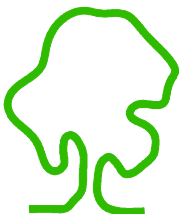


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**Landscape and Visual Impact Assessment**


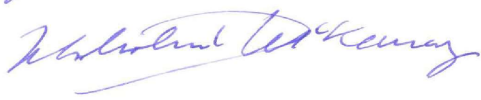
March 2024



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref:	672/PenVer/DialPost/L&VIA
Date	March 2024
Client	Penfold Verrall Ltd
Report type	Landscape and Visual Impact Assessment
Purpose	Submission to Planning
Revisions	-
Prepared by	Lucy Monday BSc (Hons)  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MIEAust, MCIWEM, MIEnvSc  Signed

## **PENFOLD VERRALL LTD**

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### **Landscape and Visual Impact Assessment**

March 2024

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## **PENFOLD VERRALL LTD**

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### **Landscape and Visual Impact Assessment**

March 2024

#### **NON-TECHNICAL SUMMARY**

Environmental Assessment Services Ltd has been appointed to prepare a Landscape and Visual Impact Assessment in relation to the proposed installation of wash plant equipment within the existing waste recycling facility run by Penfold Verrall Ltd at The Haulage Yard, off Grinder's Lane, in Dial Post, Horsham.

The site (as existing) comprises a surfaced storage yard with surrounding 3 m high bund, topped with a 1 m high fence, totalling approximately 1.3 ha in area. The Ordnance Survey map reference for the centre of the proposed development area is TQ 1546 1858.

The aim of the assessment is to identify and assess the likely impacts of the proposed installation on landscape and visual receptors against current guidelines, local and national policy and, where it is found to be necessary, propose mitigation measures to reduce the likely impact of the proposed installation on the identified landscape and visual receptors.

The assessment comprises a desk-based study and site walkover assessment undertaken on 28 February 2024 to identify the landscape type and key sensitivities plus the visual receptors and their extent of view.

The site has been identified to lie within West Sussex County Council's Landscape Character Area (WSCC's LCA) LW5 - Southern Low Weald / Clay Vale Farmland (and adjacent to LW7 Wiston Low Weald / Undulating Wooded Farmlands). The site is not subject to any statutory or non-statutory designations, however, the site has been identified to lie within 1 km of two Sites of Nature Conservation Importance (SNCI). These are Capite Wood and Hooklands Farm Meadow.

The site is located within an enclosed landscape. Existing boundary features (bund, fence and mature vegetation) provide screening along the south, east and west boundaries, and the existing site buildings and boundary hedge provide screening along the northern boundary. The wash equipment is to be installed within the active yard and will benefit from the existing visual screening.

The proposed installation within the southern section of the existing Penfold Verrall yard is considered likely to have a low impact on the landscape at local level only and a low impact on visual receptors close to the site.

The timing of works along with visual screening may be used to reduce the potential impacts of the proposal on visual receptors. The planting of the site boundaries and bund will add to the existing boundary features of the site which is considered in keeping with the existing enclosed landscape character.

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### Landscape and Visual Impact Assessment

March 2024

#### 1. INTRODUCTION

##### 1.1 Background

1.1.1 Environmental Assessment Services Ltd (EAS Ltd) have been appointed by Penfold Verrall Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) relating to the proposed installation of wash plant equipment at the existing inert waste recycling facility operated by Penfold Verrall Ltd from The Haulage Yard, off Grinder's Lane, in Dial Post, Horsham.

##### 1.2 Aim of the Report

1.2.1 The aim of this assessment is to identify and assess the likely impacts of the proposed installation on landscape and visual receptors against current guidelines, local and national policy and, where it is found to be necessary, propose mitigation measures to reduce the likely impact of the proposed installation on the identified landscape and visual receptors.

##### 1.3 Baseline Information

1.3.1 The baseline information referred to in this assessment includes:

- WSCC Landscape Character: County Character Area LW5 Southern Low Weald / Clay Vale Farmlands, bordering to south LW7 Wiston Low Weald / Undulating Wooded Farmlands (2003).
- 'A Strategy for the West Sussex Landscape' / 'WSCC Land Management Guidelines' (October 2005).
- WSCC Local Distinctiveness: 'Low Weald' Character Area and management guidelines incorporated within this information.
- Historic Landscape Characterisation: Late 20<sup>th</sup> century fieldscape (surroundings) / modern field amalgamation (site).
- Relevant landscape factors/sensitivities:
  - Ancient semi-natural woodland (Grinder's Wood) neighbouring the site to the south;
  - Site Nature Conservation Importance (SNCI) No. 68, 'Capite Wood', 0.5 km south;

- PRowS: bridleway (north of site), footpath 1859 (east of site), footpath 1860 (north of site at distance), footpath 1874 (south of site at distance);
  - Habitat survey 2001: Arable / grassland (site), Broadleaved semi-natural woodland (south of site), Broadleaved plantation (southeast of site), Built-up area (north of site at distance);
  - Hedgerow survey 2001: 2 No. continuous hedgerows (west of site).
  - Listed Buildings.
- Planning Policy: National Planning Policy Framework, and Horsham District Council Planning Framework.

## 1.4 Assessment Method

1.4.1 The assessment comprises a desk-based study, field survey and analysis of data prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (Landscape Institute with the Institute of Environmental Management & Assessment): Third Edition 2013.

1.4.2 The assessment was undertaken in three stages:

a) Desk-based study comprising:

- A review of existing relevant policies and designations, area mapping, existing site surveys and assessments.
- Establishment of the Zone of Theoretical Visibility (ZTV).
- Identification of properties and rights of way etc within the ZTV.

b) Walk-over site assessment carried out on 28 February 2024 to:

- Identify viewpoints (VP)
- Confirm the extent of view and cover features.
- Confirm visual receptors (identified as part of the desk-based study and any other receptors not previously identified) and assess their level of view and sensitivity.

c) Impact Assessment

- Assessment of the effects of the proposal on landscape character.
- Assessment of the effects of the proposal on visual receptors.

## 2. SITE DESCRIPTION & PROPOSED DEVELOPMENT

### 2.1 The Site (As Existing)

- 2.1.1 The site lies to the east of the A24 (London to Worthing trunk Road) to the south Dial Post. See Appendix A: Site Location Plan.
- 2.1.2 The proposed installation area lies within the southern extent of the existing Penfold Verrall yard, which lies within the western half of an arable field. The Ordnance Survey map reference for the centre of the yard is TQ 1546 1858. See Appendix A for the existing Topographical Survey and Appendix B for the Proposed Site Plan (note North arrow direction).
- 2.1.3 The installation area (as existing) comprises a surfaced sorting and storage yard, with surrounding 3 m high bund topped with a 1 m high fence, totalling approximately 1.3 ha in area. The proposed wash plant equipment will sit inside the existing bund along the south, east and west boundaries of the yard.
- 2.1.4 The existing area of works, operated by Penfold Verrall Ltd, within the northwest corner of the wider site, comprises a tall industrial unit used for the garaging and maintenance of HGVs and machinery, Portakabin style offices and staff facilities, and surrounding haulage yard accessed from a private road and bridleway to the north of the site (also used for access to a number of other properties along its length) off Grinder's Lane.

### 2.2 Development History

- 2.2.1 The site has a long-established use for non-agricultural activities with an element of HGV usage. The site was granted planning permission in 1992 for a plant hire business which involved an element of HGV access, waste disposal and site clearance. This was operated within the northwest corner of the existing arable field.
- 2.2.2 The operation was extended into land to the south of the existing Penfold Verrall Ltd works and haulage yard (into the southwest corner of the field) in 2016. The area is used for the importation, processing and onward transfer / receipt, storage and recycling of up to 75,000 tonnes/year of inert waste. The material brought on to site is inert construction and demolition derived. Through a process of screening and crushing the material is transformed into secondary aggregates and supplied back to the construction sector.
- 2.2.3 The site is surrounded by a 3000 mm high earth bund with a 1000 mm timber (acoustic) fence on top (total height 4000 mm) designed to block external views of current site works and reduce external noise impacts.

### 2.3 Proposed Development

- 2.3.1 It is proposed to install high specification wash plant within the southern section of the existing yard area. The wash plant is a multistage system with equipment and conveyor belts which are to be installed along the south, east and west



boundaries of the operational yard. See Appendix B for proposed plan and plant diagrams.

2.3.2 The wash plant will include the following machinery which is taller than the existing bund and fence line (at 4 m in height):

- A. A screener and feed hopper – located adjacent to the western boundary of the yard area.
  - The Power Screen will be the first item of equipment within the wash chain. This is an item of equipment already present and used on site. The Power Screen has a working height of 4.5 m and the conveyors discharge at 3.93 m.
  - The Power Screen will feed the Loading Hopper (item 1 shown on the Matec plans). This unit measures 5637 mm (5.6 m) in height with a width of 4824 mm (4.8 m).
- B. A pre-wash and sand / silt wash divider – located within the southwest corner of the yard area.
  - This unit is fed by a conveyor belt which extends from the loading hopper (item 1). The tallest part of this equipment measures 7172 mm (7.1 m) with the next tallest measuring 6540 mm (6.5 m).
- C. Aggregate stockpile bays – located along the southern boundary of the yard area.
  - The concrete walls of the bays are to be 4000 mm (4 m) in height in which the material will sit.
- D. A log wash, stone / soil and silt separator – located within the southeast corner of the yard area.
  - The log washer (D), which is fed by a conveyor belt which rises from the southwest corner of the yard (from B, past C) to the southeast corner of the yard (to D), where the material is fed into the log washer. The log washer measures 11315 mm (11.3 m).
- E. Water management and de-silting bays – located adjacent to the eastern boundary of the yard.
  - The de-silting bays (E), the tallest of which measures 10594 mm (10.5 m) plus a feed pipe, giving a total height of 11275 mm (11.2 m).
- F. Filter press – located to the south of the existing office unit and west of (E).
  - The filter press (F), which has a roof measuring 21000 mm (21 m) in length (to be orientated with the eastern boundary) with a ridge height of 10955 mm (10.9 m).

2.3.3 In addition to the wash plant, a new retaining wall will be installed, cutting into the base of the existing bund along the east, west and southern site boundaries.

- 2.3.4 Additional tree planting is planned to be used to reinforce existing planting on the bund along the eastern boundary of the yard.

### 3. LANDSCAPE CHARACTER ASSESSMENT

#### 3.1 Landscape Character

3.1.1 The site has been identified to lie within West Sussex County Council's Landscape Character Area (WSCC's LCA) LW5 - Southern Low Weald / Clay Vale Farmland (and adjacent to LW7 Wiston Low Weald / Undulating Wooded Farmlands). A description of the key characteristics, historic features, biodiversity, change – key issues and landscape and visual sensitivities and land management guidelines for both LW5 and LW7 are provided in Appendix D.

3.1.2 Under Horsham District Council's Landscape Character Assessment the site is identified to lie within Area J2 Broadford Bridge to Ashington Farmlands and on the boundary of G1 Ashurst & Wiston Wooded Farmlands. A description of the key characteristics, overall character, historic features, biodiversity, key issues, landscape condition, sensitivity to change, planning and land management guidelines for both J2 and G1 is provided in Appendix D.

#### 3.2 Geology and Landform

3.2.1 According to the British Geological Survey (Sheet No. 318), the site lies on Cretaceous Weald Clay (blue grey clay) with the Large Paludina Limestone bed in the Weald Clay shown to outcrop across the southern part of the site.

3.2.2 The site lies at approximately + 32 m OD (see topographical survey in Appendix A). The land to the south of the site gently rises to a peak of + 55 m OD within an open field crossed by footpath No.1874. The land level to the east of the site plateaus before gently falling away to approximately + 10 OD at a tributary of the River Adur. The land level to the north and west of the site also plateaus before gradually falling to approximately + 15 m OD at Lancing Brook.

#### 3.3 Ecology

##### 3.3.1 *Statutory and Non-statutory Designations*

3.3.1.1 The site is not subject to any statutory or non-statutory designations, however, the site has been identified to lie within 1 km of two Sites of Nature Conservation Importance (SNCI). These are Capite Wood and Hooklands Farm Meadow.

- Capite Wood lies approximately 0.5 km south of the site. This is an area of ancient semi-natural and replanted woodland notable for its diversity, comprising both broadleaved ancient semi-natural woodland and replanted areas of conifers and deciduous trees. The woodland (53.3 ha) has two small streams, species rich rides, wet flushes, banks, ditches and a varied topography.

- Hooklands Farm Meadow lies approximately 1 km west of the site. This area (3.3 ha) comprises unimproved grassland, scrub, a stream and old pond notable for its species richness.

