

West Sussex Landscape Sensitivity and Capacity Study for Potential Mineral and Waste Sites

**Prepared for West Sussex County Council
by
Land Use Consultants**

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1. Introduction

- I.1 Land Use Consultants (LUC) was commissioned by West Sussex County Council (WSCC) to carry out a landscape sensitivity and capacity assessment of potential mineral and waste sites in the county as part of the preparation of the West Sussex Minerals and Waste Core Strategy Development Plan. This main report and a report appended to it, Annex I: Waste Sites, sets out the findings of this study which will form part of the evidence base supporting the preparation of the Minerals and Waste Core Strategy.
- I.2 The landscape of West Sussex is valued as a natural, historical and cultural resource and includes the South Downs National Park, and two AONBs, Chichester Harbour and High Weald, landscapes of national importance. Given the significant short term and long term impacts mineral development can have on the landscape, there is a clear need to balance demands for securing future mineral resources with that of protecting and conserving the special landscape character and resources of the county, including ensuring the objectives of the South Downs National Park are met.
- I.3 This study was intended to provide guidance relevant to landscape and visual matters regarding the 'long list' sites (Background Paper 5 Version 2) which are being considered through the West Sussex Minerals and Waste Core Strategy. The main report focuses on the sensitivity of the potential sharp sand and gravel, soft sand, sandstone, chalk and clay sites.
- I.4 The appended report, Annex I, focuses on the landscape sensitivity and capacity of the potential waste sites. The study of potential waste sites within the appended report follows a broadly similar methodology to that of the mineral study, but takes into account the characteristics of the waste development facilities.

Purpose of the study

- I.5 The primary purpose of the review of landscape sensitivity and capacity to mineral development is to inform the preparation of the Core Strategy Development Plan. The aims of the study, as identified in the brief, are as follows:
 - to provide an assessment of the landscape and the potential for it to accommodate the mineral workings (i.e. its sensitivity and capacity); and
 - to provide guidance on the extent to which each site might be able to accommodate mineral development without having a significant detrimental impact on the character of the area taking into account current practices of design and mitigation.
- I.6 A key consideration is the need for the study to meet the Tests of Soundness identified in PPS12 and provide a transparent, robust and defensible evidence base for the MWDF. The method of approach to this study is set out in **Section 2** and draws on key guidance and best practice as set out in the following:

- Scottish Natural Heritage and the Countryside Agency (2002) *Landscape Character Assessment*;
- Scottish Natural Heritage and the Countryside Agency (2002a) *Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*; and
- The Landscape Institute and Institute of Environmental Management and Assessment (2002b) *Guidelines for Landscape and Visual Impact Assessment (Second Edition)*.

Report Structure

1.7 The report is structured as follows:

Main Report: Mineral Sites

- **Section 2:** Methodology;
- **Section 3:** Sensitivity Assessment
- **Section 4:** Summary of Findings;
- **Section 5:** Conclusions and Recommendations.

1.8 The main report is supported by the following figures:

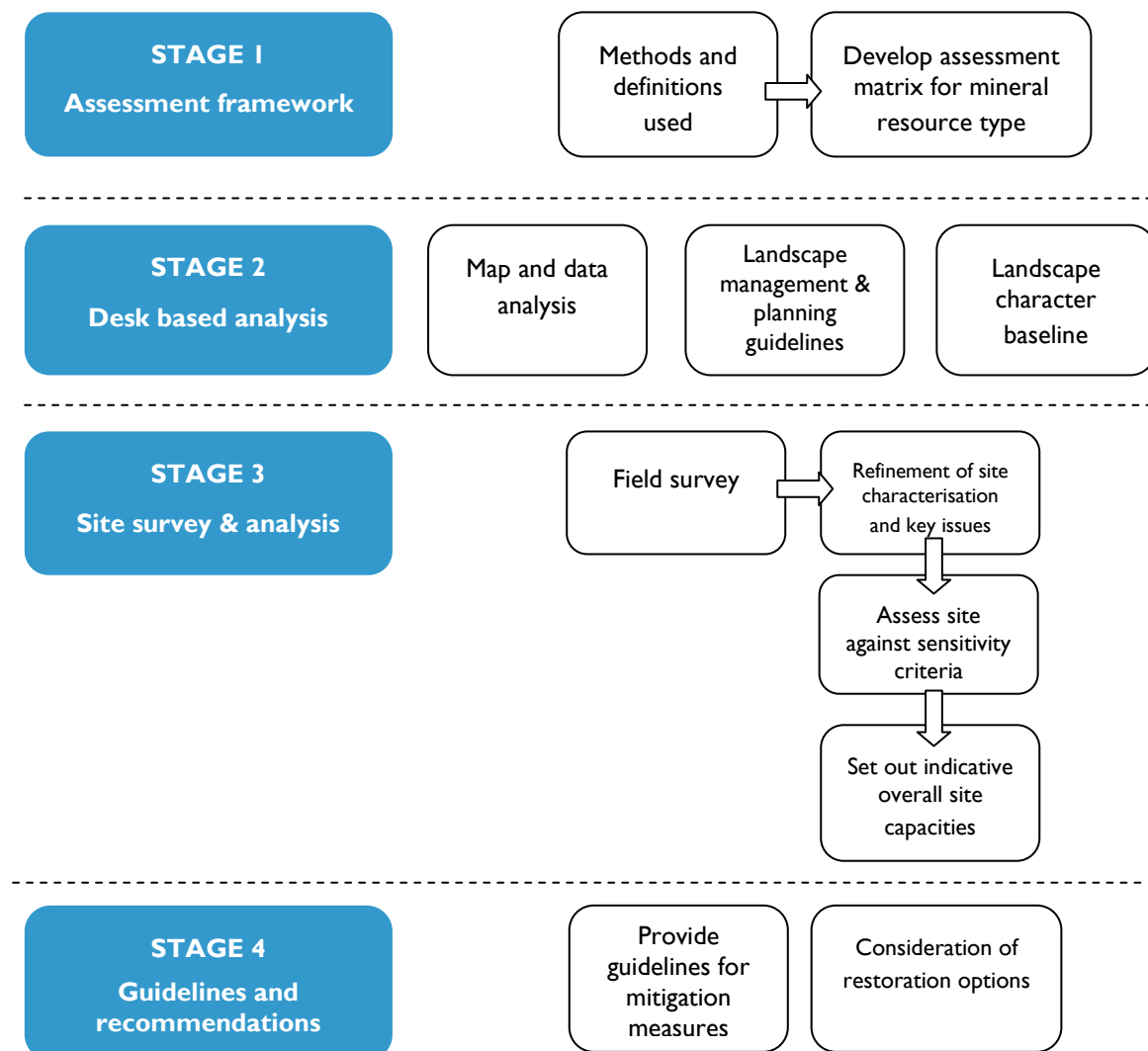
- **Figure 1** Site Locations;
- **Figure 2** Topography;
- **Figure 3** National Character Areas;
- **Figure 4** West Sussex Landscape Character Areas;
- **Figure 5** Landscape Designations;
- **Figure 6** Cultural Heritage Designations;
- **Figure 7** Conservation Designations;
- **Figure 8** Tranquillity;
- **Figure 9** Intrusion.

2. Methodology

2.1 The approach to assessing sensitivity to minerals workings used in this study builds on current thinking on techniques and criteria for judging landscape sensitivity and capacity as documented in *Topic Paper 6*¹ which accompanies the guidance published by the Countryside Agency and Scottish Natural Heritage². There is currently no agreed method for evaluating sensitivity or capacity of different types of landscape. The methodology therefore builds on LUC's experience from previous and ongoing studies of a similar nature and was developed in consultation with WSCC and the National Park Authority.

2.2 The following diagram indicates the main project stages.

Diagram 1: Project Stages



¹ The Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment Guidance for England and Scotland. Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*.

² Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment: Guidance for England and Scotland* CAX 84.

Method and Definitions of Landscape Sensitivity

- 2.3 Landscape sensitivity is a measure of the resilience of the landscape to change. *Topic Paper 6: Techniques and Criteria for Judging Sensitivity and Capacity* differentiates between two definitions of landscape sensitivity:

1) Overall Landscape Sensitivity

This refers to the inherent sensitivity of the landscape itself, “*irrespective of the type of change that may be under consideration*”, embracing a combination of:

- a. the sensitivity of the landscape resource (in terms of both its character as a whole and the individual elements contributing to character);
- b. the visual sensitivity of the landscape, assessed in terms of a combination of factors such as views, visibility, the number and nature of people perceiving the landscape and the scope to mitigate visual impact.

This concept is most relevant for work at a strategic level such as in the preparation of regional and sub-regional spatial strategies.

2) Landscape sensitivity to a specific type of change

This refers to the sensitivity of the landscape *to a particular type of change or development*. It should be defined in terms of the interactions between the landscape itself, the way that it is perceived and the particular nature of the type of change or development in question.³

- 2.4 In this study, landscape sensitivity is based on the second of these terms. The study makes a series of judgements about the sensitivity of each individual site to specific types of mineral development alongside making comment on likely landscape and visual effects. These judgements should be taken as being indicative of the likely effects, and are not intended to be a substitute for detailed consideration of the effects of individual development proposals if required as part of planning applications. These should be addressed on a case-by-case basis as part of defined planning procedures. It is likely that some but not all sites will require Environmental Impact Assessment which should include landscape and visual impact assessment.
- 2.5 The following definition of sensitivity, as set out in the brief, has been applied in this study:

Sensitivity is the extent to which the character of the landscape is susceptible to change as a result of proposed mineral workings.

- 2.6 Sensitivity has been assessed based on a series of criteria, which were developed to highlight specific landscape and visual characteristics which are most likely to be affected by the development types under examination. The

³ Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment Topic Paper 6*, pp.3-4

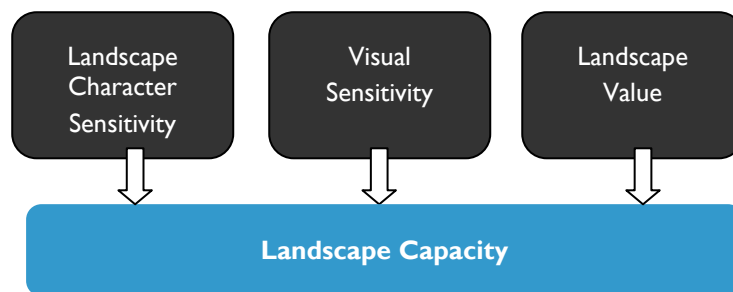
criteria are based on current good practice as described in *Topic Paper 6*, and relate to the physical landscape, visual amenity, cultural features, and perceptual characteristics. Further information about the criteria is presented in **Section 2** and **Table 2.1**.

Definitions of Landscape Capacity

2.7 Landscape capacity, as discussed in *Topic Paper 6*, is a term used to describe the ability of the landscape to accommodate different amounts of change or development of a specific type without fundamentally changing its key characteristics. Broadly it reflects:

- the sensitivity of the landscape resource and its visual amenity;
- the value attached to the landscape or specific elements in it.

Diagram 2: Diagram reflecting *Topic Paper 6*: Summary of factors to consider in judging landscape capacity for a particular type of change⁴.



2.8 Landscape capacity refers to the resilience or robustness of the landscape and the degree to which it can accommodate specific types and levels of change without significant effects on its overall character, key attributes or quality. The term does not refer to an absolute limit to the amount of change that can be accommodated, as no such firm thresholds can be established beyond which change would be ‘unacceptable’. In assessing landscape sensitivity and capacity within this study, judgements as to acceptability of specific development proposals are not made, as these judgements need to be weighed up in the overall planning balance.

2.9 As *Topic Paper 6* notes, a valued landscape, whether nationally designated or not, does not automatically, and by definition, have high sensitivity. Similarly, “landscapes with high sensitivity do not automatically have no, or low capacity to accommodate change, and landscapes of low sensitivity do not automatically have high capacity to accept change”⁵.

⁴ Based on Figure 1b within The Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment Guidance for England and Scotland. Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*, page 5

⁵ The Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment Guidance for England and Scotland. Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*, page 14

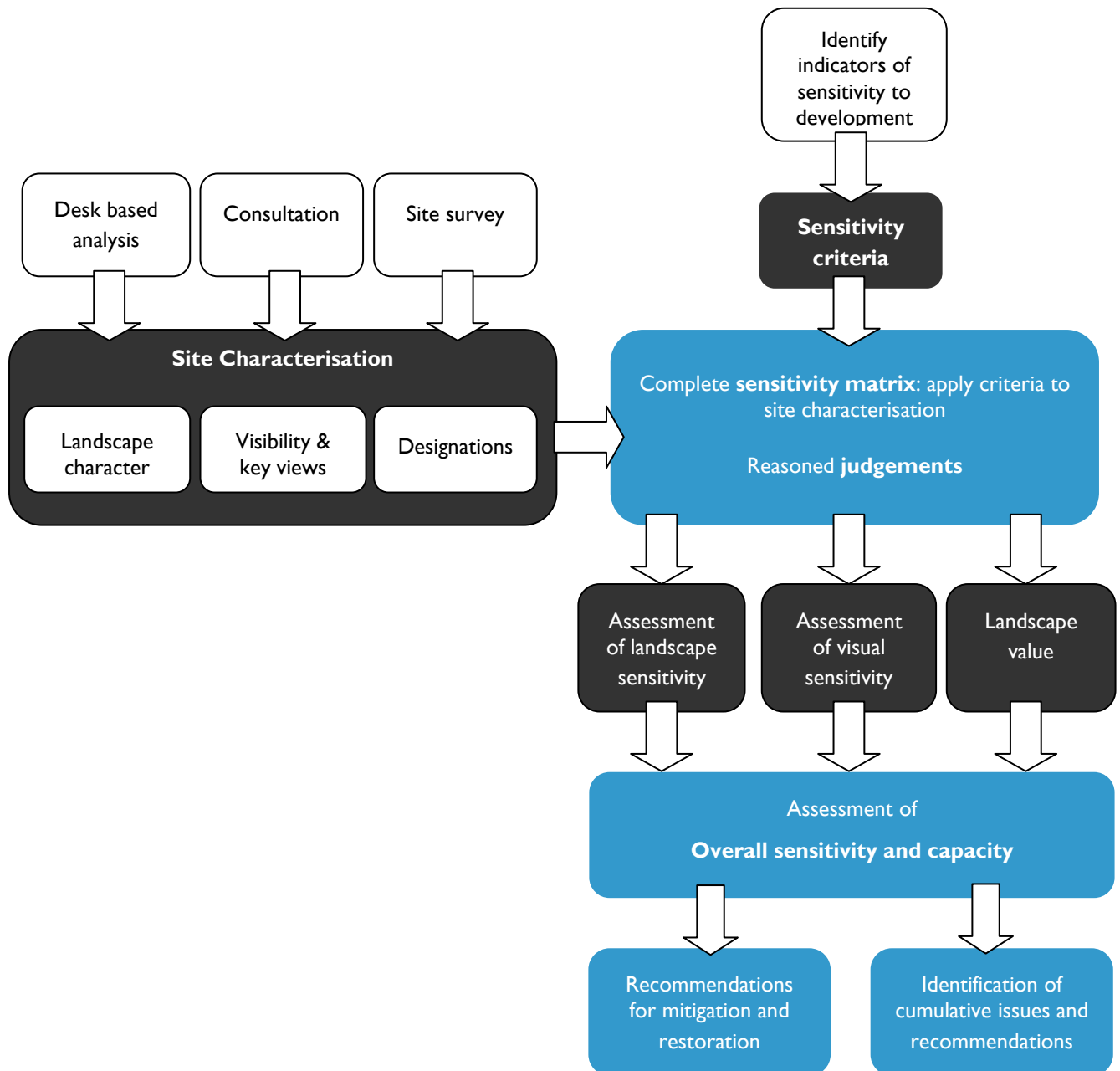
Landscape Value

- 2.10 The definition of landscape within the **European Landscape Convention** (ELC), adopted and promoted by the Council of Europe, is all embracing:
“Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”.
- 2.11 The Convention is important in that it recognises that all landscapes matter, be they ordinary, degraded or outstanding. There is however also recognition that value is also ascribed to landscapes, and *Topic Paper 6* identifies the need for judgements about landscape capacity to reflect that certain landscapes are valued by society for different reasons⁶.
- 2.12 For the purposes of this study, consideration has been given to the implications of proposed change for the key characteristics and special qualities identified for formally designated areas. The landscape management plans for the Chichester Harbour AONB, the High Weald AONB and the South Downs National Park, as well as the relevant planning guidelines, have informed the study and the development of the assessment criteria. Those criteria related to the key qualities of the designated landscape have been given more weight in the assessment process.
- 2.13 In this study **landscape value** reflects local and national landscape designations as well as other factors such as:
- natural heritage designations;
 - cultural heritage designations (such as scheduled monuments and conservation areas); and
 - recreational resources, including long distance paths.

These factors, whilst not directly linked to landscape, nevertheless indicate the different ways the landscape may be valued by local residents and visitors, and have been included in the study to take account of broader amenity, cultural and historical features or elements that may be affected by development. Other factors indicating landscape value include landscape quality and condition, intactness, apparent historic time-depth and perceptual qualities such as tranquillity and remoteness are also taken into account.

⁶ The Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment Guidance for England and Scotland. Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*, page 12

Diagram 2: Assessment Process



Mineral Development and Sensitivity Indicators

The key features, or attributes, of each type of mineral development were established, in terms of their potential effects on the landscape. Based on these attributes, a number of landscape characteristics were identified, which act as corresponding indicators of potential landscape sensitivity. Key potential impacts for each of the different types of development are listed in **Appendix 2**.

Assessment Criteria

- 2.14 Criteria for determining landscape sensitivity were established based on the attributes of the landscape identified as being most likely to be affected by development. A five point scale, setting out the criteria indicating higher to lower sensitivity, was used against which the attributes of each individual site could be set out.

Table 2.1 Sensitivity Matrix

| LOWER SENSITIVITY ←-----→ HIGHER SENSITIVITY | | | | | |
|--|--|--|--|---|---|
| LANDSCAPE CRITERIA | | | | | |
| Landform | Simple, large scale, predominantly flat | Simple, large to medium scale, predominantly flat to undulating | Occasional variety but lacking strong complexity | Complex with topographical variety | Very complex with strong topographical variety |
| Land cover | Simple, large-scale pattern (large conifer plantations, arable fields), and/or regularly disturbed, fragmented landcover | Largely simple, some disturbance, largely fragmented landcover and landuse | Some variety, limited disturbance, a degree of consistency in pattern of landuse and landcover | Varied pattern with some intricacy, largely undisturbed and coherent landcover, some historic landuse pattern evident | Intricate, varied pattern, undisturbed consistent patterns of land cover or land use, historic field patterns |
| Scale | Large scale, featureless | Medium to large scale | Medium to small scale with occasional human scale indicators | Small scale with human scale indicators | Very small scale, intricate with human scale indicators |
| Enclosure | Enclosed | Mostly enclosed, some open areas | Some enclosure | Generally open, enclosed in places | Open, exposed |
| Condition | Low level of intactness with landscape elements in poor state of repair | Some intactness with some elements in poor state of repair | Generally intact with elements in reasonable state of repair | Intact and elements in good state of repair | High level of intactness and very good state of repair |

| LOWER SENSITIVITY ←-----→ HIGHER SENSITIVITY | | | | | |
|--|---|---|---|---|--|
| Typicality and rarity | No rare features or weak association with key characteristics of the landscape | Few rare features or some association with key characteristics of the landscape | Some rare features and attributes or largely corresponding to key characteristics | Rare features and attributes, strong correspondence with key qualities | Rare features of regional importance or representative of key characteristics and qualities |
| Tranquillity including noise and lighting | Not tranquil, much human activity, noise and light | Limited tranquillity | Some human activity reducing sense of tranquillity, some lighting | Relatively tranquil, no lighting | Tranquil, little human activity, noise or lighting |
| Remoteness | Presence or proximity to human activity or modern development or industrial structures e.g. utility, infrastructure | Close to some visible signs of human activity and modern development | Some sense of distance and remoteness, human activity and modern development largely absent | Perception of remoteness, sense of distance from human influences | Strong sense of remoteness; physically remote or perception of being remote |
| VISUAL CRITERIA | | | | | |
| Skylines | No relationship to skyline | Limited relationship to skyline | Some relationship to skyline with some complexity and interruption | Relationship to prominent skylines that is largely simple or with some variety and interruption | Strong relationship to prominent, simple and undeveloped skylines |
| Views and landmarks | Contains no landmarks and is not a feature in local views | No or limited landmarks or limited significance in local views | Locally important landmarks or views | Some important landmarks, or significant views | Landscape includes important landmarks or is important in views across a wide area |
| Intervisibility | Self contained, restricted intervisibility | Occasional views to adjacent landscapes | Intervisibility with some neighbouring landscapes | Intervisibility and strong links to neighbouring landscapes | Extensively intervisible, part of wider landscape |
| Visual Receptors | Low number of viewers from properties and transport routes | Local transport routes, limited numbers of residents | Some visibility from main transport routes and a number of residents | Frequent properties and views from main transport routes | Higher visibility from main transport routes and large number of properties |
| LANDSCAPE VALUE CRITERIA | | | | | |
| Landscape designations | No or limited intervisibility or relationship with a locally or nationally designated landscape | Some intervisibility and relationship with a locally or nationally designated landscape | Located in close proximity to a designated landscape with some intervisibility and relationship with it | Located within or in close proximity to a designated landscape, some significant intervisibility and association with the wider designated area | Located within a nationally or locally designated landscape with a strong association with the wider designated area |

| LOWER SENSITIVITY ←-----→ HIGHER SENSITIVITY | | | | | |
|--|--|---|--|--|---|
| Natural heritage | No landscape conservation designations | Limited extent of nature conservation areas and areas of ancient woodland | Some nature conservation designations | Nature conservation designations over a significant area | Statutory nature conservation designations over an extensive area |
| Historic environment and settings | No significant historic features | Historic features but not relating to landscape | Some historic features relate to landscape | Some prominent historic features | Historic features are prominent in the landscape |
| Recreation | Little or no recreational use | Low level informal or local recreational use | Locally significant recreational use or attraction | Well used for recreation, greater than local attraction | Important for recreation for locals and visitors |

- 2.15 It should be noted that for each site the relevant importance of the criteria varies and the assessment does not consist of a rigid scoring system, rather the sensitivity of each site was assessed through professional judgement guided by performance against the criteria. As the *Guidelines for Landscape and Visual Impact Assessment* note, there are “*complex relationships between the different components of the landscape*”.⁷ For different sites, falling within different landscape character areas with a range of specific issues, different criteria are considered more or less important. Those criteria which relate to the ‘key qualities’ in the designated landscapes (ie the South Downs National Park and the two AONBs), are afforded greater weight.
- 2.16 Where sites lie close to designated landscapes this is taken into account. In areas where intervisibility is with a protected landscape, the intervisibility criterion is afforded greater weight in the balance of judgement.
- 2.17 For each site, therefore, sensitivity and capacity depends on a range of factors which have been carefully balanced through seeking to make transparent, professional judgements, rather than a rigid scoring system.
- 2.18 This study has used a five-point scale to record sensitivity, outlined in **Table 2.2** below.

⁷ Landscape Institute and Institute for Environmental Management and Assessment, *op. cit.* Section 7.45

Table 2.2 Definitions of sensitivity

| Sensitivity score | Definition |
|--------------------|--|
| High | Key characteristics of the landscape are highly vulnerable to change. The nature of the development would result in a significant change in character. |
| Medium-High | Key characteristics of the landscape are vulnerable to change. There may be some limited opportunity to accommodate development without changing landscape character. Great care would be needed in locating mineral/waste sites. |
| Medium | Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character. Care would be needed in locating mineral/waste sites. |
| Medium-Low | Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character. Care is still needed when locating mineral/waste sites to avoid adversely affecting key characteristics. |
| Low | Key characteristics of the landscape are robust and would not be adversely affected by development. The landscape is likely to be able to accommodate development without a significant change in character. Care is still needed when locating mineral/waste sites to ensure best fit with the landscape. |

Desk Studies

Desk based review of sensitivity

- 2.19 An initial desk-based assessment of sensitivity was undertaken, informed by other relevant studies including landscape assessments particularly where these included analysis of landscape sensitivity. Landscape characterisation underpins the approach to landscape sensitivity assessment. The landscape character of the wider study area within which each site fell was considered, drawing on the existing landscape character assessment for the WSCC *Landscape Strategy*⁸ and the *West Sussex and Land Management Guidance*

⁸ A *Strategy for the West Sussex Landscape, Consultant's Technical Report (2003)* by Chris Blandford Associates

⁸ West Sussex County Council (2003) *A Strategy for the West Sussex Landscape, Consultant's Technical Report*

Sheets. Where relevant this was supplemented with information from the *South Downs Integrated Landscape Character Assessment*⁹, the *High Weald AONB Management plan*, and the *Chichester Harbour AONB Landscape Character Assessment*¹⁰.

- 2.20 The West Sussex Character Project divides the county into 42 landscape character areas within the National Character Area framework. **Figure 4** shows the sites assessed in relation to the location of landscape character areas.
- 2.21 The initial review also identified what was important and why in relation to designated landscapes through drawing on information contained within the *Management Plan for South Downs*, Chichester Harbour AONB and the High Weald AONB Management Plans and the relevant parts of the *South Downs National Park Planning Guidelines*¹¹. **Figure 5** shows the designated landscapes across the study area. The assessment also draws on information contained within the protected area landscape character assessments and management plans¹² as well as the West Sussex Historic Landscape Character (HLC) project¹³.
- 2.22 The desk top research exercise also included a review of GIS data and map studies, including topography (**Figure 2**), cultural heritage features (**Figure 6**), national and international conservation designations (**Figure 7**), tranquillity (**Figure 8**) and intrusion (**Figure 9**).

Zone of Theoretical Visibility (ZTV) Analysis

- 2.23 Evaluation of the theoretical extent to which the individual sites will be visible across the study area was undertaken by establishing a 'Zone of Theoretical Visibility' (ZTV), using specific computer software designed to calculate the theoretical intervisibility between the development and its surroundings. ReSoft Windfarm and Arcmap GIS computer software was used to generate the ZTV.
- 2.24 These programmes calculate areas from which the site, modelled to a maximum height of 5m above ground level, is potentially visible. This used digital contour information to identify those locations from which each potential mineral site is, in theory, visible. The analysis is based on bare ground topography ie. without tree cover, buildings etc. with the following categories of woodland (using the National Inventory of Woodland and Trees (NIWT)) factored into the calculation of the ZTV of the mineral sites, assuming a tree height of 15m):
 - Broadleaved;

⁹ Land Use Consultants for the South Downs Joint Committee (2005) *South Downs Integrated Landscape Character Assessment*

¹⁰ Chichester Harbour Conservancy and Countryside Agency (2005) *Chichester Harbour AONB landscape character assessment*

¹¹ South Downs Joint Committee (2007) *South Downs Planning Guidelines*

¹² High Weald AONB Joint Advisory Committee (2009), *The High Weald Area of Outstanding Natural Beauty Management Plan 2004: a 20-year strategy*

¹³ Full HLC baseline data has not been included in this study. This data can be obtained directly from the WSCC Historic Environmental Records Office.

- Coniferous; and
 - Mixed.
- 2.25 The ZTV therefore does not allow for the screening or filtering effect of coppice woodland, shrubs, field boundaries or buildings. It should also be noted that the programme uses point height data, rather than continuous data, and assumes straight line topography between data points, and is not able therefore to take account of small scale topographic features. As it uses a 'bare ground' model, with additional account taken only of large woodland blocks, the maps produced represents a 'maximum potential visibility' scenario, which is likely to be a worst case scenario and much more limited on the ground. ZTV mapping provides a valuable measure of the extent of visibility, the nature of areas from which sites could be visible, identifying for example, sensitive areas, viewpoints, settlements etc which could be affected, and the implications for landscapes of different character and sensitivity.
- 2.26 The ZTVs are theoretical and actual visibility is very much reduced over that shown on the ZTV. This is particularly relevant to the sites on the coastal plain. The ZTVs indicate a blanket of visibility, whereas actual visibility would be intermittent and related to the direction of travel, activity of the receptor and availability of viewpoints (eg roads, PROW, properties). The ZTVs do not measure or assess the degree of impact on the view, but merely identify areas of further investigation.
- 2.27 The ZTVs for each site assessed are presented in **Appendix 3**.

Consultation

- 2.28 Following the initial desk based review of sensitivity and generation of ZTVs for each site, consultation was undertaken with the South Downs National Park Authority and West Sussex County Council to identify specific issues of sensitivity related to each of the sites in relation to the management objectives for the Park and key viewpoints to be considered for to specific sites. **Appendix I** provides a summary of information and comments received.

