5/m ²
Hebe 'Mrs Winder'	C 5L	min 40cm	5/m ²
Hebe albicans	C 5L	min 30cm	5/m ²
Hydrangea arborescens 'Annabelle'	C 5L	min 60cm	5/m ²
Hydrangea quercifolia	C 5L	min 60cm	5/m ²
Hypericum 'Hidcote'	C 5L	min 60cm	5/m ²
Lavandula angustifolia 'Hidcote'	C 5L	min 40cm	5/m ²
Mahonia aquifolium 'Apollo'	C 5L	min 60cm	5/m ²
Pachyandra terminalis 'Green Carpet'	C 5L	min 20cm	5/m ²
Photinia x fraseri 'Red Robin'	C 5L	min 60cm	5/m ²
Prunus laurocerasus 'Otto Luyken'	C 5L	min 60cm	5/m ²
Rosa 'Kens'	C 5L	min 40cm	5/m ²
Rosmarinus officinalis	C 5L	min 80 cm	5/m ²
Ruscus aculeatus	C 5L	min 40cm	5/m ²
Salvia officinalis 'Purpurascens'	C 5L	min 40cm	5/m ²
Skimmia japonica 'Rubella'	C 5L	min 60cm	5/m ²
Spiraea japonica 'Candlelight'	C 5L	min 40cm	5/m ²
Viburnum davidii	C 5L	min 40cm	5/m ²
Viburnum opulus 'Compactum'	C 5L	min 40cm	5/m ²
Vinca major	C 5L	min 20cm	5/m ²

Ornamental Hedges		
Plant Name	Stock	Size
Prunus lusitanica	C 10L	60-80cm
Plants spaced @ 5m in a Double Staggered Row		
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	8/m ²
Bergenia cordifolia 'Purpurea'	C 2L	8/m ²
Geranium endressii 'Wargrave Pink'	C 2L	8/m ²
Geranium macrorrhizum 'Album'	C 2L	8/m ²
Liriope muscari	C 2L	9/m ²
Luzula nivea	C 2L	8/m ²



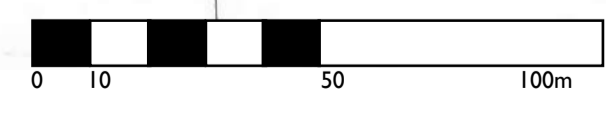
Legend
 Application Boundary

SOFT LANDSCAPE

- Existing retained Trees/ woodland
- Existing retained Hedgerow
- Proposed native mix buffer planting
- Proposed trees
- Proposed shrub planting
- Proposed ornamental hedge planting
- Amenity grass
- Proposed wildflower meadow/ long grassland
- Private garden

HARD LANDSCAPE

- Tarmac to road
- Tarmac to footpath
- Block paving to road and private drives
- Block paving to private drives
- Flag paving to private paths
- Bound gravel to paths within public open space
- Play elements
- Seating
- Proposed earth mound
- SuDS