### 3.3.2 *Site flora*

3.3.2.1 Vegetation within the site is limited to the earth bund along the south, east and west boundaries of the yard and land which falls outside of bund.

3.3.2.2 The site boundary features, outside the bund, comprise established and mature vegetation including; a mature oak tree line along the western boundary with Grinder's Lane; a mix of broad-leaved trees and pines along the southern boundary of the site with Grinder's Wood; an area of improved grassland to the east. The northern boundary of the site comprises hard standing connecting the sorting and storage yard to the southern boundary of the original Penfold Verrall yard to the north.

3.3.2.3 The proposed development site lies immediately north of Grinder's Wood, 4.6 ha of ancient semi-natural woodland (a Biodiversity Action Plan Habitat). This area of woodland is directly linked to Capite Wood by 4.53 ha of ancient, replanted woodland known as Round Wood and Windsor Common.

### 3.3.3 *Site fauna*

3.3.3.1 The site is considered to have negligible potential for significant use by fauna.

## 3.4 **Land Use**

3.4.1 Ordnance Survey online mapping, aerial photographs and habitat mapping have been used to assess the type of land uses within the vicinity of the site.

3.4.2 The area, located between Horsham and Worthing, has a strong rural character. The landscape is dissected by the A24 (London – Worthing trunk road), which heads roughly north-south passing close to the site. Land to the east of the A24 surrounding the site comprises small irregular shape fields, woodland, some commercial developments, isolated farmsteads and country houses. To the west of the A24 the land comprises slightly larger fields, a few woodlands and the hamlet of Dial Post.

3.4.3 Properties and public rights of way (plus permissive paths) have been identified across land surrounding the site. These are set out as follows:

- i. The field in which the proposed development is to be situated extends approximately 275 m east of the existing yard and proposed installation area. This field is crossed by a path (No.1859) running north-south approximately 120 m east of the yard. Further east, beyond a tree line, extends a second arable field of similar size, but which includes no public access or existing development.
- ii. A private road and bridleway (No. 1864), providing access to Thistleworth Farm, Sands Farm and other residential properties to the

east, runs east-west along the northern boundary of the site. North of this road lies the West Sussex Showground (an open field with no buildings) and Thistleworth Farm. A path (no. 1860) lies along the northern boundary of the West Sussex Showground and passes between the buildings of Thistleworth Farm.

- iii. Grinder's Lane lies along the western boundary of the site. On the western side of Grinder's Lane is a commercial nursery and garden centre (Old Barn Nursery) and a Gypsy and Traveller Pitch site (Oaklands) comprising 3 No. Chalet homes. South of the site, off Grinder's Lane, is a caravan park (Honeybridge Park) beyond which lies an open field crossed by a path (No.1874).
- iv. To the south of the site lies an area of broadleaved semi-natural woodland (Grinder's Wood) covering an area 4.6 ha and to the southeast an area of broadleaved plantation (Round Wood) covering 4.53 ha. These areas of woodland are linked to an area of ancient semi-natural and re-planted woodland and a Site of Nature Conservation Importance (Capite Wood SNCI H68) covering an area of 53.3 ha.
- v. Approximately 165 m northwest of the site is the A24 which links Worthing, to the north. This is a reasonable busy section of dual carriageway, with residential properties and farm steads beyond.
- vi. Approximately 800 m north of the site, on the opposite side of the A24, lies the hamlet of Dial Post.

### **3.5 Historic Character**

- 3.5.1 Assessment of historic OS mapping from 1876 to 1982 shows the site to remain undeveloped through this period. Thistleworth Farm to the north of the site, Woodman's Farm and the adjacent Platts Green Farm to the west of the site have been developed. The first larger scale new development close to the site appears on the OS map of 1973. This is identified as Honeybridge Poultry Farm, the buildings of which remain present today, to the southwest of the site (south of Old Barn Nursery).
- 3.5.2 A tree line is shown along the western boundary of the site with Grinder's Lane on OS mapping dated 1876. This is shown as a regular planted tree line on OS mapping of 1897, thinning as time passes. Mature oak trees were identified along this boundary during the tree survey prepared for the site (2013). It is thought likely that these remaining trees may have been part of the original planted line.
- 3.5.3 A search for historic statutory and non-statutory sites (including scheduled monuments, world heritage sites and listed buildings) identified seven listed buildings within 1 km of the site. These include Platt's Green Cottage approximately 290 m west of the site, Thistleworth Farmhouse approximately 400 m north-northeast, Woodman's Stud approximately 400 m northwest, Sands approximately 580 m east-south-east, Dial Post House and Alma Cottage

both approximately 910 m north and Hazel Cottage approximately 970 m north (each Grade II listed buildings).

3.5.4 John Mills, Senior Archaeologist for West Sussex County Council, was able to confirm in his email to Sam Dumbrell dated 23 August 2012, that there are no known archaeological sites within the proposed facility footprint.

## 4. VISUAL RECEPTORS

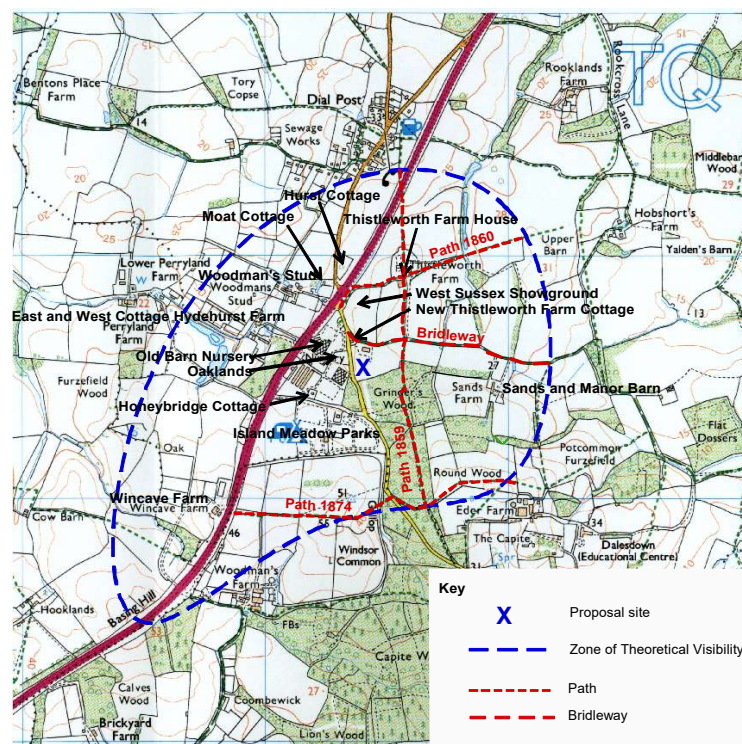
### 4.1 Zone of Theoretical Visibility

4.1.1 Assessment of Ordnance Survey mapping and other online tools have been used to identify the Zone of Theoretical Visibility (i.e. likely area from which the proposed development may be viewed if no obstructions, e.g. tree lines/hedgerows etc, are present) and the location of potential visual receptors (i.e. those people who will potentially be affected by changes in views or visual amenity) within this zone. The Zone of Theoretical Visibility (ZTV) has been identified using the land contours with the boundary line running along the ridge of higher land (as shown by the blue dash line). See Map A: Zone of Theoretical Visibility, below.

### 4.2 Potential Visual Receptors

4.2.1 Assessment of OS mapping and other online tools has identified a number of properties, rights of way and public spaces within the Zone of Theoretical Visibility. These potential visual receptors, identified for further investigation, are listed in Table 4.1 below and shown on Map A, below.

**Map A: Zone of Theoretical Visibility**



**Table 4.1: Potential Receptors**

<b>Potential receptor</b>	<b>Receptor type</b>	<b>Distance from site*</b>	<b>Comment</b>
Grinder's Lane	Public road	25 m W	National speed limit No footpath
Bridleway and private access road	Public access	40 m N	Used for access and potentially by walkers
Old Barn Nursery	Public access open space	60 m W	Commercial site attracting visitors
The West Sussex Showground	Public access open space	60 m N	Open field with no permanent structures
Path 1859	Public access	75 m E	Crosses field to the east
New Thistleworth Farm Cottage	Residential	55 m NNW	Owned by Penfold Verrall Limited
Oaklands	Residential	50 m W	3 No. chalet homes
Honeybridge Cottage	Residential	185 m SW	-
Island Meadow Parks	Residential + holiday caravans	180 m SSW	Manager's residence near entrance
Path 1874	Public access	500 m S	Crosses east-west
Platts Green Cottage	Residential	260 m W	Grade II Listed Building
Thistleworth Farm House	Residential	300 m NNE	Grade II Listed Building
Manor Barn	Residential	480 m ESE	-
Sands Farm	Residential	475 m ESE	Grade II Listed Building
Moat Cottage	Residential	400 m NW	On west side of the A24 highway
Hurst Cottage	Residential	400 m NNW	On west side of the A24 highway
Woodman's Stud	Residential	480 m NW	Grade II Listed Building
East Cottage Hydehurst Fm	Residential	500 m W	On west side of the A24 highway
West Cottage Hydehurst Fm	Residential	520 m W	On west side of the A24 highway
Wincave Farm	Residential(?)	770 m SW	-

\*Direction and distance from proposed development site.

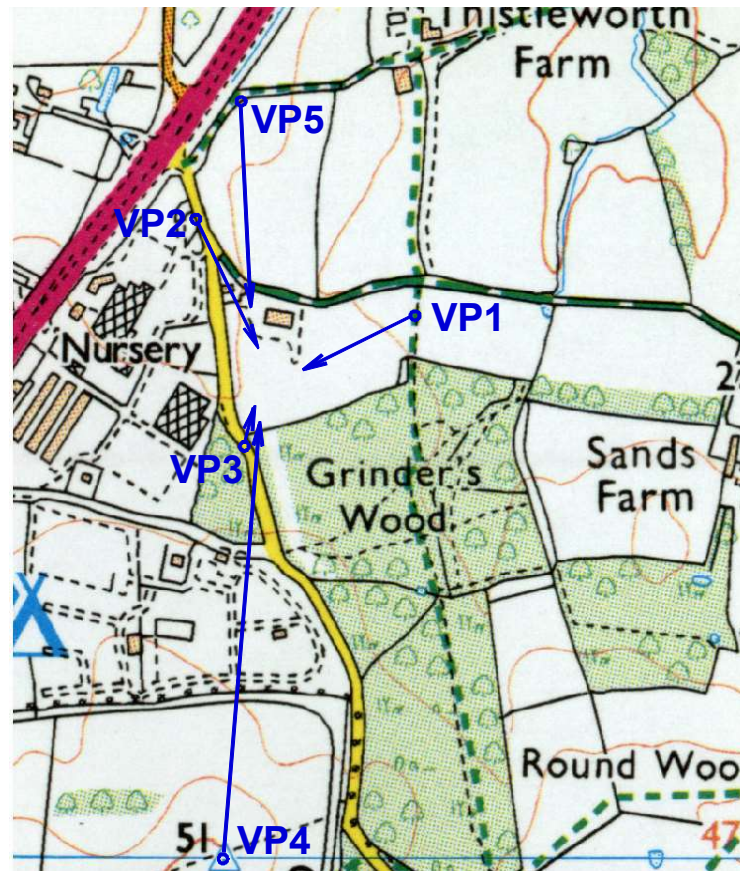
## 5. WALKOVER SITE ASSESSMENT

- 5.1 The site was visited on 28 February 2024 by Lucy Monday and Nathaniel Scott (of Environmental Assessment Services Ltd) to confirm the extent of visual influence of the proposed development on the receptors identified in Table 4.1 above, plus the identification of any other visual receptors not noted during the desk-based study (these have subsequently been added to the list in Table 4.1).
- 5.2 This assessment takes into account visual screening effects along sight lines from trees, vegetation, fencing, buildings and structures etc. The site was visited during winter when there was a minimal screening effect from trees and other vegetation. The weather conditions during the site visits were clear and dry, although cloudy. Photographs taken during the site walkovers are provided in Appendix E.
- 5.3 The key findings of the walkover assessment are as follows:
- i. The majority of potential views by users of Grinder's Lane to the west of the site are obscured by site boundary vegetation (mature oak trees and scrub), bund and fence. Users in this case are likely to be motorists and, to a lesser extent riders and walkers (who will need to concentrate on the road to avoid vehicles). The level of screening will vary throughout the year, increasing during the vegetative growth season as trees come into leaf. See Photographs 1 to 4.
  - ii. The majority of potential views along the private lane (Sands Lane) & bridlepath to the north of the site are blocked by the existing Penfold Verrall buildings. Users of this lane are likely to be local motorists, walkers and riders. There is a view into the site at the existing Penfold Verrall yard entrance. Changes in views from this point are not considered likely to be significant. However, more distant views of the proposal site from the lane to the east-northeast of the site where hedgerow work has been undertaken are potentially more significant. The hedge provides a significant level of screening, blocking views completely along most of its length, but there are some gaps in the hedge (see Photograph 5).
  - iii. Footpath No. 1859, heading north-south through the field to the east of the site, is considered to provide the most significant view of the site from a public viewpoint. Only walkers are likely to use this path. There is an unobstructed view at eye level from where the footpath enters the field from the private lane to the point at which the footpath enters Grinder's Wood to the south (see Photographs 6 and 7). As soon as the footpath enters the woodland the view to the proposed development area is blocked by dense vegetation (see Photograph 8).
  - iv. The woodland (Grinder's Wood) to the south is a private wood. Footpaths, used by walkers, do run through the wood, however, the trees and hazel coppice provide visual screening between the paths and the development area. See Photograph 9.