Site Assessments

- 2.29 Field survey work was carried out in October 2010 to test the findings of the desk-based studies. Each site and the surrounding area was visited, including key viewpoints identified through consultation with the South Downs National Park Authority and West Sussex County Council. The emphasis of the work was as follows:
- to test the findings of the landscape sensitivity analysis;
 - to test the desk-based analysis of intervisibility based on the ZTV, considering the screening and filtering effect of trees and woodland on the ground;
 - to assess the overall sensitivity of the landscape to the mineral working proposal in question;

- to examine the extent to which landscape and visual effects could be mitigated through design, siting, advance planting or other measures and to provide guidance on these measures; and
- to consider, where appropriate, potential restoration and after use.
- To consider the value of the landscape eg. intactness etc.

2.30 Field survey forms were used, comprising three main sections:

- consideration of key features and characteristics of the landscape of the site and immediate surroundings;
- analysis of the landscape in terms of the characteristics and qualities with a bearing on its sensitivity to the specific mineral working proposal, including intervisibility with surrounding areas and sensitive features present within the site;
- a brief assessment of potential mitigations measures appropriate to the site and its location in the wider landscape.

2.31 The site survey forms, together with the information and analysis from the desk based work, formed the basis of the assessment, where the sensitivity criteria were applied to each site. Completed assessment sheets are presented in full in **Appendix 2**.

3. Sensitivity Assessment

3.1 The assessment tables are included in full in **Appendix 2** and include detailed maps and photographs taken during site visits. Each table includes a summary of the key qualities of the landscape character area within which the site falls, drawing on the key qualities and guidance set out in the *Landscape Strategy for West Sussex*, the *South Downs Integrated Landscape Character Assessment* and the *High Weald AONB* where appropriate. For each site, an assessment table summarises:

- Landscape sensitivity;
- Visual sensitivity;
- Landscape value;
- Overall landscape capacity (also taking account of cumulative issues);
- Mitigation opportunities; and
- Options for restoration following extraction.

3.2 The following tables detail the findings of the sensitivity assessment of the 32 sites.

Table 3.1: Sharp Sand and Gravel Sites

| | Landscape Character Sensitivity | Visual Sensitivity | Landscape Value | Overall Sensitivity |
|---------------------------------------|---------------------------------|--------------------|-----------------|---------------------|
| M/CH/1A Woodmancote | Low | Low-Medium | Low | Low-Medium |
| M/CH/1B Common Road West | Low | Medium-High | Low | Low-Medium |
| M/CH/1C Common Road East | Low | Medium-High | Low | Low-Medium |
| M/CH/1D Slades Field | Low | Medium-High | Low | Low-Medium |
| M/CH/2A Densworth North | Medium | Medium | Medium-High | Medium-High |
| M/CH/2B West Stoke Road East | Medium | Medium | Medium | Medium |
| M/CH/2C West Stoke Road West | Medium | Medium | Medium-High | Medium |
| M/CH/2C Huntersrace Lane North | Low-Medium | Low-Medium | Medium-High | Medium |

| | Landscape Character Sensitivity | Visual Sensitivity | Landscape Value | Overall Sensitivity |
|--|---------------------------------|--------------------|-----------------|---------------------|
| M/CH/3 Land Adjacent To Valdoe Quarry | Medium-High | High | Medium-High | High |
| M/CH/4A Copse Farm | Low | Medium | Low | Low |
| M/CH/4C Shopwyke North | Low-Medium | Low-Medium | Low | Low-Medium |
| M/CH/4B Shopwyke South | Low-Medium | Low-Medium | Low | Low-Medium |
| M/CH/4D Madam Green Farm West | Low-Medium | Low-Medium | Low | Low-Medium |
| M/CH/4E Withies Farm West | Low-Medium | Low-Medium | Low | Low-Medium |
| M/CH/4F Brick Kiln Farm | Low | Low-Medium | Low | Low |
| M/CH/4I Withies Farm East | Medium | Low-Medium | Low | Low-Medium |
| M/CH/6 Land at Redvins | Medium | Medium-High | Medium-High | Medium-High |

Table 3.2: Soft Sand Sites

| | Landscape Character Sensitivity | Visual Sensitivity | Landscape Value | Overall Sensitivity |
|--|---------------------------------|--------------------|-----------------|---------------------|
| M/CH/7B East of West Heath Common | High | Medium | Medium-High | High |
| M/CH/8A Minsted West | Medium | Medium | Medium-High | Medium-High |
| M/CH/8C Severals West | Medium | Medium | High | Medium-High |
| M/CH/8D Severals East | Medium | Medium-High | High | Medium-High |

| | Landscape Character Sensitivity | Visual Sensitivity | Landscape Value | Overall Sensitivity |
|---|---------------------------------|--------------------|-----------------|---------------------|
| M/CH/9A Hawkhurst Farm | Medium-High | High | Medium-High | High |
| M/CH/10A Duncton Common | Medium | Medium | Medium-High | Medium |
| M/CH/10C Coopers Moor | Medium-High | Medium | Medium-High | Medium-High |
| M/CH/11 Horncroft | Medium-High | Medium | Medium-High | Medium-High |
| M/HO/2 Chantry Lane Extension | Medium | Medium | Medium | Medium |
| M/HO/4A Ham Farm | Medium | Medium-High | Medium | Medium |

Table 3.3: Chalk Site

| | Landscape Character Sensitivity | Visual Sensitivity | Landscape Value | Overall Sensitivity |
|--|---------------------------------|--------------------|-----------------|---------------------|
| M/HO/5 Shoreham Cement Works | High | High | High | High |

Table 3.4: Clay Sites

| | Landscape Character Sensitivity | Visual Sensitivity | Landscape Value | Overall Sensitivity |
|--|---------------------------------|--------------------|-----------------|---------------------|
| M/HO/6A Rudgwick Extension West | Medium-High | Medium | Medium | Medium |
| M/HO/6B Rudgwick Extension East | Medium | Low-Medium | Low-Medium | Medium |
| M/MS/1 Land adjacent to West Hoathly Brickworks | Medium | Medium | Medium-High | Medium-High |

Table 3.5: Sandstone Site

| | Landscape Character Sensitivity | Visual Sensitivity | Landscape Value | Overall Sensitivity |
|-------------------------|---------------------------------|--------------------|-----------------|---------------------|
| M/MS/2 Philpotts Quarry | Medium | Medium | Medium-High | Medium-High |

4. Summary of Findings

- 4.1 The following section provides a summary of the results of the assessment of landscape and visual issues at each of the 32 sites, providing a judgement of the overall sensitivity and capacity of each.

GRAVEL AND SHARP SAND

- 4.2 The 17 sites assessed fall within the Upper Coastal Plain character types. The sites are predominantly distributed around Chichester in the southwest of West Sussex.

Table 4.1: Summary of Sharp Sand and Gravel Site Assessments

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|-------------------------------------|---|---------------------|------------------|
| M/CH/IA Woodmancote | The more open eastern area of the site has greater intervisibility with the surrounding areas, including the road network and a public footpath crossing it. Development would not compromise the tranquillity and sense of remoteness of the South Downs National Park, despite its proximity. Due to the topography of the site, development is unlikely to visually intrude on surrounding areas and there is potential to further limit visibility into the site. | Low-Medium | Moderate |
| M/CH/IB Common Road West | Given the relatively flat landform, there is potential to provide appropriate screening around the site, which is currently open and highly visible. This will help prevent views into the site from the surrounding area. Views into the southern parts of the site from the wooded slopes of the South Downs to the north would potentially still be possible even with screening, but at this distance views would be largely unaffected. There is considerable scope for the improvement of the current condition of landscape features, visual amenity and habitat value in conjunction with the development of the site. | Low-Medium | Moderate-High |
| M/CH/IC Common Road East | The site is currently open and highly visible, set within a wider area that is flat and largely open to the north and east. However, there are opportunities for providing appropriate screening around the site, to prevent visibility from the surrounding area, from Funtington and from other surrounding settlements. Views to the southern parts of the site from the wooded slopes of the South Downs to the north would potentially still be possible even with screening, but effects on views would be unlikely to be significant, given that the context is a well settled area, already influenced by human activities. There is considerable scope for the improvement of the current condition of landscape features, visual amenity and habitat value in conjunction with the development of the site. | Low-Medium | Moderate-High |

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|-------------------------------------|--|---------------------|------------------|
| M/CH/1D Slades Field | The site is currently open to the north and east and highly visible from the wider landscape from these directions, being set within a wider area at the foot of the slopes that is flat and largely open. There are however opportunities for providing appropriate screening around the site and phasing the development to reduce impacts on the surrounding area, from Funtington and other settlements in the vicinity. Views into parts of the site from the wooded slopes of the South Downs to the north would potentially still be available even with screening, but changes to views would largely not be significant, given the site lies within the context of a well settled area already influenced by human activities. | Low-Medium | Moderate - High |
| M/CH/2A Densworth North | Although low lying, generally flat, with views into the area being restricted by existing vegetation, there are sensitive features such as earthworks, the Devil's Ditch, and habitats in the immediate vicinity, that reduce the capacity of the site to accommodate development of this nature. Mineral workings in this location have the potential to adversely affect these features, and the small to medium size of the site and its shape may limit the potential to mitigate against these. Some reinforcement planting would be required to improve upon the screening of the site prior to any extraction. | Medium-High | Low-Moderate |
| M/CH/2B West Stoke Road East | Although low lying and generally flat, with views into the area from the north being restricted by existing vegetation, the site is open to the south and southwest and visible from these areas, including West Stoke Road on approaches to West Stoke, and from the boundary of the National Park. There are also sensitive features such as earthworks, the Devil's Ditch, and habitats in the immediate vicinity that reduce the capacity of the site to accommodate development of this nature. Mineral workings in this location have the potential to adversely affect these features, and the small to medium size of the site and its shape may limit the potential to mitigate against impacts, and so mitigation would need to be planned and executed carefully. | Medium | Low-Moderate |
| M/CH/2C West Stoke Road West | As it is low lying and generally flat, views into the area can be more effectively screened by perimeter vegetation or mounding than would be the case for a sloping site, although some reinforcement planting would be required to improve upon this prior to any extraction. While development of mineral workings in this location has the potential to affect the sensitive features such as earthworks, the Devil's Ditch, and habitats in the immediate vicinity, appropriate siting and screening could reduce adverse impacts. There are opportunities to improve the habitat value and restore and strengthen the character and landscape features of the site as part of a programme of restoration. | Medium | Moderate |

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|--|---|---------------------|------------------|
| M/CH/2D Huntersrace Lane North | Low lying and generally flat, views into the area can be effectively screened by perimeter mounding or vegetation, with advanced planting prior to any extraction. Whilst there is limited intervisibility with the South Downs National Park to the north, there remains some potential for development to be visually intrusive in views from local surrounding areas, reducing the capacity of the site. There are opportunities for the improvement of the current condition of landscape features and habitat value in conjunction with the development of the site and as part of a programme of restoration. | Medium | Moderate-High |
| M/CH/3 Land adjacent to Valdoe Quarry | The open and highly visible nature of the site in long views along the foot of the South Downs and from popular viewpoints and The Trundle in the north, together with its proximity to East Lavant decreases the capacity of the site to accommodate mineral extraction. Whilst there is potential for providing screening at the edges of the site along the road to the south, development of the west of the site would extend its influence into more sensitive areas close to the settlement. | High | Low |
| M/CH/4A Copse Farm | Given the relatively flat landform, there is potential for providing appropriate screening around the site, which is currently relatively well screened in the southern part, to reduce views into the site from the surrounding area. It is judged that overall the capacity of the site for accommodating mineral extraction without significant adverse effects on the character and visual amenity of the site itself and surrounding areas increases. There is scope for the improvement of the current condition of landscape features and habitat value in conjunction with the development of the site. | Low | Moderate-High |
| M/CH/4B Shopwyke North | The partial visibility of the site from the surrounding landscape, and its close proximity to residential and non-residential properties increases its overall sensitivity to extraction. There is however potential for providing appropriate screening around the site, to reduce views into the site from the surrounding area due to the flat landform. There is considerable scope for the improvement of the current condition of landscape features, visual amenity and habitat value in conjunction with the development of the site. | Low-Medium | Moderate-High |
| M/CH/4C Shopwyke South | The site has some recreational value related to the footpath that follows part of the eastern perimeter and the eastern section is of slightly higher sensitivity due to the presence of the ponds and surrounding vegetation. The high level of visibility available from the surrounding open landscape increases its sensitivity to extraction, though there is considerable scope to reduce visibility into the site from the immediate vicinity through screening or filtering of views with vegetation. | Low-Medium | Moderate-High |

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|--|---|---------------------|------------------|
| M/CH/4D Madam Green Farm West | It has some recreational value related to the public right of way that follows the eastern perimeter and the high visibility of the site in the surrounding landscape makes it of slightly higher sensitivity. While development of mineral workings in this location has the potential to be visually intrusive to surrounding areas, there is scope to reduce visibility into the site from the immediate vicinity through screening or filtering of views with vegetation. | Low-Medium | Moderate-High |
| M/CH/4I Withies Farm East | Given the relatively flat landform and the existing structure of trees and hedgerows around the site, there is potential to further reduce views into the site from the surrounding area. There are some of features that will constrain the siting of extraction and associated infrastructure, such as the streams located at the perimeter. There is scope for the improvement of the current condition of landscape features, visual amenity and habitat value in conjunction with the development of the site. | Low-Medium | Moderate |
| M/CH/4F Brick Kiln Farm | The open nature of the surrounding area, its proximity to heavily used roads and nearby residential properties results in large numbers of visual receptors and a high degree of visibility. However, due to the flat landform there is potential to reduce views into the site from the surrounding area. It is a site already modified by development, with existing disturbance from busy roads, and located within the context of former large scale gravel workings, which are now restored to a complex of artificial lakes. There is considerable scope for the improvement of the current condition of landscape features, visual amenity and habitat value in conjunction with the development of the site. | Low | High |
| M/CH/4E Withies Farm East | Given the flat landform, the location of the site within a network of fields largely away from publicly accessible routes and areas, there is potential to reduce the visibility of the site from receptors in the wider area. There are some features that will constrain the siting of extraction and associated infrastructure, such as the streams located at the perimeter, particularly in the southern part. There is reduced capacity in the southern area of the site, due to the scale of the field and the presence of the water channel and surrounding trees. There is scope for the improvement of the current condition of landscape features, visual amenity and habitat value in conjunction with the development of the site. | Low-Medium | Moderate-High |
| M/CH/6 Land at Redvins | Due to the location of the site, at the transition between the coastal plain and the Downs, and its proximity to Goodwood Park, a significant and popular visitor destination, the site considered to be of medium to high sensitivity overall. There are also features of higher sensitivity within the site, such as the mature trees and the areas of ancient woodland and the public right of way in the east. Development of this nature has the potential to | Medium-High | Low-Moderate |

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|------|--|---------------------|------------------|
| | affect the character of the surrounding area at the southern fringe of the South Downs National Park. The proximity to Goodwood Park is also a factor reducing the capacity of the site. However, as low lying and generally flat land, views into the area can be screened by perimeter vegetation (or mounding), and advanced planting would be beneficial prior to any extraction. There is some scope for locating development in the southwest, away from sensitive features such the copses and the conservation area at Halkner in the northeast. | | |

SOFT SAND

- 4.3 The 10 sites assessed fall within the Western Scarp Footslopes (WGI) character areas, and are dispersed across the belt of Wealden Greensand which extends between Petersfield, to the northwest of West Sussex, towards Steyning in the southeast.
- 4.4 With the exception of M/HO/4A Ham Farm, all the sites lie within the South Downs National Park and this is largely reflected in the high sensitivity and broadly low capacity of the landscape to accommodate soft sand workings.

Table 4.2: Summary of Soft Sand Assessments

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|--|--|---------------------|------------------|
| M/CH/7B East of West Heath Common | Although low lying and generally flat, with views into the area restricted by existing vegetation, the site has a secluded quality and an intricacy of landscape pattern and elements. Given the proximity of the existing extraction site to the northwest, there is potential for cumulative effects on the special qualities of the wider character areas within the Park. There are also sensitive features such as a Moat to the south, and habitats in the immediate vicinity. Mineral workings in this location have the potential to adversely affect the fabric and settings of these features so mitigation would need to be planned and executed carefully. Access to the site is likely to require careful consideration, including potential impacts on views from the surrounding network of small lanes and tracks and localised effects of traffic movement and noise. | High | Low |
| M/CH/8A Minsted West | Whilst surrounding woodland and forestry limit intervisibility with the wider area to an extent, the site lies in close proximity to a local nature reserve to which it is linked by number of paths and bridleways, and which contributes to the recreational value of the wider area. The potential effects of development on the tranquillity of the area and intervisibility with the upper slopes of the chalk escarpment increase the sensitivity of the site. Although broadly enclosed, with views into the area restricted by existing vegetation, the site has a secluded and tranquil quality which reduces the capacity of the landscape to accommodate development of this nature without adverse impacts on the character of the surrounding area. With the proximity of the existing extraction site to the north, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area within the South Downs National Park. | Medium-High | Low-Moderate |
| M/CH/8C Severals West | Although comprising large areas of plantation forest, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover, the site has areas of ancient woodland which reduces the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value and tranquil character of the area. Whilst the woodland and forestry limit intervisibility with the surrounding area to an extent, the site forms a link between Midhurst Common, to the east, and the Steadham Common to the west, traversed by dense network | Medium-High | Low-Moderate |

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|------------------------------------|---|---------------------|------------------|
| | of paths and bridleways, including the Serpent Trail. The site therefore contributes significantly to the recreational value of the wider area. With the proximity of the existing extraction site to the northwest, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area within the South Downs National Park. | | |
| M/CH/8D Severals East | Whilst the woodland and forest limit intervisibility with the surrounding area to an extent, the site forms a link between Midhurst Common, to the east, and Steadham Common to the west, traversed by dense network of paths and bridleways, including The Serpent Trail. The site therefore contributes significantly to the recreational value of the wider area. The potential effects of development on the areas of ancient woodland, the tranquillity and sense of remoteness of the area and the recreational value of the area increase the sensitivity of the site. Although predominantly comprising plantation forest, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover, areas of broadleaf trees reduce the overall capacity of the landscape. The southern part of the site narrows considerably, reducing scope to locate extraction away from sensitive landscape features in adjacent areas of woodland and heathland. With the proximity of the existing extraction site to the northwest, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area, within the South Downs National Park. | Medium-High | Low-Moderate |
| M/CH/9A Hawkhurst Farm | The sloping nature of the site and its visibility across a broader area of the South Downs National Park and the presence of the water courses and mature vegetation reduces the capacity of the site to accommodate development without adverse impacts on the character, visual amenity, and habitat value of the surrounding area. Planting would not reduce visibility of the upper slopes to the north from the South Downs, whilst on the lower slopes the enclosure provided by existing woodland and hedgerows, means these areas have a slightly greater capacity to accommodate workings, with reduced visibility from surrounding areas. However the water courses and presence of mature trees and vegetation at the perimeter to the south and east, within this lower area, reduces overall capacity. | High | Low |
| M/CH/10A Duncton Common | The site predominantly comprises plantation forest, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover. The site is however tranquil in character and occasional broadleaf trees and the water courses reduce the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value. The development of the site has the potential to affect the amenity and recreational value of the adjacent areas, as it forms a link between areas to the east and west of high recreational value. There may however be scope to re-route the Serpent Trail and the | Medium | Low-Moderate |

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|----------------------------------|--|---------------------|------------------|
| | <p>bridleways that form this important link.</p> <p>With the proximity of the existing extraction site to the northeast, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area, within the South Downs National Park, and the potential for this to become visually intrusive in views from Duncton Viewpoint and the chalk ridge to the south.</p> | | |
| M/CH/10C Coopers Moor | <p>Although comprising predominantly woodland, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover, the scale of the site, which narrows to the west, reduces the scope to mitigate against adverse impacts on the more sensitive features within the site, such as the mature broadleaf trees and the water courses. The site is also tranquil in character and overlooked by higher ground to the south, which means adequate screening of views from the ridge may not be achieved by retaining and enhancing trees and vegetation around the perimeter. These factors reduce the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value and visual amenity. With the proximity of the existing extraction site to the northeast, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area, within the South Downs National Park, and the potential for this type of development to visually intrude into views from Duncton Viewpoint and the chalk ridge to the south.</p> | Medium-High | Low-Moderate |
| M/CH/11 Horncroft | <p>The site comprises areas of woodland and enclosed arable farmland, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover. The more sensitive features within the site include mature broadleaf trees within the woodland to the east and around the perimeter as well as the water courses through and adjacent through the site. Although parts of the site are clearly a 'working' landscape, being arable, it has a strong sense of tranquillity and of being removed from modern human influences. It is also overlooked by higher ground to the south, with some potential visibility from the wider area to the west and north, which means adequate screening of views, particularly of the upper slopes of the ridge, may not be achieved by retaining and enhancing trees and vegetation around the perimeter. The proximity of the site to the area of Open Access to the west has the potential to give rise to impacts on the recreational value of the wider area. These factors reduce the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value and visual amenity, with the potential for this type of development to be visually intrusive in views from the chalk ridge of the downs to the south.</p> | Medium-High | Low-Moderate |
| M/HO/2 | The restricted views into the area will enable the visual | Medium | Moderate |

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|-------------------------------|--|---------------------|------------------|
| Chantry Lane Extension | <p>containment of extraction activities within existing tree cover. The entrance to the site would result in visual intrusion and create a cumulative effect with that of the sand site opposite (Sandgate Park). The small to medium scale of the arable farmland and the structure of trees around the perimeter, which link in with tree belts and woodland in the wider area, reduce the capacity of the site to accommodate development without eroding the pattern and structure of the farmland. However, the landscape of the immediate area is clearly 'worked', with a limited sense of tranquillity due to the proximity of the fringes of Storrington. Extending the existing workings may give rise to cumulative impacts, with the potential for increasing the intrusiveness of the existing pit, particularly in relation to views from the south and east towards Storrington. It is overlooked by higher ground to the south, with some potential visibility from the wider area to the east and south, and adequate screening of views, particularly from the upper slopes of the scarp and Downs, may not be achieved by retaining and enhancing trees and vegetation around the perimeter.</p> <p>It is judged that the site has a Moderate capacity overall for accommodating mineral extraction. There is potential for the landscape features and habitat value of the area to be enhanced and improved upon in conjunction with the development of the site.</p> | | |
| M/HO/4A Ham Farm | <p>Given the relatively flat landform and a degree of containment provided by the existing structure of hedgerows and tree cover, there is the potential for providing appropriate screening of the site from the surrounding farmland and views from the A283 to the south. However, the visibility of the site across a broader area of the South Downs National Park and the presence of the water courses and mature vegetation reduces the capacity of the northern and eastern parts of the site to accommodate development. Also, additional planting would not reduce visibility of the upper slopes to the north from the South Downs.</p> | Medium | Moderate |

CHALK

- 4.5 The single site assessed, M/HO/5, falls within the **Downland Adur Valley (SD5)** character area, within the South Downs National Park, and this is largely reflected in the high sensitivity of the site.

Table 4.3: Summary of Chalk Assessment

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|---|--|---------------------|------------------|
| M/HO/5 Shoreham Brickworks | The distinctive profile of the site and its visibility across a broader area of the South Downs National Park reduces the capacity of the site to accommodate development without further impacts on the character, visual amenity, and habitat value of the valley sides. These are already modified by the large scale, stark and widely visible white quarry faces of the Shoreham Cement Works. The potential for the extension of the working faces to the southwest means there is some capacity to accommodate workings, and potentially to improve upon the existing appearance of the quarry. | High | Low-Moderate |

CLAY

- 4.6 The three sites assessed fall within the **Low Weald Hills (LW4)** character area, at the northern boundary of West Sussex. M/MS/I Land Adjacent to West Hoathly Brick Works is located within the High Weald AONB, and the two sites of M/HO/6, though not within a designated area, form part of an intricate, intimate wooded landscape of the Low Weald. This is largely reflected in the high sensitivity and broadly low capacity of the sites to accommodate the proposed claypit extensions.

Table 4.4: Summary of Clay Assessments

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|--|---|---------------------|------------------|
| M/HO/6A Rudgwick Extension West | The location of the site across the rounded ridge and the presence of mature trees around and within the site reduces the capacity of the site to accommodate development without eroding the character and pattern of the landscape of the surrounding area. Planting would not reduce visibility of the slope from the surrounding hills and ridges to the south, whilst the removal of trees at the southern boundary in order to extend excavation is likely to increase the intrusiveness of the workings in views from the wider landscape to the south. Whilst the site does not fall within a designated landscape, the site is of recreational value, with the Sussex Border Path and Downs Link passing in close proximity. It is therefore judged that the overall capacity of the site for accommodating mineral extraction is decreased. | Medium | Low - Moderate |

| | | | |
|--|---|-------------|--------------|
| M/HO/6B Rudgwick Extension East | The sloping nature of the site and the presence of mature vegetation reduces the capacity of the site to accommodate development without adverse impacts on the character and habitat value of the surrounding area. Planting would not reduce visibility of the upper slope from the surrounding hills and ridges to the north, whilst small scale of the site means that mitigation through siting workings within the lower southern areas, which have a slightly greater capacity to accommodate workings, is likely to be difficult. The proximity of the properties and listed building to the south are also likely to limit the capacity of the site further. The site is of some recreational value although it does not fall within a designated landscape. | Medium | Low-Moderate |
| M/MS/1 Land Adjacent to West Hoathly Brickworks | The subtle complexity of the landscape structure of the site and the adjacent areas of ancient woodland as well as its intervisibility with a wider area of the High Weald AONB reduces the capacity of the site to accommodate development without some erosion of the character and habitat value of the surrounding area. However the low-lying topography allows scope for the mitigation of visual intrusion by planting to reduce visibility from the hills to the northwest. A degree of enclosure is provided by existing woodland and hedgerows, and the lower area to the northwest of the area has a slightly greater capacity to accommodate workings, with reduced visibility from the road and the village to the south and southeast. There is also the potential for cumulative impact on the key characteristics and special qualities of the High Weald AONB landscape in relation to the extension of the existing workings further eastwards. | Medium-High | Low-Moderate |

SANDSTONE

- 4.7 The single site assessed, M/MS/2 Philpotts Quarry, falls within the **High Weald (HWI)** character area, at the northern boundary of West Sussex and is located within the High Weald AONB.

Table 4.5: Summary of Sandstone Assessment

| Site | Summary of key landscape, visual and landscape value sensitivities and issues | Overall Sensitivity | Overall Capacity |
|--|---|---------------------|------------------|
| M/MS/2 Philpotts Quarry | Due to the site being predominantly enclosed by woodland and existing vegetative screening, visibility across a broader area of the High Weald and the West Hoathly conservation area is greatly reduced. However, the scale and intricacy of the surrounding landscape, including the areas of broadleaf woodland, the distinctive landform and the proximity of the Historic Park and Garden reduces the capacity of the site to accommodate development without adverse impacts on the character and habitat value of the surrounding area. It is also closely related to the recreational value of the wider area, with the High Weald Landscape Trail following the southern boundary. There are potential cumulative effects related to the extension the development towards sensitive areas in the west and further disturbing the tranquillity and sense of remoteness, as well as the recreational value of the area. | Medium-High | Low-Moderate |

GUIDELINES FOR RESTORATION

- 4.8 Generic guidelines for restoration options relating to each site are summarised in **Table 4.6** below. Details of recommendations for each site are provided in the complete assessment sheets in **Appendix 2**.
- 4.9 For all sites, long term restoration should aim to maximise the habitat value and where appropriate to improve the historic and landscape character by restoring and enhancing hedgerows and woodland structure. Restoration should be carried out in accordance with a management plan which should be drawn up through the planning application process.

