

**APPEAL BY: Britaniacrest Recycling Ltd**

**SITE: Former Wealden Brickworks, Langhurstwood Road, Horsham, RH12 4QD**

**PROPOSAL: Recycling, Recovery and Renewable Energy Facility and Ancillary Infrastructure**

**APP/P3800/W/18/3218965**

**WSCC/015/18/NH**

**PROOF OF EVIDENCE ON BEHALF OF THE LOCAL PLANNING AUTHORITY**

**WEST SUSSEX COUNTY COUNCIL**

**BY DAVID COOMES**

## **APPENDIX 2**

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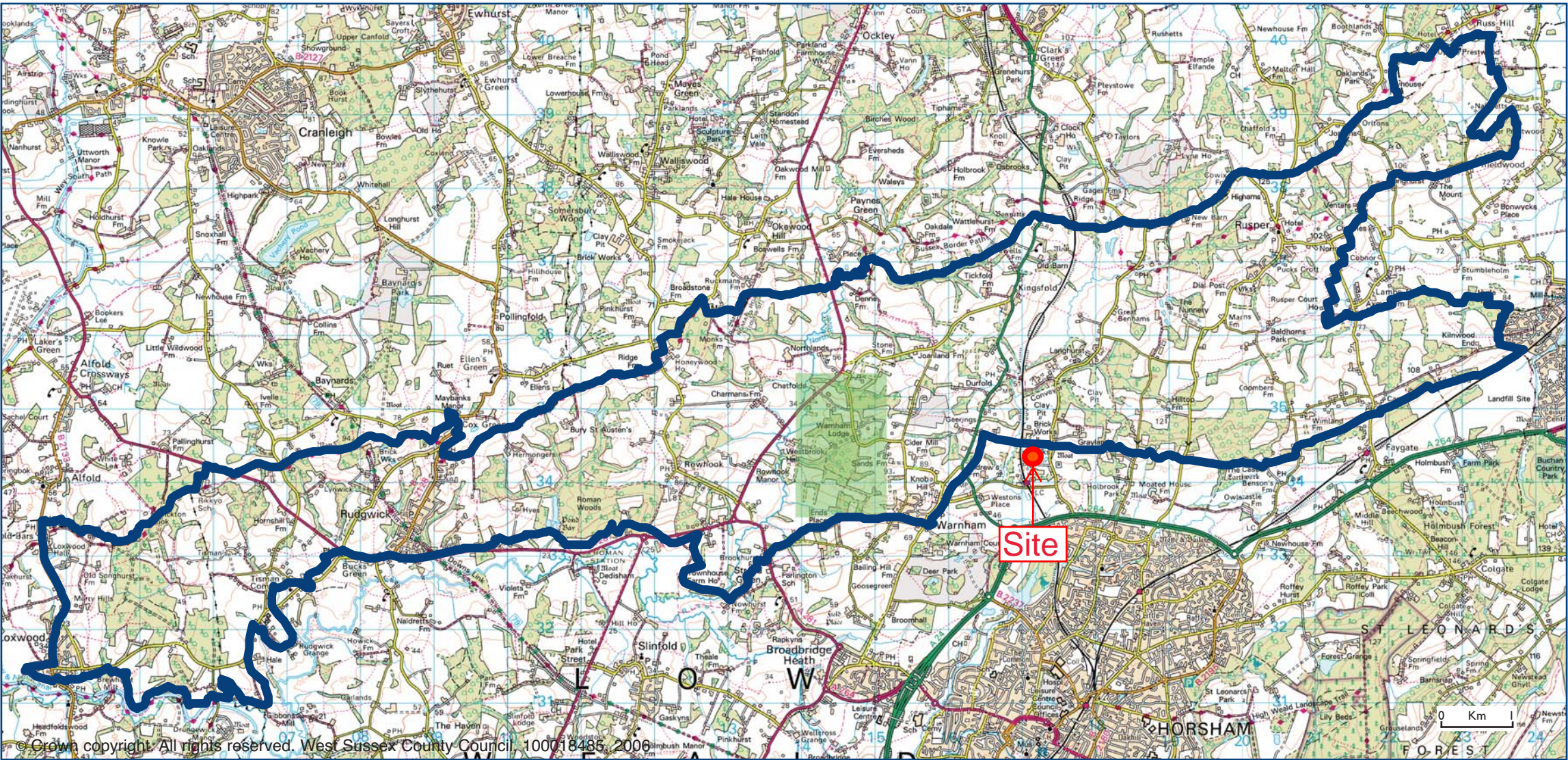


# Overall Character

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.