- v. Footpath No.1860, heading east-west along the access road from the junction of Grinder's Lane and the A24 to the Thistleworth Farm buildings, runs along the northern boundary of the West Sussex Showground. The showground is an open field to the north of the Penfold Verrall site with a hedgerow along the southern boundary. A narrow view into the development site is available between the existing Penfold Verrall building and New Thistleworth Farm Cottage. See Photographs 10 and 11.
  - vi. Footpath No.1860 joins up with footpath No.1859 at the Thistleworth Farm buildings. Footpath No. 1859 heads north-south within a field to the northeast of the site. The view to the site is obscured by hedgerows and hedgerow trees on both the north and south sides of the private road and bridleway, which lies between this point and the site. See Photograph 12.
  - vii. Key development within the local area includes a large commercial nursery with a café, restaurant and shopping area (Old Barn Nursery) and a caravan site (Island Meadow Parks), which attract visitors to the area. The West Sussex Show Ground also lies to the north of the site (however, no event listings for this venue have been identified).
- 5.4 During the walkover site assessment, five key viewpoints (VP) for further assessment were identified. These are:
- VP1 – View from footpath No. 1589, used by walkers, which crosses the field to the east of the proposed development area, looking west-southwest.
  - VP2 – View from Grinder's Lane, used by motorists (and to a lesser extent riders and walkers), just south of the car park entrance to Old Barn Nursery, looking south-southeast towards the development area.
  - VP3 – View from Grinder's Lane, used by motorists (and to a lesser extent riders and walkers), south of the southwest corner of the site looking north to the development area.
  - VP4 – View from a viewpoint (at + 55 m OD), visited by walkers and riders, adjacent to path No.1874 to the south of the site.
  - VP5 – View from footpath No. 1860, used by walkers and riders, which passes roughly east-west to the north of the West Sussex Showground north of the site.
- 5.5 These viewpoints and the direction of view towards the proposed development site are shown (in blue) in Map B below. The field survey forms, completed in the field, are provided in Appendix F.



**Map B: Viewpoints and direction of view towards the proposed development site**

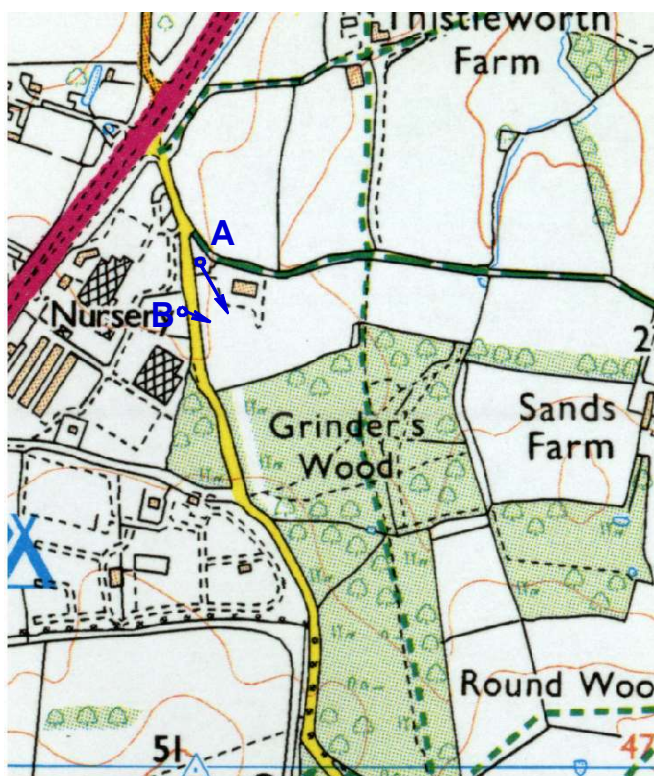


- 5.6 The view towards the proposed development site from footpath No. 1589 within the field to the east of the site is unobstructed for the full length of the path as it passes through the field. Viewpoint 1 (VP1), considered to be the most significant viewpoint, was assessed at two positions within the field; one (VP1a) to the north of centre and one (VP1b) to the south of centre, in order to gain a better understanding of how the view changes with angle and proximity. Those heading south along the footpath will be the key receptor as those heading north will generally be facing away from the proposed installation area. The footpath is likely to be used by walkers enjoying the scenic quality of the area. The view beyond the site, to the west-southwest, is contained by trees along southern and western site boundaries. Whilst the proposed installation will not obstruct any significant views, it is likely to form a significant part of the view once developed. See Photographs 13 (VP1a) and 14 (VP1b).
- 5.7 The view heading south along Grinder's Lane just south of the Old Barn car park entrance (VP2) looks towards the existing Penfold Verrall yard entrance. The majority of the view into the development area is obstructed by vegetation (mature oak trees) and New Thistleworth Farm Cottage. Road users may observe a small glimpse of the development site which can be seen above the flat roof garage of New Thistleworth Farm Cottage. Road users, including vehicles users and potentially (although to a lesser extent) walkers, may briefly

glimpse the proposed installation area when passing through. However, the change in view is not considered likely to be significant. See Photograph 15.

- 5.8 The view from Grinder's Lane adjacent to the southwest corner of the site (VP3) is partially obstructed by tall, mature, deciduous trees. During the winter the topline of the existing fence on the bund can be observed, however, this view is likely to be significantly blocked when the trees are full leaf. Road users, including vehicle users and walkers heading north along Grinder's Lane, are likely to gain a brief transient view of the proposed installation but no views will be blocked and the screening of the view is likely to be offered by existing vegetation. See Photograph 16.
- 5.9 The viewpoint south of the site (VP4) adjacent to path No.1874 offers a panoramic view comprising the field in which the viewpoint is located, the caravan park to the north and layers of mature trees into the distance. A compass was used to identify the direction of view towards the proposed site. From this point it is not possible to see the existing Penfold Verrall buildings. Given the height and layering effect of the mature trees within the view towards and beyond the site, it is considered likely that the installation will be visually obscured, and the distance from and scale of the installation will not be considered significant. See Photograph 17.
- 5.10 Hedging has been laid along the northern boundary of the field to the south of footpath No. 1860, located along the former access road to the Thistleworth Farm buildings. This hedging blocks views south towards the site. Viewpoint 5 (VP5), located on the footpath looking south, illustrates the view. See Photograph 18.
- 5.11 Properties with a view of the proposed development site (shown on Map C, below):
- New Thistleworth Farm Cottage (A)
  - 3 Chalet homes at Oaklands (B)
- 5.12 New Thistleworth Farm Cottage is located to the northwest of the site. This is a two-storey dwelling with garage. The dwelling lies adjacent to the existing Penfold Verrall yard and is under the same ownership as the application site. Existing vegetation, mature trees, provide visual screening along the boundary of the residential plot. The vegetation is considered likely to provide significant screening, although the proposed installation may remain visible in part and more notable during the winter when the benefit of deciduous vegetation screening will be reduced.
- 5.13 Three chalet homes are located to the west of the site (on land to the west of Grinder's Lane). All are set back from the roadside and staggered so that the view for two of the homes would be partially obscured by the home/s 'in front'. Existing vegetation, comprising a hedge along the western side of Grinder's Lane and the mature oak tree line along the eastern side of Grinders Lane, together with the site bund and fencing provides some existing screening benefit.

### Map C: Properties and direction of view towards the proposed development site



## 6. IMPACT ASSESSMENT

### 6.1 Landscape Impacts

6.1.1 Horsham District Landscape Character Assessment concluded that the overall sensitivity to change within this area is high. *‘Although an enclosed landscape, without prominent topography and little existing development, many types of change could damage or erode its unspoilt remote rural character’.*

6.1.2 In assessing the magnitude of the proposal the following points were considered:

- i. The site does not lie within a designated area. The proposal is not considered likely to alter any designated sites, including the ancient woodland bounding the site to the south.
- ii. The site is located within an area which includes existing commercial activity close to the A24 and would not be considered out of context with existing local development.
- iii. The proposed development will make use of already developed/altered land. Visual screening, in the form of a bund and fence behind established vegetation and mature trees, is already in place.

- iv. The existing landscape is divided and enclosed by hedgerows, tree lines, blocks of woodland and shaws which restrict/block views locally and dominate views from high points ‘visually screening’ field activities and buildings.
- v. The proposal is likely to be most significant during development of vegetation on the bund which is considered likely to be a short-term impact (0 – 5 years).
- vi. The installation will not alter the landscape and is considered reversible. The equipment may be removed, and the site quickly returned to its existing state.

6.1.3 The level of significance of the proposal on the landscape has been reached by combining the sensitivity of the landscape with the magnitude of the landscape effects (see Table 6.1 below).

**Table 6.1: Significance of landscape impacts**

Magnitude \ Sensitivity	Major (3)	Moderate (2)	Minor (1)	Neutral (0)
High (3)	9	6	3	0
Medium (2)	6	4	2	0
Low (1)	3	2	1	0
Nil (0)	0	0	0	0

Where 0 = No significance, 1 – 3 = Low significance, 4 – 6 = Moderate significance and 7 – 9 = High significance.

6.1.4 In this case, Horsham District Landscape Character Assessment concluded that the overall sensitivity to change within this area is high, however, the magnitude of the landscape effects in this case is considered to be minor giving an overall significance of 3 (low landscape impact).

## 6.2 Visual Impacts

6.2.1 In this case, the significance of the changes must be assessed against the sensitivity of the visual receptors and the magnitude of the visual effects taking into account scale, geographical extent and duration/reversibility.

6.2.2 The site is located within an enclosed landscape. Hedgerows, tree lines, shaws and woodlands limit the field of view within the local area. As a result, only those in close proximity to the site are likely to be affected.

6.2.3 In this case, three types of visual receptor were identified:

- i. Local walkers and riders
- ii. Residents of New Thistleworth Farm Cottage and Oaklands
- iii. Motorists using Grinder’s Lane and Sands Lane

- 6.2.4 In assessing the sensitivity of the visual receptors to the proposal the following points were considered:
- i. Susceptibility to change of each identified receptor type
  - ii. Value attached to view for each identified receptor type
- 6.2.5 Walkers and riders are likely to be the most susceptible to change and hold the highest value of views in this case. The residents of New Thistleworth Farm Cottage and Oaklands are considered likely to be susceptible to change but less value is likely to be attached to the current view, which for New Thistleworth Farm Cottage is restricted to the existing Penfold Verrall yard and existing bunds around the yard, and for Oaklands is obscured by vegetation along both sides of Grinder's Lane. Motorists in this location are considered to fall into an intermediate category of moderate susceptibility. However, in this case the relatively small area likely to be subject to visual change from roadside views, the transient nature of the view and the existing screening is likely to significantly reduce any impacts on this group.
- 6.2.6 The significance of change for the majority of identified receptors is likely to be low. Tall plant have been stored and operated within the installation area by Penfold Verrall for some time. It is considered that the proposed installation is in keeping with existing activities within the proposal site and immediate area. The existing bunds and site boundary vegetation used to screen the existing works are already present and will offer established screen to a level which is considered likely to offset visual impacts.
- 6.2.7 Once developed, views of the working area will be restricted by the bund and fence line around the boundary of the site. The bund and fence will provide a visual screen 4 m in height. Whilst in operation, some machinery may extend above this height, however views of the site in most cases lie in close proximity to the site. The closer the receptor is to the site, the higher the screening effect of the bund and fence will be as a result of the increased angle of view over the fence. As distance increases from the site the visual impact will decrease as the proportion of view taken by the site decreases and visual screening from surrounding vegetation increases.
- 6.2.8 Walkers using footpath No. 1589, through the field to the east of the site, have been identified as the most sensitive and subject to the greatest visual magnitude of change. The most significant impact will be on site users (walkers) heading south along the footpath to the east of the proposed installation area, which benefits from the bund and fence but which lacks the higher-level cover provided by mature trees as seen along the western boundary of the site. The tall items of wash plant which extend above the height of the boundary bund and fence are likely to be clearly visible on the skyline in this location (VP1). Additional screening in the form of new tree planting on the field side of the bund is intended and will be required to further screen the high-level equipment which will be visible above the height of the existing bund and fence line (total height 4 m).