Table 4.6: Summary of Restoration Options

| Site | Woodland | Agricultural land | Heathland | Riparian scrub and woodland |
|---------------------------------------|----------|-------------------|-----------|-----------------------------|
| M/CH/1A Woodmancote | | | | |
| M/CH/1B Common Road West | | | | |
| M/CH/1C Common Road East | | | | |
| M/CH/1D Slades Field | | | | |
| M/CH/2A Densworth North | | | | |
| M/CH/2B West Stoke Road East | | | | |
| M/CH/2C West Stoke Road West | | | | |
| M/CH/2D Huntersrace Lane North | | | | |
| M/CH/3 Land adjacent to Valdoe Quarry | | | | |
| M/CH/4A Copse Farm | | | | |
| M/CH/4B Shopwyke North | | | | |
| M/CH/4C Shopwyke South | | | | |
| M/CH/4D Madam Green Farm West | | | | |
| M/CH/4E Withies Farm West | | | | |
| M/CH/4F Brick Kiln Farm | | | | |
| M/CH/4I Withies Farm East | | | | |
| M/CH/6 Land at Redvins | | | | |
| M/CH/7B East of West Heath Common | | | | |

| Site | Woodland | Agricultural land | Heathland | Riparian scrub and woodland |
|--|----------|----------------------|-----------|-----------------------------------|
| M/CH/8A Minsted West | | | | |
| M/CH/8C Severals West | | | | |
| M/CH/8D Severals East | | | | |
| M/CH/9A Hawkhurst Farm | | | | |
| M/CH/10A Duncton Common | | | | |
| M/CH/10C Coopers Moor | | | | |
| M/CH/11 Horncroft | | | | |
| M/HO/2 Chantry Lane Extension | | | | |
| M/HO/4A Ham Farm | | | | |
| M/HO/5 Shoreham Brickworks | | | | |
| M/HO/6A Rudgwick Extension West | | | | |
| M/HO/6B Rudgwick Extension East | | | | |
| M/MS/1 Land Adjacent to West Hoathly Brickworks | | | | |
| M/MS/2 Philpotts Quarry | | | | |

5. Conclusions and Recommendations

- 5.1 The findings of the assessment of sensitivity and capacity of the individual sites are detailed in the site assessment sheets contained in **Appendix 2**. These are summarised in Chapter 4 of this report.
- 5.2 Cumulative issues are relevant to a number of the sharp sand and gravel and soft sand sites. The recommendations for phasing provided as part of the assessments are broadly based on the existing screening by landform, or filtering by vegetation, and the ability of sites to be effectively screened from view. It is assumed a sufficient amount of time will be allowed for advanced planting to mature. The sites located within the open and flat Upper Coastal Plain area (groups M/CH/1, M/CH/2 and M/CH/4), are most likely to give rise to cumulative impacts due to the high degree of intervisibility and the open character of the landscape in this area. Advice on the phasing of extraction has been provided in the assessment sheets within **Appendix 2** where potential cumulative issues have been identified. Large sites should where possible be divided into smaller areas, to developed in sequence with advanced planting and ongoing restoration of worked areas integrated into the phasing to minimise visual intrusion.
- 5.3 Guidelines for restoration are broadly based on the landscape guidelines and managements plans, where these highlight specific aims for particular areas. The recommendations made for the individual sites are closely linked to their location, the presence of heathland, agricultural land and woodland in the immediate surroundings and the potential relationship the site could have with areas of high habitat value. For all sites, the main aim of restoration should be to restore, enhance and improve the landscape pattern, visual amenity, and habitat value of the site. Where possible, improved access and recreational opportunities should be sought as part of the process of restoration.

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GLOSSARY OF TERMS

Area of Outstanding Natural Beauty – AONB

Natural England, the body responsible for designating Areas of Outstanding Natural Beauty (AONBs) define them as “areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes”¹⁴. There are currently 33 AONB designations within England.

Historic Landscape Characterisation - HLC

An English Heritage programme developed over twenty years ago which provides an assessment of the historical types and component parts of the landscape, which contribute to its wider landscape character. The principles of HLC are now being extended to other characterisation programmes, for example in towns and regional HLC overviews, as well as to other countries in the UK.

Landscape Character

A distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, landuse and human settlement. It creates the particular sense of place of different areas of the landscape.

Landscape Character Assessment – LCA

An established technique used to understand and describe the character of a landscape in a consistent and comprehensive way. Within the current national Landscape Character Assessment Guidance¹⁵, the purposes of LCAs are defined as a means to “help us to understand, and articulate, the character of the landscape. It helps us identify the features that give a locality its ‘sense of place’”.

It uses statistical analysis and application of structured landscape assessment methodologies. LCAs are carried out at different scales, providing more detailed descriptions and analysis at a local level within the national framework of **National Character Areas** (see below).

Landscape Condition

Based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.

Landscape Effects

Change in the elements, characteristics, character, and qualities of the landscape as a result of development.

¹⁴ Natural England, Areas of Outstanding Natural Beauty [website]

<http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/aonb/default.aspx>

¹⁵ Countryside Agency and Scottish Natural Heritage (2002) *Landscape Character Assessment: Guidance for England and Scotland*

Landscape Elements

A component part of the landscape, such as trees, woodland and ponds.

Landscape Features

Prominent eye-catching elements, e.g. wooded hill tops, and church spires, drumlin hills, scarp slopes, dramatic landscape topography.

Landscape Patterns

Spatial distributions of landscape elements combining to form patterns, which may be distinctive, recognisable and describable e.g. hedgerows and stream patterns.

Landscape Qualities

Term used to describe the aesthetic or perceptual and intangible characteristics of the landscape such as scenic quality, tranquillity, sense of wildness or remoteness. Cultural and artistic references may also be described here.

Landscape Resource

The combination of elements that contribute to landscape context, character, and value.

Landscape Value

The relative value or importance attached to a landscape or view (often as a basis for designation, or reflected by a given designation attributed to an area) which expresses national or local consensus, because of its quality, including perceptual aspects such as scenic beauty, cultural associations or other conservation issues. A given designation does not imply value across the whole of the designated area, or that there are not similarly high quality landscapes elsewhere – it reflects areas which have been recognised by people and where protection is enforced through policy

Mitigation

Measures including any process, activity, or design to avoid, reduce, remedy or compensate for adverse environmental impact or effects of a development. This can include inbuilt mitigation which is designed into and embedded in the proposal itself (for example to avoid sensitive areas, improve views etc), and additional mitigation measures such as earth mounding or planting.

National Character Areas

England has been divided into areas with similar landscape character, which are called National Character Areas (NCAs); previously known as Joint Character Areas (JCAs). Further information is available at <http://www.naturalengland.org.uk/ourwork/landscape/englands/character/default.aspx>

National Parks

Extensive designated areas of countryside which have statutory protection to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for the public understanding and enjoyment of their special qualities.

Scale Indicators

Landscape elements and features of a known or recognisable scale such as houses, trees and vehicles that may be compared to other objects where the scale of height is less familiar, to indicate their true scale.

Sense of Place (*genius loci*)

The essential character and spirit of an area: *genius loci* literally means 'spirit of the place'.

Time depth

The 'imprint' of the past on the present day landscape as a result of long term interaction between human activity and natural processes. Time depth enhances our appreciation of how landscapes have changed through time or survived through continuity.

Tranquillity

A perceptual description applied to landscape that is perceived to be relatively more natural, peaceful, and quiet when compared to other areas, which may be visually developed or noisy.

Visual amenity

Value of a particular place in terms of what is seen by visual receptors, taking account of all available views and the total visual experience. It is the assembly of components, which provide an attractive setting or backcloth for activities, to which value is attached in terms of what is seen.

Visual Sensitivity

The sensitivity of visual receptors such as residents or recreational users of an area, to visual change proposed by development.

ZTV – Zone of Theoretical Visibility

Area or zone of visual influence or theoretical visibility of the development within the study area for the visual assessment, generated by a computerised model of the development and a digital terrain model of the landscape.

APPENDIX 1 CONSULTATION SUMMARY

The South Downs National Park (SDNP) joint committee provided a list of key viewpoints and views from the SDNP in relation to each of the sites which were then visited during the field survey. These are summarised in the table below.

| Site | Key viewpoints |
|--|--|
| M/CH/1, M/CH/2 and M/CH/4 | Seven Points / The Trundle |
| M/HO/5 Shoreham Cement Works, M/CH/7B, M/CH/8, M/CH/9, M/CH/11 | South Downs Way/from Harting Downs and Sections of the A24 in the east of the study area |
| M/CH/7B West Heath Common | Treyford Hill/Harting Down |
| M/CH/8A Minsted West | Bepton Down |
| M/CH/10A Duncton Common | Duncton Viewpoint |
| M/CH/11 Horncroft | Bury Hill |

The SDNP provided information and guidance on the visibility of the sites from viewpoints in the National Park, proximity and potential impacts of sites on the Devil's Ditch SAM and other archaeological sites, conservation areas and historic parks and gardens.

SITE ASSESSMENT SHEETS: WASTE SITES

TYPE I (Small-medium scale, low-level development)

| 1. In-vessel Composting | 2. Anaerobic Digestion |
|--|--|
| <p>Key features:</p> <p><i>Typical of a site with a throughput of 25,000tpa (ODPM, 2004)</i></p> <ul style="list-style-type: none"> • Often no buildings required, or small scale office building/reception; • Windrows in an enclosed building, in-vessel units, or tunnels. • Windrows in building – 2000m² to 3000m²; height 5–7m • Tunnels – 1000m² to 2000 m²; height 4–5 m • Mobile in-vessel containers – 3000m² to 4000 m²; • Building height: From 3 metres (mobile in-vessel containers) to up to 7m for housed windrows; • Site area approximately 1-2 Ha • Suited to areas allocated for business use and commercial/industrial urban areas, specifically selected composting sites or material recovery facilities, sewage treatment works, industrial sites, civic amenity sites, and transfer stations; • Noise intrusion from vehicular movement and waste shredding operations. • Removal of existing landscape features, hedgerows and trees; and • mitigation measures such as planting of native trees and shrubs. | <p>Key features:</p> <p><i>Typical of a larger scale plant based on throughput circa 40,000tpa (ODPM, 2004)</i></p> <ul style="list-style-type: none"> • Large scale buildings, footprints typically 40 x 25m plus 2 circular tanks of 15m diameter with heights up to 7m and 6 m tanks; • Area required approximately 1ha; • Location within areas allocated for large scale business industrial use, where there are similar scale and massing of buildings; • Removal of existing landscape features, hedgerows and trees; • Noise and visual intrusion of vehicular movement of waste collection and haulage vehicles; • Mitigation measures such as perimeter mounding (using topsoil and overburden) and planting of native trees and shrubs; and • Potential for partial burial of tanks or building units. |

TYPE 2 (Large scale processing)

| 3. Mixed Waste Processing | 4. Processing Recyclables |
|--|---|
| <p>Key features:</p> <p><i>Typical of 50,000tpa MBT plant (ODPM, 2004)</i></p> <ul style="list-style-type: none"> • A range of processing operations taking place potentially at a range of locations, depending on process configuration and volume of waste being processed; • Presence of large scale buildings: typical building height of up to 20m; • Building footprints typically 100m x 100m or less; • Location within industrial setting, often close to existing waste management facility sites; • Noise intrusion from mechanical processing and vehicular movement; • Potentially 24 hour operation and therefore need for lighting; • Removal of existing landscape features, hedgerows and trees; and • Mitigate visual impacts by appropriate siting, sensitive building design and appropriate use of cladding and colour treatments. | <p>Key features:</p> <p><i>Typical of a Materials Recovery Facility with a throughput of 50,000 tpa (ODPM, 2004)</i></p> <ul style="list-style-type: none"> • A range of processing operations taking place potentially at a range of locations, depending on process configuration and volume of waste being processed; • Presence of large scale buildings: typical building height of up to 12m; • Site area approximately 1-2 Ha • Building footprints typically 70m x 40m; • Waste storage in open bunkers and skips; • Location within industrial setting, preference for industrial sites or close to existing waste management sites. Could be located 100m from residential land use if appropriate mitigation measures put in place; • Noise intrusion from mechanical processing and vehicular movement; and • Removal of existing landscape features, hedgerows and trees. |

TYPE 3 (Large scale processing with stacks up to 80m)

| 5. Energy from Waste | 6. Advanced Thermal Treatment |
|--|--|
| <p>Key features:</p> <p><i>Typical of a large scale EfW with throughput of 250,000 tpa (ODPM, 2004)</i></p> <ul style="list-style-type: none"> • Presence of large scale boiler building and reception hall: typical building height of up to 30m; • Building footprints typically 120m x 60m; • Tall stacks, typically 60-80m height; • Location within industrial setting, often close to existing waste management facilities; • Noise intrusion from mechanical processing and vehicular movement; • Potentially 24 hour operation and therefore need for lighting; • Removal of existing landscape features, hedgerows and trees; • Opportunity for high quality design; and • Impact of flume can be mitigated by adjusting the flue gas temperature. | <p>Key features:</p> <p><i>Typical of site with 50,000 tpa throughput (ODPM, 2004)</i></p> <ul style="list-style-type: none"> • Built structures similar to large agricultural buildings or industrial warehouses with addition of a stack. Building height typically 6–10m to the eaves and 15m to the ridge; • Stacks, typically between 30-70m height; • 24 hour operation and therefore need for lighting; • Sites suited to areas allocated for business/industrial use and existing waste management sites; • Waste Storage – Waste generally delivered to single waste reception pit within main building. Conveyors used if part of an integrated facility; • Chemical Storage – Small quantities of lime and activated carbon or urea (in solid form) used as part of air pollution control (APC); and • Ash storage – Generally removed daily or weekly with shovel loader into bulk vehicle or in covered containers. |

W/CH/1C Fuel Depot, Bognor Road

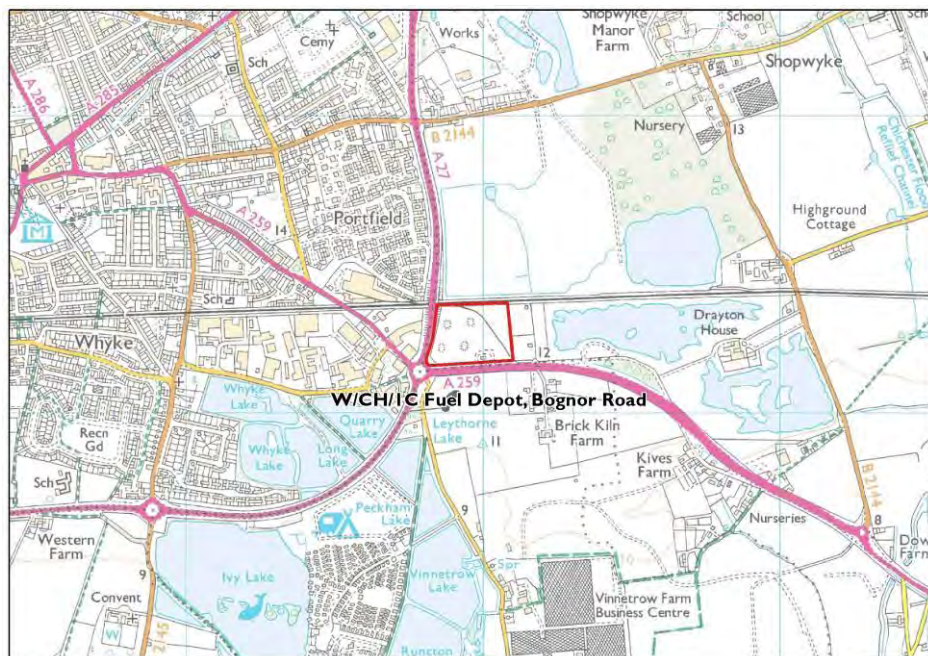


Figure 1.1: Location map of W/CH/1C

LANDSCAPE CHARACTER CONTEXT

National character area: **South Coast Plain (126)**¹⁰⁶

“Major urban developments including Portsmouth, Worthing and Brighton linked by the A27/M27 corridor dominate much of the open, intensively farmed, flat, coastal plain. Coastal inlets and “harbours” contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. From the Downs and coastal plain edge there are long views towards the sea and the Isle of Wight beyond. Trees are not a dominant feature – there are some small woods and a few windswept individual trees in the farmland or the occasional poplar shelter belt. A pattern of large arable fields, defined by low hedgerows, are often interspersed by horticultural glasshouse “estates” and isolated remnants of coastal heath. The complex series of creeks, mudflats and shingle beaches along the coastal edge becomes less apparent to the east with the intensively-farmed plain increasingly dominated by disordered seaside towns and leisure developments... The landscape is varied, incorporating both open arable farmland and low density settlements, with a more well-wooded and semi-enclosed (somewhat suburban) character locally, particularly to the west of Chichester.”

West Sussex LCA landscape character area: **Chichester to Yapton Coastal Plain (SC9)**¹⁰⁷

“This Character Area extends from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rifes. Dominated by highly productive arable fields and

¹⁰⁶ Natural England, *Countryside Character Volume 7: South East and London*.

¹⁰⁷ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. **The spire of Chichester Cathedral is a widely visible feature.** Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pastures.”

The Key Characteristics of the area are identified as:

- “Low lying flat open landscape
- Meandering rife and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds
- A low density of hedgerows and hedgerow trees with occasional shelterbelts
- Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos
- Clusters of glasshouses
- Scattered, historically nucleated villages with mixed building materials of flint, brick, half timber and stone
- Large farmsteads along roads, and on dead-end tracks
- Long views to Arundel, the Downs and to the distinctive spire of Chichester Cathedral
- The relatively open character of much of the area allows long views so that village church towers are important landmarks in views
- Frequent urban fringe influences of horse paddocks, light industry and disused airfields, with busy minor and major roads.”

KEY SENSITIVITIES, FORCES FOR CHANGE AND GUIDELINES

Within the West Sussex Land Management Guidelines the key sensitivities identified include:

- “Key views to the South Downs, Chichester Cathedral and Arundel
- Fragmentation and loss of hedgerows and connections between hedgerow and woodland
- Replacement of mature treescape
- Changes in drainage patterns
- Industry in the countryside associated with horticulture and light industry, resulting in large clusters of glasshouses and industrial buildings
- Loss of distinction between different settlements due to urban expansion
- Changes in transport infrastructure due to urban development pressures”

The guidelines make the following recommendations which are likely to be relevant to the development of waste facilities:

- “Encourage bold tree planting associated with large agricultural buildings, glasshouses and industrial buildings to attempt to assimilate them into the landscape more satisfactorily;
- Encourage the production of a colour and design study for new and existing agricultural and industrial buildings;
- Create a new, large scale tree and hedgerow framework which complements the open intensively farmed landscape, whilst maintaining significant views of Chichester Cathedral, the South Downs and local features;
- Maintain and strengthen field boundaries such as hedgerows and shelterbelts;
- Link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors;

- *Establish landscape management plans for urban edges, notably Bognor Regis, to enhance the distinction between the urban and rural landscape;*
- *Restore and strengthen the landscape of the gaps between settlements;*
- *Encourage landscape enhancements around villages and on their approaches; and*
- *Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides, especially those approaching settlements.”*

SITE LOCATION AND CONTEXT

The site lies to the southeast of Chichester, bound to the north by the main South Coast railway line entering Chichester, to the west by the A27 and by the A259 to the south. These roads define the urban edge of the settlement of Chichester, with the site located within open fields that stretch beyond this urban boundary.

The site is located in the south of West Sussex, in an area of transition between the open lower Coastal Plain to the south and the wooded Downs to the north. The site lies within 3.5km of the southern boundary of the South Downs National Park and 3.5km of the northeastern boundary of the Chichester Harbour AONB. The landform of the site and the surrounding area is flat to gently undulating, and is characterised by medium to large open fields and development associated with the urban fringe, particularly glasshouses and artificial lakes from former mineral workings.



Figure 1.2: View to the north of the site, along the railway line, from the A27



Figure 1.3: View to the site from the cycle path to the south, on the A259



Figure I.4: View south to site from the B2144, Shopwhyke Road.



Figure I.5: View over Chichester from the Trundle Viewpoint

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

Set within a low-lying and predominantly flat coastal plain. Located in close proximity to relatively large road infrastructure, including a fly-over which is elevated above the site to the north-west. The land use of the site is former small-scale industrial/military, with the area currently used for livestock grazing. Structures on the site include a number of raised bunkers and a disused railway line that penetrates the site from the north.

The land is classified as “urban” within the western half of the site and “non agricultural” within the eastern half. It is based on an underlying geology of Bracklesham and Reading Beds and London Clays.

There are various water bodies within the area, to the south, east and north, as well as streams and drainage ditches.

Experiential

The site has a semi-industrial character, with strong evidence of previous military use, including bunkers (areas of raised ground), a railhead, and a crane structure where the railhead ends. The site is small-scale, and is bordered to the west by the A27, to the south by the A259 and to the north by a railway (main line running into Chichester). As such, the site is heavily influenced by the urban fringe, with prominent audible and visual intrusions; this minimises any sense of tranquillity. CPRE data indicates that the site is within an area of low (in the western half) to medium (in the eastern half) tranquility¹⁰⁸ and experiences noise and visual intrusion¹⁰⁹.

The bunkers within the site create variety in topography; ground cover is relatively consistent across the site.

Visual Criteria

Visibility and key views

Low-level views out from the site are largely limited due to the low-lying flat nature of the landform and enclosure by surrounding trees, scrub vegetation and walls. Distant views towards the South Downs escarpment are afforded, particularly from the south of the site.

Slightly elevated but glimpsed views into the site from the road to the west and filtered views from the railway line to the north are possible. Likely receptors include road and rail users, which will gain close-range views but of brief duration into the site. The area lies within the field of view of properties along the B2144 to the approximately 1km to the north of the site.

The ZTV indicates potential visibility from an extensive area within 5km to the southwest and southeast. However, based on observations in the field, it is considered that visibility will be much reduced on the ground due to additional vegetation that is not within the woodland data layer used within the ZTVs, local landform and buildings. The ZTV also indicates potential visibility of stacks of up to 80m from some parts of the South Downs National Park (at a distance of around 4km) and key viewpoints such as the Trundle (at a distance of around 10km).

Landscape Value Criteria

Landscape designations (National Parks, AONBs)

The South Downs National Park lies 3.5 km to the north and the Chichester Harbour AONB 3.5km to the southwest. The ZTV indicates theoretical visibility from both areas, however there is not likely to be visibility on the ground from the Chichester Harbour AONB, due to limiting effects of trees and development within the coastal plain. From the higher ground to the north, within the South Downs National Park, views would be possible to any tall development on the site, where it will be seen as part of a large panorama over the lower coastal area.

¹⁰⁸ CPRE (2006), *Tranquility Data*.

¹⁰⁹ CPRE (2007), *Intrusion Data*.

Condition, typicality and rarity

Located within a modified landscape, where the surrounding network of roads are intrude audibly and visually. Landscape has a strong “urban fringe” character, with the A27 adjacent to the site forming the boundary to the urban area. The Historic Landscape Character Assessment characterises this area as Late 20th Century – Factory, associated with military use.

Cultural heritage and settings

The Chichester Conservation Area lies within 1.2km to the west of the site, with numerous Listed Buildings within this designated area. Due to the lie of the land, tree cover, development and the road network, there is no intervisibility between this designated area (including the buildings within it, such as the cathedral) and the site. The Oving Conservation Area lies 2km to the east of the site.

There is a cluster of Listed Buildings approximately 850m to the west of the site and 650m to the north. There is a single Listed Building within 750m to the east of the site. Due to development, tree cover and the lie of the land, there is no visibility of the site from these buildings. However, if a stack was part of the waste management facility, depending on its height, this may be visible from one or all of Listed Buildings.

There is evidence within the site of previous military use, including bunkers (areas of raised ground), a railhead, and a crane structure where the railhead ends. The fields are varied, although predominantly of a medium size.

GIS based intervisibility analysis suggests that the spire of Chichester Cathedral is visible over large areas to the west, south and east of the city, and from higher ground to the north. However, it is not visible from within the site due to localised screening. It is possible that any tall structures on the site could be visible in views towards the Cathedral from the east, though this would need to be investigated in detail for specific proposals, through detailed Landscape and Visual Impact Assessment.

Natural heritage

The Chichester Gravel Pits & Leythorne meadow SNCI lies within 250m of the southern boundary of the site (principal habitat: largest collection of inland water habitats in West Sussex important for wintering wildfowl). In the area more widely there are the following nature conservation sites: Chichester Canal SNCI, located within 2km to the southwest; River Lavant Marsh SNCI, located 3.5km to the southwest; and Chichester and Langstone Harbours SAC / SPA / SSSI / Ramsar, located 4km to the southwest.

The principal habitat is arable farmland. There is no ancient woodland in or adjacent to the site, but there is a patch 2.5km to the southwest and 5km to the northeast and northwest.

Recreation

The Chichester to Bognor Regis cyclepath runs close to the southern boundary of the site, following the opposite side of the A259. A cluster of campsites and recreational areas centred on the numerous lakes to the south of Chichester lie 750m to the southwest. A public footpath, including a bridge crossing over the Chichester By-pass, runs to the southwest linking Quarry Lane and the industrial estate at the southern fringe of Chichester with Peckhams Copse Lane and a wider network of paths which run between the lakes.