## Key Characteristics

- 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.
- Hidden hammer ponds near Roman Woods with characteristic narrow form.
- 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.
- Strong historic vernacular of sandstone, half timber and plaster/brick, tile hanging and weatherboarding. Rich collection of timber frame buildings in Rudgwick and surrounding area. Local landmark of Rudgwick Church spire.
- Occasional clay quarries/pits and brickworks. Notably in Kingsfold Valley.
- Suburbanisation along the A281.



## Sheet LW4

# Low Weald Hills

## Low Weald

The area covered by the Sheet includes:

The Upper Arun Valley (Area PI), the Rowhook and Rudgwick Wooded Ridge (Area II), and the Warnham and Rusper Wooded Ridge (Area I2) Landscape Character Areas defined in the unpublished **Horsham District Landscape Character Assessment** (October 2003).





# Historic Features

- Path of the Roman road, Stane Street.
- Moated sites.
- Small to medium-sized linear fields associated with old droveways.
- Small and large irregular fields carved out of woodland (assarts).
- Many historic farmsteads and cottages.
- Hammer ponds and remains of iron workings.
- Ancient woodland.

# Biodiversity

- Extensive semi-natural broad-leaved woodlands linked by hedgerows and shaws particularly on the heavy clay hill tops and alongside gill valleys. Inter-connected woodland of special value.
- Many ancient semi-natural woodlands, but some coniferised.
- Woodland important for tree species such as small-leaved lime and wild service tree.
- Gill woodland.
- Mosses and liverworts in the gill woodlands are of national significance.
- Field corner ponds add to habitat interest. Support amphibian populations.
- Upper tributaries of the river Arun contain marginal vegetation and wetland trees.
- Many shaws.
- Unimproved pasture with a concentration south of Kingsfold valley.

# Change - Key Issues

- Noise from Gatwick Airport.
- Localised development pressures for urban development.
- Localised intrusion from surburban features.
- Localised loss of hedgerows and shaws.
- Expansion of horse paddocks.
- Increasing development on narrow historic lanes.
- Increasing traffic pressures on narrow lanes and minor roads due to proximity of urban areas of Horsham, Crawley and around Gatwick.
- Poor woodland and hedgerow/shaw management.
- Poor pond management.
- Loss of parkland features and introduction of high fences in the Rudgwick and Rowhook area.

# Landscape and Visual Sensitivities

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 are:*

- 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.
- Unsympathetic flood defences or works to hammer ponds.