**Table 6.2: Significance of visual impacts**

Magnitude \ Sensitivity	Major (3)	Moderate (2)	Minor (1)	Neutral (0)
High (3)	9	6	3	0
Medium (2)	6	4	2	0
Low (1)	3	2	1	0
Nil (0)	0	0	0	0

Where 0 = No significance, 1 – 3 = Low significance, 4 – 6 = Moderate significance and 7 – 9 = High significance.

6.2.9 The visual receptors combined level of sensitivity to change, giving most weight to the case above (walkers using footpath No. 1589), is considered medium. The magnitude of the landscape effects in this case is considered to be minor giving an overall significance of 2 (low visual impact).

## 7. MITIGATION

### 7.1 Consideration of Alternatives

7.1.1 Penfold Verrall’s venture is at a point where expansion is required to maintain viability and company growth. *Do nothing* is not considered a financially viable option for the company.

7.1.2 Any alternative sites for the current proposal would need to be close to the existing work centre at The Haulage Yard and be available for development within the next 5 years. Land under current ownership, and available for development, includes the field to the east of the site. Although considered an available option there are a number of disadvantages to using this site over the current proposed land. Notably, this field is crossed by a footpath which would not be conducive with the proposed land use and could pose a significant risk to walkers. The area to the south of the existing yard is not crossed by any public right of way and would make use of the existing working area of the site.

### 7.2 Timing of Work

7.2.1 It is recommended that planting is undertaken as early as possible in the project i.e. prior to the installation of the plant rather than on completion. Tall, fast-growing species would offer the best screening, however consideration must be given to the suitability of the species for the area. For example, whilst a conifer hedge could offer quick, dense screening, this would not be considered in keeping with the vegetation of the area.

7.2.2 It may be considered beneficial to install the plant during the growth season when visual screening is at a maximum. This is likely to reduce the visual impact following first installation.

### **7.3 Visual Screening of the Proposed Development Area**

7.3.1 New tree planting may be used to provide visual screening and enhancement of the site.

- The planting of oak trees along the western boundary of the site down Grinder's Lane will re-establish the former tree line along the field boundary and provide visual screening for users of Grinder's Lane and land to the west of the site including Oaklands.
- Buffer planting may be established along the southern boundary of the site to help protect the woodland to the south of the site from encroaching development pressures.
- New planting, along the eastern boundary of the development area, will provide screening to reduce the impact on visual receptors using the path within the field to the east and users of the private road and bridle way, known as Sands Lane, heading east-west to the northeast of the site. Planting should incorporate species seen locally, suited to the existing character of the area.

## **8. CONCLUSIONS**

8.1 The site is located within an enclosed landscape. Existing boundary features provide some screening along the north, west and southern boundaries of the site, and the existing boundary features and shed within the existing yard to the north restrict views across the site to the proposed installation area.

8.2 The proposal will make use of an area of land already in use by Penfold Verrall for works including the storage and use of tall equipment.

8.3 The proposed installation within the southern section of the existing Penfold Verrall yard is considered likely to have a low impact on the landscape at local level only and a low impact on visual receptors close to the site.

8.4 The timing of works along with visual screening as recommended in Section 7 above, may be used to reduce the potential impacts of the proposal on visual receptors. The planting of the site boundaries and bund will add to the existing boundary features of the site which is considered in keeping with the existing enclosed landscape character.

## REFERENCES

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Horsham District Council (2003) *Horsham District Landscape Character Assessment* (Chris Blandford Associates)

The Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment Guidance for England and Scotland* (Carys Swanwick Department of Landscape University of Sheffield and Land Use Consultants)

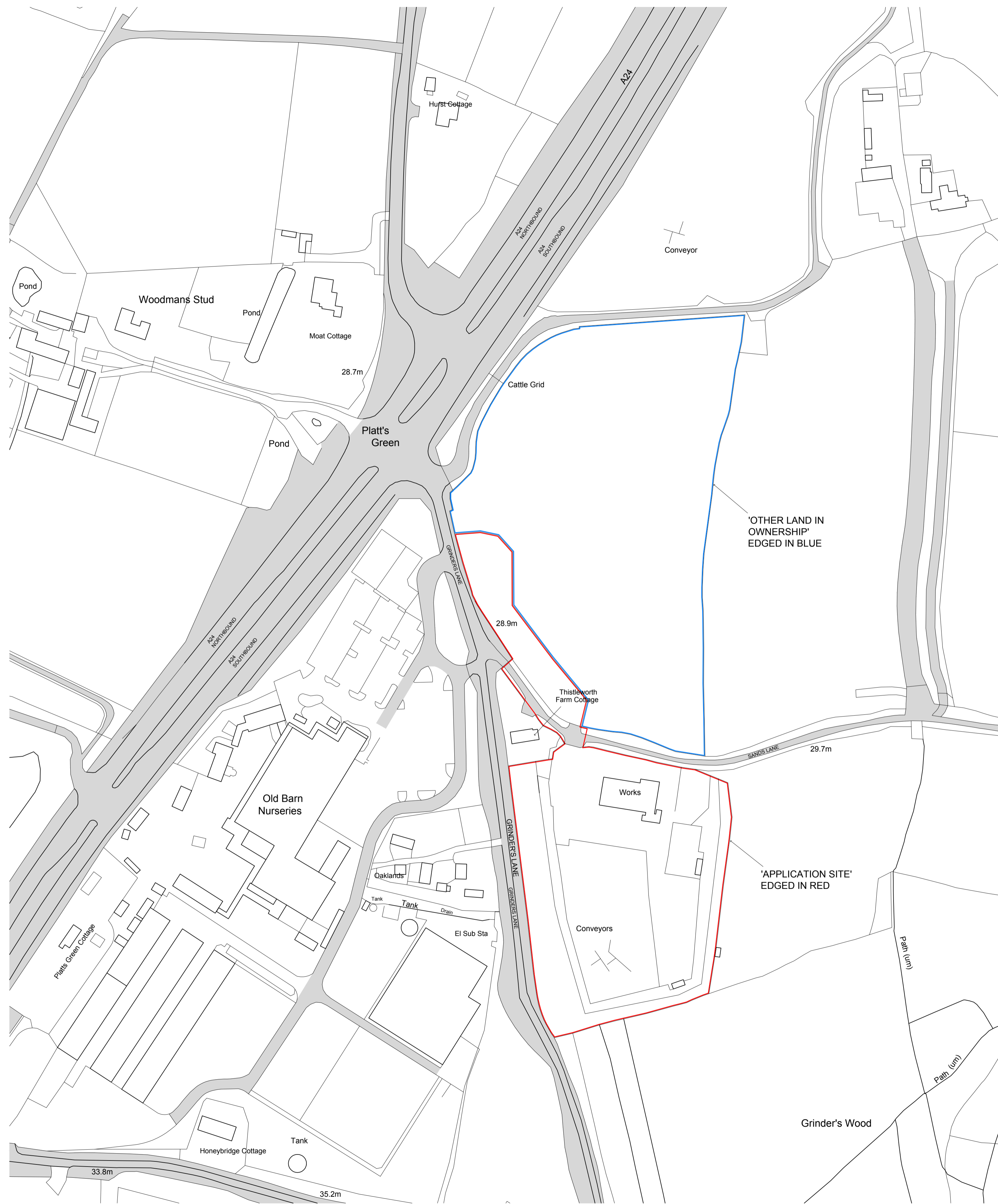
Highways Agency (2008) Design Manual for Roads and Bridges Volume 11

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[http://www.horsham.gov.uk/environment/planning\\_policy/documents/DCPolicies\\_adopt07.pdf](http://www.horsham.gov.uk/environment/planning_policy/documents/DCPolicies_adopt07.pdf)]



## **APPENDIX A: Existing Site Plans**

Location Plan (Dwg No. 22-12-01)  
Topographical Survey (Dwg No. DP1/100 A1A)



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Notes

All dimensions must be checked on site and not scaled from this drawing.  
 If in doubt please ask.  
 This drawing to be read in conjunction with all engineers and consultants drawings and specifications etc.

Revisions	Date	
A	RED LINE ALTERED	24-09-2023

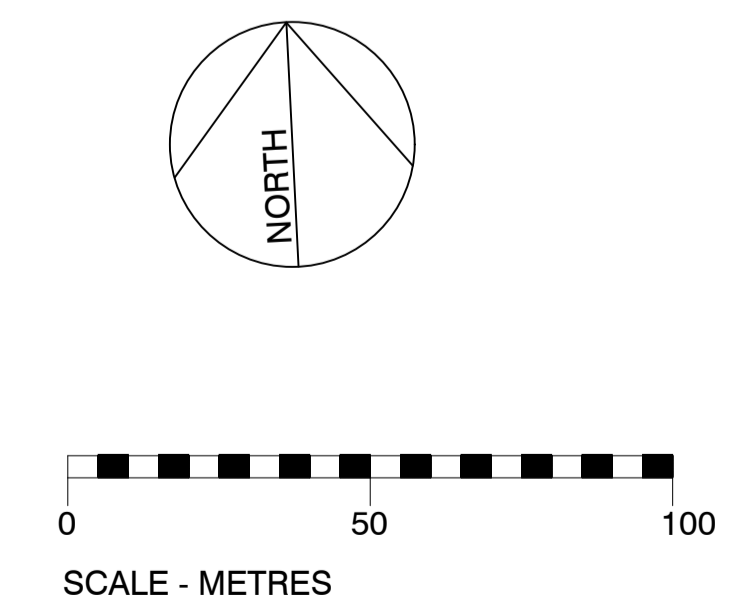
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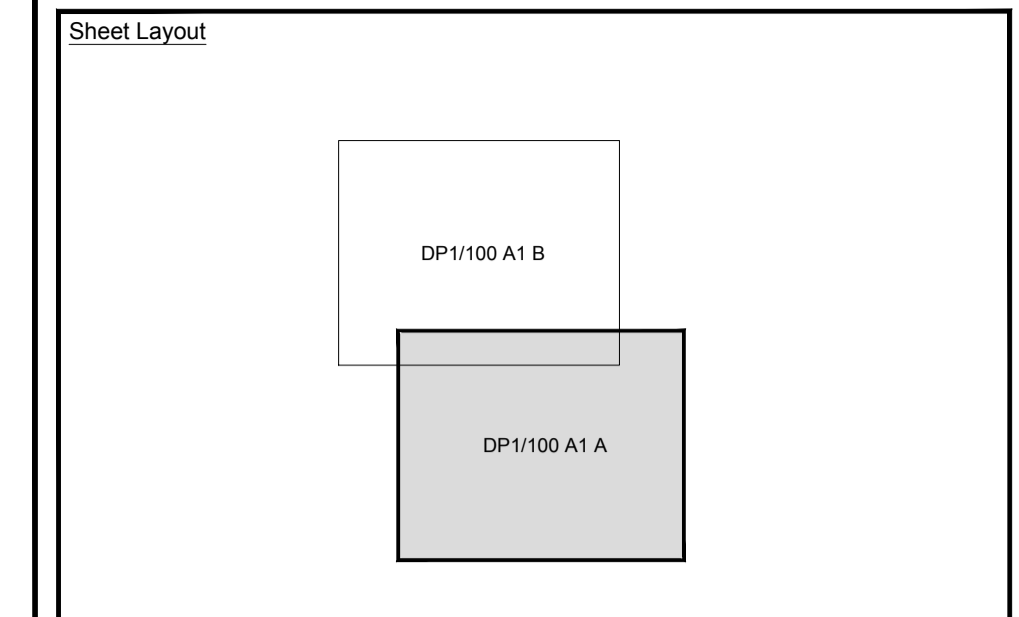
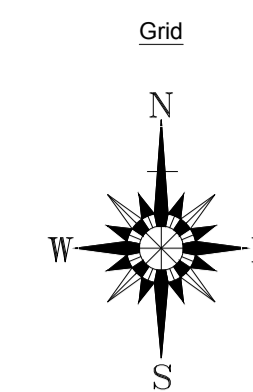
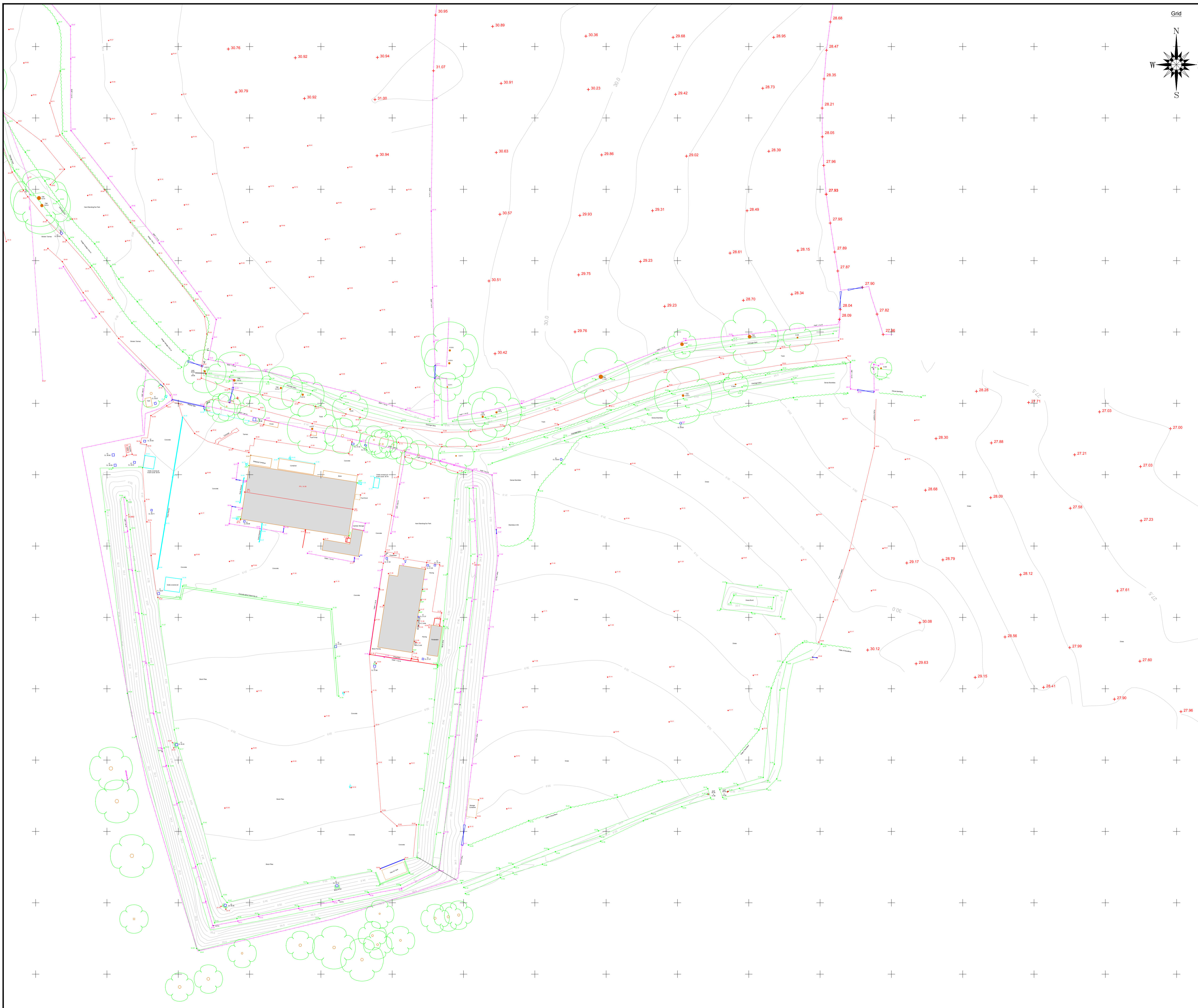
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**LOCATION PLAN**