SENSITIVITY ANALYSIS

| LANDSCAPE AND VISUAL ASPECTS | | Lower Sensitivity < ----- -> Higher Sensitivity | | | | |
|------------------------------|--|---|--|--|--|--|
| Landform | Topographic form & pattern | | | | | |
| | Predominantly flat coastal plain, with little topographical variety. | | | | | |
| Landcover | Landcover pattern | | | | | |
| | Bunkers; grazing grassland; urban fringe (adjacent to parking area and road junction on edge of town). | | | | | |
| | Condition / intactness | | | | | |
| | Modified by road infrastructure, urban development and urban fringe development as well as the structures within the site. | | | | | |
| | Sensitive features | | | | | |
| | Bunkers; railway line to the north and railhead within the site. | | | | | |
| Scale & Enclosure | Scale | | | | | |
| | Small-medium scale site within a medium-scale landscape. | | | | | |
| | Openness | | | | | |
| | Locally, largely enclosed by trees, with low level views. | | | | | |
| Skyline | Form/prominence | | | | | |
| | Flat, broken by trees and small-scale structures/buildings/communication masts. Generally contained due to flat nature and surrounding trees and walls/shrubs. | | | | | |

| | | | | | | |
|--|---|---|--|--|--|--|
| | Features on skyline | | | | | |
| | Structures within site create skyline; A27 forms skyline to the west. The spire of Chichester Cathedral is not visible from the site or the surrounding area. | | | | | |
| Sense of remoteness/ tranquillity | Remoteness | | | | | |
| | Road and rail infrastructure surrounding site. | | | | | |
| | Movement / noise/ lighting | | | | | |
| | High audible intrusion from roads and rail; some visual intrusion from the road. | | | | | |
| Typicality and Rarity | Typicality and Rarity | | | | | |
| | Modified; semi-industrial character. | | | | | |
| VISUAL CRITERIA | | Lower Sensitivity < ----- - > Higher Sensitivity | | | | |
| Visibility & Views | Intervisibility | | | | | |
| | The site is generally contained in low level views due to flat nature and surrounding trees and walls/shrubs, but with glimpsed views into site from road where it passes over the railway and from the south. The ZTV indicates potential visibility of stacks across a wide area of the coastal plain and further inland to the north, from the South Downs National Park. Visibility from within the coastal plain is however likely to be much reduced in the field by vegetation, local landform and buildings in the surrounding area. Stacks located on the site would however be visible as part of the panorama from key view points within the South Downs National Park. Due to the distance from the site however, effects on the skyline of Chichester are not likely to be significant depending on the height of any proposed development. | | | | | |
| | Sensitive receptors | | | | | |
| | Road users; potentially the houses that are in the closest proximity to the north. | | | | | |

| | | | | | | |
|-----------------------------------|---|--|--|--|--|--|
| | Key views and vistas | | | | | |
| | Views onto the site from the road where it passes over the railway line; within the site, from the northern boundary towards the South Downs National Park. The area forms part of the wide panorama afforded from the view point at the Trundle, where the spire of Chichester Cathedral is a prominent and key landmark. Development on the site, particularly tall stacks, will therefore be in conflict with this important view. | | | | | |
| LANDSCAPE VALUE CRITERIA | | Lower Sensitivity < ----- -> Higher Sensitivity | | | | |
| Landscape designations | | | | | | |
| | The site itself is not within any designated landscapes, although the South Downs National Park lies within 3.5km to the north of the site. | | | | | |
| Cultural heritage features | | | | | | |
| | Listed Buildings to the north and to the east are screened by vegetation, development and the lie of the land. A stack, depending on its height, may be visible from these. There is no intervisibility between the site and the spire of Chichester Cathedral, however | | | | | |
| Habitat value | | | | | | |
| | There are no nature conservation designations within the site. The Chichester Gravel Pits & Leythorne meadow SNCI lies within 250m of the southern boundary of the site. There is no ancient woodland in or adjacent to the site. There is very little in the way of existing habitat on the site, with the site comprising low-grade grassland over former industrial uses. | | | | | |
| Recreation | | | | | | |
| | Users of the cycleway and bridal path that follows the A259 close to the southern boundary of the site can gain glimpsed and filtered views into the site when travelling in both directions. Although following a busy road, with roadside trees screen parts of the site, views when approaching Chichester are potentially sensitive. Development would not otherwise impact directly on recreational use of the wider area. | | | | | |

SENSITIVITY TO WASTE DEVELOPMENT

| Typology 1 | Typology 2 | Typology 3 |
|---|---|--|
| <p>Landscape Character Sensitivity: Low. The site itself and the surrounding landscape is largely modified by the road infrastructure and light industrial scale development at the edge of the Chichester to the west and small scale urban fringe development to the east and south. The site is of low grade grassland over former industrial uses. Limited sensitivity, with former large scale gravel workings and industrial developments of a similar scale an existing feature of the character area.</p> <p>Visual Sensitivity: Medium. The low-lying, flat topography and the surrounding trees and scrub provide some existing screening of low-level views into the site. The site is partly visible on approaches to Chichester from the road network and railway line and as such forms part of the wider setting of the settlement. Buildings and features associated with this form of development are unlikely to be visible from, or affect, views from the South Downs National Park at this distance.</p> <p>Landscape Value: Low The area lies over 3km to the south of the South Downs National Park boundary and does not have characteristics or features representative of it nor which directly contribute to the key qualities identified as valuable in the designated area. The site itself is of limited recreational value, although there is potential for some indirect impacts on the lakes on the former gravel pits which are used for recreation to the south should be considered. The site has limited landscape value overall.</p> | <p>Landscape Character Sensitivity: Low. As for Typology 1. Limited sensitivity, with former large scale gravel workings and industrial developments an existing feature of the character area.</p> <p>Visual Sensitivity: Medium The site and particularly any large buildings within it are likely to be visible on the approaches to Chichester. Whilst the skyline around this southeastern fringe of the settlement is already developed to a degree, with an existing number of vertical structures, including communication masts and pylons in the wider area, these are not of large scale nor extensive. If tall structures were to be built within the site, these may therefore potentially be visible across a relatively large area within this coastal plain, as well as from the higher ground to the north, including the viewpoint at The Trundle. It is therefore judged that the area of medium sensitivity to this scale of development.</p> <p>Landscape Value: Low The area lies over 3km to the south of the South Downs National Park boundary and does not have characteristics or features representative of it nor which directly contribute to the key qualities identified as valuable in the designated area. The site itself is of limited recreational value, although there is potential for some indirect impacts on the lakes on the former gravel pits which are used for recreation to the south should be considered. The site has limited landscape value overall.</p> | <p>Landscape Character Sensitivity: Low to medium The area is of some sensitivity to larger scale industrial developments, which could potentially alter the scale and character of the wider area.</p> <p>Visual Sensitivity: High The largely undeveloped nature of the skyline around Chichester is particularly sensitive to change and the visual impact of tall stacks associated with this type of development. Although there is no intervisibility between the central area of the city and the site, sensitive, key views to Chichester Cathedral from the Trundle within the South Downs National Park could potentially be affected. In addition the height of stacks associated with this typology is likely to have an impact on the views of Chichester and the Cathedral from within the coastal plain, particularly to the east of the site</p> <p>Landscape Value: Low The area lies over 3km to the south of the South Downs National Park boundary and does not have characteristics or features representative of it nor which directly contribute to the key qualities identified as valuable in the designated area. The site itself is of limited recreational value, although there is potential for some indirect impacts on the lakes on the former gravel pits which are used for recreation to the south should be considered. The site has limited landscape value overall.</p> |

| | | |
|--|--|--|
| Overall, the site is considered to have a low to medium sensitivity to this scale and type of development. | Overall, the site is considered to have a medium sensitivity to this scale and type of development. | Overall, the site is considered to have a medium to high sensitivity to this scale and type of development. |
| LANDSCAPE CAPACITY | | |
| Given the relatively flat landform, there is potential for providing appropriate screening around the site, to reduce low level views into the site from the surrounding area. It is judged that the site has a moderate to high capacity overall for accommodating this type and scale of development without significant adverse effects on the character and visual amenity of the surrounding area. | There is some scope within the site to locate buildings and storage areas to limit impacts on views and character of the wider area and to tie in with existing light industrial development at the fringes of Chichester. It is judged that the site has a moderate capacity overall for accommodating this form of development without significant adverse effects on the character and visual amenity of the surrounding area. | There is limited capacity for this scale and type of development due to the size potential visual prominence of the tall buildings and stack associated with this type of development without adverse effects on the surrounding landscape and urban context. It is judged that the site has a moderate to low capacity overall for this scale and type of development. |
| RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES | | |
| <ul style="list-style-type: none"> The design, orientation, materials and colour of the facility should be developed to “tie-in” with buildings on adjacent sites, and to visually blend into the sky, favouring dull non-reflective matt greys and blues over bright or shiny colours, which would be more visible; The precise location and orientation of the development should be designed to help reduce visual impacts, for example buildings should be orientated so that long axis follow the grain of the land and the “bulkiest” parts located next to existing trees and vegetation and the elevated section of the road to the northwest of the site, to make the most of the screening they provide; No unnecessary tree or shrub removal should be undertaken outside or on the perimeter of the site as this provides a good filter to views of the potential development area; Opportunities should be sought for large buildings over 20m in height to be partially buried to reduce the extent to which the buildings are visible above the existing tree line at the perimeters; Detailed landscape and visual impact assessment (LVIA) of tall structures in terms of their impact on views towards Chichester Cathedral spire Clutter-free building design and a site layout which presents a simple, clean series of structures within new structure planting would be desirable ; and Further native structure planting to the site in accordance with the WSCC Landscape Strategy. There is potential for species rich grassland owing to likely poor nutrient levels. This would need to be established through an ecological survey. | | |

W/MS/3A Land Rear of Ricebridge Industrial Estate

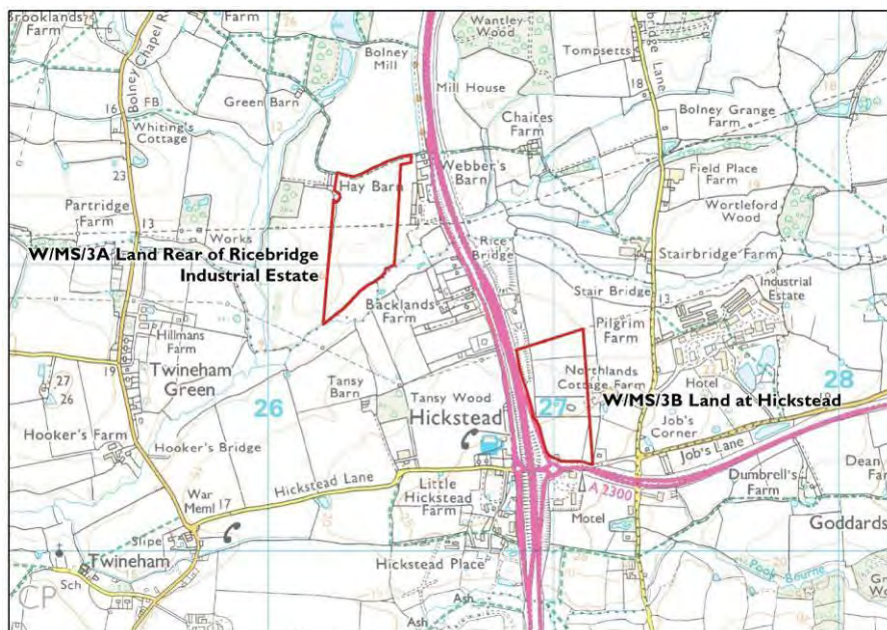


Figure 2.1: Location map of W/MS/3A

LANDSCAPE CHARACTER CONTEXT

National character area: **Low Weald (121)**¹¹⁰

“Broad, low lying and gently undulating clay vales underlie a small-scale intimate landscape enclosed by an intricate mix of small woodlands, a patchwork of fields and hedgerows. Topography and soils vary locally in relation to higher drier outcrops of limestone or sandstone, which are commonly sites of settlements. The Low Weald generally includes an abundance of ponds and small stream valleys often with wet woodlands of alder and willow. Tall hedgerows with numerous mature trees link copses, shaws and remnant woodlands which combine to give the Low Weald a wellwooded character. Field trees, usually of oak but now declining, are characteristic of the area south-east of Dorking. Grassland predominates on the heavy clay soils while lighter soils on higher ground support arable cropping in a more open landscape. Rural in character with dispersed farmsteads, small settlements often include many timber and brick built traditional buildings where not now dominated by recent urban development. Historic settlement pattern was dictated by a preference for higher drier outcrops of limestone or sandstone with moated manor houses being a characteristic feature.”

West Sussex LCA landscape character area: **Eastern Low Weald (LW10)**¹¹¹

“The Eastern Low Weald within Mid Sussex and Horsham Districts comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.”

¹¹⁰ Natural England, *Countryside Character Volume 7: South East and London*.

¹¹¹ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

The Key Characteristics of the area are identified as:

- *“Gently undulating low ridges and clay vales*
- *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north*
- *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees*
- *Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill*
- *Biodiversity in woodland, meadowland, ponds and wetland*
- *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes*
- *Crossed by north-south roads with a rectilinear network of narrow rural lanes*
- *Varied traditional rural buildings built with diverse materials including timber-framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging*
- *Major landmarks include Hurstpierpoint College and St Hugh’s Charterhouse Monastery at Shermanbury*
- *Principal visitor attraction is the Hickstead All England Equestrian Showground”*

KEY SENSITIVITIES, FORCES FOR CHANGE AND GUIDELINES

Within the West Sussex Land Management Guidelines the key sensitivities identified include:

- *High level of perceived naturalness and a rural quality in the quieter, rural landscape to the west of the A23 Trunk Road*
- *Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape*
- *Pockets of rich biodiversity are vulnerable to loss and change*
- *Parts of the area are highly exposed to views from the downs with a consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures*

The guidelines recommend conserving and enhancing “the quiet, rural qualities of the western part of the area, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.”

Other key recommendations of relevance include:

- *“Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields*
- *Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodland*
- *Promote the creation of arable field margins and corners including alongside the sides of streams*
- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape*
- *Pay particular attention to the siting of telecommunications masts*
- *Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.”*

SITE LOCATION AND CONTEXT

The site lies approximately 3.5km to the northwest of the town of Burgess Hill, and 500m to the northwest of the village of Hickstead. The site is 50m to the west of the A23. The site is within an agricultural landscape, but with prominent influences, including the A27, residential properties, small scale industrial buildings and telegraph poles along its eastern boundary, and a number of medium to large power lines running through the middle of the site.

The site is located in the east of West Sussex, , in an area of the Low Weald lying between wooded High Weald to the north and the South Downs National Park to the south. The site lies approximately 1km from the southern boundary of the High Weald AONB and 5.5km from the northern boundary of the South Downs National Park.

The landform is flat to gently undulating, and the wider area is characterised by small-medium fields, with spotted development and the A23 running north-south through it.



Figure 2.2: View from public bridleway at north of the site looking along the eastern boundary



Figure 2.3: View looking along the northern boundary



Figure 2.4: View of the A23 to the east of the site (buildings at the site's northeastern corner are visible)

| SITE CHARACTERISATION |
|---|
| Landscape Character Criteria |
| <p>Physical/Natural factors</p> <p>The site is set within a gently undulating landform, in the east of West Sussex, in an area of the Low Weald lying between wooded High Weald to the north and the South Downs National Park to the south. The A23 runs 50m to the east of the site's eastern boundary, extending southwards from the High Weald ridges. The wider area is characterised by small-medium fields, with spotted development and the A37 running north-south through it.</p> <p>There are buildings to the east of the site, between the site and the A23, and there is a large electricity pylon in the centre of the site, as well as a sewage plant structure adjacent to this.</p> <p>The Grade 3 and 4 agricultural land is based on an underlying geology of Weald Clay.</p> <p>A tributary of the River Adur runs in proximity to the site's southern boundary.</p> |
| <p>Experiential</p> <p>The site is semi-enclosed and of a medium scale, with a greater degree of enclosure at the southern end where the land slopes downwards towards trees. A large power line that run through the centre of the site, and the buildings to the east reduce the sense of remoteness. This is also lessened by the audible intrusion from the A23.</p> <p>CPRE data indicates that the site is within an area of low-medium tranquillity¹¹² and experiences noise and visual intrusion¹¹³.</p> |
| Visual Criteria |
| <p>Visibility and key views</p> <p>The land is highest at the northern boundary of the site, from where it falls away to the south. From this higher ground the South Downs are visible in the distance to the south. Views become more enclosed towards the southern edge of the site as a result of tree cover and the lower lie of the land. Short-distance views to the north are somewhat screened by hedgerow along this northern boundary, with long-distance views being limited by the upward sloping landscape and tree cover to the north. Views to the east are largely contained due to buildings along the site's eastern boundary; to the west, scattered farm buildings are visible in the distance and tree cover to the northwest limit views. To the north the skyline is formed of trees; elsewhere it is a mixture of buildings, higher land and some buildings.</p> <p>The ZTV indicates that potential visibility is largely concentrated in areas immediately adjacent to the site to the east and west, south of the A272. It also indicated potential visibility from wider areas to the south, including from areas of higher ground around Hurstpierpoint, Henfield and Keymer. Visibility across the immediate surroundings are however likely to be reduced due to buildings and additional vegetation that is not within the woodland data layer used within the ZTVs. Long distance views from the south are also likely to be limited by areas of woodland and development.</p> |
| Landscape Value Criteria |
| <p>Landscape designations (National Parks, AONBs)</p> <p>The site lies approximately 1km from the southern boundary of the High Weald AONB and 5.5km from the northern boundary of the South Downs National Park. The rising slopes of the National Park can be seen in the distance to the south of the site and the ZTV indicates a degree of visibility from the northern slopes of the National Park. The ZTV indicates limited theoretical visibility from the AONB to the north of the site, and this is likely to be reduced further in the field due to the extensive woodland in this area.</p> |

¹¹² CPRE (2006), *Tranquility Data*.

¹¹³ CPRE (2007), *Intrusion Data*.

Condition, typicality and rarity

Views to the South Downs to the south characterise this area of the Low Weald. The site lies within a modified landscape, where the A23 is very prominent within the local landscape, with audible and visual intrusion. The Historic Landscape Character Assessment characterises this area as Early Post Medieval Fieldscape, Planned Private Enclosure AD1500-1599. The boundaries and fieldscape layout are of some historic value.

Cultural heritage and settings

The Bolney (North) and Bolney (South) Conservation Areas lie within 1.5km to the north of the site, with numerous Listed Buildings within these designated areas. Due to the lie of the land, tree cover, and the road network, there is no intervisibility between these designated areas (and the buildings within them) and the site. The Grade II Listed Round House lies approximately 300m to the northeast of the site. Due to screening along the northern boundary of the site, intervisibility between the Listed Building and the site is limited. However, if a stack was part of the waste management development, depending on its height, this is likely to be visible from the Listed Building.

The fields are varied, with a mixture of medium and medium-large sized fields.

Natural heritage

There are no designated nature conservation sites within or in close proximity to the site. The Pond Lye SNCI is the closest designated site, lying 2.5km to the east of the site. The Hanger SNCI lies within 3.5km to the north of the site.

The principal habitat on the site is arable farmland, with hedgerow along the northern boundary. There are a number of small areas of ancient woodland within the broader area, with the closest area lying 350m to the northeast and southeast of the site.

Recreation

There are numerous public footpaths within the broader area surrounding the site. Bolney 22dBo PRow runs along the site's northern boundary.

SENSITIVITY ANALYSIS

| LANDSCAPE AND VISUAL ASPECTS | | Lower Sensitivity < ----- - > Higher Sensitivity | | | | |
|------------------------------|--|--|--|--|--|--|
| Landform | Topographic form & pattern | | | | | |
| | Within the site the ground is generally flat with surrounding area gently undulating. The broad, shallow vale, within which the site sits, extends north towards the High Weald and south towards a long, low ridge on which Hickstead lies. | | | | | |
| Landcover | Landcover pattern | | | | | |
| | There is some variety within the immediate vicinity, with a mosaic of agricultural fields interspersed with buildings, woodland and electricity pylons. Landcover within the site is consistent | | | | | |
| | Condition / intactness | | | | | |
| | Within the immediate vicinity the landscape is modified by roads, buildings and electricity pylons to the east, with a greater degree of intactness and rural farmland to the west and the field pattern dating from 1599AD. | | | | | |
| | Sensitive features | | | | | |
| | Within the site, the hedgerow along the northern boundary and trees along the western and southern boundaries are more sensitive features. A tributary of the River Adur runs along the site's southern boundary. | | | | | |
| Scale & Enclosure | Scale | | | | | |
| | Set within medium to large scale, agricultural fields with some large scale build elements and overhead power lines fringed with smaller scale elements to the south and west, including copses, streams and ponds. | | | | | |
| | Openness | | | | | |
| | Locally contained by tall hedgerows, woodland and buildings. There are views to adjacent fields to the west, but the depth and extent of views remains limited. | | | | | |
| Skyline | Form/prominence | | | | | |
| | Existing pylons break across the skyline, on which trees and scattered developments are predominant features. | | | | | |
| | Features on | | | | | |

| | | | | | | |
|--|--|---|--|--|--|--|
| | skyline | | | | | |
| | South Downs forms the skyline to the south – distinctive profile of long ridge. In other directions, trees form the skyline, with some tall pylons (including one within the site) disrupting the skyline. | | | | | |
| Sense of remoteness/ tranquillity | Remoteness | | | | | |
| | Roads, large overhead powerlines and development to the east of the site reduce feelings of remoteness. | | | | | |
| | Movement / noise / lighting | | | | | |
| | Low-level noise from the A23 and likely to be some light intrusion at night in the east of the site, reduced in the west. Visual intrusion from the pylons and small scale industry to the east of the site. | | | | | |
| Typicality and Rarity | Typicality and Rarity | | | | | |
| | The area immediately around the site is generally representative of the landscape character area, with the A23 an influence to the east and more rural and perceptibly quieter and more undeveloped character to the west. The small scale and varied field pattern with tall hedgerows, ponds and woodland are features within the area to the west of the site, although the site itself is modified by agriculture and nearby development and is of a larger scale. | | | | | |
| VISUAL CRITERIA | | Lower Sensitivity < ----- - > Higher Sensitivity | | | | |
| Visibility & Views | Intervisibility | | | | | |
| | Visibility to the South Downs, which although distant forms a distinctive backdrop to the south. | | | | | |
| | Sensitive receptors | | | | | |
| | Potential for close-range views from a small number of properties and industrial units that lie adjacent to the northeast. The public footpath falls within the site. | | | | | |
| | Key views and vistas | | | | | |

| | Distant views to the South Downs National Park, but predominantly indistinctive views, with a semi-industrial setting to the east of the site. | | | | |
|----------------------------|---|--|--|--|--|
| LANDSCAPE VALUE CRITERIA | | Lower Sensitivity < ----- - > Higher Sensitivity | | | |
| Landscape designations | | | | | |
| | The site is not within or in immediate proximity to any designated landscapes. The site lies approximately 1km from the southern boundary of the High Weald AONB and 5.5km from the northern boundary of the South Downs National Park. | | | | |
| Cultural heritage features | | | | | |
| | There are no cultural heritage designations within or adjacent to the site. The Bolney (North) and Bolney (South) Conservation Areas lie within 1.5km to the north of the site, and there is a Grade II Listed Building approximately 300m to the northeast of the site. At present there is no intervisibility between the site and these heritage areas and assets. The field pattern is of some value, intact since 1599AD | | | | |
| Habitat value | | | | | |
| | There are no designated nature conservation sites within or in close proximity to the site. The Pond Lye SNCI is the closest designated site, lying 2.5km to the east of the site. The principal habitat on the site is arable farmland. There are a number of small areas of ancient woodland within the broader area, with the closest area lying 350m to the northeast and southeast of the site. | | | | |
| Recreation | | | | | |
| | There are numerous public footpaths within the broader area surrounding the site. Bolney PProW 22dBo runs along the site's northern boundary. | | | | |

OVERALL SENSITIVITY TO WASTE DEVELOPMENT

| Typology 1 | Typology 2 | Typology 3 |
|---|---|---|
| <p>Landscape Character Sensitivity: low to medium</p> <p>Within the site itself the medium to large fields of open intensively managed farmland is of limited sensitivity. The water course to the south, the existing trees and remaining hedgerow structure are features of higher sensitivity. The site is located within an area that forms a transition from a more developed and modified landscape around the A23 corridor and urban fringe west of Burgess Hill and the more intact, rural farmland to the west. This area immediately to the west is of a smaller scale and greater tranquillity and of higher sensitivity to this form of development. Overall it is considered to be of low to medium sensitivity.</p> <p>Visual Sensitivity: low</p> <p>The tree cover across the wider landscape and the enclosed nature of the vale within which the site is located limits intervisibility with the surrounding landscape to the north, east and west. Properties to the south and west and local transport routes are likely to be afforded views of buildings and vertical structures should they be included in the development. However, existing tall development reduce the overall visual sensitivity of the site.</p> <p>Landscape Value: low</p> | <p>Landscape Character Sensitivity: medium</p> <p>Within the site itself the medium to large fields of open intensively managed farmland is of limited sensitivity, with the water course to the south, existing trees and remaining hedgerow structure features of higher sensitivity. The site is however located such that development could potentially impact on the character of the more secluded and tranquil farmland to the west. This area immediately to the west is of higher sensitivity, being of a smaller scale and more intact. This form and scale of development has the potential to encroach on the perceived rural and undeveloped qualities at this proximity. Overall it is considered to be of medium sensitivity.</p> <p>Visual Sensitivity: low-medium</p> <p>The tree cover across the wider landscape and the enclosed nature of the vale within which the site is located limits intervisibility with the surrounding landscape to the north, east and west. However, large buildings and stacks are likely to be visible from properties to the south and west as well as the transport routes in the local area. Although this scale of development has the potential to increase the visual intrusion of this more developed area on the wider landscape, the existing tall development reduces the overall visual sensitivity of the site.</p> | <p>Landscape Character Sensitivity: medium-high</p> <p>Within the site itself the medium to large fields of open intensively managed farmland is of limited sensitivity, with the water course to the south and remaining hedgerow structure features of higher sensitivity. The site is located within an area that forms a transition from a more developed and modified landscape around the A23 corridor and urban fringe west of Burgess Hill and the more intact, rural farmland to the west. This area immediately to the west is of higher sensitivity, being of a smaller scale and more intact. This form and scale of development has the potential to encroach on the perceived rural and undeveloped qualities at this proximity. Overall it is therefore considered to be of medium sensitivity.</p> <p>Visual Sensitivity: medium</p> <p>The large buildings and stacks are likely to be visually prominent in views from properties to the south and west as well as the transport routes in the local area. The existing tall development reduces the overall visual sensitivity of the site, however, this form of development is of a larger scale and likely to have wider ranging visual impacts.</p> <p>Landscape Value: low-medium</p> <p>The site is not located within a designated</p> |

| | | |
|---|---|---|
| The site is not located within a designated landscape and does not contribute directly or significantly to the setting of the AONB to the north or the South Downs to the south. A public right of way runs through the north of the site, forming part of a network of paths linking to Burgess Hill. | Landscape Value: low-medium The site is not located within a designated landscape and does not contribute directly or significantly to the setting of the AONB to the north or the South Downs to the south. A public right of way runs through the north of the site, forming part of a network of paths linking to Burgess Hill. | landscape and does not contribute directly or significantly to the setting of the AONB to the north or the South Downs to the south. A public right of way runs through the north of the site, forming part of a network of paths linking to Burgess Hill. |
| Overall, the site is considered to have a low to medium sensitivity | Overall, the site is considered to have a medium sensitivity | Overall, the site is considered to have a medium sensitivity |
| LANDSCAPE CAPACITY | | |
| Given the relatively flat landform, and existing small scale industrial units and buildings to the east of the site there is potential for providing appropriate screening of low-level views around the site and to locate and mass buildings so that the development is assimilated into the existing light industrial development to the east. It is judged that the site has a moderate to high capacity overall for accommodating this type and scale of development without significant adverse effects on the character and visual amenity of the surrounding area. | There is some scope within the site to locate buildings and storage areas to limit impacts on low-level views and to relate to light industrial development to the east. There is however the potential for stacks and larger scale buildings to be visually prominent and for adverse effects on the surrounding landscape, particularly the potential for the buildings and for activities on site to visually and audibly intrude on the more rural and peaceful area of farmland to the west of the site. It is judged that the site has a moderate capacity overall for this scale of development without adverse effects on the character and visual amenity of the more sensitive area to the west. | There is some limited capacity for this scale and type of development due to the size and potential visual prominence of the tall buildings and stacks associated with it, which is likely to be significantly larger than the existing development to the east. There is the potential for adverse effects on the surrounding landscape, particularly for the buildings and for activities on site to visually and audibly intrude on the more rural and peaceful area of farmland to the west of the site. It is judged that the site has a moderate to low capacity overall for this scale and type of development. |
| RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES | | |
| <ul style="list-style-type: none"> The design, orientation, materials and colour of the facility should be developed to visually blend into the sky and surrounding agricultural farmland, favouring dull non-reflective matt greys and blues over bright or shiny colours, which would be more visible; The precise location and orientation of the development should be designed to help reduce visual impacts, for example locating buildings away | | |

from the west of the site and tying in buildings visually with existing development to the east;

- No unnecessary tree or shrub removal should be undertaken within or on the perimeter of the site as this provides a good filter to views of the potential development area;
- Ensure the public right of way that currently runs through the north of the site is appropriately re-aligned;
- Opportunities should be sought for large buildings over 20m in height to be partially buried to reduce the extent to which the buildings are visible above the existing tree line at the perimeters; and
- Further planting to reinforce the existing trees and vegetation at the northern and western boundaries would be beneficial;
- The advanced planting of a buffer of mixed species trees and shrubs should be undertaken to screen low-level views from properties to the east and southeast.

W/MS/3B Land at Hickstead

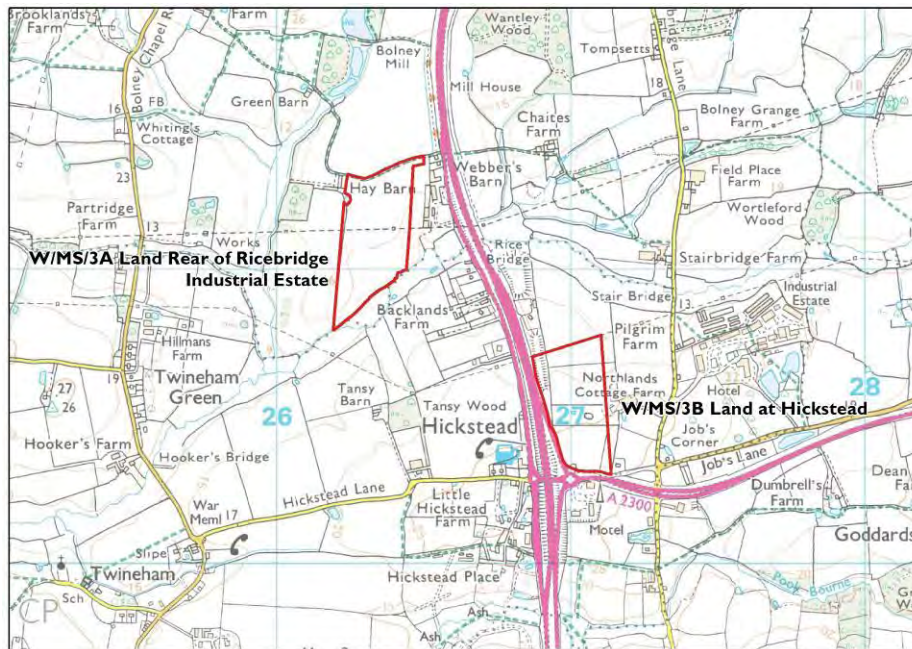


Figure 3.1: Location map of W/MS/3B

LANDSCAPE CHARACTER CONTEXT

National character area: **Low Weald (121)**¹¹⁴

“Broad, low lying and gently undulating clay vales underlie a small-scale intimate landscape enclosed by an intricate mix of small woodlands, a patchwork of fields and hedgerows. Topography and soils vary locally in relation to higher drier outcrops of limestone or sandstone, which are commonly sites of settlements. The Low Weald generally includes an abundance of ponds and small stream valleys often with wet woodlands of alder and willow. Tall hedgerows with numerous mature trees link copses, shaws and remnant woodlands which combine to give the Low Weald a wellwooded character. Field trees, usually of oak but now declining, are characteristic of the area south-east of Dorking. Grassland predominates on the heavy clay soils while lighter soils on higher ground support arable cropping in a more open landscape. Rural in character with dispersed farmsteads, small settlements often include many timber and brick built traditional buildings where not now dominated by recent urban development. Historic settlement pattern was dictated by a preference for higher drier outcrops of limestone or sandstone with moated manor houses being a characteristic feature.”