Narrow lanes



Remnant parkland features

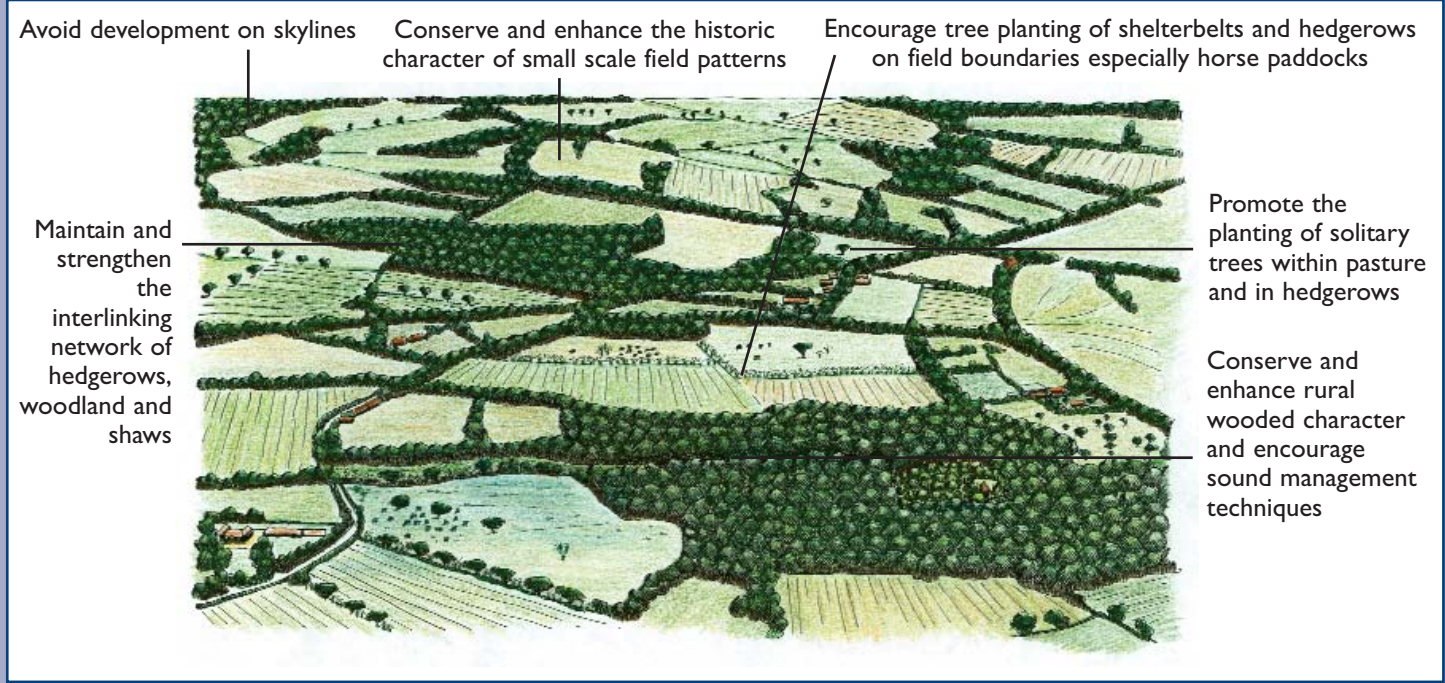


Small scale field patterns



Interlinking hedgerows, woodlands and shaws

# Land Management Guidelines



**Conserve the rural quality of the area including the pattern of the agricultural landscape, the intricate patchwork of small scale fields, and linked woodland, and the intimate and unobtrusive settlement pattern throughout much of the area.**

- Conserve and enhance rural wooded character, including the distinctive form of ridgetop woodlands and gill woodlands. Encourage positive management and long term woodland regeneration.
- Maintain and strengthen the interlinking network of hedgerows, woodland and shaws. Restore shaws/hedgerows and single hedgerow trees throughout pasture land.
- Ensure any development respects historic settlement pattern and form, and building materials.
- Conserve and enhance the historic character of small scale field patterns, scattered development, and moated sites.
- Respect the historic character of rural roads and lanes notably those with sunken profiles. Consider appropriate traffic management strategies to reduce traffic pressures on the narrow lanes.
- Conserve the integrity and characteristic narrow form of hammer ponds.
- Conserve and replant parkland and garden features such as avenues and designed vistas, parkland trees and estate boundary features.
- Manage the upper tributaries of the Arun to retain nature conservation interest. Ensure any development respects the form, aspect and natural features of river valleys and watercourses.
- Maintain and manage field and woodland ponds, for landscape and nature conservation value.
- Consider the cumulative impact on landscape character of small developments and land-use change, and avoid the introduction of suburban styles and materials.
- Avoid skyline development and ensure any new development is well integrated into the wider landscape. Use new woodland, shaw and hedgerow planting as appropriate.
- Pay particular attention to the siting of telecommunications masts.
- Plant new woodland and hedgerows around village fringes and along busy urban routes such the A281. Promote the planting of amenity trees throughout new housing development.
- Establish screen planting around claypits and brickworks notably around the Kingsfold valley.
- Encourage more sympathetic management of horse paddocks. Avoid unsightly fencing. Encourage new hedge and tree planting outside unsightly fence lines. Conserve and enhance existing hedgerows and tree belts around paddocks.