Client  
**PENFOLD VERRALL LTD.**

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**DOUGLAS J. P. EDWARDS**  
 Chartered Building Surveyors  
 employing  
 Chartered Architects & Surveyors  
 Tel: 01403 740034  
 Email: info@douglasjpedwards.co.uk

Scale	1:1250@A1 SHEET	
Date	May 2023	Drawn dkt
Dwg. No	22-12-01	Rev. A





**LEGEND**

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FLOOR LEVEL	FL	UNABLE TO LIFT	UTL																																																																																																																																																																								
FLAG STAFF	FS	UNABLE TO SURVEY	UTS																																																																																																																																																																								
GAS PIPE	GP	VENT PIPE	VP																																																																																																																																																																								
GAS VALVE	GV	WATER METER	WM																																																																																																																																																																								
GULLY	G	WATER LEVEL	WL																																																																																																																																																																								
GATE STOP	GS	WASH OUT	WO																																																																																																																																																																								
INSPECTION COVER	IC	WASTE PIPE	WP																																																																																																																																																																								
INVERT LEVEL	IL	WATER TANK	WT																																																																																																																																																																								
LAMP POST	LP	WATER VALVE	WV																																																																																																																																																																								
BARBED WIRE FENCE	BWF	LARCH LAP FENCE	LLF																																																																																																																																																																								
CORRUGATED IRON FENCE	CIF	METAL RAILING FENCE	MRF																																																																																																																																																																								
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF																																																																																																																																																																								
CHAIN LINK FENCE	CLF	PICKET FENCE	PIF																																																																																																																																																																								
CHESTNUT PALING FENCE	CPF	POST AND RAIL FENCE	PRF																																																																																																																																																																								
FENCE POST	FPO	POST AND WIRE FENCE	PWF																																																																																																																																																																								
INTERWOVEN FENCE	IWF	STEEL PALISADE SECURITY FENCE	SPSF																																																																																																																																																																								
IRON RAILING FENCE	IRF	TUBULAR STEEL RAIL FENCE	TSRF																																																																																																																																																																								

REV.	NOTES	DWN	DATE
A	Site re-surveyed & updated.	RB	Feb 2020

Notes:  
Grid and levels relate to OS GPS Active Network.  
Sheet is North orientated unless stated.



**Maltby Surveys Ltd**  
 2 QUEENS ROAD  
 HAYWARDS HEATH  
 WEST SUSSEX  
 RH16 1EB  
 Tel: 01444 416246  
 Fax: 01444 417697  
 E-Mail: mls@maltbysurveys.com  
 WebSite: http://www.maltbysurveys.com

SURVEYED	RB	CLIENT
DRAWN	RB	Penfold Verrall Limited
CHECKED	RM	SCALE
		1/500 (A1 Sheet)

The Haulage Yard, Dial Post, Horsham, RH13 8NY

**TOPOGRAPHICAL SURVEY**

Job No	Rev	Drawing Number
DP1		DP1/100 A1A
Date	December 2019	

## **APPENDIX B: Proposed Site Plans**

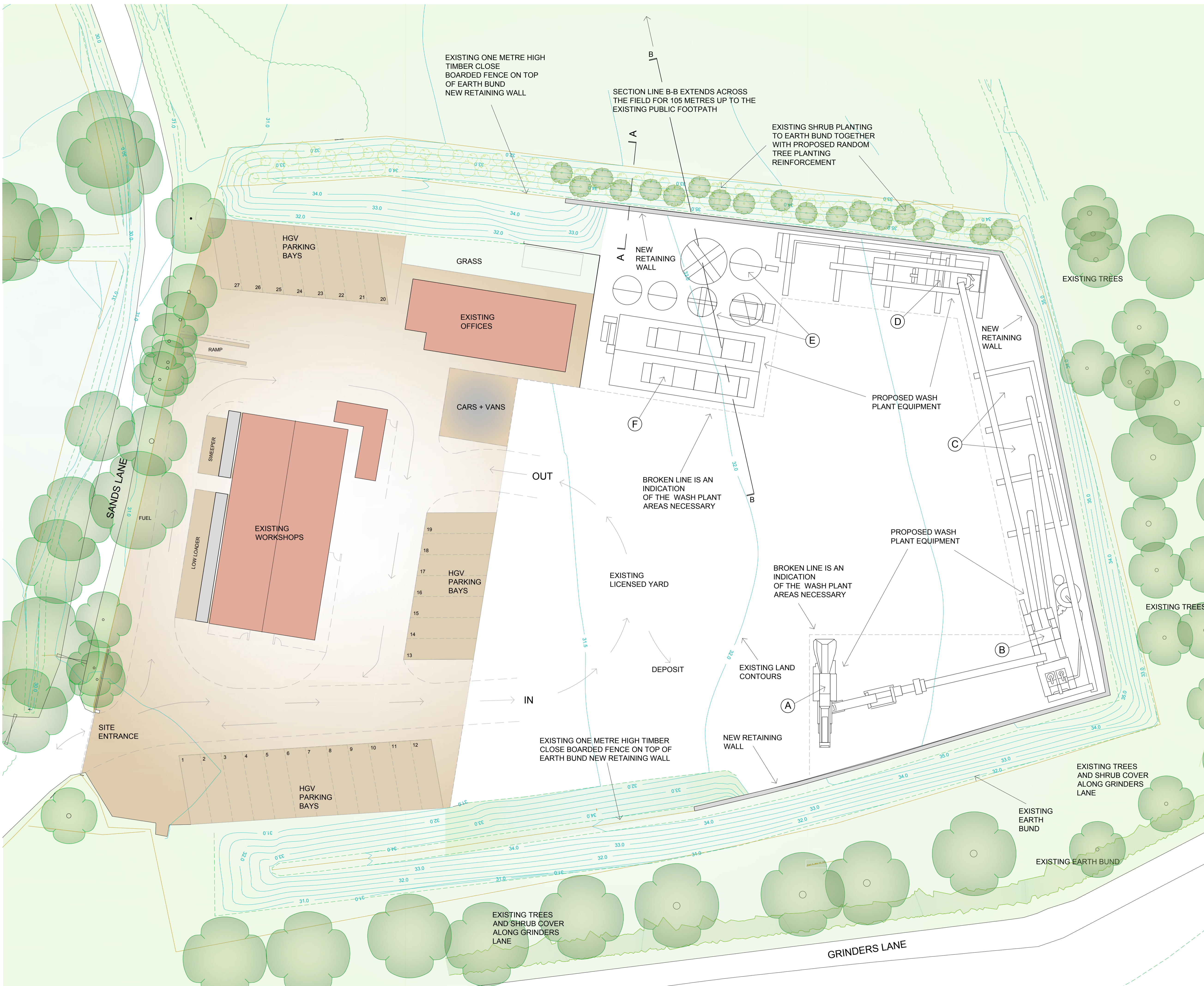
Proposed Site Plan (Drw No. 22-12-02)

Plan View – washing system (Dwg B02\_202122141.1\_00\_02)

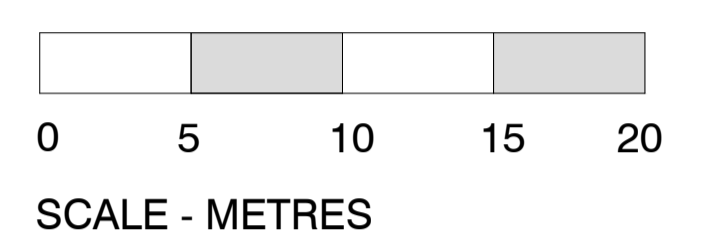
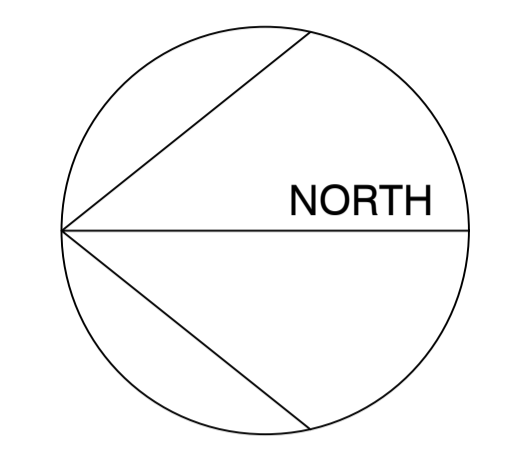
Frontal View 2 – washing system (Dwg B02\_20212141.1\_00\_04)

Frontal View – Depuration plant/filtration (Dwg B02\_20212141.1\_00\_06)

Lateral View – Depuration plant/filtration (Dwg B02\_20212141.1\_00\_07)



Notes  
 All dimensions must be checked on site and not scaled from this drawing.  
 If in doubt please ask.  
 This drawing to be read in conjunction with all engineers and consultants drawings and specifications etc.



- LEGEND**
- (A) SCREENER AND FEED HOPPER LOADING
  - (B) PRE-WASH AND SAND / SILT WASH DIVIDER
  - (C) AGGREGATE STOCKPILING
  - (D) LOG WASH, STONE / SOIL AND SILT SEPARATOR
  - (E) WATER MANAGEMENT AND DE-SILTING OPERATION
  - (F) FILTER PRESS - WATER RECYCLED AND PLIABLE CAKE RELEASE

Revisions	Date

Project  
**PENFOLD VERRALL LTD**  
 THE HAULAGE YARD, DIAL POST  
 WEST SUSSEX RH13 8NY

Drawing Title  
**PROPOSED SITE PLAN**

Client  
**PENFOLD VERRALL LTD.**

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**DOUGLAS J. P. EDWARDS**  
 Chartered Building Surveyors  
 employing  
 Chartered Architects & Surveyors  
 Tel: 01403 740034  
 Email: info@douglasjpedwards.co.uk

Scale	1:250@A1 SHEET	
Date	May 2023	Drawn dkt
Dwg. No	22-12-02	Rev.