West Sussex LCA landscape character area: **Eastern Low Weald (LW10)**¹¹⁵

“The Eastern Low Weald within Mid Sussex and Horsham Districts comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.”

¹¹⁴ Natural England, *Countryside Character Volume 7: South East and London*.

¹¹⁵ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

The Key Characteristics of the area are identified as:

- *“Gently undulating low ridges and clay vales*
- *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north*
- *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees*
- *Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill*
- *Biodiversity in woodland, meadowland, ponds and wetland*
- *Historic village of Cowfold and suburban village development at Partridge Green, Shermanbury and Sayers Common*
- *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes*
- *A modest spread of designed landscapes*
- *Crossed by north-south roads with a rectilinear network of narrow rural lanes*
- *London to Brighton Railway Line crosses the area through Burgess Hill*
- *Varied traditional rural buildings built with diverse materials including timber-framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging*
- *Major landmarks include Hurstpierpoint College and St Hugh’s Charterhouse Monastery at Shermanbury*
- *Principal visitor attraction is the Hickstead All England Equestrian Showground.”*

KEY SENSITIVITIES, FORCES FOR CHANGE AND GUIDELINES

Within the West Sussex Land Management Guidelines the key sensitivities identified include:

- High level of perceived naturalness and a rural quality in the quieter, rural landscape to the west of the A23 Trunk Road
- Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape
- Pockets of rich biodiversity are vulnerable to loss and change
- Parts of the area are highly exposed to views from the downs with a consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures

The guidelines recommend conserving and enhancing “the quiet, rural qualities of the western part of the area, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.”

Other key recommendations of relevance include:

- *“Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields*
- *Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodland*
- *Promote the creation of arable field margins and corners including alongside the sides of streams*
- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape*
- *Pay particular attention to the siting of telecommunications masts*
- *Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.”*

SITE LOCATION AND CONTEXT

The site is located within an area of farmland close to the junction between the A23 and A2300 approximately 2.4km to the west of Burgess Hill. The A23 forms the site's western boundary, whilst the A2300 forms the site's southern boundary. The services at the junction of these two roads face the site from the south.

The site lies in the east of West Sussex, within the Low Weald, which between wooded High Weald to the north and the South Downs National Park to the south.

The landform is undulating, with the site lying on top of a gentle ridge. The land slopes gently downhill to the north. The wider area is characterised by agricultural fields, interspersed with buildings and small settlements. The A23 which runs north-south across the shallow vale and up to Hickstead, is a prominent feature in the immediate landscape.



Figure 3.2: View looking north across the site towards the ridge at the southern end of the High Weald on the horizon

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site comprises Grade 3 agricultural land, based on underlying Weald Clay, in intensive agricultural use. A small copse and a pond lie within the centre of the site. The site lies on the gentle southern slopes of a shallow vale, where a number of minor watercourses drain into the Adur to the southwest. The land slopes gradually down towards the site's northern boundary from the southern area which lies on top of the gentle ridge the encloses the vale. The site is located within an area of the Low Weald, between wooded High Weald to the north and the South Downs National Park to the south.

A large junction lies immediately adjacent to the southwest corner, at which the Hickstead road services and motel are located. Tall, outgrown hedgerows enclose the site to the south and west, with a wide access point at the southern boundary from the A2300 allowing views into the site and the lower vale beyond. To the east the field boundary has been removed, the site is open to the adjacent fields and the Northland Cottage Farm.

Experiential

The site has a largely open feel, and is of a medium scale. The sense of openness is greatest when viewing the site from the southern boundary, given the higher land here. There is a greater degree of enclosure at the northern end where the land is lower, as well as along the site's western boundary where the trees/hedgerow trees are quite dense. The roads to the south and west reduce the sense of remoteness, and there is audible and some visual intrusion from the road infrastructure. Screening is provided along the site's western boundary, minimising visual intrusion from the A23. CPRE data indicates that the site is within an area of medium tranquility¹¹⁶ and experiences noise and visual intrusion¹¹⁷.

Visual Criteria

Visibility and key views

From the southern end of the site there are medium-distance views to the rising slopes to the north of the site, as well as to the land to the east. Views to the south are limited because of the higher ground here – when at the southern boundary, the road services become visible when facing out of the site. There is good screening of the A23, such that this is predominantly not visible from within the site.

The skyline in most directions is formed of trees, with some development, across which electricity pylons break to the south.

The ZTV indicates that potential visibility is largely contained within 5km of the site and to the south of the A272.

Actual visibility is likely to be more limited within these areas due to existing vegetation that is not within the woodland data layer used within the ZTVs and development around Hickstead and Burgess Hill. Tall structures located within the southern section of site would potentially be visible across a relatively large area given the sloping nature of the site, although the bunding and planting associated with the A23 corridor along the western boundary provides screening of low-level views into the site.

¹¹⁶ CPRE (2006), *Tranquility Data*.

¹¹⁷ CPRE (2007), *Intrusion Data*.

| Landscape Value Criteria |
|--|
| <p>Landscape designations (National Parks, AONBs)</p> <p>The site does not lie within an area of landscape designation: the High Weald AONB is 1.7km from the site's northern boundary and the South Downs National Park is 4.3 km from the southern boundary.</p> |
| <p>Condition, typicality and rarity</p> <p>Lies within a modified landscape: the roads to the south and west of the site are audible and visual intrusions. It is broadly not typical of the wider landscape character area. Human influence is enhanced by presence of large electricity pylons in the area surrounding the site. The Historic Landscape Character Assessment characterises this area as "Fieldsapes : Planned Private Enclosure Late 20th Century AD1845-present".</p> |
| <p>Cultural heritage and settings</p> <p>There are numerous Conservations Areas within the broader area surrounding the site. The closest is the Bolney (South) Conservation Area, which is located approximately 2km to the northwest of the site. As a result of the land topography and existing screening, there is no intervisibility between this designated area and the site.</p> <p>There are a few Listed Buildings in proximity to the site. The closest is Castle Hotel Grade II Listed Building, which is within 150m of the site's western boundary. In addition, there are there are five Listed Buildings clustered around Hickstead Pace, to the southwest of the site, including Little Hickstead Place (Grade II), which is within 300m of the site's southwest boundary. Given that the site slopes downwards from its southern boundary, and due to the presence of the road infrastructure surrounding the site, there is no intervisibility between the site and the Listed Buildings to the southwest of the site. Any development on the site is likely to be visible from Castle Hotel; given the existing very prominent audible and visual intrusion on the Listed Building's setting from the road network to the east of it, it is unlikely that waste development would pose a substantial additional impact.</p> <p>With regards field structure, the shapes of the fields are varied, and a mixture of small to medium-size.</p> |
| <p>Natural heritage</p> <p>The principal habitat on the site is pasture, with hedgerow/shrubbery along the site's southern, eastern and western boundaries. There are no designated nature conservations within or in close proximity to the site. The closest site is Pond Lye SNCI, which is approximately 1.7km to the west of the site.</p> <p>There are numerous areas of ancient woodland within the broader area, particularly to the northeast and northwest. The closest area are approximately 200m to the southeast of the site and 400m to the west of the site. There are copses within the site, towards the northern section.</p> |
| <p>Recreation</p> <p>There are no PRow within or in close proximity to the site. There are footpaths within 350m to the southeast, southwest and northeast of the site.</p> |

SENSITIVITY ANALYSIS

| LANDSCAPE AND VISUAL ASPECTS | | Lower Sensitivity < ----- -> Higher Sensitivity | | | | |
|------------------------------|---|---|--|--|--|--|
| Landform | Topographic form & pattern | | | | | |
| | Set within gently undulating landform associated with the low clay vales and ridges of the low weald. The site slopes gradually downhill from south to north. | | | | | |
| Landcover | Landcover pattern | | | | | |
| | Medium scale pattern of mixed agricultural grazing fields. Within the wider area there is a pattern of agricultural fields, small areas of development, including an industrial estate to the east, Hickstead Services to the south and a network of large and minor roads. | | | | | |
| | Condition / intactness | | | | | |
| | Broken hedgerow structure and loss of boundaries within the site and the surrounding area modified by development, agricultural practices and road infrastructure. | | | | | |
| | Sensitive features | | | | | |
| | A small copse with mature trees and shrubs and a small pond is located within the centre of the site. A tall, outgrown hedgerow with mature hedgerow trees follows the western boundary. | | | | | |
| Scale & Enclosure | Scale | | | | | |
| | Medium to large scale, with pylons forming large vertical elements within the site. | | | | | |
| | Openness | | | | | |
| | Greater sense of openness from the southern section of the site, with greater degree of enclosure felt in the lower areas and where there is vegetation around the edges. | | | | | |

| | | | | | | |
|--|--|--|--|--|--|--|
| Skyline | Form/prominence | | | | | |
| | Rising slopes at the beginning of the High Weald clearly visible to the north. | | | | | |
| | Features on skyline | | | | | |
| | High Weald to the north; road to the west; electricity pylons will interrupt the skyline from the lower parts of the site. | | | | | |
| Sense of remoteness/ tranquillity | Remoteness | | | | | |
| | Roads to the west and south, as well as the road services facing the sites southern boundary, reduce the sense of remoteness. | | | | | |
| | Movement / noise / lighting | | | | | |
| | Audible, and in places visual, intrusion from the road. Likely that there is light intrusion at night from the road, as well as from the roundabout and services at the sites southern boundary. | | | | | |
| Typicality and Rarity | Typicality and Rarity | | | | | |
| | The pattern of development and modified field structure are not typical of the rural and undeveloped character of the wider landscape character type. | | | | | |
| VISUAL CRITERIA | | Lower Sensitivity < ----- -> Higher Sensitivity | | | | |
| Visibility & Views | Intervisibility | | | | | |
| | Located towards the top of the low ridge enclosing Views are available to the low, wooded slopes at the southern edge of the High Weald, which forms the skyline to the north, and the South Downs to the south. | | | | | |
| | Sensitive receptors | | | | | |

| | | | | | |
|-----------------------------------|--|---|--|--|--|
| | Users of the A23 (although minimal given good screening); residents/workers from the farm to the east of the site. | | | | |
| | Key views and vistas | | | | |
| | A degree of intervisibility with High Weald, and the South Downs AONB, but it does not form a distinctive part of key views from these areas and lies at some distance from them. | | | | |
| LANDSCAPE VALUE CRITERIA | | Lower Sensitivity <----- -> Higher Sensitivity | | | |
| Landscape designations | | | | | |
| | The site does not lie within an area of landscape designation: the High Weald AONB is 1.7km from the site's southern boundary of and the South Downs National Park is 4.3 km from the northern boundary. | | | | |
| Cultural heritage features | | | | | |
| | Castle Hotel Grade II Listed Building is within 150m of the sites western boundary. Any development on the site is likely to be visible from Castle Hotel; given the existing very prominent audible and visual intrusion on the Listed Buildings setting from the road network to the east of it, it is unlikely that waste development would pose a substantial additional impact. | | | | |
| Habitat value | | | | | |
| | There are no areas of nature conservation within or in close proximity to the site. The closest site is Pond Lye SNCI is approximately 1.7km to the west of the site. | | | | |
| Recreation | | | | | |
| | There are no PRoW within or in close proximity to the site. | | | | |

OVERALL SENSITIVITY TO WASTE DEVELOPMENT

| Typology 1: | Typology 2 | Typology 3 |
|---|--|---|
| <p>Landscape Character Sensitivity: low to medium</p> <p>The intensively managed farmland with partly degraded field structure set within a landscape modified by transport infrastructure and power lines, corresponds in a limited way to the key characteristics of the wider Eastern Low Weald landscape character area and is considered to be of low sensitivity. The trees, pond and remaining hedgerows are features of higher sensitivity.</p> <p>Visual Sensitivity: low to medium</p> <p>The bunding and tree planting associated with the A23 corridor to the west provides a degree of screening of low-level views from the west. The southern area lies on the low ridge which encloses the vale to the north, and the site therefore forms part of the skyline in views from the lower-lying farmland to the north and the wooded slopes at the south of the High Weald. It does not contain or lie in proximity to any local landmarks, and the site is visible as a small component in the wide panoramic views available from the slopes of the South Downs. Overall it is considered to be of low to medium visual sensitivity, with the upper slope in the south of higher visual sensitivity.</p> <p>Landscape Value: low</p> <p>The site is not located within a designated</p> | <p>Landscape Character Sensitivity: low to medium</p> <p>The intensively managed farmland with partly degraded field structure corresponds in a limited way to the key characteristics of the wider Eastern Low Weald landscape character area and is considered to be of low sensitivity. The trees, pond and remaining hedgerows are features of higher sensitivity.</p> <p>Visual Sensitivity: medium</p> <p>Although low-level views into the site would be largely screened by the bunding and tree planting to the west, the taller buildings would be visible above the tree-line in views towards the site from the surrounding area. Existing development and tall vertical structures break across this skyline, however, development of this scale is likely to increase the scale and visual prominence of man-made structures in views from the south west and north. It does not contain or lie in proximity to any local landmarks, and development of this scale on the site is likely to be visible as a relatively small component in the wide panoramic views available from the slopes of the South Downs. Overall it is considered to be of medium visual sensitivity, with the upper slope in the south of higher visual sensitivity.</p> <p>Landscape Value: low</p> | <p>Landscape Character Sensitivity: medium</p> <p>The intensively managed farmland with partly degraded field structure corresponds in a limited way to the key characteristics of the wider Eastern Low Weald landscape character area and is considered to be of low sensitivity. The trees, pond and remaining hedgerows are features of higher sensitivity.</p> <p>Visual Sensitivity: medium</p> <p>Whilst existing development and tall vertical structures break across this skyline, development of this type is likely to significantly increase the scale and visual prominence of man-made structures in views from the south, west and north. It does not however contain or lie in proximity to any local landmarks, and development, even of this scale, is likely to be visible as a small component in the wide panoramic views available from the slopes of the South Downs. Overall it is considered to be of medium visual sensitivity, with the upper slope in the south of higher visual sensitivity.</p> <p>Landscape Value: low</p> <p>As for Type 1.</p> |

| | | |
|--|--|--|
| landscape and does not contribute directly or significantly to the setting of the AONB to the north or the South Downs to the south. | As for Type I | |
| Overall, the site is considered to have a low to medium sensitivity | Overall, the site is considered to have a low to medium sensitivity | Overall, the site is considered to have a medium sensitivity |
| LANDSCAPE CAPACITY | | |
| <p>The existing small scale industrial units and farm buildings to the east and development to the south of the site, provides some potential scope for appropriate screening around the site and to locate and mass buildings so that the development is assimilated into the surrounding area. It is judged that the site has a moderate to high capacity overall for accommodating this type and scale of development without significant adverse effects on the character and visual amenity of the surrounding area. There is scope for the improvement of the current condition and structure of landscape features and habitat value in conjunction with the development of this site, including re-instating field boundaries and increasing woodland cover to the north of the site.</p> | <p>There is some scope within the site to locate buildings and storage areas to limit impacts on views and character of the wider area and to tie in with existing light industrial development to the east and with Hickstead to the south. However this form of development is likely to be of a larger scale and more visually intrusive than the existing development, and views to the southern parts of the site from the wooded slopes of the High Weald to the north would potentially still be possible even with screening. It is judged that the site has a moderate capacity overall for this scale of development without adverse effects on the character and visual amenity of the more sensitive areas to the south. There is scope for the improvement of the current condition and structure of landscape features, and habitat value in conjunction with the development of this site, including re-instating field boundaries and increasing woodland cover to the north of the site.</p> | <p>There is some limited capacity for this scale and type of development, without the increased scale and potential visual prominence of the tall buildings and stack associated with this type of development having significant impacts on the surrounding landscape. Views to the southern parts of the site from the wooded slopes of the High Weald to the north would potentially still be possible even with screening. There is some scope for</p> <p>It is judged that the site has a moderate capacity overall for this scale and type of development. There is scope for the improvement of the current condition and structure of landscape features, and habitat value in conjunction with the development of this site, including re-instating field boundaries and increasing woodland cover to the north of the site.</p> |

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- The design, orientation, materials and colour of the facility should be developed to visually blend into the sky and surrounding agricultural farmland, favouring dull non-reflective matt greys and blues over bright or shiny colours, which would be more visible;
- The precise location and orientation of the development should be designed to help reduce visual impacts, for example locating buildings away from the ridge top, where buildings would break across the ridgeline in views from the north, particularly in relation to distance views from the High Weald;
- No unnecessary tree or shrub removal should be undertaken within or on the perimeter of the site as this provides a good filter to views of the potential development area;
- Opportunities should be sought for large buildings over 20m in height to be partially buried to reduce the extent to which the buildings are visible above the existing tree line at the perimeters; and
- The advanced planting of a buffer of mixed species trees and shrubs should be undertaken to screen low-level views from Northlands Cottage Farm and the wider area to the east and further planting to reinforce the existing trees and vegetation at the northern boundary.

W/MS/5A Land adjacent to Goddards Green Wastewater Treatment Works

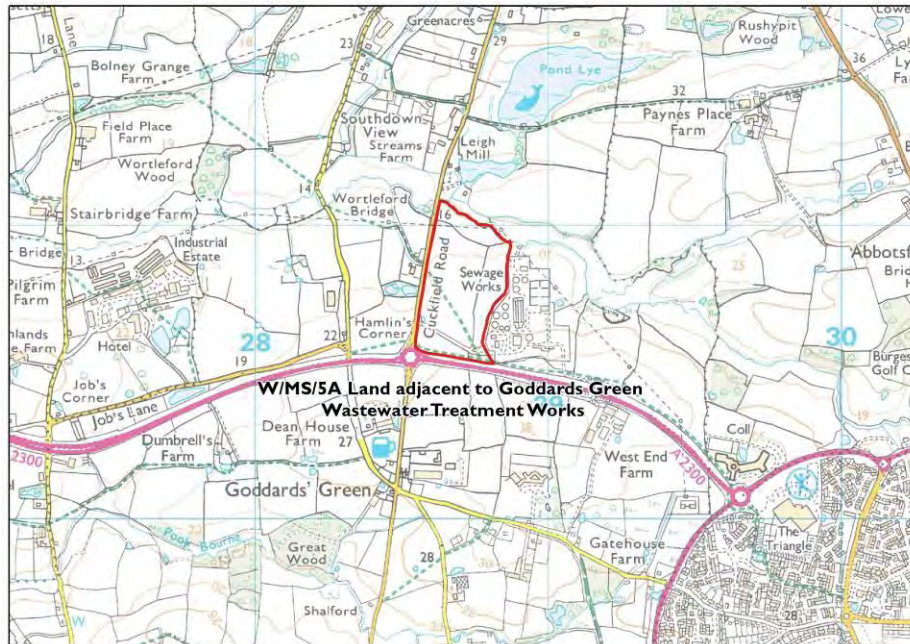


Figure 4.1: Location map of W/MS/5A

LANDSCAPE CHARACTER CONTEXT

National character area: **Low Weald (126)**¹¹⁸

“Broad, low lying and gently undulating clay vales underlie a small-scale intimate landscape enclosed by an intricate mix of small woodlands, a patchwork of fields and hedgerows. Topography and soils vary locally in relation to higher drier outcrops of limestone or sandstone, which are commonly sites of settlements. The Low Weald generally includes an abundance of ponds and small stream valleys often with wet woodlands of alder and willow. Tall hedgerows with numerous mature trees link copses, shaws and remnant woodlands which combine to give the Low Weald a wellwooded character. Field trees, usually of oak but now declining, are characteristic of the area south-east of Dorking. Grassland predominates on the heavy clay soils while lighter soils on higher ground support arable cropping in a more open landscape. Rural in character with dispersed farmsteads, small settlements often include many timber and brick built traditional buildings where not now dominated by recent urban development. Historic settlement pattern was dictated by a preference for higher drier outcrops of limestone or sandstone with moated manor houses being a characteristic feature.”

West Sussex LCA landscape character area: **Eastern Low Weald (LW10)**¹¹⁹

“The Eastern Low Weald within Mid Sussex and Horsham Districts comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.”

The Key Characteristics of the area are identified as:

¹¹⁸ Natural England, *Countryside Character Volume 7: South East and London*.

¹¹⁹ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

- *“Gently undulating low ridges and clay vales*
- *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north*
- *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees*
- *Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill*
- *Biodiversity in woodland, meadowland, ponds and wetland*
- *Historic village of Cowfold and suburban village development at Partridge Green, Shermanbury and Sayers Common*
- *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes*
- *A modest spread of designed landscapes*
- *Crossed by north-south roads with a rectilinear network of narrow rural lanes*
- *London to Brighton Railway Line crosses the area through Burgess Hill*
- *Varied traditional rural buildings built with diverse materials including timber-framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging*
- *Major landmarks include Hurstpierpoint College and St Hugh’s Charterhouse Monastery at Shermanbury*
- *Principal visitor attraction is the Hickstead All England Equestrian Showground.”*

KEY SENSITIVITIES, FORCES FOR CHANGE AND GUIDELINES

Within the West Sussex Land Management Guidelines the key sensitivities identified include:

- *High level of perceived naturalness and a rural quality in the quieter, rural landscape to the west of the A23 Trunk Road;*
- *Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape;*
- *Pockets of rich biodiversity are vulnerable to loss and change; and*
- *Parts of the area are highly exposed to views from the downs with a consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures.*

The guidelines recommend conserving and enhancing “the quiet, rural qualities of the western part of the area, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.”

Other key recommendations of relevance include:

- *“Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields*
- *Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodland*
- *Promote the creation of arable field margins and corners including alongside the sides of streams*
- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape*
- *Pay particular attention to the siting of telecommunications masts*
- *Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.”*

SITE LOCATION AND CONTEXT

The site is approximately 1km to the northwest of Burgess Hill, and 500m north of the village of Goddard's Green. The site lies 1.7km to the east of the A23.

The site is located in the east of West Sussex, in an area of the Low Weald lying between wooded High Weald to the north and the South Downs National Park to the south. The site lies approximately 2km from

the southern boundary of the High Weald AONB and 4.5km from the northern boundary of the South Downs National Park.

The landform is flat to gently undulating, and the wider area is characterised by agricultural fields, as well as urban fringe influence, given the proximity to Burgess Hill. There is a sewage works adjacent to the site, although this is largely screened by trees at the eastern boundary.



Figure 4.2: View from PRow within the site looking east towards the sewage works



Figure 4.3: View from Prow within the site looking west towards Cuckfield Road

| SITE CHARACTERISATION |
|--|
| Landscape Character Criteria |
| <p>Physical/Natural factors</p> <p>The site comprises Grade 3 and 4 agricultural land, based on underlying Weald Clay, in agricultural use. It is set within a flat to gently undulating shallow vale, with a low ridge rising gently to the southwest. The site is within an area of the Low Weald lying between wooded High Weald to the north and the South Downs National Park to the south. The A2300 runs along the sites southern boundary, with Cuckfield Road forming its western boundary. A sewage works is located immediately to the east. There is hedgerow along the sites southern and western boundaries, and trees along the northern and eastern boundaries. A water course is located immediately to the north of the site and Pond Lye lies to the northeast.</p> |
| <p>Experiential</p> <p>The site is of a medium scale and semi-enclosed, with a greater degree of enclosure at the northern end where there are tall trees. The roads to the south and east reduce the sense of remoteness, with the influence of surrounding development reducing to the north where a smaller strip of field is well enclosed and of a smaller scale. CPRE data indicates that the site is within an area of medium tranquility¹²⁰ and experiences noise and visual intrusion¹²¹.</p> |
| Visual Criteria |
| <p>Visibility and key views</p> <p>Views from within the site are possible to the land to the north and northwest, towards the southern slopes of the High Weald. Views to the south and east are contained by screening provided by high hedgerow to the south and trees to the east. When looking west from within the site, there are short-distance views within the immediate farmland. The tops of the buildings associated with the sewage works to the east are visible from within the site, above a dense belt of trees and vegetation that otherwise contain views along the eastern boundary. The skyline is therefore predominantly formed of trees and hedgerows. The ZTV indicates that visibility will be more confined due to buildings and additional vegetation that is not within the woodland data layer used within the ZTVs. If tall structures were to be built within the northern section of site, these may be visible across a relatively large area given the higher ground at this end.</p> |
| Landscape Value Criteria |
| <p>Landscape designations (National Parks, AONBs)</p> <p>The site lies within 2km of the southern boundary of the High Weald AONB and 4.5km from the northern boundary of the South Downs National Park.</p> |
| <p>Condition, typicality and rarity</p> <p>Lies within a modified landscape: the roads to the south and west of the site are audible and visual intrusions; the top of the building associated with the adjacent sewage works can be seen above the tree line which forms the site's eastern boundary. The Historic Landscape Character Assessment characterises this area as "Assart Fieldscape, Medieval dated AD1066-1499".</p> |

¹²⁰ CPRE (2006), *Tranquility Data*.

¹²¹ CPRE (2007), *Intrusion Data*.

Cultural heritage and settings

There are various Conservation Areas within the broader area surrounding the site, with the closest being approximately 2.5km to the east within the centre of Burgess Hill (St Johns, Fairfield). Due to the lie of the land and the road network to the south, and the vegetation and lie of the land to the north, there is no intervisibility between the site and these designated areas.

There are numerous Listed Buildings within the broader area. The closest Listed Buildings are: Little Lower Ease (Grade II), and the Sportsman Inn (Grade II), 300m to the north, and 450m to the south respectively. Due to the lie of the land to the north, and vegetation to the south, there is no visibility of the site from these buildings. However, if a stack was part of the waste management development, depending on its height, this may be visible from one or all of Listed Buildings.

With regards field structure, the fields are Medieval Assarts and date from AD1066 - 1499 .

Natural heritage

The Pond Lye SNCI lies approximately 100m to the north of the site. The next closest designated site is the Great Wood and Copyhold Hanger SNCI, which is within 2km to the northeast of the site.

There are numerous areas of ancient woodland within the broader area surrounding the site, particularly to the northeast and northwest. The closest patch is within 250m to the north of the site.

The site's northern and eastern boundaries are formed of trees, whilst hedgerow forms the western and southern boundaries.

Recreation

The Hurstpierpoint and Sayers Common PRoW (footpath) runs along the site's southern boundary and traverses the site from the southeast corner to midway up the western boundary.

There is a golf course within 1.5km of the site's eastern boundary, and there is a lake within 400m to the north of the site where fishing occurs.