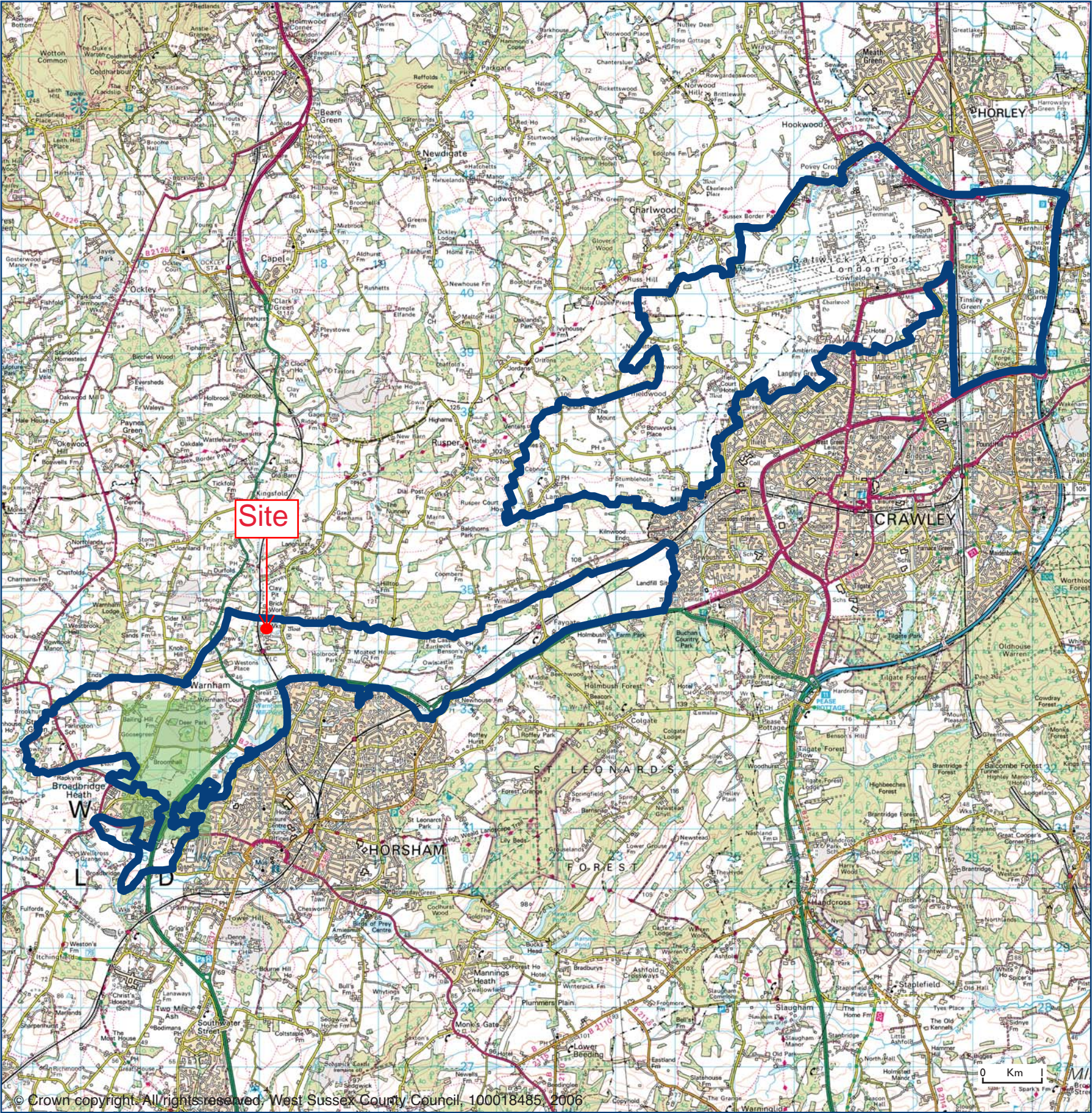
The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.



# Overall Character

In the north of the county, this character area comprises a narrow clay vale running north east/south west between low wooded ridges to the north, and the higher wooded ridges of the High Weald to the south. It contains a mixed landscape of woodland, shaws and hedgerows, pasture, and low lying areas, overlain by road and rail corridors, and pylon lines. The towns of Horsham and Crawley New Town have a dominant influence, as do the dual carriageways of the A24 and the A264, which cut through the landscape.



## Northern Vales

### Low Weald

The area covered by the Sheet includes:

The Upper Mole Farmlands (K1), the Warnham and Faygate Vale (K2), the Upper Arun Valley (P1) Landscape Character Areas defined in the unpublished **Horsham District Landscape Character Assessment** (October 2003).

### Key Characteristics

- Flat to gently undulating narrow clay vale, with floodplain and upper tributaries of the River Mole in the north east.
- Crossed by the upper reaches of the River Arun in the south west including one of its main tributaries, Boldings Brook.
- Pattern of small, medium and large fields with a variable density of hedgerows.
- Predominantly pasture farmland in the north east changing to arable farmland with smaller areas of pasture around Warnham and Faygate to the south west.
- Scattered tree cover, isolated woodlands and copses.
- Distinctive field trees and farm ponds.
- Major road and rail corridors and pylon lines.
- Strong suburban and urban fringe influences of Crawley, Horsham and Gatwick Airport.
- Some localities retain an enclosed rural character, for instance, west of Ifield.
- Significant area of historic parkland of Warnham Court.
- Large golf course near Ifield.
- Visual intrusion in parts from retail and industrial areas, housing, and sand and gravel workings.





# Historic Features

- Occasional moated farmsteads such as Ifield Court Farm.
- Motte and bailey castle and other medieval earthworks.
- Historic parkland at Warnham.
- Mix of small irregular field pattern and more recent, straighter field boundaries.
- Historic Mills.
- North-south drove roads.

# Biodiversity

- Fragmented woodland and hedgerow habitats.
- Small areas of ancient woodland and unimproved pasture.
- Small isolated field corner copses and pockets of streamside woodland.
- River Mole and River Arun.
- Warnham Millpond Local Nature Reserve.
- Field ponds and lakes.

# Change - Key Issues

- Visual and noise impact of Gatwick Airport.
- Pressure of traffic on rural lanes eroding road verges and hedge banks.
- Potential pressure for further road improvements.
- Potential for increased recreational pressure around Horsham and Crawley.
- Localised visual impact of urban fringe uses, including development of horse paddocks, smallholdings and small scale industrial uses.
- Pressure for further urban development.
- Loss of hedgerows and hedgerow trees due to agricultural intensification.
- Localised loss of hedgerow boundaries often replaced by post and wire fencing.
- Pressures for engineered flood defences on river valley and floodplain.

# Landscape and Visual Sensitivities

Overall sensitivity to change is moderate. Thick hedgerows, hedgerow trees and occasional woodlands to some extent reduce its visual sensitivity. However, those parts that retain a stronger rural character and the remaining woodlands, hedgerows, unimproved grasslands and historic lanes, are particularly sensitive to change.

Key sensitivities are:

- Large scale commercial and residential development.
- Small scale incremental changes eroding rural character.
- Unsympathetic flood defences.
- Pasture improvement and land drainage.
- Expansion of horse paddocks.
- Visual and noise intrusion of major traffic routes.
- Minor and major road improvements.
- Loss of existing woodlands and hedgerow boundaries.



Horsham District - Scattered tree cover and hedgerows



Historic Park - Warnham

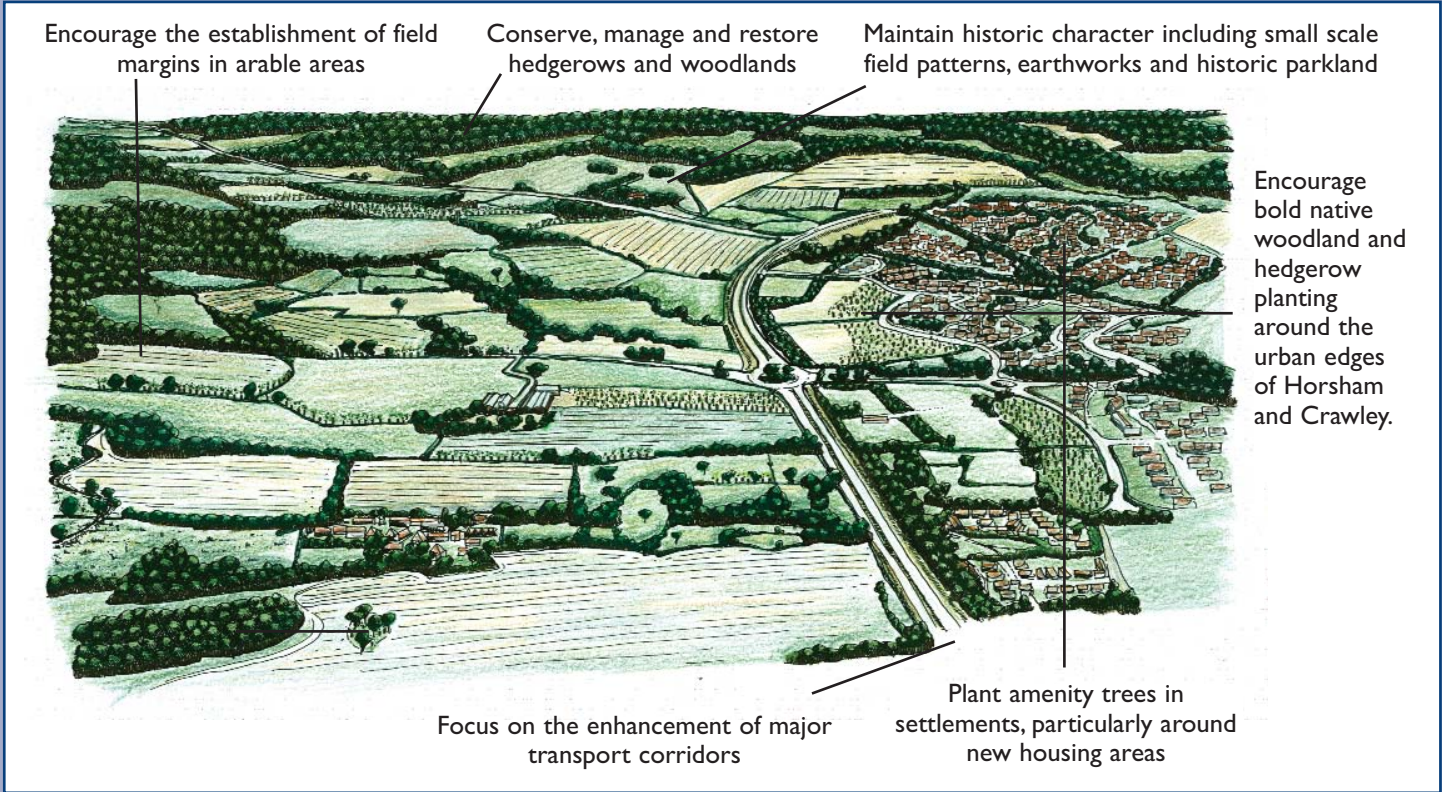


Pasture at Ifieldwood



Crawley - Urban Fringe

# Land Management Guidelines



## Conserve the mostly rural character of the area.

- Conserve, manage and restore woodlands, hedgerows, hedgerow trees, field ponds, species rich grassland and meadows, unimproved grassland and meadows.
- Maintain historic character including small scale field patterns, earthworks and historic parkland.
- Establish a framework of new woodland and hedgerow planting.
- Promote the establishment of field margins in arable areas.
- Conserve the open character of the floodplain and promote natural floodplain management avoiding the introduction of engineered flood defences.
- Conserve, enhance or restore marginal vegetation along the River Mole and River Arun tributaries.
- Conserve historic lanes with their ancient oaks and unimproved roadside verges.
- Focus on the enhancement of the major transport corridors, seeking better integration into the existing field pattern of the wider landscape.
- Ensure any small scale development responds to the historic dispersed settlement pattern and local design and materials.
- Seek to reduce the intensity and visual impact of horse grazing.
- Ensure any new development around the urban edges, in particular Horsham, Crawley and Southwater, is well integrated with the wider landscape pattern. Encourage bold native woodland and hedgerow planting. Buildings should also blend in with the landscape in scale, form, colour and design.
- Plant amenity trees in settlements, particularly around new housing areas.
- Encourage screen planting of native trees and woodland around roadside buildings and service areas, and industrial and commercial development, including Gatwick Airport.
- Support any initiative to create community woodland for multi purpose objectives including active and passive recreation, timber production and coppicing.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.



## I2 WARNHAM AND RUSPER WOODED RIDGE



### *Key Characteristics*

- Undulating wooded ridges.
- Distinct escarpment to the north of Horsham.
- Secretive wooded ghylls.
- Strong pattern of shaws and hedgerows.
- Intricate patchwork of small pasture fields.
- North to south running narrow lanes, sunken in places.
- Linear ridgetop villages and hamlets. Farms and cottages dispersed along lanes.
- Strong historic vernacular of half timber with plaster/brick, tile hanging and weatherboarding.
- Mostly rural character.



### ***Overall Character***

This area is characterised by dense woodland covering the low ridges of Weald Clay, with mostly small irregular fields surrounded by large and small woodlands and many shaws/hedgerows. As a result, there is a strong sense of enclosure, and views are confined, except from some ridgetops. A distinctive pattern of north to south running lanes cut across the landscape becoming narrow and sunken as they descend valleysides, with broad grassy verges and hedgerow boundaries on the ridgetop. Despite noise intrusion from Gatwick, the area retains a rural unspoilt character, and the historic dispersed settlement pattern is largely intact.

### ***Historic Features***

- Small irregular fields cut out of woodland (assarts).
- Droveways.
- Ancient woodland.

### ***Biodiversity***

- Many ancient semi-natural woodlands but some coniferised.
- Ghyll woodland.
- Many shaws.

### ***Key Issues***

- Local pressure for urban development.
- Localised intrusion from suburban features.
- Expansion of horse paddocks.
- Increasing traffic pressure on roads due to the proximity of urban areas and Gatwick.
- Poor woodland and hedgerow/shaw management.
- Poor pond management.

### ***Landscape Condition***

Condition is mostly good.

### ***Sensitivity to Change***

Overall sensitivity to change is high. Despite the high degree of enclosure in many parts of the area, some ridgetops and slopes are prominent and the area has many intrinsic landscape qualities. Key

sensitivities are to:

- Any large scale housing/commercial development.
- Cumulative impact of vertical structures on ridge slopes/ridgetops.
- Small scale incremental change, e.g. expansion of horse paddocks, erosion of the narrow country lanes.

### ***Planning and Land Management Guidelines***

- Conserve the rural wooded character of the area. Large scale development is likely to damage the character, e.g. small scale field patterns and would be visually prominent.
- Ensure any small scale new development responds to the traditional settlement pattern and local design and building materials.
- Consider appropriate traffic management strategies to reduce traffic pressures on the narrow lanes.
- Conserve and manage the ridgetop woodlands, ghyll woodlands, and shaws/hedgerows.
- Manage field ponds.
- Encourage better management of horse paddocks.
- Restore shaws/hedgerows and hedgerow trees in localised areas with intensive arable farmland.



## K2 WARNHAM AND FAYGATE VALE



### *Key Characteristics*

- Flat to gently undulating clay vale.
- Medium to large scale field pattern of arable farmland, with smaller areas of pasture.
- Isolated patches of woodland.
- Semi enclosed or open character.
- Dominance of major road and rail communication routes.
- Significant area of historic parkland of Warnham Court.
- Visual intrusion in parts from retail and industrial areas, housing and sand and gravel workings.





### ***Overall Character***

This area comprises a narrow vale on Weald Clay, with a medium to large scale field pattern of mainly arable farmland. The traditional hedgerowed field pattern has become fragmented or lost, and only small isolated patches of woodland occur. Much of the area retains a low density settlement pattern with a few scattered farmsteads, and small hamlets. However, in the south significant large scale urban development around Broadbridge Heath has eroded character. Major road and rail routes truncate the area. There is also localised intrusion from sand and gravel works. The large area of historic parkland at Warnham with its prominent tree clumps in grassland, extensive boundary treebelts and avenue tree features provides a distinct contrast to the west of the character area.

### ***Historic Features***

- Motte and Bailey Castles.
- Historic north-south drove roads.
- Historic parklands of Warnham Court.
- Mix of irregular historic, and straighter more recent field boundaries.

### ***Biodiversity***

- Both thick hedgerows and low/degraded hedgerows.
- Small isolated field corner copses and pockets of streamside woodland.
- Ecological character weakened by intensive arable farmland.

### ***Key Issues***

- Progressive loss of hedgerows and hedgerow trees.
- Pressure of traffic on rural lanes.
- Pressure for further urban development.

### ***Landscape Condition***

Condition is considered to be overall declining, locally poor, due to intensive arable agriculture, visual and noise intrusion of major traffic routes, and visual impact of industrial/retail areas in the Broadbridge Heath area.



### ***Sensitivity to Change***

Overall, the area has a moderate sensitivity to change reflecting its mostly moderate intervisibility and only moderate intrinsic landscape qualities. Key sensitivities are to:

- Large scale commercial development.
- Minor and major road improvements.
- Any change that would result in loss of existing woodlands, hedgerow and hedgerow trees, historic parkland.

### ***Planning and Land Management Guidelines***

- Ensure any further built development expansion around Horsham and Broadbridge Heath is integrated with existing landscape patterns by bold native woodland and hedgerow planting. Buildings should also blend in with the landscape in scale, form, colour and design.
- Reduce the visual impact of the A264 by additional planting, integrated with the existing hedgerow pattern.
- Encourage sound management of existing woodlands.
- Restore/create new streamside woodlands and marsh.
- Conserve and strengthen existing hedgerows, and plant new hedgerows.
- Establish arable field margins.



## P1 UPPER ARUN VALLEY



### *Key Characteristics*

- Mostly narrow valleys with undulating valleysides.
- Lush valley bottoms with small drained irregularly shaped pastures.
- Occasional curving strips of woodland on valleysides.
- Tightly meandering and steeply banked river and stream courses.
- A few widely dispersed small farms on elevated valleysides.
- The Wey and Arun Junction Canal, which is currently being restored.
- Mostly rural unspoilt character, except for urban edge influence around Horsham and some road and aircraft noise in places.





### ***Overall Character***

The Upper Arun Valleys include the upper reaches of the Arun from Pulborough northwards to Horsham, and its main tributaries of North River and Boldings Brook. Throughout they meander through relatively narrow valleys, with gently to strongly undulating valley sides. Occasional curving strips of woodland are a feature of the valley sides whilst seasonally flooded wet pastures occur on the valley floor. There is very little settlement apart from small scattered farmhouses, except in the north around Rookwood Park and Tower Hill. Few roads cross the rivers, although those that do are busy in nature. As a result, the area has a mostly unspoilt rural character with only limited visual and noise intrusion around Horsham.

### ***Historic Features***

- Historic mills.
- Moated farmsteads.
- Small irregular field pattern.

### ***Biodiversity***

- Warnham Mill Nature Reserve.
- Unimproved pastures.
- Small ancient woodlands.

### ***Key Issues***

- Possible pressures for engineered flood defences.
- Loss of hedgerows on valley sides.
- Decline in traditional land management.

### ***Landscape Condition***

The overall condition is good, with some local areas of decline of unspoilt character in the Horsham area.



### ***Sensitivity to Change***

Overall sensitivity to change is high reflecting many landscape qualities of the area, visual prominence of some valleysides. Key sensitivities are to:

- Any development that would damage the integrity of the valley floors.
- Any large scale development on valleysides.
- Unsympathetic flood defences.
- Change in agricultural practices – pasture improvement and land drainage.
- Localised increases in horse paddocks.

### ***Planning and Land Management Guidelines***

- Conserve the open character of the floodplain.
- Ensure any small scale development on the valleysides respects historic settlement pattern, form and building materials and is integrated into the existing landscape pattern of small woodlands and hedgerows.
- Promote ‘natural’ floodplain management, avoiding the introduction of engineered floor defences.
- Conserve and manage valleyside woodland and hedgerows.
- Create new small wetland areas such as reedbeds and marsh.
- Pollard existing willows and plant new ones.
- Seek to reduce the intensity, extent and visual impact of horse grazing.
- Conserve historic stone and brick bridges.