See separate file

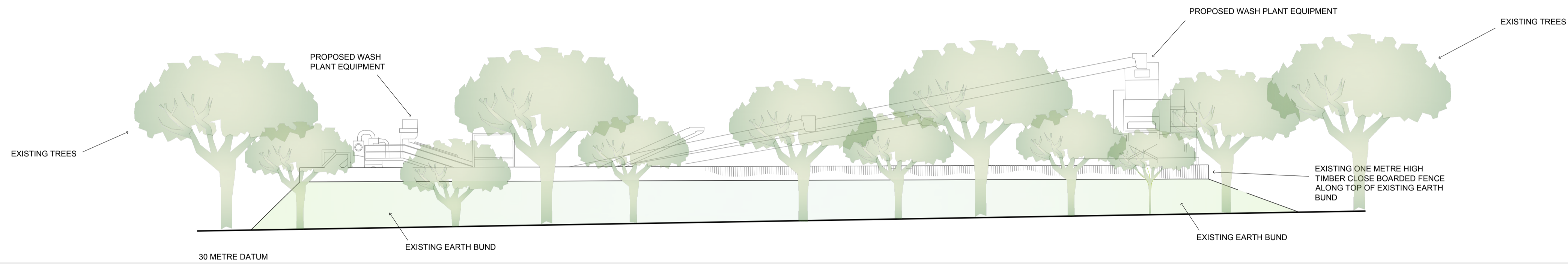
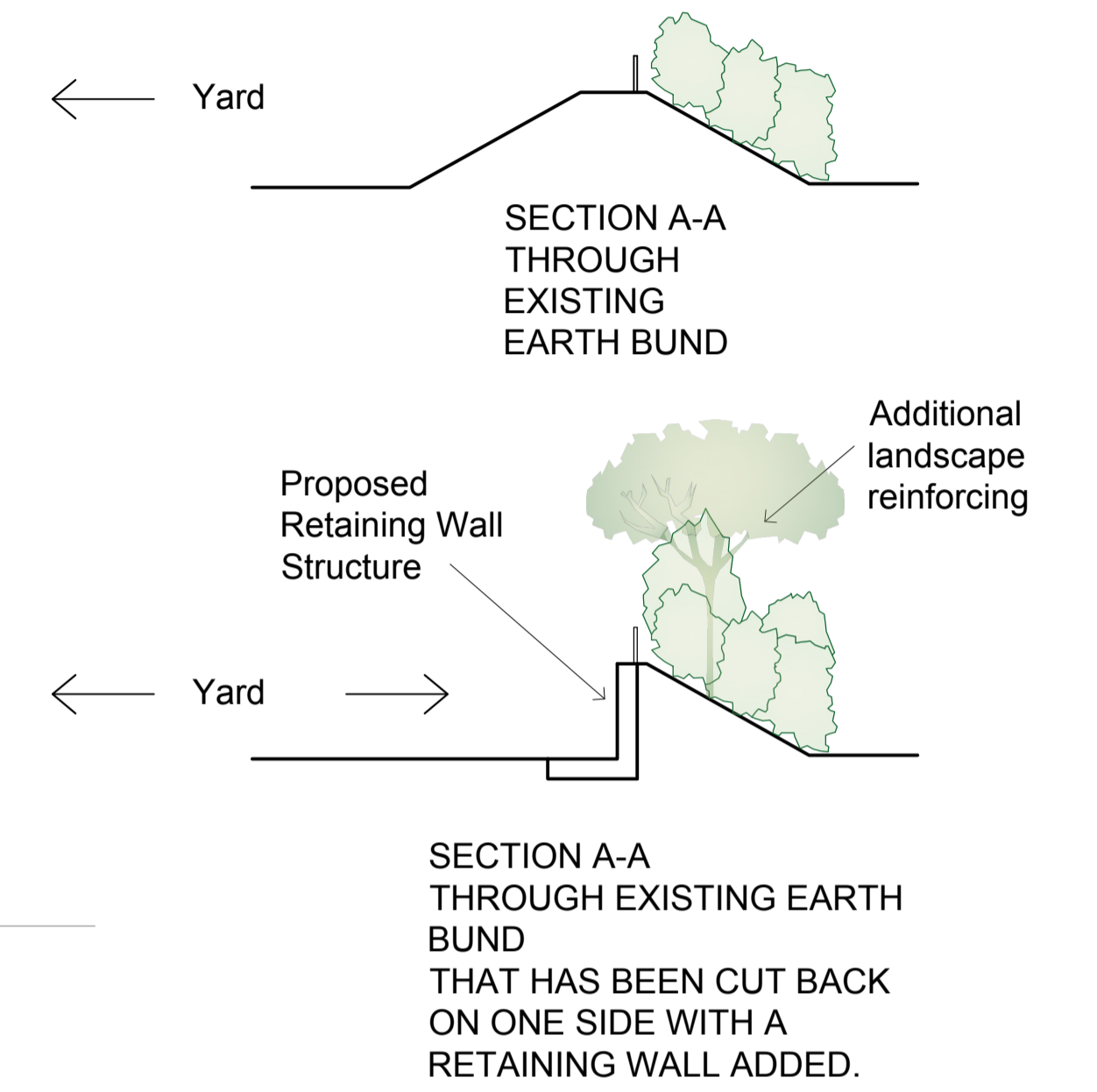
## **APPENDIX C: Visual Illustrations**

Elevations and sections viewed from around the perimeter of the site (Dwg  
No. 22-12-03)

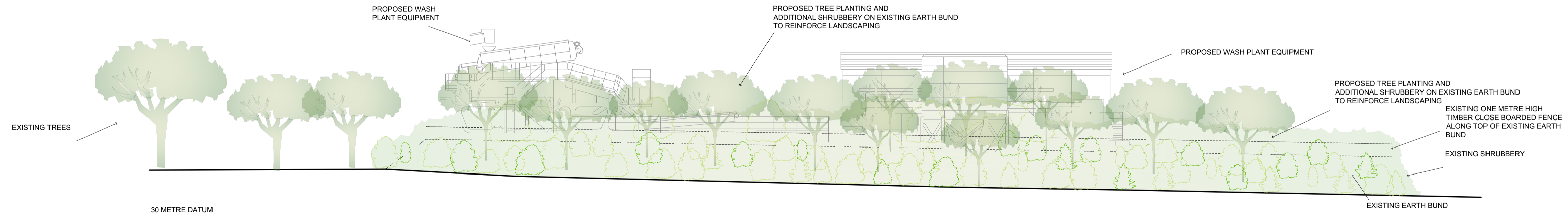
Notes  
 All dimensions must be checked on site and not scaled from this drawing.  
 If in doubt please ask.  
 This drawing to be read in conjunction with all engineers and consultants drawings and specifications etc.



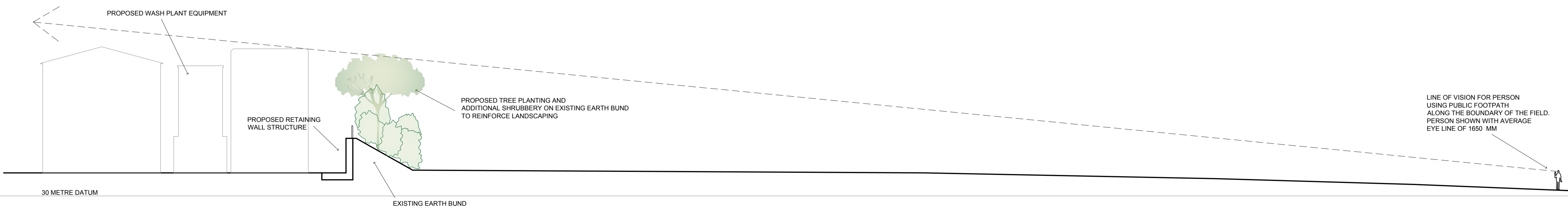
WEST ELEVATION ( view along Grinders Lane )



SOUTH ELEVATION



EAST ELEVATION



SECTION B-B

Revisions	Date

Project  
**PENFOLD VERRALL LTD**  
 THE HAULAGE YARD, DIAL POST  
 WEST SUSSEX RH13 8NY

Drawing Title  
**ELEVATIONS AND SECTIONS VIEWED FROM AROUND THE PERIMETER OF THE SITE**

Client  
**PENFOLD VERRALL LTD.**

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**DOUGLAS J. P. EDWARDS**  
 Chartered Building Surveyors  
 employing  
 Chartered Architects & Surveyors  
 Tel: 01403 740034  
 Email: info@douglasjpedwards.co.uk

Scale **1:200@A1 SHEET**

Date **May 2023** Drawn **dkt**

Dwg. No **22-12-03** Rev.



## **APPENDIX D: Extracts from Landscape Character Assessments**

### **West Sussex County Council Land Management Guidelines**

Sheet LW5: Southern Low Weald

Sheet LW7: Wiston Low Weald

### **Horsham District Landscape Character Assessment**

Area J2: Broadford Bridge to Ashington Farmlands

Area G1: Ashurst & Wiston Wooded Farmlands

See separate file

## **APPENDIX E**

### Site Photographs



**Photograph 1:** View looking east into the site from Grinder's Lane partially obscured by roadside vegetation. The top line of the fencing atop of the bund can be made out.



**Photograph 2:** View looking east into the site from Grinder's Lane partially obscured by winter vegetation. The top line of the fencing atop of the bund can be made out.



**Photograph 3:** View from Grinder's Lane to the north of the development area, looking east, where the existing bund and roadside vegetation provide visual screening.



**Photograph 4:** View from Grinder's Lane to the north of the development area, looking southeast, where the existing bund and roadside vegetation provide visual screening.



**Photograph 5:** View looking west from the private road and bridleway approximately 250 m east of the site where a new boundary fence has been laid.



**Photograph 6:** View looking west-southwest towards the site from where footpath No. 1859 enters the field to the west of the site from the private road and bridleway.



**Photograph 7:** View looking west towards the site from footpath No. 1859 before it enters the Grinder's Wood to the south.



**Photograph 8:** View looking west towards the site from where the footpath No. 1859 enters Grinder's Wood.



**Photograph 9:** View looking northwest towards the site from a track off footpath No. 1859 which runs parallel with the site's southern boundary within Grinder's Wood.



**Photograph 10:** View looking south-southeast towards the site from footpath No.1860 just east of Grinder's Lane.





**Photograph 11:** View looking south from footpath No.1860 across the West Sussex Showground toward the site.



**Photograph 12:** View looking south-southwest from footpath No. 1859 across the field to the northeast of the site.

### Viewpoint 1 (VP1)



**Photograph 13:** Winter view looking west-southwest from footpath No. 1589 at VP1a. This footpath crosses the field to the east of the development area.



**Photograph 14:** Winter view looking west-southwest from footpath No. 1589 at VP1b.

**Viewpoint 2 (VP2)**



**Photograph 15:** Winter view looking south-southeast towards the proposed development area from the Grinder's Lane near the vehicle entrance to Old Barn Nursery.

**Viewpoint 3 (VP3)**



**Photograph 16:** Winter view looking northeast towards the proposed development area from Grinder's Lane just south of the site.

**Viewpoint 4 (VP4)**



**Photograph 17:** Winter view looking north towards the proposed installation area from the viewpoint adjacent to path No. 1589.

**Viewpoint 5 (VP5)**



**Photograph 18:** Winter view looking south towards the development area from footpath No. 1860 to the north of the site.

## **APPENDIX F**

### Field Survey Forms

**FIELD SURVEY FORM**

Viewpoint No.: *1a*

Date:

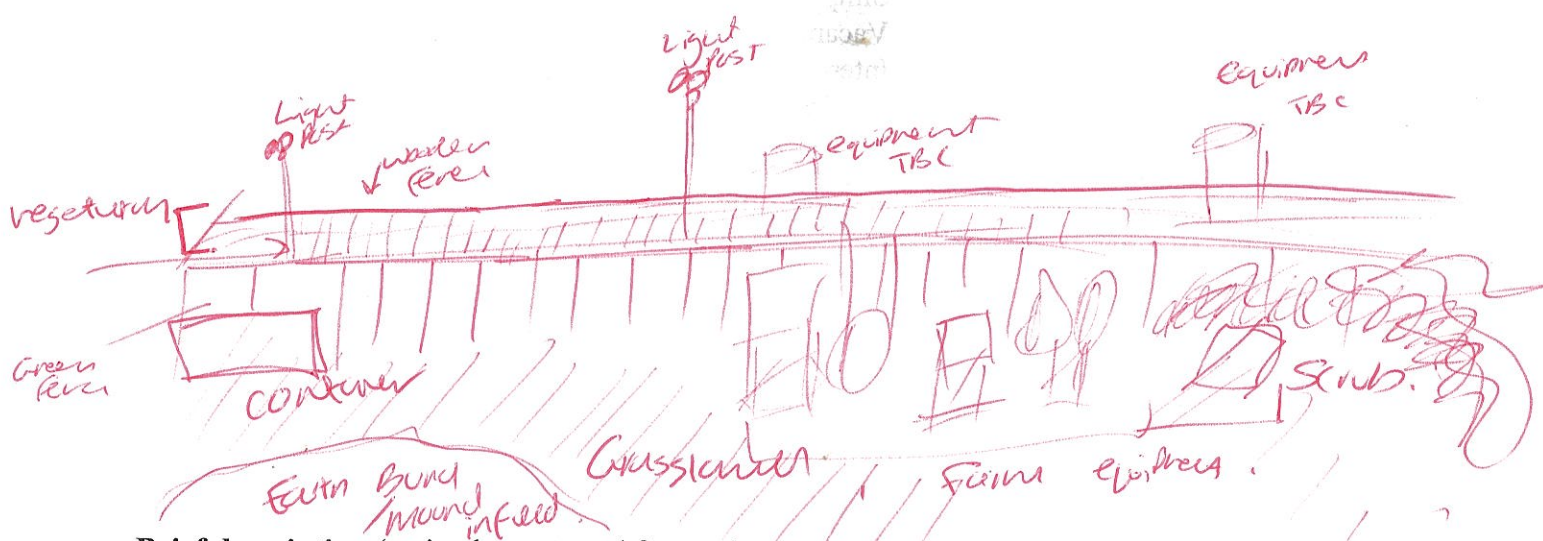
Direction of view:

Location:

Photo. Nos.:

*→ SW*

**Annotated sketch**



**Brief description (main elements and features)**

set within grassland / pasture, a large earthen mound / Bund within center of field. Farm equipment is present adjacent to SW side of field.

Green security fencing surrounding the site, well established vegetation / scrub obscures the view of bund. <sup>top of</sup> wooden panel fence can be seen.

**Landcover and landscape elements**

- |                   |                 |              |                 |                |
|-------------------|-----------------|--------------|-----------------|----------------|
| Farm buildings    | <u>Footpath</u> | Road         | <u>Hedgerow</u> | <u>Pasture</u> |
| Churches          | Fences          | Pylons       | <u>trees</u>    | orchards       |
| Settlement (type) | Plantations     | <u>Banks</u> | <u>Scrub</u>    | Parkland       |
| Built-up          | Stream          | Tree clumps  | Marsh           | Canal          |
| Mineral workings  | Track           | Reservoir    | Pond            | Waterfall      |
| ruins             | Masts, poles    | Motorway     | Railway         | Beach          |
| Walls             | <u>Hedges</u>   | Industry     | Vernacular b.   | Dune           |
| Woodland (type)   | Isolated trees  | Shelterbelt  | Field pattern   | Mudflat        |
| River             | Lake            |              | Arable          |                |

**Land form**

- |             |                 |               |
|-------------|-----------------|---------------|
| <u>Flat</u> | Rolling lowland | Estuary       |
| Undulation  | Plateau         | Broad valley  |
| Rolling     | Hills           | Narrow valley |
| Steep       | Scarp           | Deep gorge    |
| Vertical    | Cliff           |               |
| Plain       | Coast           |               |



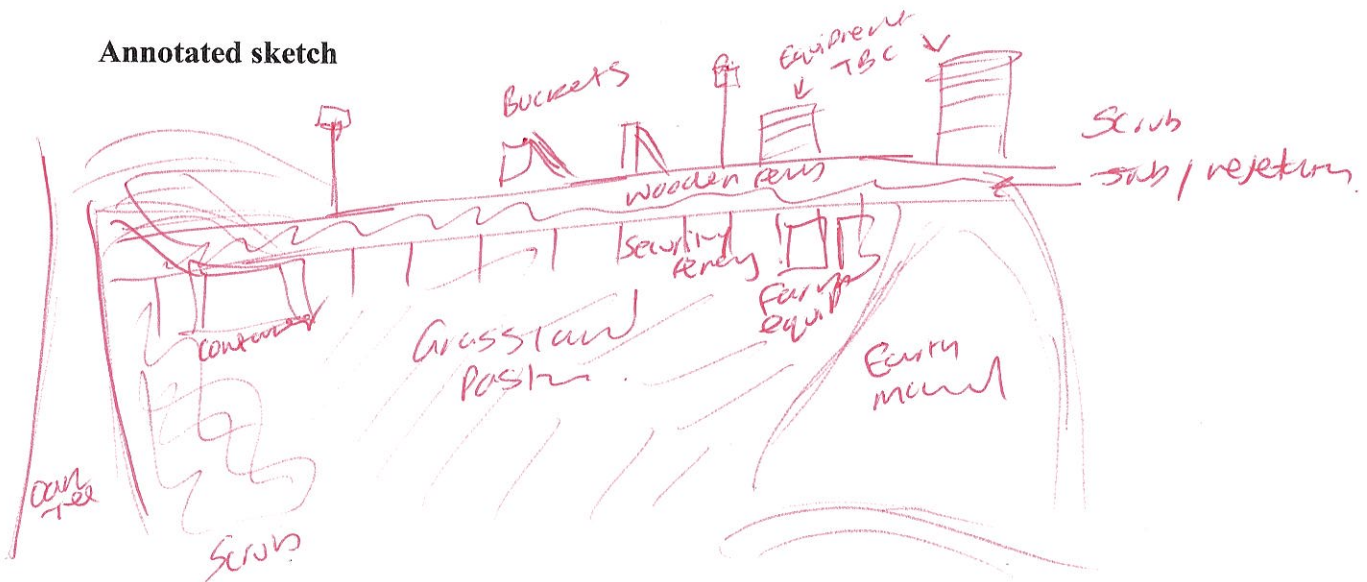
# FIELD SURVEY FORM

Viewpoint No.: 1b  
 Location:

Date:  
 Photo. Nos.:

Direction of view:

## Annotated sketch



## Brief description (main elements and features)

set within pasture, large earth mound, oak tree.

security fencing, with vegetation / scrub obscuring earth bund. Wood paneled fence is visible but obscured by vegetation.

2x 'Digger' buckets visible along with two other pieces of machinery  
 2x security / lighting poles.

Farm equip set within field adjacent to site.

## Landcover and landscape elements

Farm buildings	<u>Footpath</u>	Road	<u>Hedgerow</u>	<u>Pasture</u>
Churches	<u>Fences</u>	Pylons	<u>trees</u>	orchards
Settlement (type)	Plantations	<u>Banks</u>	<u>Scrub</u>	Parkland
Built-up	Stream	Tree clumps	Marsh	Canal
Mineral workings	Track	Reservoir	Pond	Waterfall
ruins	<u>Masts, poles</u>	Motorway	Railway	Beach
Walls	Hedges	Industry	Vernacular b.	Dune
Woodland (type)	Isolated trees	Shelterbelt	Field pattern	Mudflat
River	Lake		Arable	

## Land form

<u>Flat</u>	Rolling lowland	Estuary
Undulation	Plateau	Broad valley
Rolling	Hills	Narrow valley
Steep	Scarp	Deep gorge
Vertical	Cliff	
Plain	Coast	

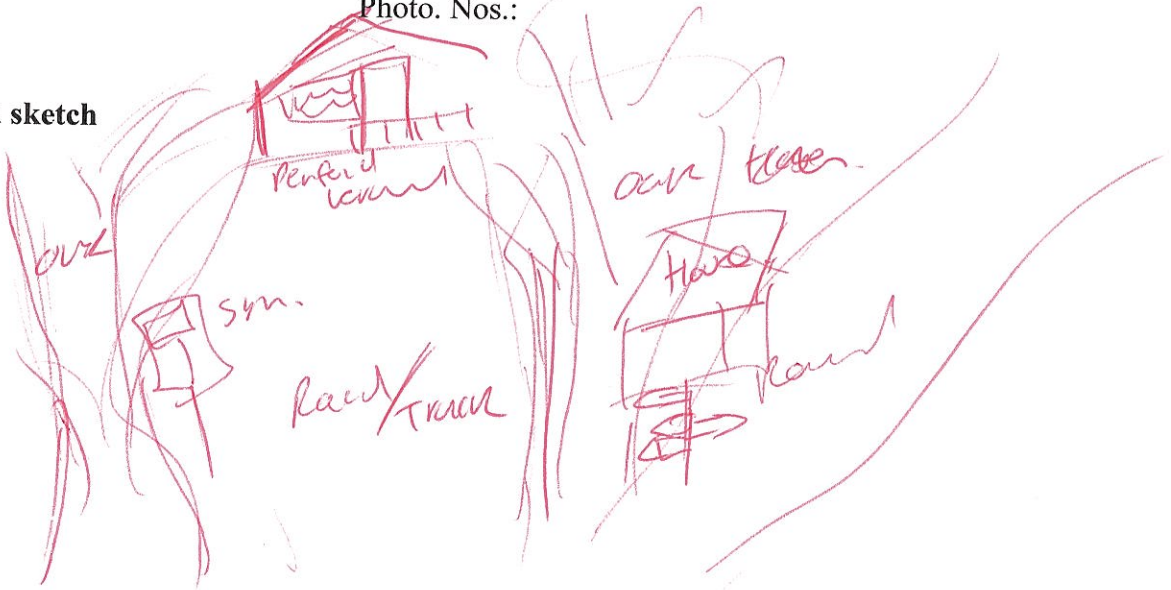
# FIELD SURVEY FORM

Viewpoint No.: 812  
 Location:

Date:  
 Photo. Nos.:

Direction of view:

## Annotated sketch



## Brief description (main elements and features)

Main access road into perforated verandah. Flanked by hedging and oak trees with an access road to the left for garden center and car stop.

## Landcover and landscape elements

- |                   |                |             |               |           |
|-------------------|----------------|-------------|---------------|-----------|
| Farm buildings    | Footpath       | <u>Road</u> | Hedgerow      | Pasture   |
| Churches          | Fences         | Pylons      | <u>trees</u>  | orchards  |
| Settlement (type) | Plantations    | Banks       | <u>Scrub</u>  | Parkland  |
| <u>Built-up</u>   | Stream         | Tree clumps | Marsh         | Canal     |
| Mineral workings  | Track          | Reservoir   | Pond          | Waterfall |
| ruins             | Masts, poles   | Motorway    | Railway       | Beach     |
| Walls             | <u>Hedges</u>  | Industry    | Vernacular b. | Dune      |
| Woodland (type)   | Isolated trees | Shelterbelt | Field pattern | Mudflat   |
| River             | Lake           |             | Arable        |           |

## Land form

- |             |                 |               |
|-------------|-----------------|---------------|
| <u>Flat</u> | Rolling lowland | Estuary       |
| Undulation  | Plateau         | Broad valley  |
| Rolling     | Hills           | Narrow valley |
| Steep       | Scarp           | Deep gorge    |
| Vertical    | Cliff           |               |
| Plain       | Coast           |               |