SENSITIVITY ANALYSIS

| LANDSCAPE AND VISUAL ASPECTS | | Lower Sensitivity < ----- -> Higher Sensitivity | | | | |
|------------------------------|---|--|--|--|--|--|
| Landform | Topographic form & pattern | | | | | |
| | Flat, with some raised land to the north and northwest at the edge of the High Weald. | | | | | |
| Landcover | Landcover pattern | | | | | |
| | Agricultural; roads; fairly regular landcover pattern. More intimate pattern to the north of the site where the field pattern is altered by the course of the tributary to the River Adur. | | | | | |
| | Condition / intactness | | | | | |
| | The immediate area around the site has been modified by the adjacent sewage works and road network and the site itself is modified by agricultural farming, including a vehicular track running through the south of the site. | | | | | |
| | Sensitive features | | | | | |
| Scale & Enclosure | The existing boundaries to the site are part of the surrounding medieval field pattern. Trees along the site's eastern and northern boundaries; hedgerow to the west and south. Line of trees to the north and hedgerow line to the south are both approximately 10m within the site's boundary rather than forming it. | | | | | |
| | Scale | | | | | |
| | Medium scale field; quite contained. | | | | | |
| | Openness | | | | | |
| Skyline | Site is quite contained with high hedgerow to the south, and trees to the north and east. Greater sense of enclosure nearer the boundaries where there is vegetation. | | | | | |
| | Form/prominence | | | | | |
| | | Recessive, due to the predominantly flat landform and well wooded surrounding landscape. The higher land forming the beginning of the High Weald is visible to the northwest | | | | |

| | | | | | | |
|--|--|--|--|--|--|--|
| | Features on skyline | | | | | |
| | Trees form the skyline; apart from pylons, and the top of the building within the sewage works site, there are no other tall structures that disrupt the skyline; visually contained. Higher land forming the beginning of the High Weald is visible to the northwest, but there are no distinctive vistas. | | | | | |
| Sense of remoteness/ tranquillity | Remoteness | | | | | |
| | Sewage works to the east of the site; roads to the south and west; larger house facing the site to the west. | | | | | |
| | Movement / noise / lighting | | | | | |
| | To the south of the site there is a greater audible influence from the road; to the north of the site, there is less noise and a greater sense of remoteness. | | | | | |
| Typicality and Rarity | Typicality and Rarity | | | | | |
| | The medium scale, partly secluded nature of site, particularly in the north as well as the hedgerow structure and mature trees correspond to a degree with the key characteristics of the Eastern Low Weald character area. The views to the rising land to the northwest distinctive of the views to the High Weald from within the character area. | | | | | |
| VISUAL CRITERIA | | Lower Sensitivity < ----- -> Higher Sensitivity | | | | |
| Visibility & Views | Intervisibility (LCTs & designated areas) | | | | | |
| | Largely contained area with little intervisibility with surrounding character area. A degree of visibility from to the southern slopes of the High Weald to the north, although this is likely to be minimal. Locally the site is well screened by existing structure of trees and hedgerows. | | | | | |
| | Sensitive receptors | | | | | |
| | Residential property to the west; users of the public footpath crossing the site and at the southern boundary; road users on Cuckfield Road and the A2300. | | | | | |
| | Key views and vistas | | | | | |

| | No distinctive views. | | | | |
|----------------------------|--|--|--|--|--|
| LANDSCAPE VALUE CRITERIA | Lower Sensitivity <-----> Higher Sensitivity | | | | |
| Landscape designations | | | | | |
| | The site is not within or in close proximity to a designated landscape. The site is 2km from the southern boundary of the High Weald AONB and 4.5km from the northern boundary of the South Downs National Park. | | | | |
| Cultural heritage features | | | | | |
| | There are two Conservation Areas approximately 2.5km to the east of the site within the centre of Burgess Hill (St Johns, Fairfield). The closest Listed Buildings are: Little Lower Ease (Grade II), and the Sportsman Inn (Grade II), 300m to the north, and 450m to the south respectively. Intervisibility between the site and these heritage areas and assets is limited. | | | | |
| Habitat value | | | | | |
| | <p>There are no nature conservation designations within the site. The Pond Lye SNCI lies approximately 100m to the north of the site.</p> <p>There are numerous areas of ancient woodland within the broader area surrounding the site, particularly to the northeast and northwest. The closest patch is within 250m to the north of the site. There are numerous trees forming the site's northern and eastern boundaries, and hedgerow along the southern and western boundaries.</p> | | | | |
| Recreation | | | | | |
| | <p>The Hurstpierpoint and Sayers Common PRow (footpath) runs along the site's southern boundary and traverses the site from the southeast corner to midway up the western boundary.</p> <p>There is a golf course within 1.5km of the site's eastern boundary, and there is a lake within 400m to the north of the site where fishing occurs.</p> | | | | |

OVERALL SENSITIVITY TO WASTE DEVELOPMENT

| Typology 1 | Typology 2 | Typology 3 |
|---|---|---|
| <p>Landscape Character Sensitivity: low to medium</p> <p>The site as managed agricultural land set within a landscape modified by transport infrastructure, power lines, and development centred on Burgess Hill is of limited sensitivity, particularly the larger southern field bounding the A2300. However the immediate surroundings to the north and west correspond to a degree with the key characteristics of the wider Eastern Low Weald landscape character area. The hedgerow structure, trees and the smaller scale field and watercourse at the north of the site and are features of higher sensitivity. Whilst the site and surrounding landscape to the north and west correspond to a degree with the key characteristics of the wider Eastern Low Weald landscape character area, the scale and low level structures of this type of development is unlikely to significantly alter the fabric and perceived rural qualities of these areas. It is therefore considered to be of low to medium sensitivity overall.</p> <p>Visual Sensitivity: low to medium</p> <p>The surrounding hedgerows and tree planting associated with the sewage works to the east provides an existing level of screening of low-level views from the surrounding areas. There is potential visibility from the wooded slopes at the south of the High Weald, although it does not contain or lie in proximity to any local landmarks and would be seen in the context of the development surrounding Burgess Hill. The</p> | <p>Landscape Character Sensitivity: low to medium</p> <p>The site as managed agricultural land set within a landscape modified by transport infrastructure, power lines, and development centred on Burgess Hill is of limited sensitivity, particularly the larger southern field bounding the A2300. The hedgerow structure, trees and the smaller scale field and watercourse at the north of the site and are features of higher sensitivity. However the site and surrounding landscape to the north and west correspond to a degree with the key characteristics of the wider Eastern Low Weald landscape character area and the perceived rural qualities are potentially sensitive to the further incursion of development associated with the urban fringes of Burgess Hill. It is therefore considered to be of medium sensitivity overall.</p> <p>Visual Sensitivity: medium</p> <p>The surrounding hedgerows and tree planting associated with the sewage works to the east provides an existing level of screening of low-level views from the surrounding areas. Development that breaches the tree line would be likely to be visible from a wide area, albeit from higher ground such as the low hills and ridges to the south between Burgess Hill and Hickstead. Some existing development and vertical structures break across this skyline, however, development of this type could increase the scale and visual prominence of man-made structures on the wooded skylines in</p> | <p>Landscape Character Sensitivity: medium</p> <p>The site as managed agricultural land set within a landscape modified by transport infrastructure, power lines, and development centred on Burgess Hill is of limited sensitivity, particularly the larger southern field bounding the A2300. The hedgerow structure, trees and the smaller scale field and watercourse at the north of the site and are features of higher sensitivity. However the site and surrounding landscape to the north and west correspond to a degree with the key characteristics of the wider Eastern Low Weald landscape character area and the perceived rural qualities are potentially sensitive to the further incursion of development associated with the urban fringes of Burgess Hill. It is therefore considered to be of medium sensitivity overall.</p> <p>Visual Sensitivity: medium</p> <p>The bunding and tree planting associated with the A23 corridor to the west provides a degree of screening of view from the west. The southern area lies on the low ridge which encloses the vale to the north, and the site therefore forms part of the skyline in views from the lower-lying farmland to the north and the wooded slopes at the south of the High Weald. Existing development and tall vertical structures break across this skyline. However, development of this type is likely to significantly increase the scale and visual prominence of man-made structures in views from the north. It does not contain or lie in proximity to any</p> |

| | | |
|--|---|---|
| <p>existing power line to the south of the site already break across the skyline. Overall it is considered to be of low visual sensitivity to this type of development, with the upper slope in the south of higher visual sensitivity.</p> <p>Landscape Value: low The site is not located within a designated landscape and does not contribute directly or significantly to the setting of the AONB to the north or the South Downs to the south. A public right of way crossed through the centre of the site and a further lies immediately outwith the southern boundary.</p> | <p>the surrounding area. There is potential visibility from the wooded slopes at the south of the High Weald, although it does not contain or lie in proximity to any local landmarks and would be seen in the context of the development surrounding Burgess Hill. Overall it is considered to be of medium visual sensitivity.</p> <p>Landscape Value: low The site is not located within a designated landscape and does not contribute directly or significantly to the setting of the AONB to the north or the South Downs to the south. A public right of way crossed through the centre of the site and a further lies immediately outwith the southern boundary.</p> | <p>local landmarks, and the site is visible as a small component in the wide panoramic views available from the slopes of the South Downs. Overall it is considered to be of medium visual sensitivity, with the upper slope in the south of higher visual sensitivity.</p> <p>Landscape Value: low The site is not located within a designated landscape and does not contribute directly or significantly to the setting of the AONB to the north or the South Downs to the south. A public right of way (FPI4aHu) crosses the centre of the site and passes along the southern boundary.</p> |
| Overall, the site is considered to have a low to medium sensitivity | Overall, the site is considered to have a medium sensitivity | Overall, the site is considered to have a medium sensitivity |
| LANDSCAPE CAPACITY | | |
| <p>The low-lying, enclosed nature of the landscape immediately surrounding the site, and the existing sewage works to the east, provides some potential scope for appropriate screening around the site and to locate and mass buildings so that the development is assimilated into the surrounding area. It is judged that the site has a moderate to high capacity overall for accommodating this type and scale of development without significant adverse effects on the character and visual amenity of the surrounding area.</p> | <p>The low-lying, enclosed nature of the landscape immediately surrounding the site, and the existing sewage works to the east, provides some potential scope for appropriate screening around the site and to locate and mass buildings so that the development is assimilated into the surrounding area. However where buildings breach the tree line of the surrounding vegetation, more visible across a wider area than the existing development. Views from the wooded slopes of the High Weald to the north would potentially still be possible even with screening, although any tall structures would be likely to be seen in the context of existing</p> | <p>The low-lying, enclosed nature of the landscape immediately surrounding the site, and the existing sewage works to the east, provides scope for appropriate screening around the site and to locate and mass buildings so that the development is assimilated into the surrounding area. Where large scale buildings and stacks significantly breach the tree line of the surrounding area, the development is likely to be more visible across a wider area than the existing development. Views from the wooded slopes of the High Weald to the north would potentially still be possible even with screening, although any tall structures would be likely to</p> |

| | | |
|--|--|---|
| | development centred on Burgess Hill. It is judged that the site has a moderate capacity overall for this scale of development without adverse effects on the character and visual amenity of the more sensitive areas to the south. | be seen in the context of existing development centred on Burgess Hill. It is judged that the site has a moderate capacity overall for this scale of development without adverse effects on the character and visual amenity of the more sensitive areas to the south. |
|--|--|---|

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- Carefully consideration should be made of the site's location within a relatively intact medieval field pattern in relation to any development proposal and associated structure planting.
- Planting and land management proposals should take into account the location of the River Adur to the north and seek to enhance the landscape and habitat value of this feature.
- The design, orientation, materials and colour of the facility should be developed to “tie-in” with buildings and structures on the adjacent sewage works site, and to visually blend into the sky, favouring dull non-reflective matt greys and blues over bright or shiny colours, which would be more visible;
- The precise location and orientation of the development should be designed to help reduce visual impacts, for example buildings should be orientated so that long axis follow the grain of the land and the “bulkiest” parts located next to existing trees and vegetation at the eastern end of the site, to make the most of the screening they provide;
- The existing structure of hedgerows and tree belts should be retained and no unnecessary tree or shrub removal should be undertaken outside or on the perimeter of the site as this provides a good filter to views of the potential development area. The planting through the strip separating the sewage works from the site should be retained;
- Earth mounding should be used, particularly at the western end of the site, where partially open views into the site would otherwise be available from the Cuckfield Road. This should be designed to look naturalistic and to tie into existing contours in a smooth and flowing way (no sharp engineered slope angles around the outer edge of the mounding), using subsoil from the site and imported topsoil;
- The location and layout of the facility should seek to allow space for planting particularly at the north and along the western boundary to help filter views from the lane to the west and surrounding properties.

TYPE 4

7. Non-Inert Landfill

Key features:

(ODPM, 2004)

- Noise intrusion from vehicular movement and landfill gas flares and engines (particularly at night) and site preparation/engineering works;
- Removal of existing landscape features, hedgerows and trees;
- Location on brownfield, contaminated or despoiled land sites. Landfill sites have to be sited where an existing void is available, such as existing mineral workings, or in areas where suitable material may be excavated either for commercial sale or to provide engineering material for the landfill itself;
- The location of land-raise sites may include derelict land, extensions to existing landfills or greenfield sites;
- Landfilling can be utilised to reprofile and landscape derelict land or mineral voids, potential for landscape improvement in the long term.

W/HO/3B Langhurstwood Quarry

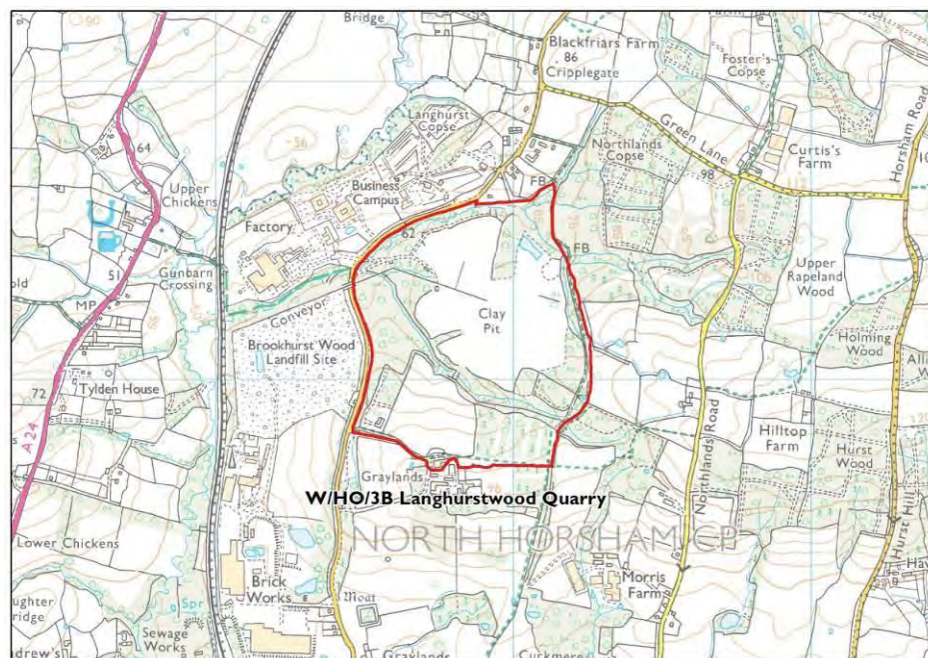


Figure 5.1: Location map of M/HO/3B

LANDSCAPE CHARACTER CONTEXT

National character area: **Low Weald (121)**¹²²

“Broad, low lying and gently undulating clay vales underlie a small-scale intimate landscape enclosed by an intricate mix of small woodlands, a patchwork of fields and hedgerows. Topography and soils vary locally in relation to higher drier outcrops of limestone or sandstone, which are commonly sites of settlements. The Low Weald generally includes an abundance of ponds and small stream valleys often with wet woodlands of alder and willow. Tall hedgerows with numerous mature trees link copses, shaws and remnant woodlands which combine to give the Low Weald a wellwooded character. Field trees, usually of oak but now declining, are characteristic of the area south-east of Dorking. Grassland predominates on the heavy clay soils while lighter soils on higher ground support arable cropping in a more open landscape. Rural in character with dispersed farmsteads, small settlements often include many timber and brick built traditional buildings where not now dominated by recent urban development. Historic settlement pattern was dictated by a preference for higher drier outcrops of limestone or sandstone with moated manor houses being a characteristic feature.”

West Sussex LCA landscape character area: **Low Weald Hills (LW4)**¹²³

“Bordering Surrey in the north of the county, this area has a pastoral and densely wooded character. Low wooded ridges are dissected by steep wooded gills and narrow lanes. Interspersed between the woodland is a patchwork of mostly small to medium sized pastures enclosed by thick hedgerows and shaws. Homes and farms are scattered throughout this area. Remnant parkland and field corner ponds are recurring features. Despite the relative proximity of Gatwick Airport and Crawley to the east, the area retains a strong rural character.”

¹²² Natural England, *Countryside Character Volume 7: South East and London*.

¹²³ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

The Key Characteristics of the area are identified as:

- *“Undulating, low and densely wooded ridges running mostly east-west. Distinct escarpment to the north of Horsham and low escarpment at Rowhook*
- *Blocks and strips of interconnecting woodland, including a large number of blocks of ancient woodland. Western area characterised by woodland of some size*
- *Mostly rural character with intricate patchwork of small to medium size pasture fields with a combination of sinuous and straight boundaries. Larger, more open, field patterns in the east*
- *Strong pattern of shaws and hedgerows enclosing fields with mature single oaks in hedgerows and fields*
- *Network of narrow lanes, sometimes sunken, cross the area with strong definition north- south. Many of them are former droveways for cattle, pigs and sheep*
- *Steep, secretive wooded gills*
- *Remnant parkland in the north east, north of Warnham*
- *Includes the main tributaries of Arun; North River and Boldings Brook which meander through mostly narrow valleys with undulating valley sides, dissecting area north to south*
- *Dispersed settlement pattern of scattered farms, cottages, hamlets and linear villages. Linear ridgetop villages such as Rudgwick and Rusper are set on higher ground. Farm cottages dispersed along lanes. Rusper forms a particularly attractive area with a traditional core. Some suburban development on village edges*
- *Occasional clay quarries/pits and brickworks. Notably in Kingsfold Valley*
- *Suburbanisation along the A281*

KEY SENSITIVITIES, FORCES FOR CHANGE AND GUIDELINES

Overall sensitivity to change is high. Despite the high degree of enclosure in many parts of the area, some ridgetops and slopes are prominent with distinctive long views to both North and South Downs and across the Crawley Vale to the High Weald Forests.

Key sensitivities include:

- *Loss of woodland along ridgetops and valley slopes.*
- *Cumulative impact of small scale change.*
- *Any large scale housing/commercial development.*
- *Cumulative impact of vertical structures on ridge slopes and ridgetops.*
- *Small scale incremental land management change, e.g. expansion of horse paddocks.*
- *Erosion of the narrow country lanes.*
- *Loss of parkland features, e.g. parkland specimen trees/tree belts etc in Rudgwick and Rowhook.*
- *Any development that would damage the integrity of gills or river valleys.*

The guidelines recommend conserving and enhancing “the quiet, rural qualities of the western part of the area, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.”

Other key recommendations of relevance include:

- *“Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields;*
- *Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodland;*
- *Promote the creation of arable field margins and corners including alongside the sides of streams;*
- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape;*
- *Pay particular attention to the siting of telecommunications masts;*
- *Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road;*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost; and*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.”*

SITE LOCATION AND CONTEXT

The site is approximately 1.2km to the north of Horsham. Langhurstwood Road forms the site's western boundary, whilst public footpaths parallel the site's eastern and southern boundaries.

The site is located within the north of West Sussex, in area between the High Weald AONB to the south and the Surrey Hills AONB to the north.

The wider landscape is gently undulating, with areas of woodland, waste management and quarrying activities, and settlement. The landform of the site itself is undulating, sloping downhill to the west and north. There is woodland surrounding the site on most sides. The site is currently a clay pit.



Figure 5.2: View looking north from track and public footpath at the southern boundary of the site



Figure 5.3: View of the buildings to the south of the site



Figure 5.4: View of the woods to the east of the site, from the public footpath

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site comprises an active mineral workings surrounded by mature/ Ancient woodland. Part of the site includes a sloping field of grassland to the south of the clay pit. A small watercourse bisects the sit and a number of small streams run directly adjacent to the site to the northwest and east. The site lies across a rounded to undulating landform, with higher land at the southern and eastern extents of the site. The topography of the site has been modified by quarrying activity. Langhurstwood Road forms the site's western boundary. To the west of the site is a large landfill site, to the north a business park, and to the east and south woodland. There is woodland within the site boundary, outwith the area covered by the clay pit, and the site is screened on all sides, with a small area in the middle of the site's southern boundary where the screening thins and there is an access point, and here views onto the site are possible.

Experiential

The site is very well enclosed by woodland and landform on all sides. There is audible intrusion towards the site's western boundary from the landfill activity to the west. Given the current mineral extraction on the site, there is existing disturbance within the site.

The surrounding area has a predominantly rural feel, despite its proximity to Horsham, but mineral extraction activities within the site, as well as the waste activity in the neighbouring site, reduces the sense of remoteness. CPRE data indicates that the site is within an area of low-medium tranquility¹²⁴ and experiences noise and visual intrusion¹²⁵.

Visual Criteria

Visibility and key views

There is very limited intervisibility between the site and the surrounding area. Woodland surrounds the site, and where this is thin, partial views are possible into the site. An access point along the site's southern boundary also provides clear views into the site from the minor road. The skyline in all directions is wooded. The ZTV indicates that potential visibility is very limited and largely contained within the immediate vicinity of the site, with a small area of theoretical visibility to the east. The ZTV indicates distant views from an area to the northwest around Holmbury St Mary, including the viewpoint at Leith Hill, although actual visibility to the site is likely to be limited by woodland not included within the woodland data layer used within the ZTVs.

¹²⁴ CPRE (2006), *Tranquility Data*.

¹²⁵ CPRE (2007), *Intrusion Data*.

Landscape Value Criteria

Landscape designations (National Parks, AONBs)

The site does not lie within any area of landscape designation: the High Weald AONB is 3km from the site's southern boundary and the Surrey Hills AONB is 6km from the site's northern boundary.

Condition, typicality and rarity

The site has been excavated within Ancient woodland which still exists around the edges, and spanning the middle to the south of the clay pit. This is characteristic of the wider area, which is well - wooded. The Historic Landscape Character Assessment characterises this area as Ghyll, Medieval AD1066-1499

Cultural heritage and settings

The Warnham Conservation Area is 2km to the southwest of the site, whilst Rusper Conservation lies 3km to the northeast. Both designated areas have a cluster of Listed Buildings within them. In addition, there are numerous Listed Buildings within the broader area, with the closest being Cripplegate (Grade II), 500m to the north of the site, and Northlands Farmhouse (Grade II), 400m to the east of the site. Warnham Court Historic Park and Garden is located 2km to the southwest of the site. Given the woodland surrounding the site, there is no intervisibility between the site and these designated areas and assets.

Natural heritage

The Warnham SSSI (geological designation, with the pit exposing the lower Weald Clay Group above the Horsham Stone and is an important site of this kind) and Brookhurst Wood and Gill, and Morris's Wood SNCI (principal habitat: Hornbeam dominated woodland) are both located within the site, with the SSSI in the centre of the site and the SNCI surrounding it. Depending on the extent of the landfill area, such a development could pose a negative impact on the SNCI.

There are additional designated nature conservation sites within the broader area, including Warnham Mill Pond SNCI 1.5km to the south of the site, Tickfold Gill SNCI located 1.5km to the northwest of the site, and Horsegills Wood SNCI located 1.5km to the northeast of the site.

There are areas of ancient woodland both within and surrounding the site. Within the site, these are mostly within the Brookhurst Wood and Gill and Morris's Wood SNCI which is located around the edge of the site, as well as in the block in the southeast corner off the site. There are also areas within the broader area.

Recreation

A PRoW (FPI421) runs along the site's southern and eastern boundaries. There is a bridleway (BW1570) adjacent to the site's western boundary.

SENSITIVITY ANALYSIS

| LANDSCAPE AND VISUAL ASPECTS | | Lower Sensitivity < ----- -> Higher Sensitivity | | | | |
|------------------------------|--|---|--|--|--|--|
| Landform | Topographic form & pattern | | | | | |
| | The traditional topography of the site is predominantly regular but it has been heavily disrupted by the current quarrying activities. | | | | | |
| Landcover | Landcover pattern | | | | | |
| | Clay pit forms most of the site, with areas of woodland surrounding the clay pit within the site boundary. | | | | | |
| | Condition / intactness | | | | | |
| | Quarrying activity has resulted in much of the site being heavily modified; woodland is predominantly intact. | | | | | |
| | Sensitive features | | | | | |
| | Much of the site is already heavily modified, but sensitive features within the site surrounding the clay pit. | | | | | |
| Scale & Enclosure | Scale | | | | | |
| | Site of a medium scale, but enclosed by woodland, which reduces the sense of scale. | | | | | |
| | Openness | | | | | |
| | Predominantly enclosed by woodland, with some small gaps. | | | | | |
| Skyline | Form/prominence | | | | | |
| | A varied skyline of wooded ridges and hills. | | | | | |

| | | | | | | |
|---|---|---|--|--|--|--|
| | Features on skyline | | | | | |
| | Predominantly wooded and largely undeveloped. | | | | | |
| Sense of remoteness / tranquillity | Remoteness | | | | | |
| | The mineral extraction and adjacent land fill activities reduce the sense of remoteness in localised areas around the site, however there remains a sense of seclusion and perceived remoteness in the surrounding area due to the contained nature of the site.. | | | | | |
| | Movement / noise / lighting | | | | | |
| | Quarrying activity on site and adjacent landfill site are sources of visual and audible intrusion, although this is greatly reduced to the east with a resulting higher degree of tranquillity. | | | | | |
| Typicality and Rarity | Typicality and Rarity | | | | | |
| | Whilst parts of the site itself is heavily modified, mature woodland within and bordering the site and the surrounding farmland correspond with key characteristics of the Low Weald character area. | | | | | |
| VISUAL CRITERIA | | Lower Sensitivity < ----- - > Higher Sensitivity | | | | |
| Visibility & Views | Intervisibility | | | | | |
| | Predominantly contained by surrounding woodland. | | | | | |
| | Sensitive receptors | | | | | |
| | Residents and workers around the Graylands Estate, a restored collection of offices and workshops, located to the south. Users of the public rights of way to the east and south and road users along Langhurst Wood Road. | | | | | |
| | Key views and vistas | | | | | |

| | Quarrying activity on site; limited views out of and into the site. | | | | |
|----------------------------|--|--|--|--|--|
| LANDSCAPE VALUE CRITERIA | Lower Sensitivity < ----- -> Higher Sensitivity | | | | |
| Landscape designations | | | | | |
| | The site does not lie within any area of landscape designation: the High Weald AONB is 3km from the site's southern boundary and the Surrey Hills AONB is 6km from the site's northern boundary. | | | | |
| Cultural heritage features | | | | | |
| | There are Conservation Areas within 3km of the site, and Listed Buildings within 500m of the site. Given the heavy screening surrounding the site, there is no intervisibility between the site and these designated areas and assets. | | | | |
| Habitat value | | | | | |
| | The Warnham SSSI and Brookhurst Wood and Gill, and Morris Wood SNCI are both located within the site. There are small areas of ancient woodland both within and immediately adjacent to the site. Within the site, these are mostly within the Brookhurst Wood and Gill and Morris's Wood SNCI which is located around the edge of the site, as well as in the block in the southeast corner off the site. | | | | |
| Recreation | | | | | |
| | A PRoW (FPI421) runs along the site's southern and eastern boundaries. | | | | |

OVERALL SENSITIVITY TO NON-INERT LANDFILL

Type 4

Landscape Character Sensitivity: Medium.

The site and the area immediately surrounding it corresponds only in part to the key characteristics of the Low Weald Hills character area, being modified by mineral extraction, landfill activities and small scale industrial developments to the northwest. More sensitive features include the watercourses, areas of ancient woodland and the perceived rural and secluded qualities of the area to the north and east. Overall it is considered to be of medium sensitivity.

Visual Sensitivity: Low.

The woodland cover surrounding the clay pit and the surrounding landform largely contains views within the site, with close range views afforded from a small section of the road to the south of the site. The site is therefore well screened by the existing topography, limiting the potential for significant visual effects across the wider area.

Localised filtered views would be possible from the Langhurstwood road to the west where activities breached the existing trees-topped ridgeline.

Landscape Value: Medium.

The site does not fall within a designated landscape. The SSSI and SNCl and the areas of ancient woodland within the site are of habitat value and are sensitive features. The immediate surroundings are of some recreational value, with a network of rights of way and bridleways to the east and south.

Overall, the site is considered to be of **medium sensitivity** to landfill.

LANDSCAPE CAPACITY

The contained and well wooded nature of the site provides containment of views. The presence of ancient woodland, the SSSI and SNCl areas and the water courses reduces the capacity of the site to accommodate development without adverse impacts on the habitat value of the surrounding area.

The proximity of the properties and estate to the south is also likely to limit the capacity of the site. The site is of some recreational value although it does not fall within a designated landscape.

It is judged that overall the site has a **moderate** capacity for accommodating this type of waste management facility, with scope to limit potential visual impacts. Care would however need to be taken to ensure effects on the habitat and properties to the south are minimised.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- The existing structure of hedgerows and Ancient woodland should be retained and no unnecessary tree or shrub removal should be undertaken outside or on the perimeter of the site as this provides a good filter to views of the potential development area;
- Earth mounding and planting should be used at the southern boundary of the site, where partially open views into the site are otherwise available from the minor road leading to the estate. This should be designed to look naturalistic and to tie into existing contours in a smooth and flowing way;
- The existing access point and tracks to the west should be used and the track to the south, which appears to be no longer in use, could be removed and forestry planting in accordance with ecological guidelines used to re-enforce the existing screening along this section of the boundary.