Land East of Wandley's Lane, Fontwell
 Illustrative Landscape Masterplan

APPENDIX C: Extracts from Published Landscape Character Assessments and Guidance

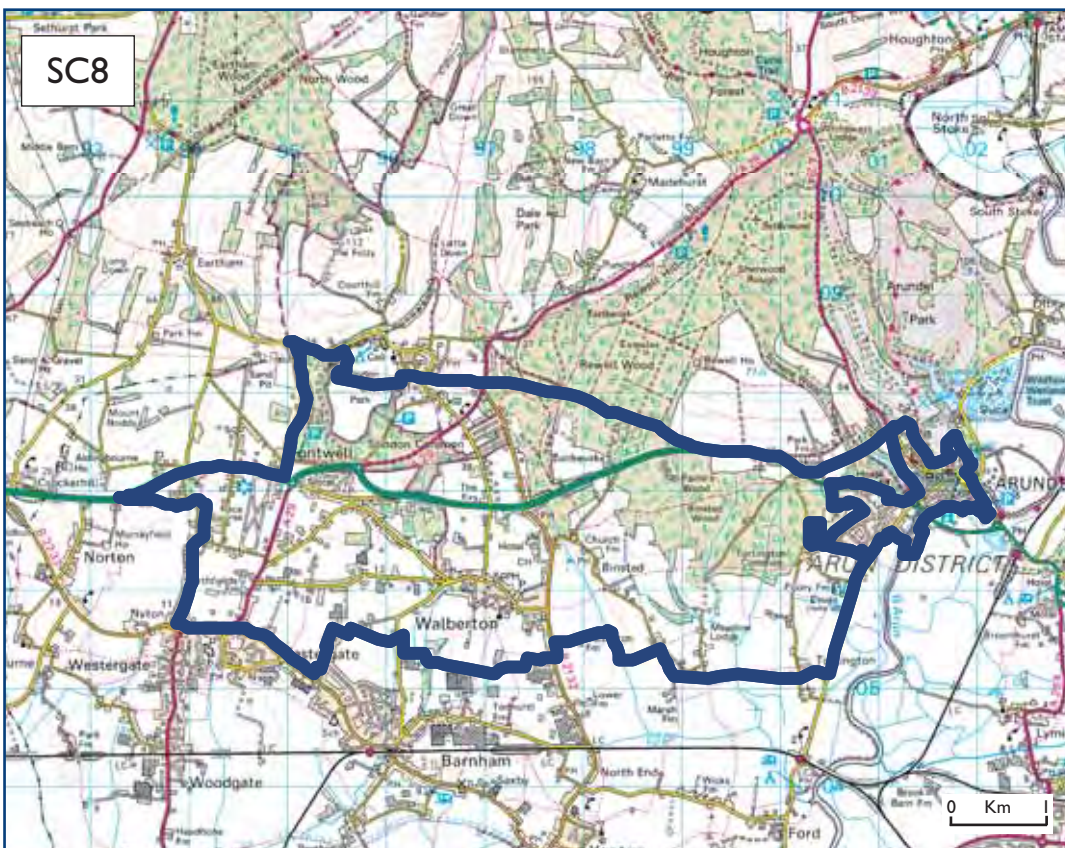
Overall Character

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 Eartham Quarry, Boxgrove, near Chichester.
- Remains of a Benedictine Monastery at Boxgrove Priory.
- Iron Age and Roman earthworks in Gobblestubs 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