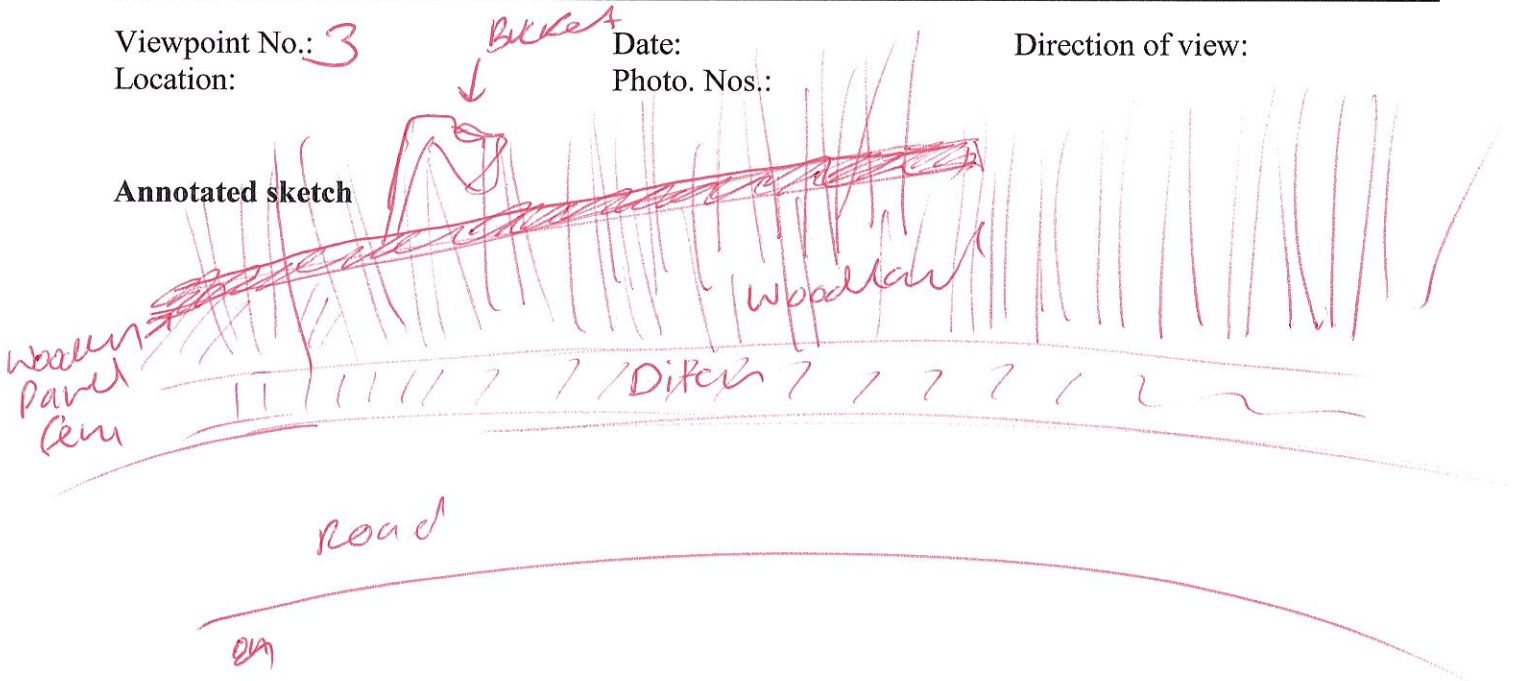
**FIELD SURVEY FORM**

Viewpoint No.: 3  
 Location:

Date:  
 Photo. Nos.:

Direction of view:

Annotated sketch



**Brief description (main elements and features)**

on verge of road. active Ditch on far side.  
 Area of woodland. Wood panel fence can only just be seen.  
 with Ditch bucket occasionally extending above fence line.

**Landcover and landscape elements**

- |                   |                |             |               |           |
|-------------------|----------------|-------------|---------------|-----------|
| Farm buildings    | Footpath       | Road        | Hedgerow      | Pasture   |
| Churches          | Fences         | Pylons      | <u>trees</u>  | orchards  |
| Settlement (type) | Plantations    | Banks       | <u>Scrub</u>  | Parkland  |
| Built-up          | Stream         | Tree clumps | Marsh         | Canal     |
| Mineral workings  | Track          | Reservoir   | Pond          | Waterfall |
| ruins             | Masts, poles   | Motorway    | Railway       | Beach     |
| Walls             | Hedges         | Industry    | Vernacular b. | Dune      |
| Woodland (type)   | Isolated trees | Shelterbelt | Field pattern | Mudflat   |
| River             | Lake           |             | Arable        |           |

**Land form**

- |             |                 |               |
|-------------|-----------------|---------------|
| <u>Flat</u> | Rolling lowland | Estuary       |
| Undulation  | Plateau         | Broad valley  |
| Rolling     | Hills           | Narrow valley |
| Steep       | Scarp           | Deep gorge    |
| Vertical    | Cliff           |               |
| Plain       | Coast           |               |

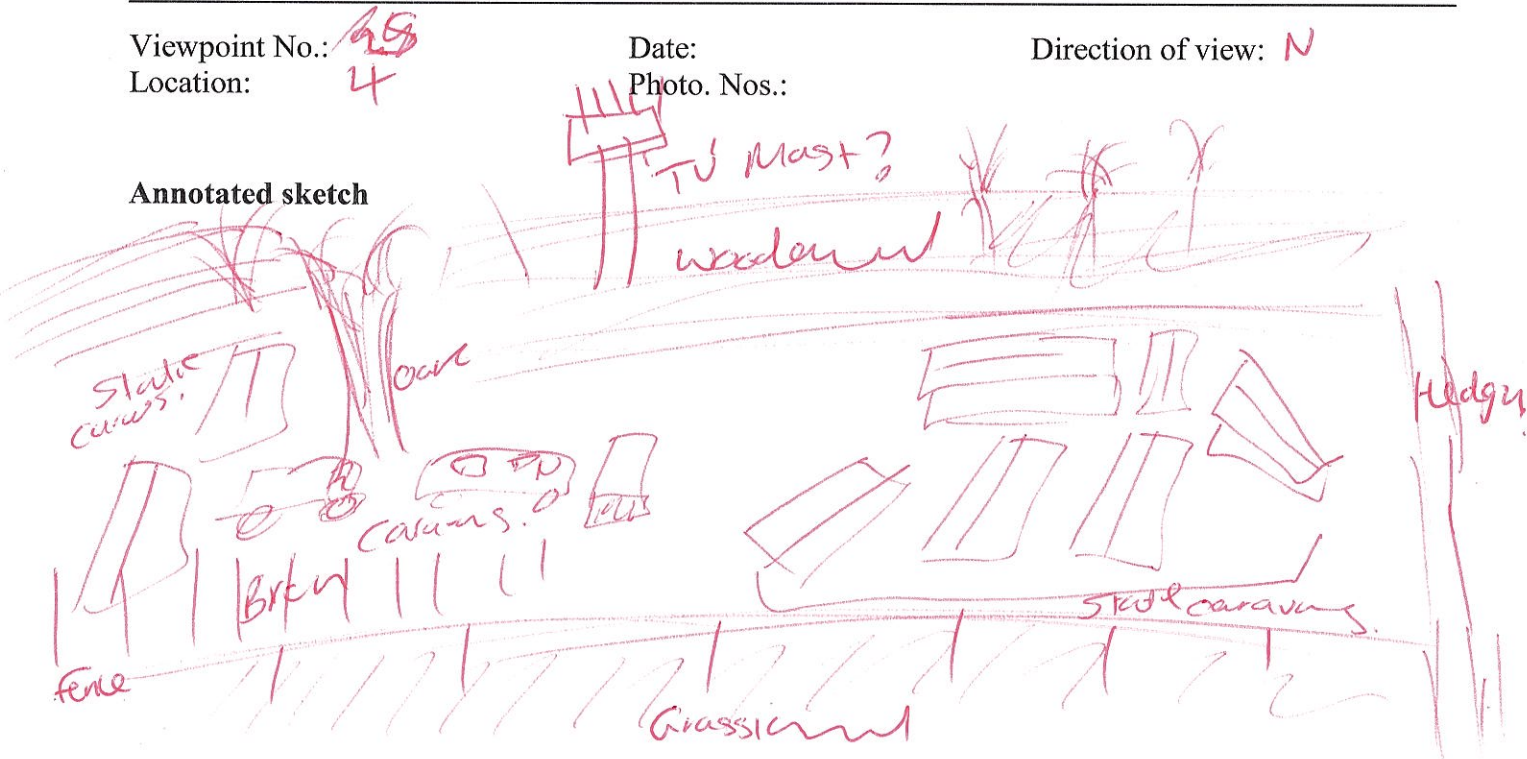
# FIELD SURVEY FORM

Viewpoint No.: 25  
 Location: 4

Date:  
 Photo. Nos.:

Direction of view: N

## Annotated sketch



## Brief description (main elements and features)

Grassland / Pasture - Static caravan site to the North,  
 mixed  
 Large area of woodland facing North.  
 Large TV Mast within center of view.  
 Views of north and south downs.  
 Course

## Landcover and landscape elements

Farm buildings  
 Churches  
 Settlement (type)  
 Built-up  
 Mineral workings  
 ruins  
 Walls  
Woodland (type)  
 River

Footpath  
Fences  
 Plantations  
 Stream  
 Track  
Masts, poles  
Hedges  
 Isolated trees  
 Lake

Road  
Pylons  
 Banks  
 Tree clumps  
 Reservoir  
 Motorway  
 Industry  
 Shelterbelt

Hedgerow  
trees  
Scrub  
 Marsh  
 Pond  
 Railway  
 Vernacular b.  
 Field pattern  
 Arable

Pasture  
 orchards  
 Parkland  
 Canal  
 Waterfall  
 Beach  
 Dune  
 Mudflat

## Land form

Flat  
Undulation  
Rolling  
 Steep  
 Vertical  
 Plain

Rolling lowland  
 Plateau  
 Hills  
 Scarp  
 Cliff  
 Coast

Estuary  
 Broad valley  
 Narrow valley  
 Deep gorge

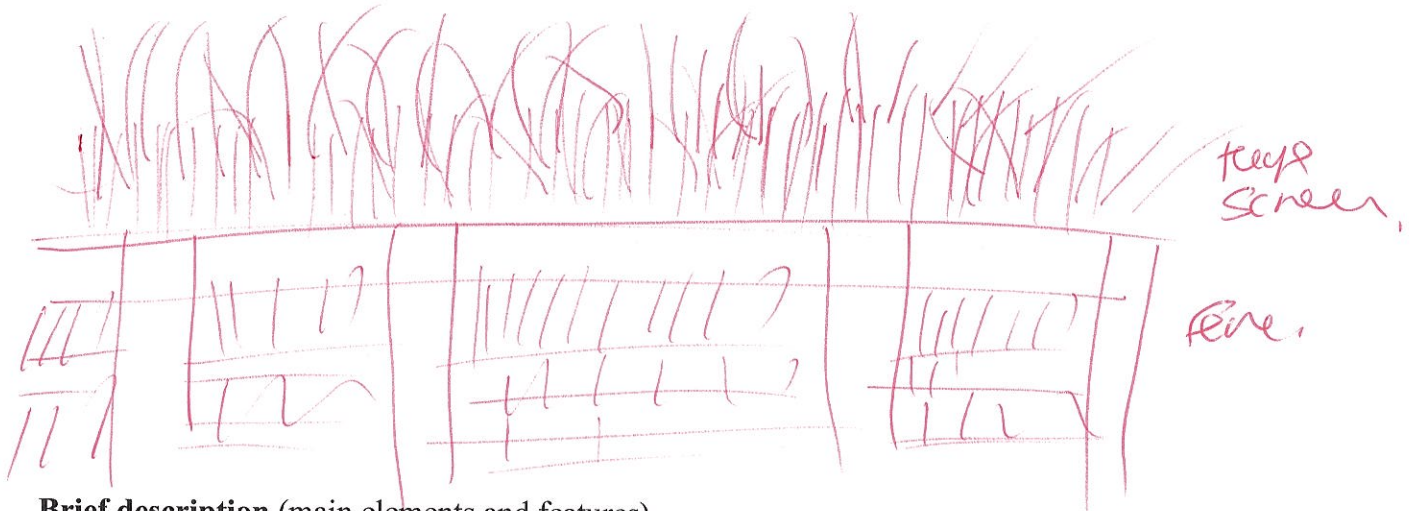
# FIELD SURVEY FORM

Viewpoint No.: 5  
 Location:

Date:  
 Photo. Nos.:

Direction of view:

## Annotated sketch



### Brief description (main elements and features)

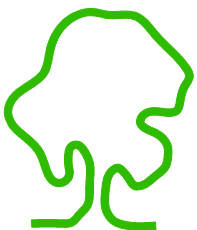
very impression of field / hedgerow on other side  
 fencing and tall plantings.

## Landcover and landscape elements

Farm buildings	<u>Footpath</u>	Road	<u>Hedgerow</u>	<u>Pasture</u>
Churches	<u>Fences</u>	Pylons	trees	orchards
Settlement (type)	Plantations	Banks	<u>Scrub</u>	Parkland
Built-up	Stream	Tree clumps	Marsh	Canal
Mineral workings	Track	Reservoir	Pond	Waterfall
ruins	Masts, poles	Motorway	Railway	Beach
Walls	Hedges	Industry	Vernacular b.	Dune
Woodland (type)	Isolated trees	Shelterbelt	Field pattern	Mudflat
River	Lake		Arable	

## Land form

<u>Flat</u>	Rolling lowland	Estuary
Undulation	Plateau	Broad valley
Rolling	Hills	Narrow valley
Steep	Scarp	Deep gorge
Vertical	Cliff	
Plain	Coast	



eas ltd

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web site : [www.easltd.co.uk](http://www.easltd.co.uk)