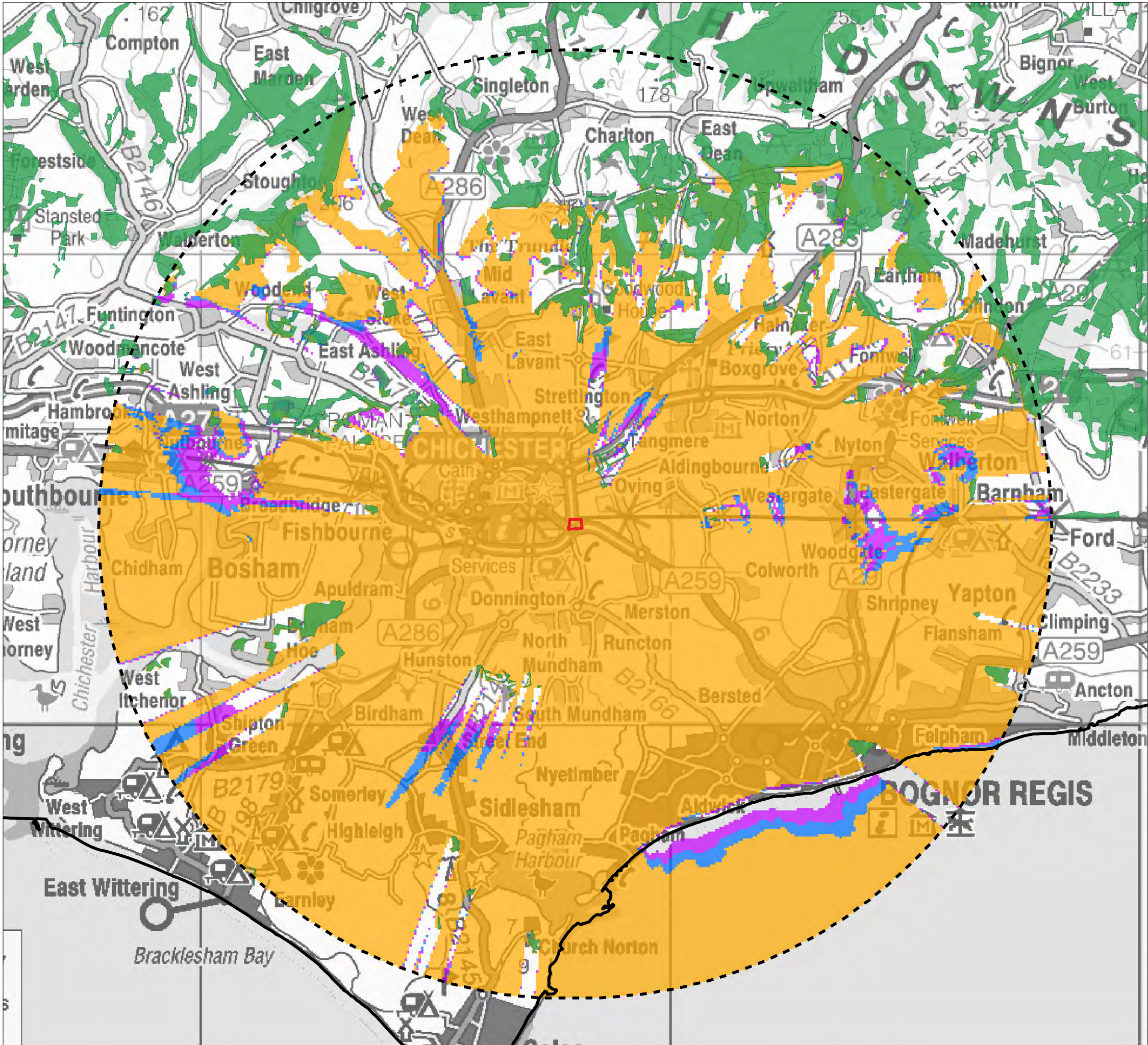


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West Sussex Landscape Sensitivity and Capacity Study

Appendix 4: Waste Site Maps & Zones of Theoretical Visibility

Prepared for West Sussex County Council by LUC
October 2011



WSCC Landscape Sensitivity to Waste

Figure A4.1: W/CH/IC Fuel Depot, Bognor Road

Key

- 10km Buffer
- West Sussex County Boundary
- Site Boundary
- Woodland
- Extent of Visibility of Site Height 15m
- Extent of Visibility of Site Height 20m
- Extent of Visibility of Site Height 30m

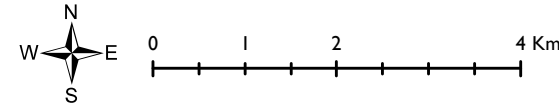
NOTE: 20m site height is theoretically visible within the orange area and 30m site height is theoretically visible from within the orange and blue areas.

Notes:
The ZTV is calculated from a viewing height of 2m, site heights of 30m, 20m and 15m and to a bare ground terrain model derived from OS Panorama height data

Woodland has been factored into the ZTV using the National Inventory of Woodland and Trees (NIWT). The following categories from the NIWT were included at 15m height:

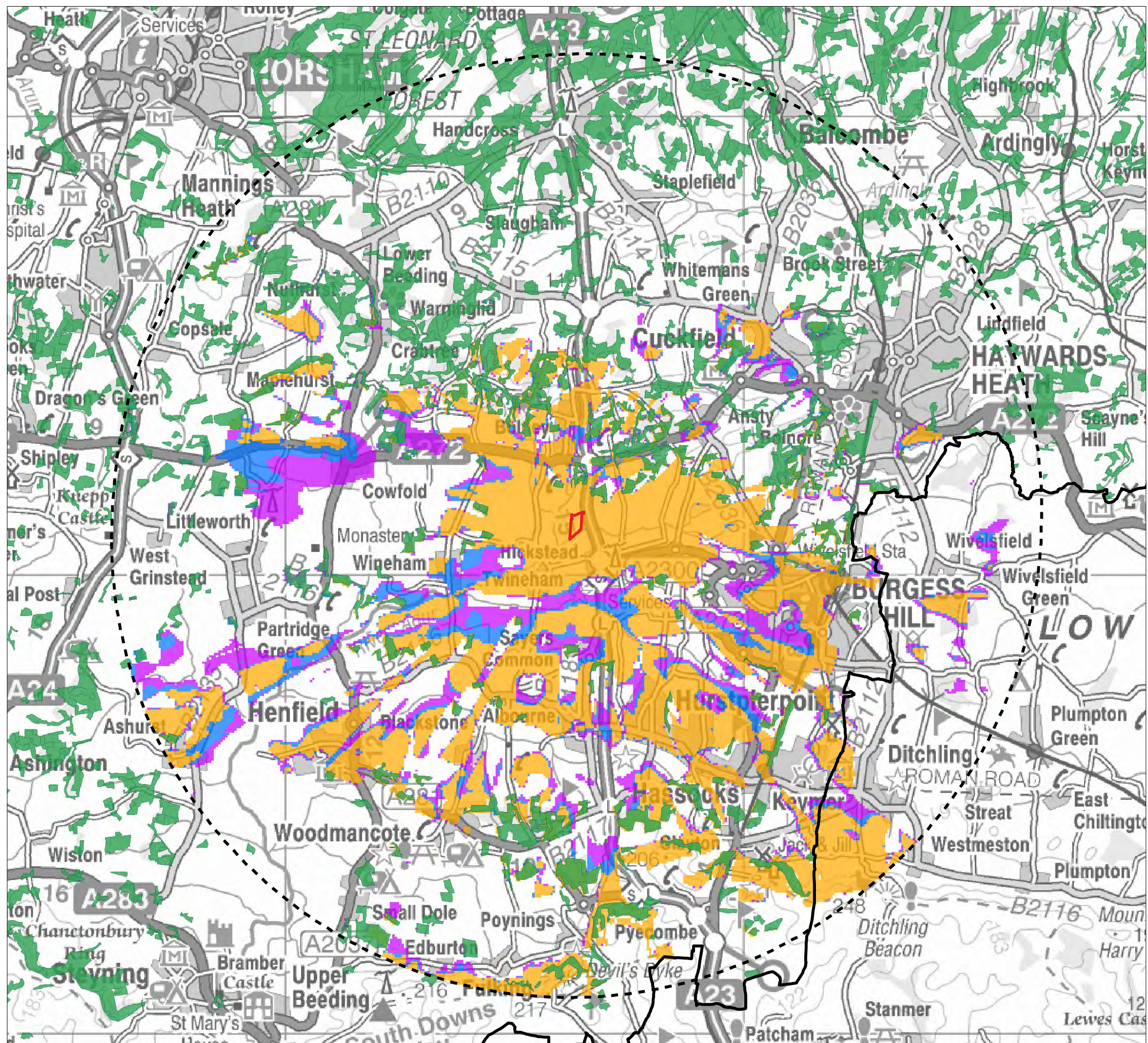
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height



Date: 19/07/2011
Revision:





WSCC Landscape Sensitivity to Waste

Figure A4.2: W/MS/3A Land Rear of Ricebridge Industrial Estate

Key

- 10km Buffer
- West Sussex County Boundary
- Site Boundary
- Woodland
- Extent of Visibility of Site Height 15m
- Extent of Visibility of Site Height 20m
- Extent of Visibility of Site Height 30m

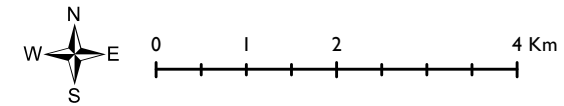
NOTE: 20m site height is theoretically visible within the orange area and 30m site height is theoretically visible from within the orange and blue areas.

Notes:
The ZTV is calculated from a viewing height of 2m, site heights of 30m, 20m and 15m and to a bare ground terrain model derived from OS Panorama height data

Woodland has been factored into the ZTV using the National Inventory of Woodland and Trees (NIWT). The following categories from the NIWT were included at 15m height:

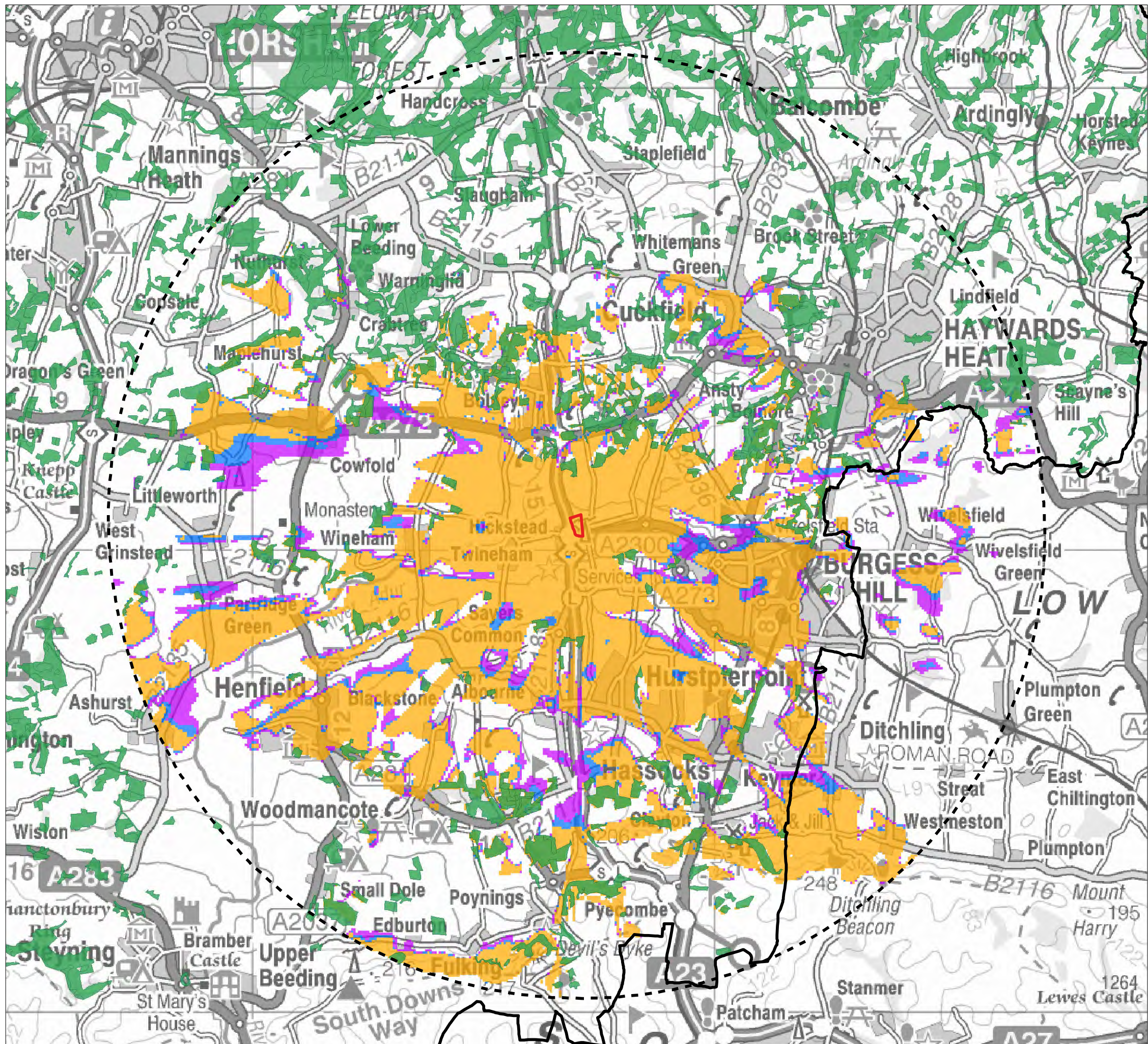
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height



Date: 19/07/2011
Revision:





WSCC Landscape Sensitivity to Waste

Figure A4.3: W/MS/3B Land at Hickstead

Key

- 10km Buffer
- West Sussex County Boundary
- Site Boundary
- Woodland
- Extent of Visibility of Site Height 15m
- Extent of Visibility of Site Height 20m
- Extent of Visibility of Site Height 30m

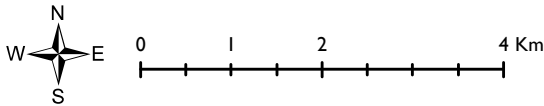
NOTE: 20m site height is theoretically visible within the orange area and 30m site height is theoretically visible from within the orange and blue areas.

Notes:
The ZTV is calculated from a viewing height of 2m, site heights of 30m, 20m and 15m and to a bare ground terrain model derived from OS Panorama height data

Woodland has been factored into the ZTV using the National Inventory of Woodland and Trees (NIWT). The following categories from the NIWT were included at 15m height:

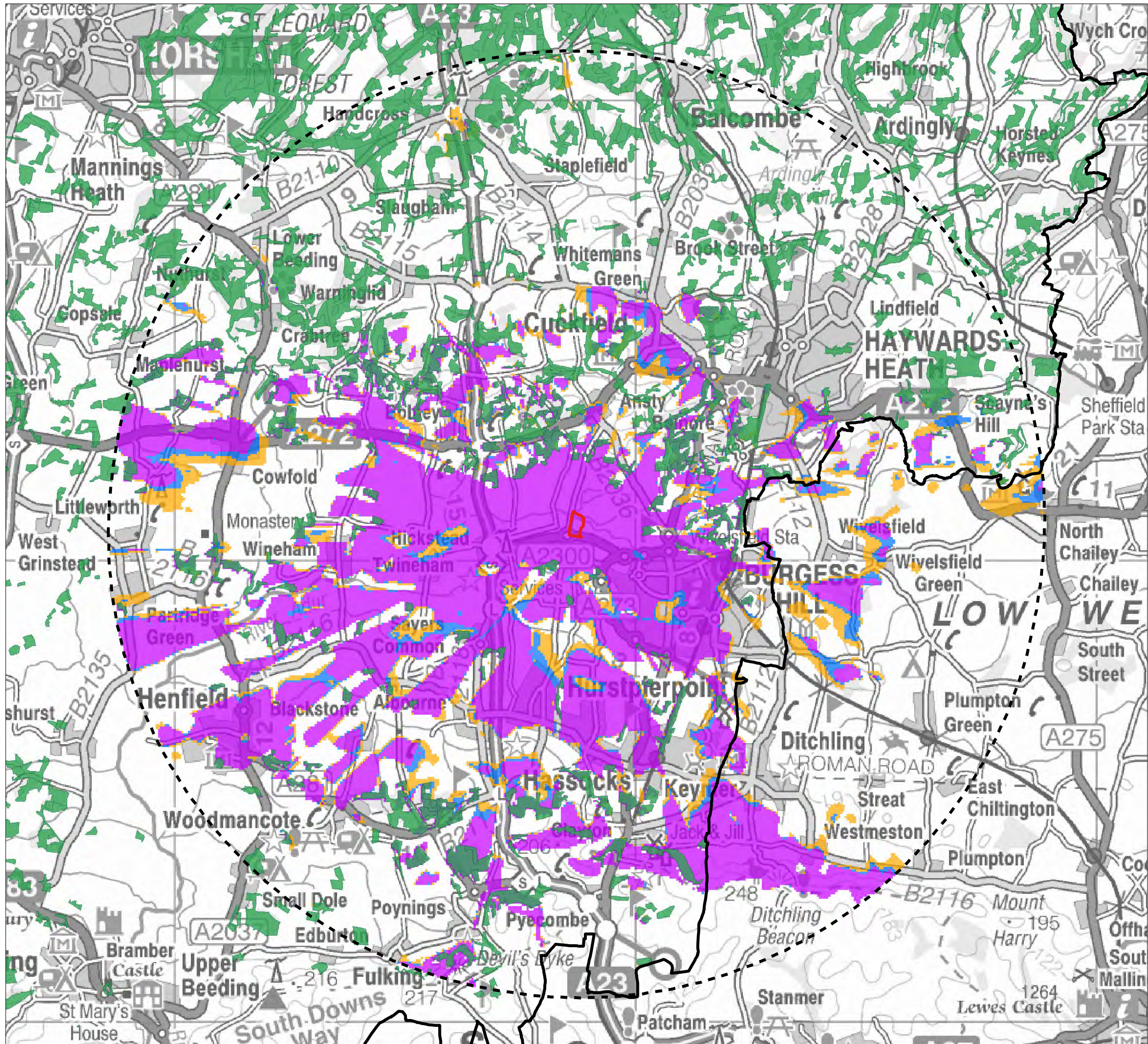
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height



Date: 19/07/2011
Revision:





WSCC Landscape Sensitivity to Waste

Figure A4.4: W/MS/5A Land Adjacent to Goddards Green Wastewater Treatment Works

Key

- 10km Buffer
- West Sussex County Boundary
- Site Boundary
- Woodland
- Extent of Visibility of Site Height 15m
- Extent of Visibility of Site Height 20m
- Extent of Visibility of Site Height 30m

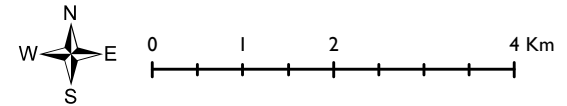
NOTE: 20m site height is theoretically visible within the orange area and 30m site height is theoretically visible from within the orange and blue areas.

Notes:
The ZTV is calculated from a viewing height of 2m, site heights of 30m, 20m and 15m and to a bare ground terrain model derived from OS Panorama height data

Woodland has been factored into the ZTV using the National Inventory of Woodland and Trees (NIWT). The following categories from the NIWT were included at 15m height:

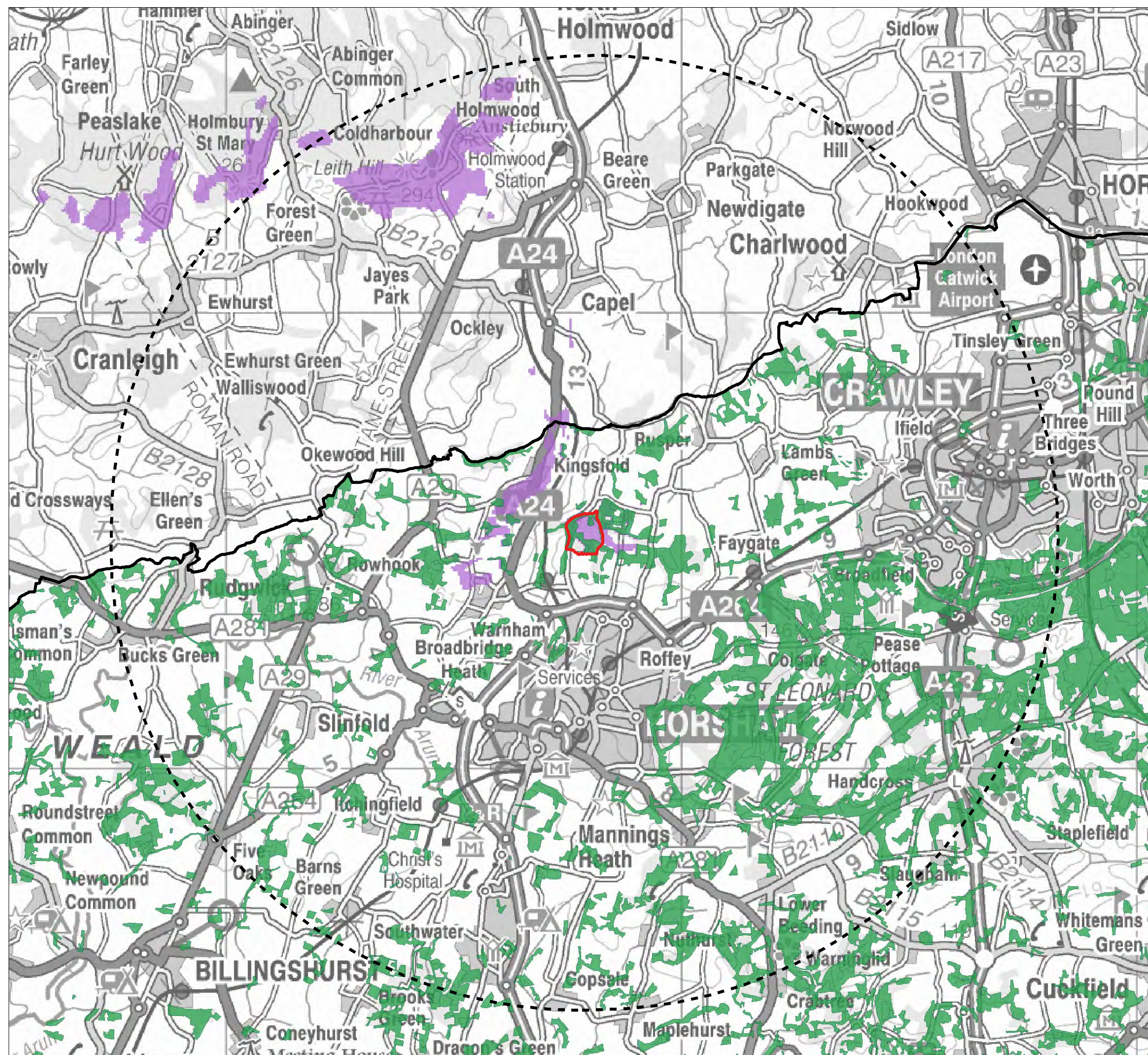
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height



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WSCC Landscape Sensitivity to Waste

**Figure A4.5: W/HO/3B
Langhurstwood Quarry**

Key

-  10km Buffer
 West Sussex County Boundary
 Site Boundary
 Woodland
 Ground Height Visibility (75m AOD)

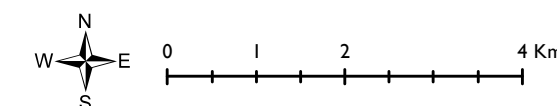
Notes:

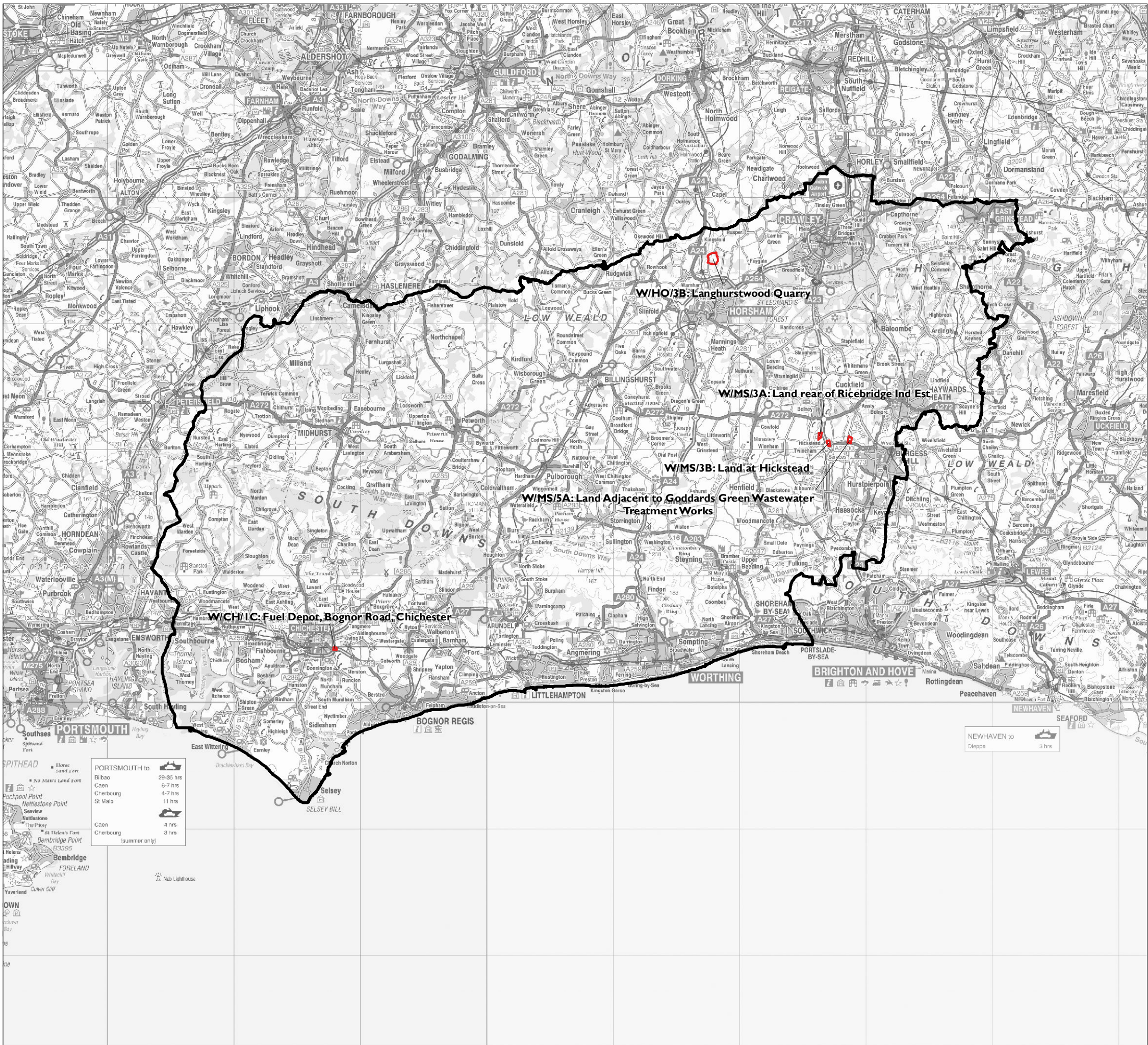
The ZTV is calculated from a viewing height of 2m, site heights of 75m AOD and to a bare ground terrain model derived from OS Panorama height data

Woodland has been factored into the ZTV using the National Inventory of Woodland and Trees (NIWT). The following categories from the NIWT were included at 15m height:

- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height





WSCC Landscape Sensitivity to Waste

Figure 10: Waste Site Locations

Key

- West Sussex County Boundary
- Survey Sites

Source: West Sussex County Council

Date: 08/07/2011
Revision:



WSSC Landscape Sensitivity to Waste Figure 11: Topography

Key

West Sussex County Boundary

Survey Sites

Height AOD (m)