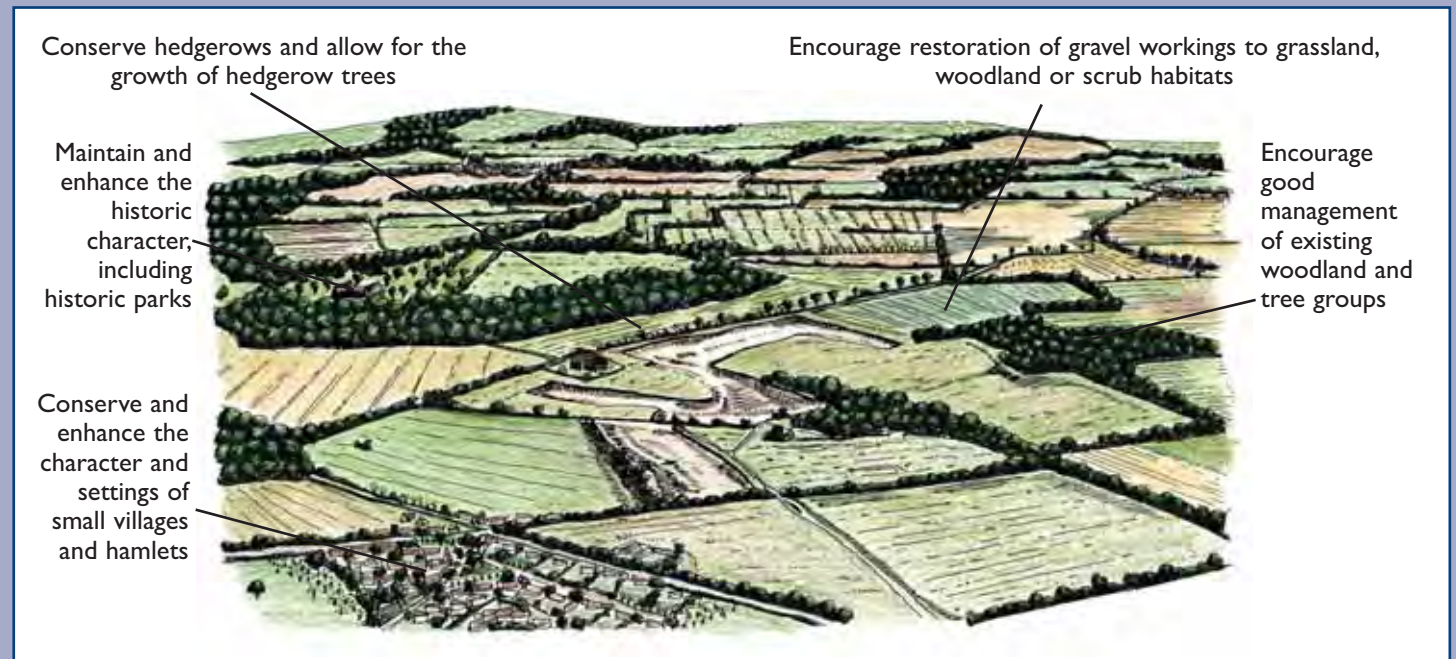


View to the South Downs



Binsted Valley

Land Management Guidelines



Conserve 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.



Windswept oaks along the coastal inlets



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

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.

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

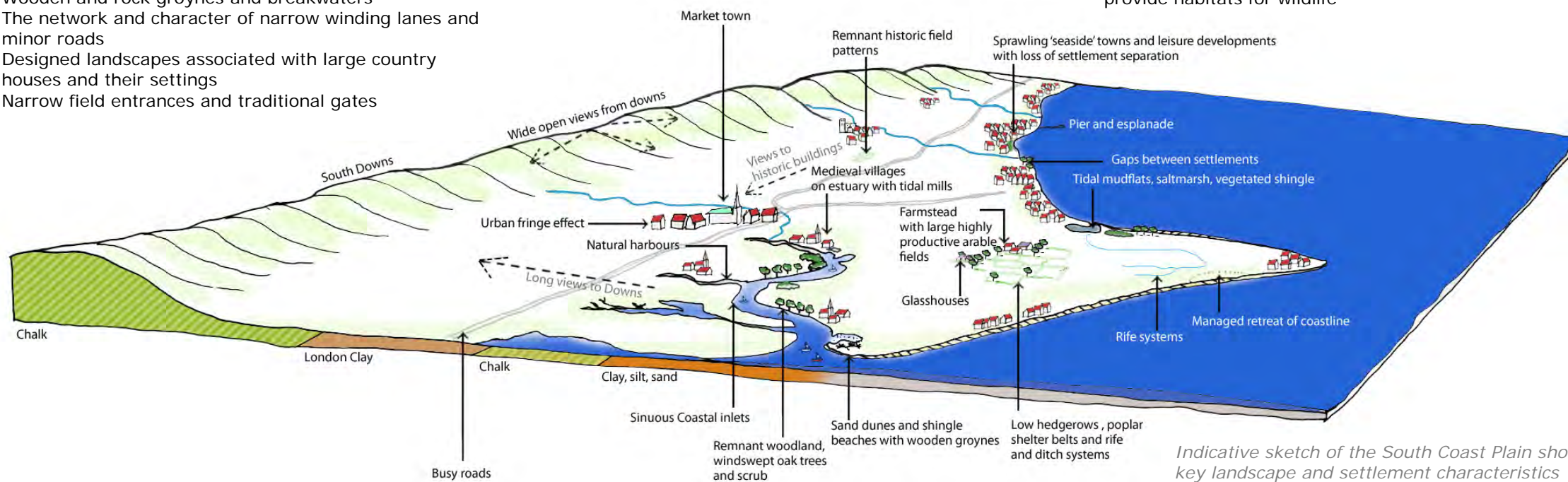
Protect, conserve and enhance:

- 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



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)

Key Settlement Characteristics

Overall existing pattern

The South Coast Plain's wealth of resources has made it an attractive area for settlement and this has produced a settlement pattern that can be traced back to the prehistoric period. The fertile soils, temperate climate and seaside location has always offered high agricultural yields, fishing, transport, trading opportunities and, more recently, varied leisure opportunities. During the early medieval period there developed an historic settlement pattern of dispersed large isolated farms and large manorial complexes, associated with areas of woodland and coppice and an evolving agricultural landscape from large open field systems to medieval field enclosure to large modern field patterns. Compact hamlets and early medieval market villages were predominantly sited along trading routes, the coastline and coastal inlets.

The Attraction of the Seaside

From the 19th century the highly prized restorative powers of sea bathing and fresh sea air attracted many visitors, particularly from London. Several phases of development evolved former fishing villages into successful seaside resorts, such as Worthing and Bognor. Some of this development occurred in a piecemeal fashion and some through more conscious planning and composition. During the 19th and 20th centuries rows of terraced housing, late Georgian and regency buildings, crescent developments, squares and piers sprung up alongside the cobble/sandy beaches. Today the area still attracts many visitors particularly in the summer months.

Maintain, protect and enhance where possible:

- The existing pattern of dispersed farmsteads and associated agricultural land and woodland
- The sense of remoteness of small coastal and coastal inlet settlements
- The scale, vernacular style, massing and materials of rural and village buildings
- Existing country houses and their settings while avoiding further erosion of the rural character, use and pattern of the landscape
- Conservation areas, listed buildings and their settings
- The sympathetic integration of larger settlements into the landscape, allowing open views out where the existing pattern allows
- Green gaps between the coastal towns and villages
- Rural character of the local road network through sensitive and appropriate design and signage



Quiet and intimate landscapes retain a sense of remoteness



Green open space on Littlehampton seafront

Typical patterns of settlement are described below [Note that the patterns are not exhaustive and further research should be carried out in relation to each site]

Towns

Location: predominantly along the coast; on trading routes

Distribution: extensive, common and sprawling

Origin: former medieval market towns and fishing villages or early modern development with accelerated development in the early to late 20th century

Circulation pattern: both linear and nucleated occur

Pattern: a complex pattern created by centuries of gradual development. Rows of terraces; early examples face away from the sea; architectural compositions including crescents and squares

Open spaces: varied and suburban in style - private gardens, parks, occasional piers, esplanades, boating lakes and lidos, bowling greens, pitch and putt; the beach

Edge character: seaside towns are bounded by public open space with access to the beach and sea occasionally with esplanades. Soft edges formed by gardens, becoming progressively natural away from settlements



Vegetated shingle and coastal lagoon by coastal settlement



'World's longest bench', Littlehampton

Villages and Hamlets

Location: predominantly along the coast, coastal inlets, the base of the Downs and along estuaries, often next to natural harbours

Distribution: dispersed and common

Origin: early medieval/medieval

Circulation pattern: both linear and nucleated occur

Pattern: hierarchy of buildings with church or farm as the largest.

Open spaces: private gardens, occasional large verges and small greens sometimes with a pond; occasional cricket grounds

Edge character: soft edges formed by gardens, usually complex and indented lacking long straight lines

Farmsteads

Location: in close proximity to the fertile and drained soils

Distribution: widespread and common

Origin: some early medieval large farmsteads, early post medieval and 19th century

Pattern: mainly village based farmsteads (often now converted to dwellings), with loose courtyard plans, some large manorial complexes

Materials: thatch, clay tiles, Welsh slate, timber framing, barns clad in weatherboarding (rare)

Relationship to landscape: blank face of shed and barns to roads, associated hedgerows, shelter belts and large fields

Dwellings

Character: small plots normally with a mix of detached, semi-detached and some terraces. Frontage continuous but often irregular in the centre of large settlements and broken into semi-detached and detached elsewhere. Front gardens are small except in large villages where there are none

Relationship to road: facing the front of the plot occasionally with some side on

Size: normally two storey small scale cottages

Walls: multi/red brick sometimes with flared grey headers to create checkerboard pattern, timber framing (typically in the west), flint with occasional galleting, isolated examples of beach cobbles, hung tile less evident, sandstone (rare)

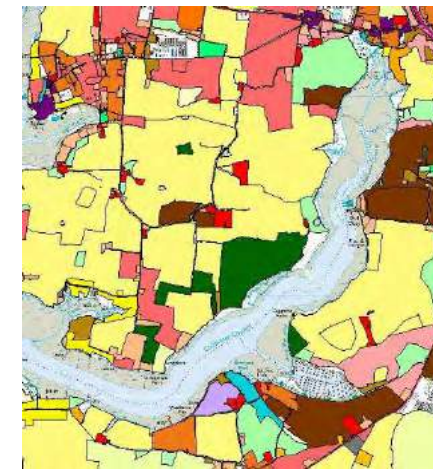
Roof: thatch, clay tiles, Welsh slate

Enclosure: hedges – typically hawthorn, yew, beech, hornbeam, box, privet, mixed native hedge; picket fences, hardwood post and rail, chestnut paling, flint and brick walls

Historic Landscape Character Analysis (HLCA): The Age of the South Coast Plain Landscape



Map from the HLCA showing the age/period that the existing landscape has originated from



Map of the same area showing the existing historic land use type



Aerial photograph of corresponding area

Key

- Early Medieval (AD 410- 1065)
- Medieval (AD 1066- 1499)
- Early Post-Medieval (AD 1500- 1599)
- Late Post-Medieval (AD 1600- AD 1799)
- Early Modern (AD 1800- AD 1913)
- Early 20th century (AD 1914- AD 1945)
- Late 20th century (AD 1945- Present)

Selected Key

- Assart wood
- Consolidated strip fields
- Factories
- hamlet
- Irregular piecemeal enclosure
- Large Farmstead
- Market Town
- Modern field amalgamation
- Parliamentary Enclosure
- Mill ponds
- planned estate
- Planned private Enclosure
- Regular piece meal enclosure

The HLCA can be used to interpret how the landscape has changed due to human intervention over many historical periods. In the South Coast Plain isolated examples of medieval landscape exist but are rare; the landscape has changed significantly.

These maps of the Bosham area are for illustrative purposes only, for further information on the HLCA: www.westsussex.gov.uk/character

Palette and Materials — Please note this guidance does not aim to inhibit innovative design or sustainable solutions



Thatch and flint cottage with hedge



Cobble cottages with brick wall



Flint cottage with slate roof



Multi/red brick with grey headers



Shingles on church roof



Multi/red brick cottage



Victorian seaside development



Laid hedge



Salt tolerant Tamarisk hedge by the coast



Flint wall with half round brick coping



Sea wall at Bognor with seaside motifs



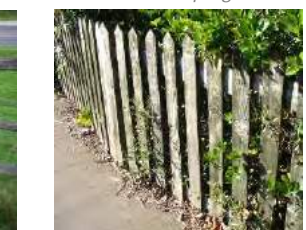
Hazel wattle hurdles



Chestnut paling



Hardwood post and rail fencing



Domestic picket fence



Estate railing



Limestone (Dorset Purbeck) paving in larger settlement



New Cobble bus shelter in village. Timber shelters are also common



Rural angled kerb



The beach café at Littlehampton, modern use of form and materials






















Edwardian seaside vernacular

Further information: West Sussex County Council – West Sussex Character Project www.westsussex.gov.uk/character; Natural England – National Character Areas www.naturalengland.org.uk; Chichester Harbour AONB www.conservancy.co.uk; English Heritage – Historic Landscape Character www.english-heritage.org.uk; Sussex Archaeological Society www.sussexpast.co.uk; Sussex Biodiversity Record Centre <http://sxbrc.org.uk>; Common Ground www.commonground.org.uk; Email: environment.heritage@westsussex.gov.uk

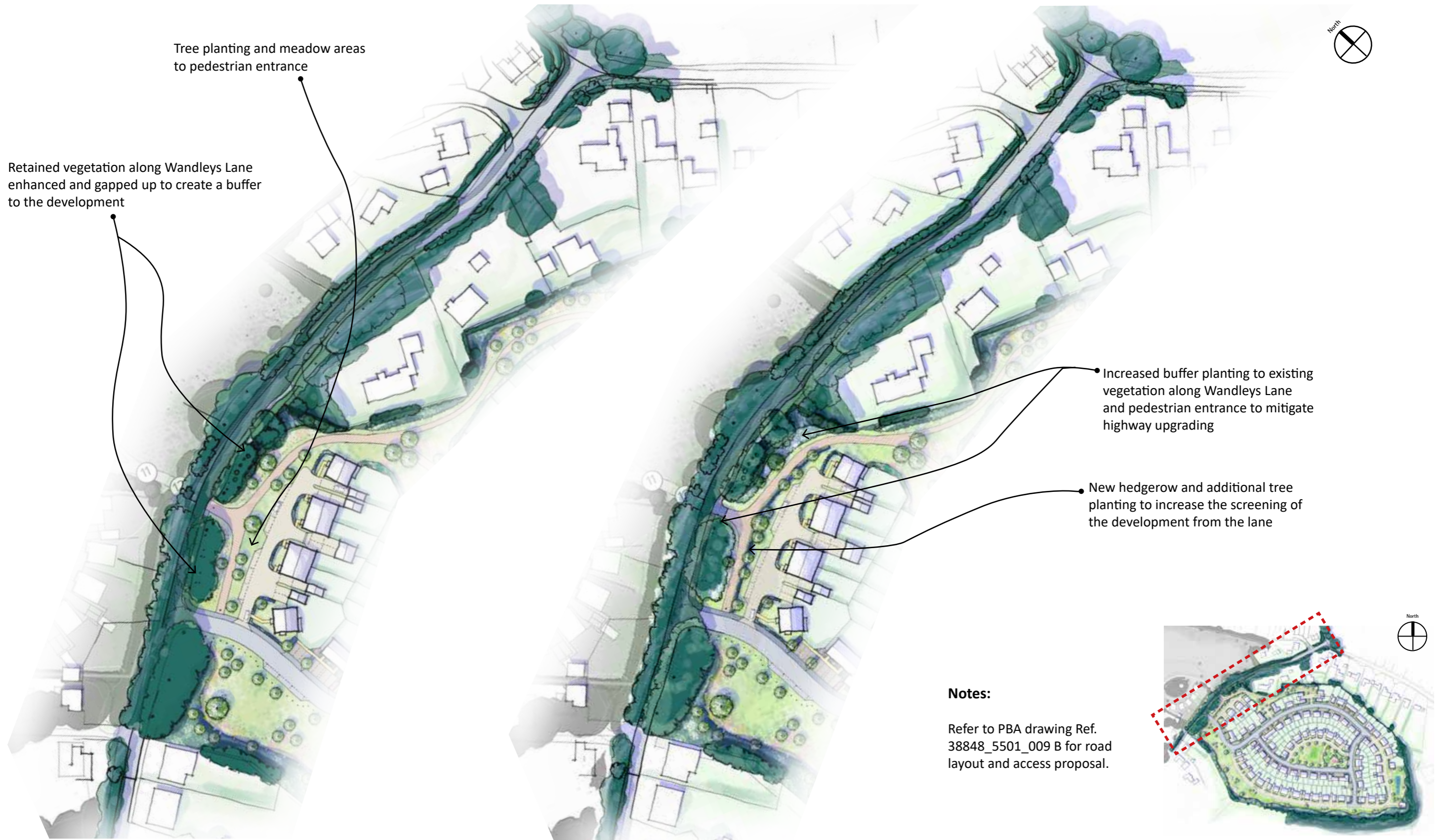
APPENDIX D: Dandara Site Illustrative Landscape Masterplan



LEGEND

-  Redline
-  Existing contours
-  Existing tree canopy
-  Root protection area
-  1 Employment Land
-  2 Housing Areas
-  3 Central Green Sport Pitch
-  4 Neighbourhood Play Area
-  5 LAP/Doorstep Play
-  6 Pavilion
-  7 Retained Trees and Landscape
-  8 Green Links
-  9 Main Access to Fontwell Avenue
-  10 Strategic Cycleway
-  11 Emergency Access
-  12 Future Connection to Fontwell – Barnham Cycleway
-  13 Connection to Eastergate and Westergate
-  14 Proposed Feature Parkland Trees
-  15 Proposed Street/Parkland Trees

ANNEX B



Tree planting and meadow areas to pedestrian entrance

Retained vegetation along Wandleys Lane enhanced and gapped up to create a buffer to the development

Increased buffer planting to existing vegetation along Wandleys Lane and pedestrian entrance to mitigate highway upgrading

New hedgerow and additional tree planting to increase the screening of the development from the lane

Notes:

Refer to PBA drawing Ref. 38848_5501_009 B for road layout and access proposal.



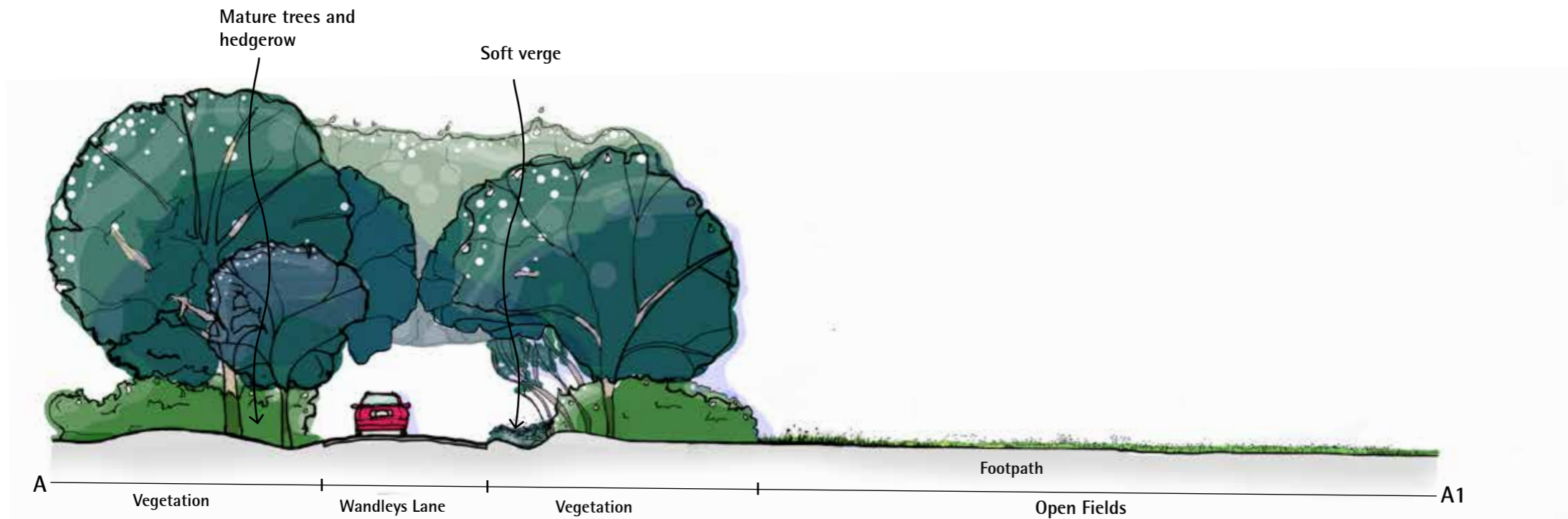
Existing Illustrative Landscape Proposal (Planning Scheme)

Proposed Mitigation to Highway Upgrading

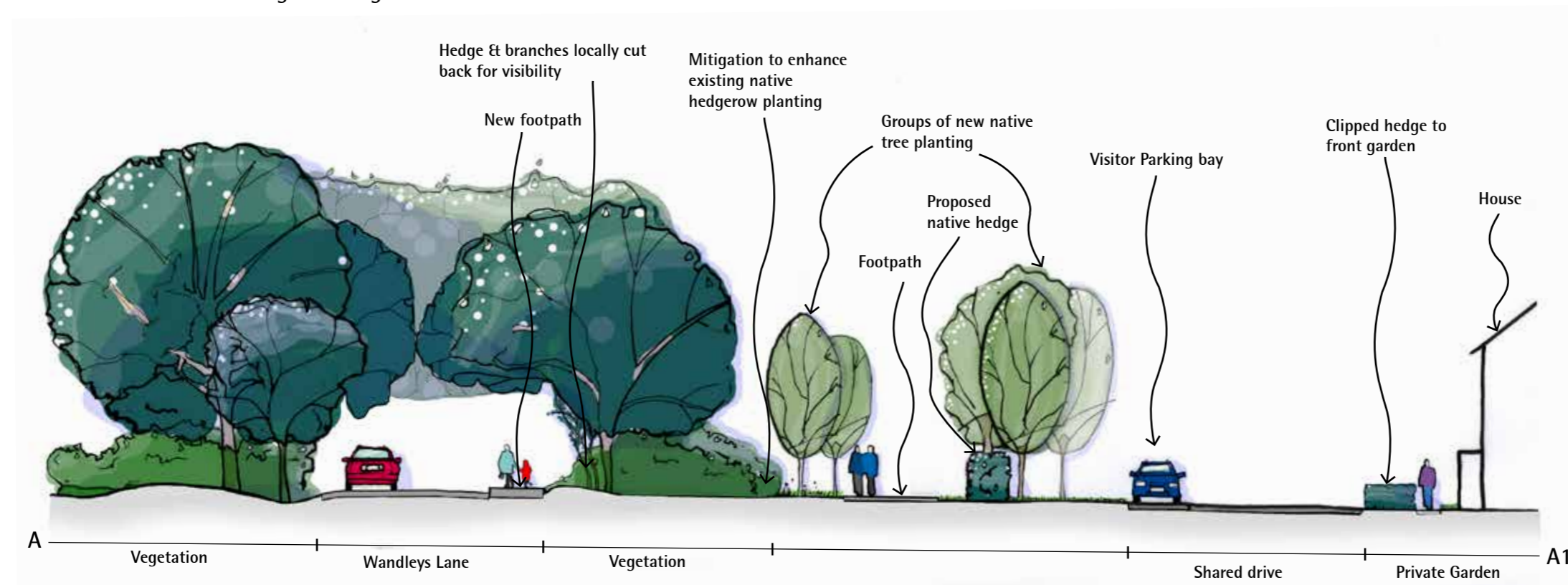
Key Plan



KEY PLAN



Illustrative section through Existing Lane



Illustrative section through lane once site is operational and proposed mitigation planting has established



Notes:

Refer to PBA drawing Ref. 38848_5501_009 B for road layout and access proposal.

DRAFT FOR COMMENT

Client:
Welbeck Strategic Land II LLP

Drawing Number: 2727-LA-03
Scale: NTS @ A3
Date: 23/05/18
Revision: -
Drawn by/ Chk: UA/TB