High : 299

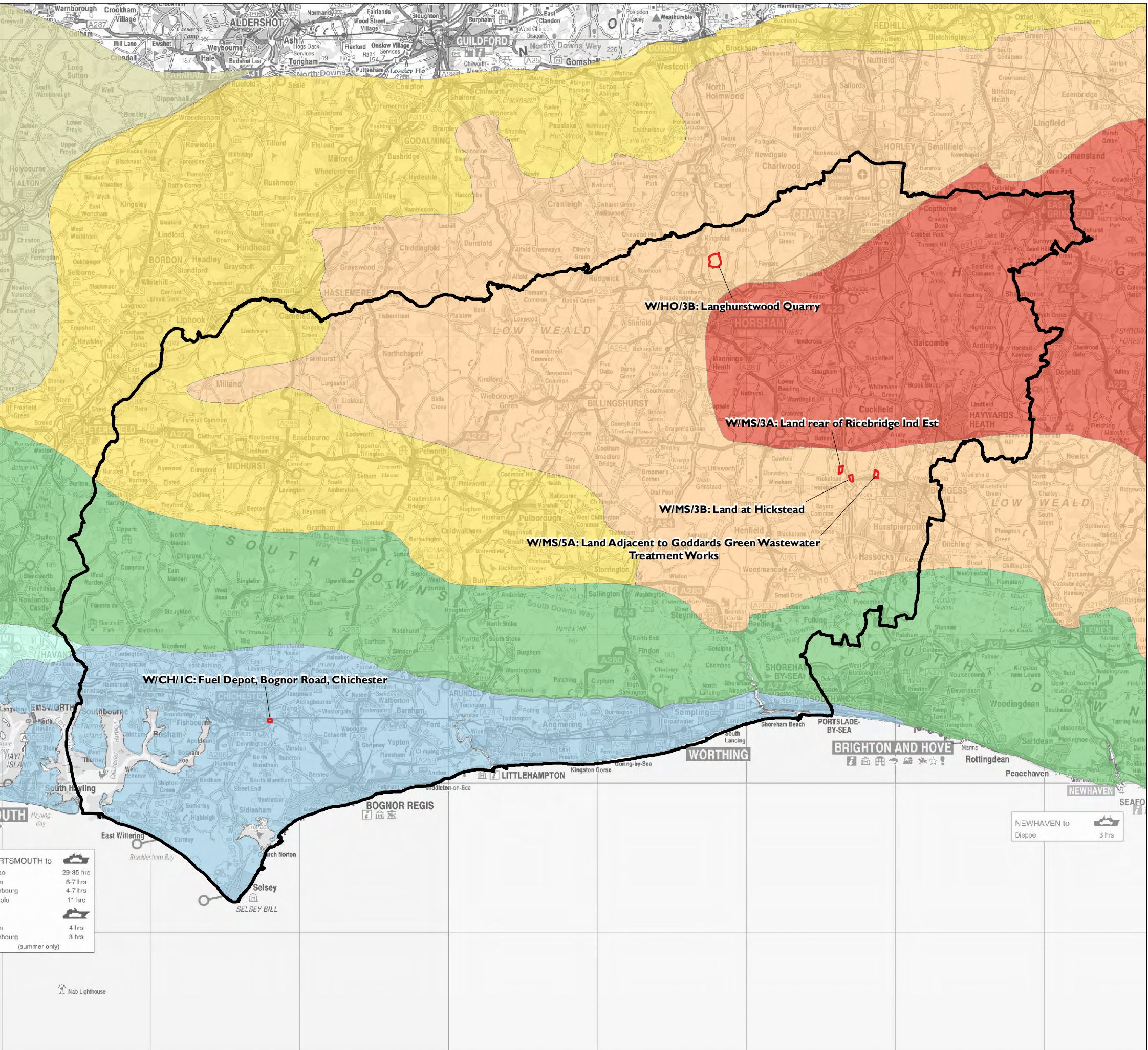
Low : 0

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File: S:\4900\4972 WSSC Landscape Sensitivity to Minerals\GIS\Themes\ArcGIS9\5160-01_006_Topography.mxd

Source: OS Panorama

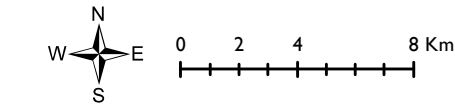
Date: 08/07/2011
Revision:

WSSC Landscape Sensitivity to Waste
Figure 12: National Character Areas



Key

- West Sussex County Boundary
- Survey Sites
- National Character Areas
 - Hampshire Downs
 - High Weald
 - Low Weald
 - South Coast Plain
 - South Downs
 - South Hampshire Lowlands
 - Wealden Greensand

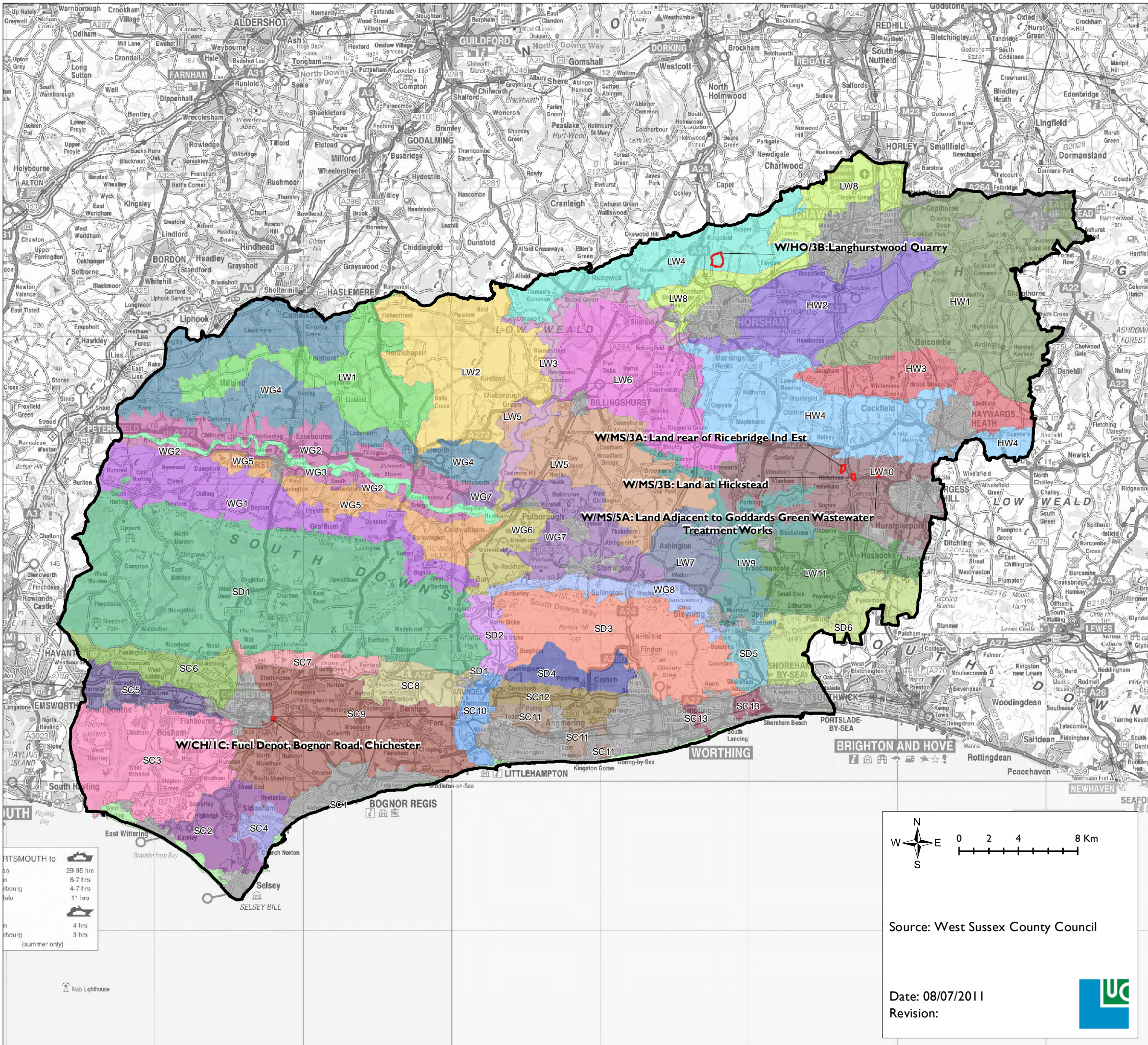


Source: Natural England

Date: 08/07/2011
Revision:









WSSC Landscape Sensitivity to Waste
Figure 13: West Sussex Landscape Character Areas

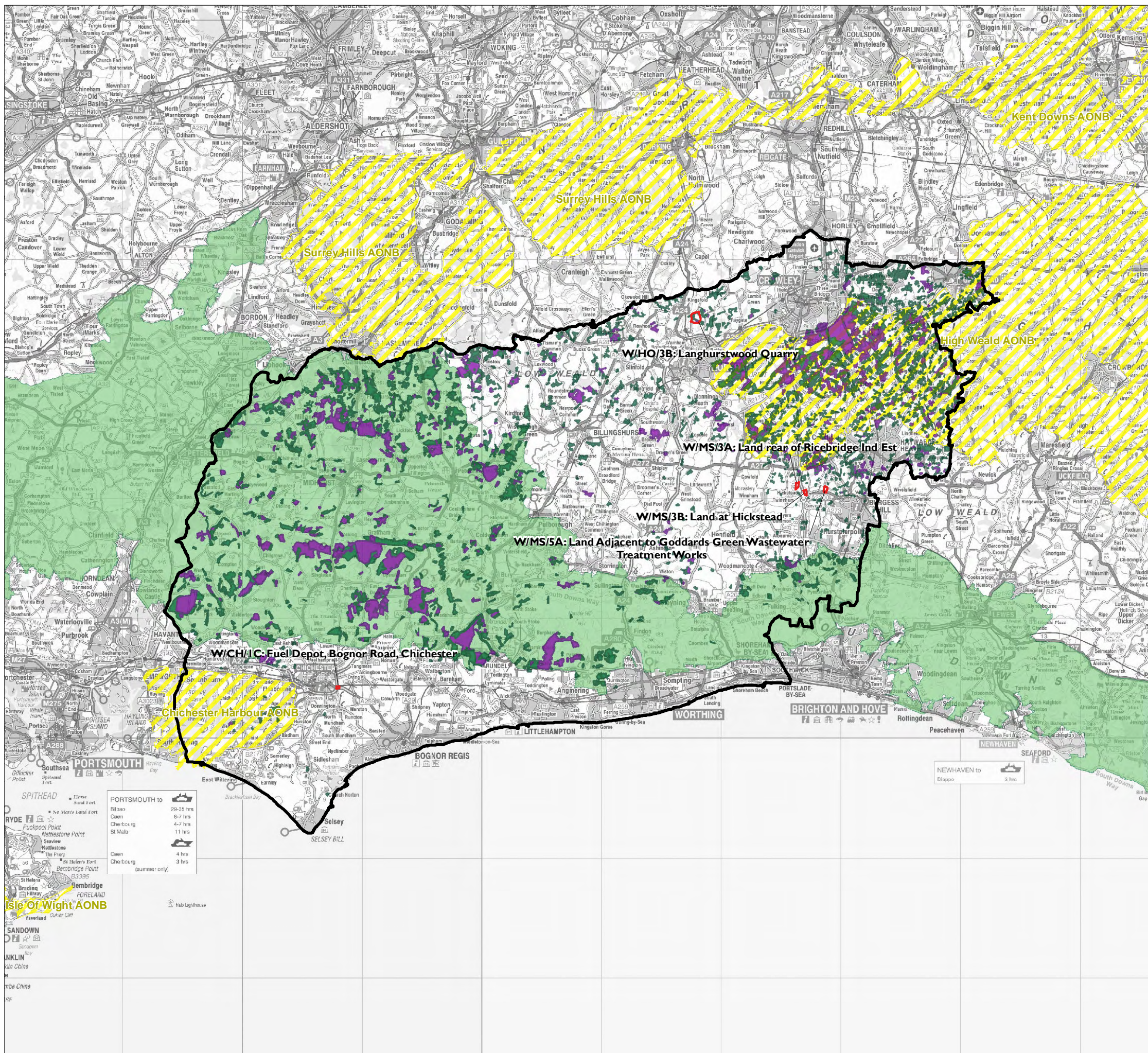


WSSC Landscape Sensitivity to Waste

Figure 14: Landscape Designations

Key

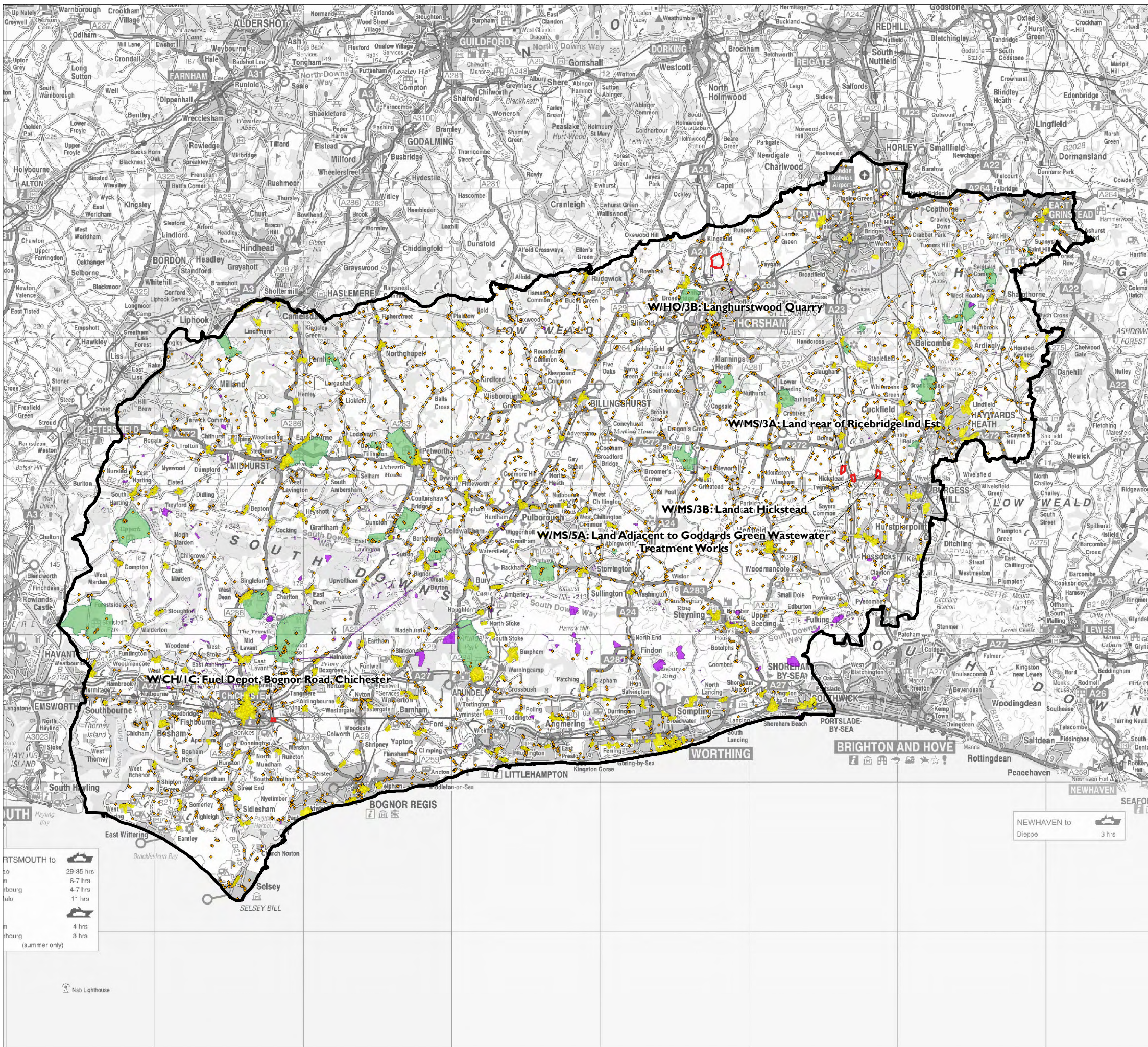
-  West Sussex County Boundary
-  Survey Sites
-  South Downs National Park
-  Area of Outstanding Natural Beauty (AONB)
-  Ancient & Semi-Natural Woodland
-  Ancient Replanted Woodland



Source: Natural England,
West Sussex County Council

Date: 08/07/2011
Revision:



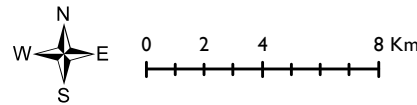


WSSC Landscape Sensitivity to Waste

Figure 15: Cultural Heritage Designations

Key

- West Sussex County Boundary
- Survey Sites
- Scheduled monuments
- Registered parks and gardens
- Listed buildings
- Conservation areas



Source: English Heritage,
West Sussex County Council

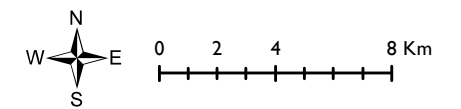
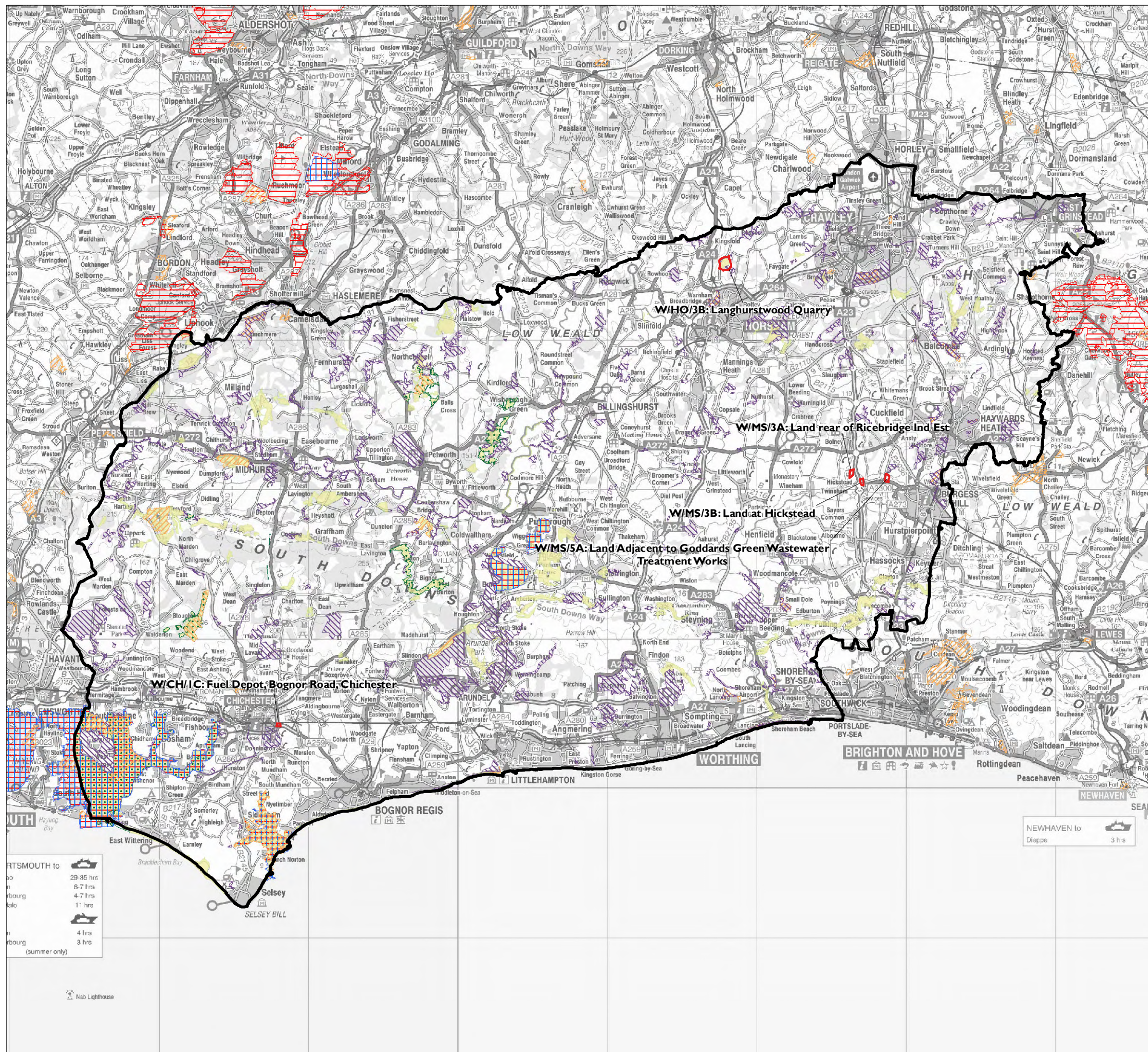
Date: 08/07/2011
Revision:



WSCC Landscape Sensitivity to Waste Figure 16: Conservation Designations

Key

- West Sussex County Boundary
- Survey Sites
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Ramsar Sites
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)
- Local Nature Reserves (LNR)
- Sites of Nature Conservation Importance (SNCI)



Source: Natural England,
West Sussex County Council

Date: 08/07/2011
Revision:



WSSC Landscape Sensitivity to Waste
Figure 17: Tranquillity

Key

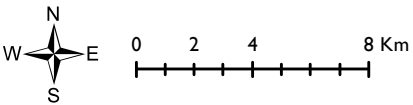
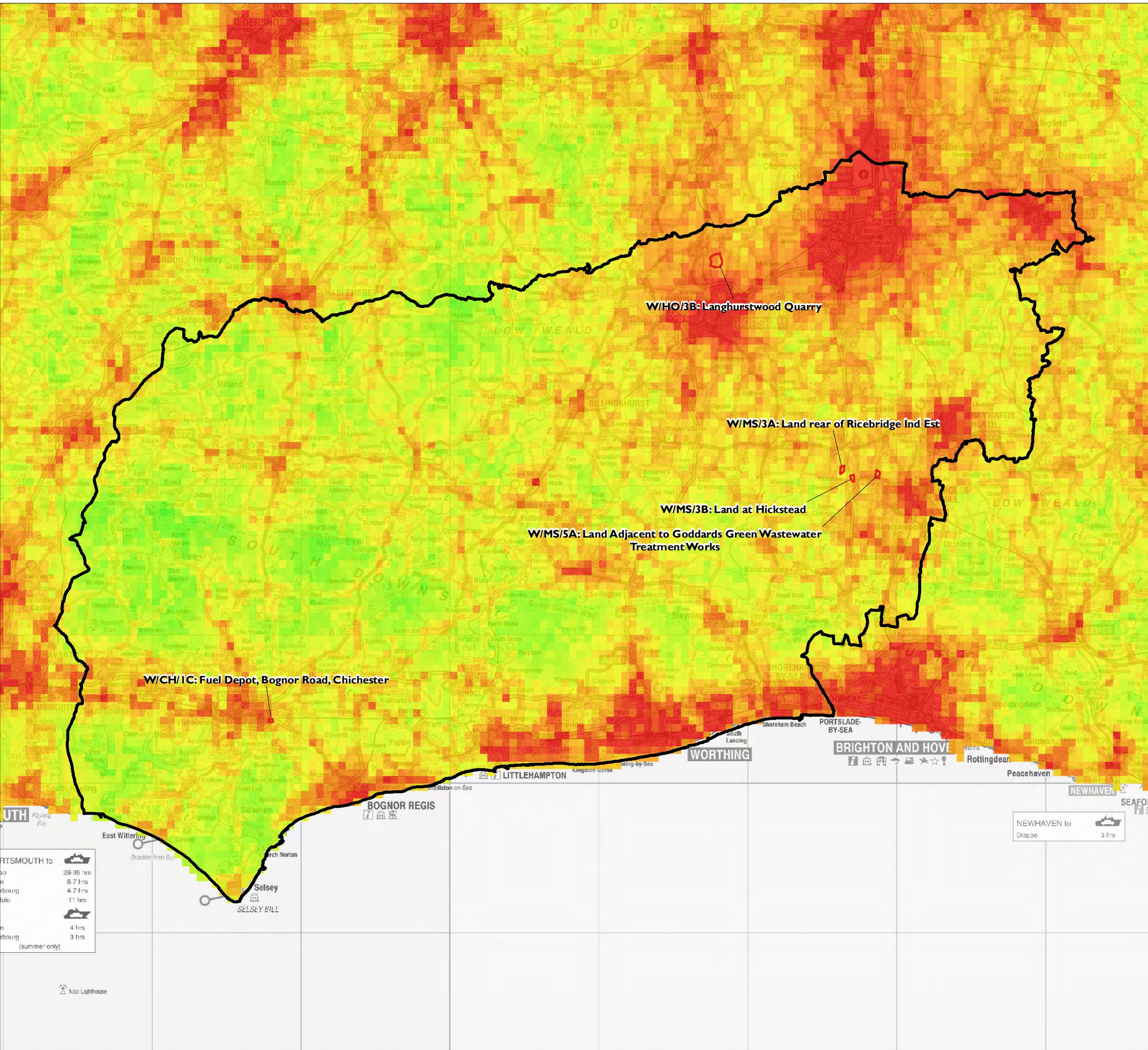
West Sussex County Boundary

Survey Sites

National Tranquillity

Most tranquil

Least tranquil



Source: CPRE (2007)

Date: 08/07/2011
Revision:



WSCC Landscape Sensitivity to Waste
Figure 18: Intrusion Mapping

Key

West Sussex County Boundary

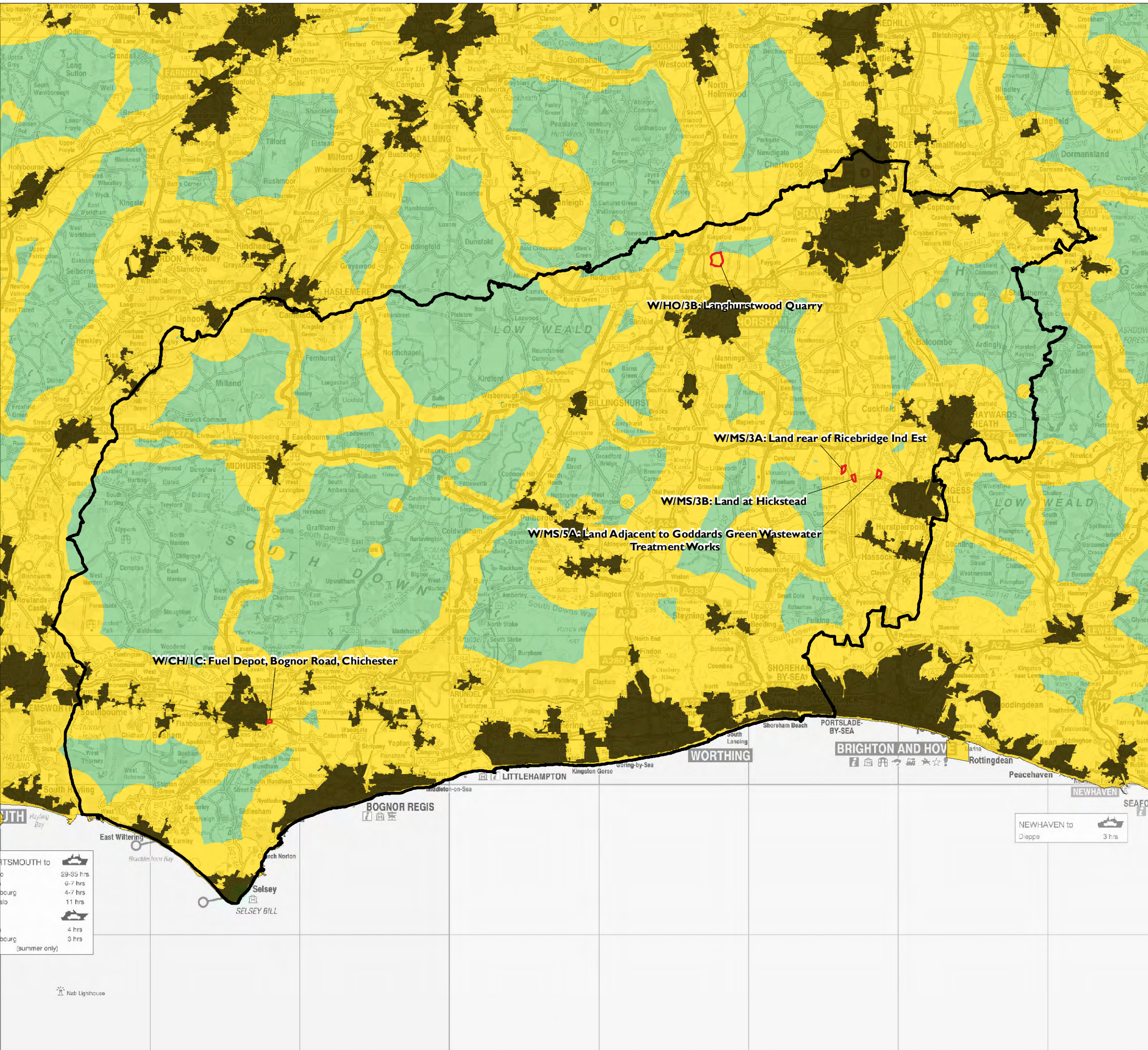
Survey Sites

Intrusion mapping

Undisturbed areas

Areas disturbed by noise & visual disturbance*

Urban areas



Source: CPRE (2007)

Date: 08/07/2011
Revision: