



Environmental Planning
Design & Management

West Sussex Minerals Landscape Sensitivity and Capacity Study for Potential Mineral and Waste Sites – Minerals Addendum May 2015

Prepared for West Sussex County Council
By Land Use Consultants
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Planning & EIA
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Version	Date	Version Details	Prepared by	Checked by	Approved by Director
0.1	22/5/15	Draft	LK	RS	NJ
0.2	10/7/15	Amendments following additional site information	LK & RS	RS	NJ

Introduction

- I.1 In 2011 LUC prepared an assessment of the landscape sensitivity and capacity of potential mineral and waste sites for West Sussex County Council. The methodology used for that study has been applied to two new potential mineral extraction sites that are being considered for allocation in the emerging Local Plan, together with a proposed processing site, and to two sites which were assessed in 2011 but which have subsequently had their boundaries substantially altered.
- I.2 Two of these extraction sites, one new and one with altered boundaries, form part of a group of five (M/CH/I) which would be exploited sequentially, using a sixth site, the proposed processing site, throughout. This has implications for cumulative impact so, in accordance with the methodology of the 2011 report, the Landscape Capacity section of each assessment addresses potential cumulative effects.
- I.3 The 2011 assessments for the three sites within this grouping which have not had boundary changes have also been amended to reflect this potential cumulative effect. The assessments for sensitivity for these three unaltered sites have not been changed (other than to alter figure and viewpoint numbers, so that they are numbered within each site). Zone of Theoretical Visibility (ZTV) mapping has not been reproduced for the three unaltered sites, but a combined ZTV for all the sites has been included at Appendix A.

GROUP M/CH/1

The five extraction sites within this group, the Hambrook Group, would be extracted sequentially by the operator, using a sixth site, termed the Hambrook Processing Site, as a processing area throughout the duration of activity.

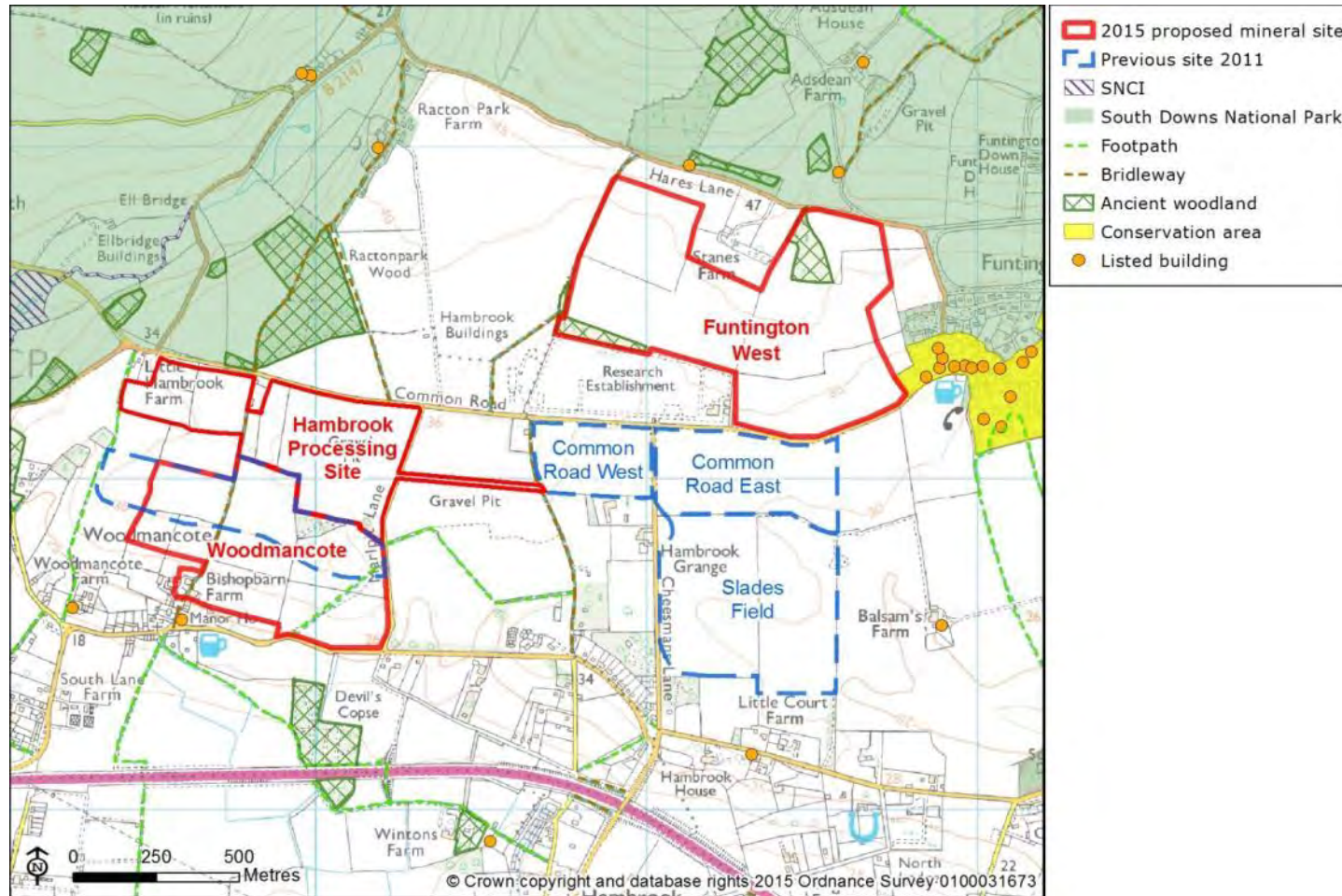


Figure 1: Location map of the M/CH/1 group

LANDSCAPE CHARACTER CONTEXT

National character area: **South Coast Plain (126)**¹

The South Coast Plain National Character Area (NCA) is a flat, coastal landscape with an intricately indented shoreline lying between the dip slope of the South Downs and South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water. The coastline includes several major inlets which have particularly distinctive local landscapes and intertidal habitats of international environmental importance for wildfowl and waders. Chichester Harbour Area of Outstanding Natural Beauty lies within the NCA and the foothills of the South Downs, along the northern boundary, fall within the South Downs National Park.

The harbours and the Manhood Peninsula, a small triangular peninsula south of Chichester, are the last relatively undeveloped stretches of coastline within the NCA. Elsewhere, there is significant urban development, with settlements along the coast dominated by the Portsmouth conurbation, trunk roads, suburban villages and an extensive string of seaside towns between Brighton and Southampton. Modern marinas and boatyards have also added to the harbour landscape. Although heavily developed and highly populated, there is a feeling of openness, particularly where sea views reveal wide expanses of sea and sky, with the Isle of Wight forming a backdrop in the west of the area. Long, linear shingle beaches and more locally, sand dunes, are important coastal features.

West Sussex LCA landscape character area: **Ashlings Upper Coastal Plain (SC6)**²

- *'A good cover of woodland and trees, with a high percentage of ancient woodland.*
- *Clear views to the higher ground of the Downs to the north.*
- *Mainly gently undulating farmland enclosed by woods with numerous hedgerows.*
- *Pattern of small to medium sized pastures, arable fields, livestock farming and market gardening.*

- *Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks.*
- *Area is well settled with scattered pattern of rural villages and farmsteads.*
- *Suburban fringes.*
- *Winding hedged or wooded lanes.*
- *Large scale gravel workings'.*

KEY SENSITIVITIES, FORCES FOR CHANGE AND GUIDELINES

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

- the often small and intimate scale of the landscape;
- the presence of human scale features including frequent hedgerows, hedgerow trees and farmsteads; and
- strong sense of peace and tranquillity across much of the landscape with an overall lack of modern development.

The guidelines recommend conserving and enhancing the historic character of the area, including historic field patterns; the distinctive habitats, including meadows and woodland; and the character and setting of small villages and hamlets. Guidelines promote management of existing woodland, especially where under pressure from gravel working, and that, where appropriate, the restoration of gravel workings to grassland, woodland and scrub habitats, including restoration of field edges and hedgerows, should be sought. They also state that consideration needs to be given to the cumulative impacts of land use change on landscape character.

¹ Natural England (2014), *National Character Area 126 South Coast Plain*,

² West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

M/CH/1A WOODMANCOTE

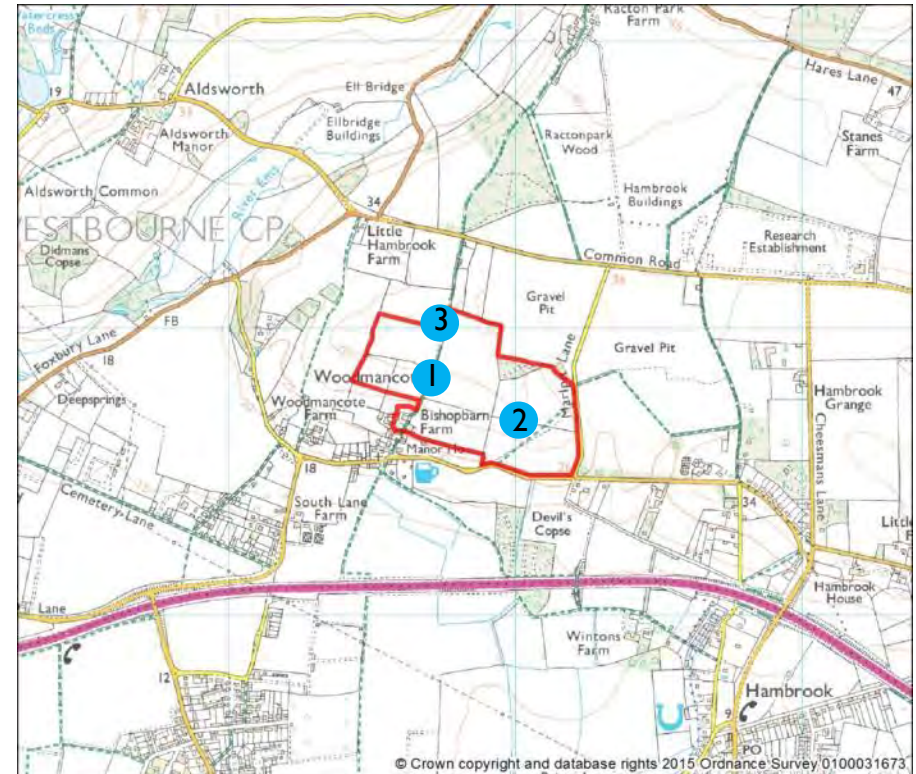
SITE LOCATION AND CONTEXT

The site lies approximately 7km to the west of Chichester, and abuts the north of the village of Woodmancote. The site is 400 metres north of the A27. The eastern boundary of the site is formed by Marlpit Lane and the southern in part by Woodmancote Lane and the settlement of Woodmancote itself.

The site is located in the south-west 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 500m of the southern boundary of the South Downs National Park. The landform is gently undulating, and the wider area is characterised by strong networks of hedgerows, hedgerow trees and woodlands enclosing small to medium-sized fields. The area retains a mostly undeveloped, rural character.

The site is predominantly flat at its highest point on the northern boundary and gently falling to the south towards Woodmancote. The land also slopes gently downhill from the middle of the site to the eastern boundary.

Approximate timescales: site not available for approximately 10 years.
Would be worked sequentially with Funtington West (M/CH/IG), Slades Field (M/CH/ID), Common Road East (M/CH/IC) and Common Road West (M/CH/IB), with the five sites taking 15- 23 years in total to complete, dependent on yield.



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Figure 2: Context map of M/CH/1A (numbers indicate viewpoint locations)



Viewpoint 1: Photograph looking northeast from the middle of the site from the public footpath



Viewpoint 2: Photograph looking northwest from the eastern boundary from the public footpath



Viewpoint 3: Photograph looking south from the Public Bridleway 250 that runs from Common Road to Woodmancote

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site extends across a gently undulating landform that slopes down to the southern and eastern boundaries. There is a former gravel pit to the northeast which has been restored to scrub habitat, with some tree planting. The Grade 3 agricultural land is based on drift deposits over an underlying chalk geology, bordering Bracklesham and Reading Beds, and London Clay.

The site comprises grassland bound by hedgerows and trees, with a greater concentration of trees around the eastern and southern boundary, adjacent to Marlpit Lane and Woodmancote Lane. There is a small copse in the eastern half of the site, adjacent to the northern boundary. There are also small patches of woodland beyond the western boundary of the site. The River Ems is located 500m to the west.

Experiential

The site has a largely open feel and is of a medium scale, with a greater degree of openness felt when looking southwards as a result of the land falling away in this direction. A small area in the east of the site experiences some enclosure as a result of tree cover. At present the site is divided by a tall, linear, outgrown hedgerow running down the centre, which to a degree reduces the sense of openness.

The site has a predominantly rural quality, with buildings located in its southern boundary reducing the sense of remoteness. However, CPRE data indicates that the site is within an area of medium tranquillity³ and experiences some noise intrusion⁴, the site is however tranquil in nature, particularly toward the west of the site. Colours and textures are relatively consistent across the site, with greater shade around the hedgerow and tree-lined fringes, and around the woodland located in the middle of the site.

Visual Criteria

Visibility and key views

The ZTV (**Figure A.1**) indicates that there is potential visibility from a large area to the south of the site. Visibility will be more confined than indicated due to buildings and additional vegetation used within the ZTVs. However, as the land to the south is at a higher elevation when compared with the surrounding area, if tall structures were to be built next to the southern boundary, these may be visible from relatively large areas to the south.

The land is at its highest at the northern boundary of the site, from where it falls away to the south and the east. From this higher ground there are clear views to the South Downs to the north. Views become more enclosed towards the southern edge of the site as a result of tree cover and the lower lie of the land. The land to the south only becomes visible when at the site's southern boundary; it is from here that there is intervisibility with Woodmancote to the south. There are no clear views to settlements within the wider landscape. The eastern part of the site is visible from Marlpit Lane and Common Road, where hedgerow and trees lining these roads provide only intermittent screening. The western part is screened from Marlpit Lane by the landform, a tall and dense hedgerow and trees at the centre of the site. Views from Common Road to the west of the site are also screened by the tall hedgerows, the property to the north of the site and the belt of trees running south from it. There are intermittent views into the site from Woodmancote Lane, though most views are blocked due to roadside vegetation. There may be intermittent views from residences directly to the south of Bishopbarn Farm, if the buildings within the farm are removed as part of the works.

³ CPRE (2006), *Tranquillity Data*.

⁴ CPRE (2007), *Intrusion Data*.

Looking north, the distant skyline is characterised by woodland, with the South Downs rising above this. The convex edge of the site to the south forms the skyline when looking in this direction.

Views from within the site will be available from two rights of way, both of which would be likely to be diverted due to the workings on the site, therefore the impact upon user of these PRoWs would be reduced.

Landscape Value Criteria

Landscape designations (National Parks, AONBs)

The site does not lie within any area of landscape designation: the South Downs National Park is 500m to the north, whilst the Chichester Harbour AONB is approximately 2.5km to the south. The ZTV indicates theoretical visibility from the AONB to the site. True visibility will be limited by trees and development. There are clear views to and from the rising South Downs National Park to the north.

Condition, typicality and rarity

Views to the South Downs characterise this area of transition between the Coastal Plain and the South Downs. The landform reflects characteristics outlined in the national and local character assessment, including feelings of semi-enclosure, and its gently undulating nature, with hedgerow cover. The Historic Landscape Character Assessment characterises this area as 'fieldsapes': the northern and south eastern extents of the site are dated Late 20th Century (AD 1845-Present Modern Field Amalgamation) and the southern area of the site is dated Early Modern (AD 1800-1913 Parliamentary Enclosure). The former gravel pit reflects the broader presence of such sites within this landscape area.

Cultural heritage and settings

Manor House, a Grade II Listed Building is located approximately 60 metres to the south of the site: and Woodmancote Farmhouse approximately 300 metres to the west within the village of Woodmancote.

Woodmancote Farm is within the site boundary. However, the farmhouse itself is sited to the south of the farm, bordered to the north by other farm buildings and, as such, the setting of the farm more generally may be affected by workings on this site. This assessment assumes that the farm would be retained.

The Westbourne Conservation Area is sited 2km to the southwest of the site, whilst the Funtington Conservation Area is sited 2km to the east. As a result of the lie of the land and existing screening, there is no intervisibility between the site and these two areas.

The shapes of the fields are varied, including a mixture of small to medium-sized.

Natural heritage

The River Ems and Meadows Site of Nature Conservation Interest (SNCI) lies within 500m of the west of the site (principal habitat: river and water meadow).

In the area more widely there are the following nature conservation sites: Aldsworth Pond and meadows SNCI (principal habitat: pond, neutral grassland and river) and the Cricket Grounds and Meadows SNCI (principal habitat: meadows), both located within 1.5km to the west. Newells Lane pond and meadows SNCI (principal habitat: pond, neutral grassland and scrub) is located within 2km of the southeast of the site.

The principal habitat is a mixture of deciduous woodland, hedgerows and grassland. There is no ancient woodland in or adjacent to the site, but there are patches within 1km to the south, north and west.

Recreation

Two public footpaths traverse the site: one passing through the middle; a second cuts across the south-eastern corner.

SENSITIVITY ANALYSIS

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
LANDSCAPE CHARACTER CRITERIA				
Landform				
	Predominantly simple and undulating landform, largely flat to the west.			
Land cover				
	Intensively managed, improved pasture with degraded structure of hedgerows and hedgerow trees. Some existing trees within hedgerows at the fringes and a copse at the northeast boundary.			
Scale				
	Medium to small scale field structure with some increase in scale to the east of the site.			
Enclosure				
	The site is relatively open, with stronger sense of enclosure in the western half of the site, due to smaller field structure and hedgerows along the boundaries.			
Condition				
	Generally poor condition with several hedgerows largely replaced by post and wire fencing, and amalgamated fields.			
Tranquillity including noise and lighting				
	Though close to road network the site maintains a tranquil nature. The site is influenced by 'horsiculture' and as such is influenced by human activity			
Remoteness				
	Site has a moderate feeling of remoteness, with this being greater in the western half of the site, which is 'tucked away' from buildings and roads.			
VISUAL CRITERIA				
Skylines				
	The site does not have a strong relationship with the skyline, although the land at the southern boundary does form the skyline when looking towards the site from the south, from a short section of Woodmancote Lane as such the impact are localised.			
Views and landmarks				

	No landmarks on the site, and its does not form a key part of views.			
Intervisibility				
	The site is visible from the South Downs, although it is not heavily overlooked. There is a fair distance between the site and these slopes, and it is most likely to be seen only from the top of the Downs.			
Visual receptors				
	There is visibility from the public bridleway no. BW 250 which passes through the centre of the site and provides off road connections to further bridleways to the north of the site, Footpath FP252 passes to the east of the site at Marlpit Lane and Common Road, although the footpath does not appear to be heavily used and is not a long distance route. Footpath no FP249 which passes the site to the west provides better connections to surrounding settlements and longer routes; there is visibility from this path onto the site.			
LANDSCAPE VALUE CRITERIA				
Landscape designations				
	The site itself is not within any designated landscapes, although it is within 500m of the South Downs National Park.			
Habitat value				
	There are no areas of nature conservation designation within or in close proximity to the site. There is a small copse in the northeast of the site.			
Cultural heritage features				
	Listed Buildings in Woodmancote are screened by buildings and vegetation.			
Recreation				
	There is a public bridleway running north to south through the centre of the site, a footpath cutting across the southeast corner and a further footpath running north south to the west of the site.			

OVERALL SENSITIVITY TO EXTRACTION

Landscape Character Sensitivity: Medium Medium to small scale fields in keeping with the character of the Ashlings landscape character area. Large scale gravel workings identified as a key feature of the character area. The field pattern structure and condition of the hedgerows, in the eastern part of the site in particular, are degraded. The small copse and lines of hedgerows as well as the hedge and tree lined lane to the east are more sensitive features. The site is predominantly tranquil and rural in nature.

Visual Sensitivity: Low-Medium. The site is relatively contained visually. The more open eastern and south eastern areas of the site have greater intervisibility with the surrounding areas, including Marlpit Lane and Woodmancote Lane and the public footpath that crosses it. The settlement to the south of the site will have occasional glimpsed views to the site as the site boundary bounds the settlement to the north, though most views would be blocked due to the landform, lines of hedgerows and trees. There are some views from Woodmancote Lane across the site, though these are only mid distance due to the landform rising away from the road to the north, impacts are localised. There are views into the site from the bridleway that crosses the site from north to south. It is assumed that the bridleway would be diverted and as such the impacts upon it would be reduced.

Landscape Value: Medium The site does not fall within a designated landscape, and lies at some distance from the South Downs National Park boundary to the north. However the site is generally in good condition though it is slightly degraded by the presence of horsiculture and some field boundaries a have been removed. It has a limited relationship to either the South Downs National Park or the AONB to the south, with no intervisibility with the AONB and limited visibility to the site from the National Park. A Local footpath and a bridleway cross the site and these have local recreational value.

Overall, the site is considered to have a **Medium sensitivity** to extraction. It would not compromise the tranquillity and sense of remoteness identified as key sensitivities of South Downs National Park, despite its proximity. Due to the topography of the site, development of mineral workings in this location is unlikely to visually intrude on surrounding areas and there is potential to further limit visibility into the site. Though the tranquillity and

rural nature of the site would be impacted upon and the proximity of Woodmancote to the southern boundary of the site increases the site's sensitivity.

LANDSCAPE CAPACITY

Given the relatively flat landform and visual containment of the site together with potential for providing appropriate screening around the more open area, it is judged that the site, when considered in isolation from the rest of the Hambrook Group, has a **Moderate** capacity overall for accommodating mineral extraction without significant adverse effects on the character and visual amenity of the site itself and surrounding areas. There is scope for the improvement of the current condition and habitat value in conjunction with the development of the site.

The impact of the operation of this site also needs to be considered cumulatively as part of the Hambrook Group of sites. At any one time extraction will only be taking place on one site, but there will be an overlap of activity between sites in terms of restoration works, with the topsoil and overburden removed from a site area prior to extraction being used to progressively restore areas in the previously worked site. It is assumed therefore that three sites will be experiencing activity at any one time: one extraction site, one restoration site and the processing site, with vehicular movements between all three. Whereas works on each individual site would be expected to take somewhere between 2-6 years, dependent on site size and yield, the overall duration of works on the five extraction sites plus the processing site has been stated as 15-23 years.

It is considered that the additional duration of activity and the increased visual impact on users of Common Road and the South Downs National Park (see **Viewpoints 1-3** under the heading **M/CH Group Cumulative Views**) would reduce landscape capacity of the Woodmancote Site from Moderate to **Low-Moderate**.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- Advanced planting of trees and shrubs to the east and north to provide screening of views into the site from Common Road, Marlpit Lane and to reduce visibility from the slopes of the South Downs to the north;
- Advanced enhancement of hedgerows and planting of hedgerow trees to the south to ensure screening of views from the settlement to the south, particularly along the southern boundary to intervene in views from the residences to the south of the farm and along Woodmancote Lane;
- Phasing of extraction, starting with the northern and western parts of the site then the east, leaving the southern parcels till the later stages to allow for planting to mature and mitigate these areas.
- Planning the re-routing of the public right of way that crosses the centre of the area and the PRow to the east.
- Retaining the copse at the northern boundary of the site and linking in new planting with this copse, to create a continuous line of trees following the northern boundary connecting with the surrounding network of hedges and the restored mineral site to the east.

OPTIONS FOR RESTORATION AFTER USE

- Returning the site to agricultural use, reinstating the original profile of the site or a restoration at extracted levels. Restoring and improving the structure of hedgerows and hedgerow trees, with the aim of maximising connectivity with the surrounding wooded areas;
- Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value with a mixture of appropriate native species in accordance with a management plan which should be drawn up prior to consenting extraction;
- There is potential to create links with site the former mineral workings to the east which has recently been restored to scrub and woodland.

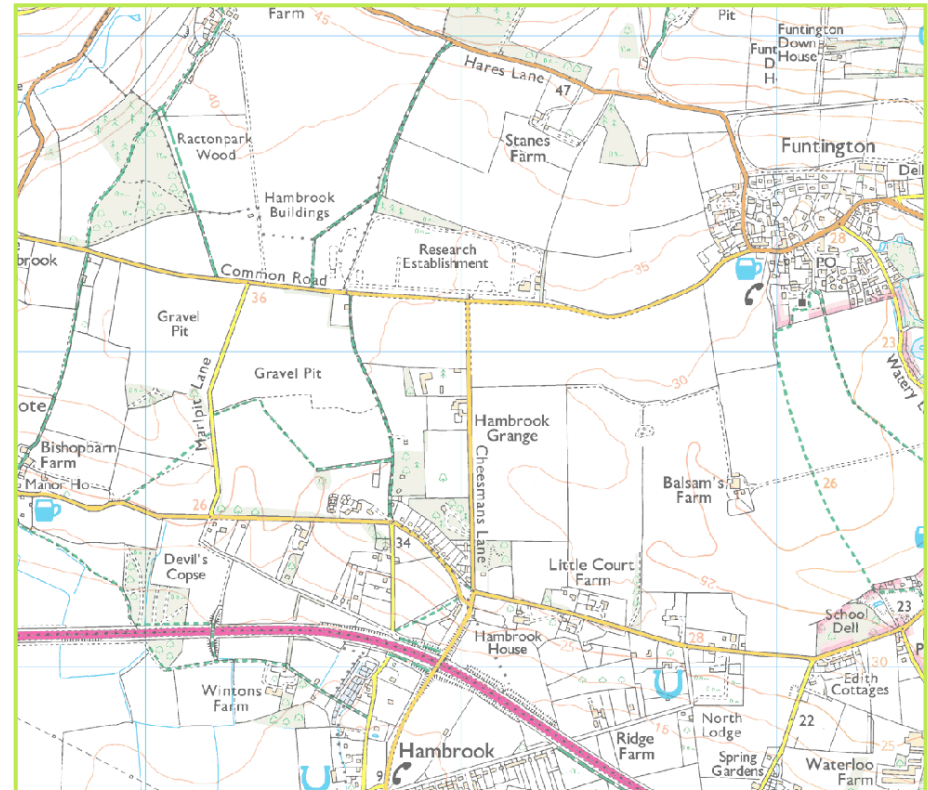
M/CH/IB COMMON ROAD WEST

SITE LOCATION AND CONTEXT

The site lies approximately 7km to the west of Chichester, and within 1km west of the village of Funtington. It is sited 1km to the north of the A27.

The site is located in the southwest 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 1km of the southern boundary of the South Downs National Park. The landform is predominantly flat, with the South Downs rising clearly to the north. There are strong human influences, with Common Road forming the northern boundary, and Cheesmans Lane forming the eastern boundary. In addition, a 'research establishment' is located opposite the northern end of the site, lending to the area's semi-industrialised character.

Approximate timescale anticipated for start and completion for this site:
1.5 years



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Figure I: Context map of M/CH/IB



Viewpoint 1: Photograph of site IB, looking northwest from the southeast corner



Viewpoint 2: Photograph of site IC, looking northeast from the south west corner



Viewpoint 3: Photograph of structures on a 'research establishment' site located to the north of the site

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site extends across a predominantly flat landscape, with the South Downs rising to the north. There is a restored gravel pit to the west of the site, although this is not visible from the site due to tree planting. The Grade 3 agricultural land is based on drift over an underlying chalk geology, bordering on Bracklesham and Reading Beds and London Clay.

The site is under arable use, bound by trees to the west, with Common Road forming the northern boundary, and Cheesmans Lane forming the eastern boundary.

There are a few buildings to the south of the site.

There are no hydrological features within or in proximity to the site.

Experiential

The site has a very open feeling and is of a medium scale. The site is not tranquil, being influenced by human activities, with two roads bordering it. A 'research establishment' is located opposite the northern end of the site, lending to the area's semi-military landscape character. The busy Common Road to the north results in almost continuous noise and movement from traffic. CPRE data indicates that the site is within an area of medium tranquillity⁵ and experiences some noise intrusion⁶.

Visual Criteria

Visibility and key views

The site is flat with open views to the South Downs to the north and across to the land to the east, with the western edges of Funtington visible. Looking south from the eastern edge, one has a long-distance, framed view down Cheesmans Lane, but longer views to the south are generally limited due to buildings and vegetative screening.

Some screening means that views to the site from the west and south are limited. The site is highly visible from the north (including from the southern slopes of the South Downs) and east (including from the edges of the village of Funtington). The ZTV (see 2011 report) indicates that, theoretically, visibility will be available from a large area to the south of the site. True visibility will be more confined by buildings and additional vegetation that is not within the woodland data layer used within the ZTVs. There is also a smaller area of potential visibility to the north and east.

Looking north, the skyline comprises trees and structures from the research establishment to the north. The height of the skyline is predominantly consistent.

There is a public right of way (Bridleway BW254) running north/south to the west of the site, behind a line of trees. This has local importance.

Landscape Value Criteria

Landscape designations (National Parks, AONBs)

The site does not lie within any area of landscape designation: the South Downs National Park is 1km to the north of the site, whilst the Chichester Harbour AONB is approximately 3km to the south. The ZTV indicates theoretical visibility from the northern areas of the AONB. True visibility will be limited by trees and development. There are clear views to the rising South Downs National Park to the north of the site.

⁵ CPRE (2006), *Tranquillity Data*.

⁶ CPRE (2007), *Intrusion Data*.

Condition, typicality and rarity

Views to the South Downs characterise this area of transition between the Coastal Plain and the South Downs. The landform reflects some characteristics outlined in the local character assessment, including small to medium sized arable fields, and the fact that it is well settled. However, this site is heavily influenced by a range of human activities together with the impact of the local road network (as noted above), giving it a much more intensively used feel as compared with other areas in close proximity to the site (such as the proposed gravel extraction site to the north of Woodmancote). The lack of boundary hedgerows or tree planting to provide structure together with a large modern field pattern contributes to the seemingly poor quality of the site's landscape. The Historic Landscape Character Assessment characterises this area as 'Late 20th Century fieldscapes (Modern Field Amalgamation) AD1845 - Present'.

Cultural heritage and settings

There are no Listed Buildings in close proximity to the site. However, there are some Listed Buildings to the north (including Grade II Listed Buildings Racton park Farmhouse and Adsdean House (West Lodge)). Given the rising nature of the land to the north, working of this site for mineral extraction may negatively affect the setting of these Listed Buildings.

The Funtington Conservation Area is sited within 1km to the east of the site. There are clear views to the eastern edge of the Conservation Area. Again, working on the site could have negative implications for this heritage area.

Natural heritage

There are no designated nature conservation assets in close proximity to the site.

The River Ems and Meadows Site Nature Conservation Interest (SNCI) lies approximately 1.6km to the west (principal habitat: river and water meadow) and Newells Lane pond and meadows SNCI (principal habitat: pond, neutral grassland and scrub) is located within 1.5km to the southeast.

The principal habitat is a mixture of deciduous woodland and hedgerows. There is no ancient woodland in or adjacent to the site, but there are patches within 1 km to the south, north and west.

Recreation

A bridleway (BW254) passes along the western boundary of the site.

M/CH/IB COMMON ROAD WEST SENSITIVITY ANALYSIS

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
LANDSCAPE CHARACTER CRITERIA				
Landform				
	Predominantly simple and flat landform.			
Landcover				
	Intensively managed arable land, with trees at the southern and western boundaries.			
Scale				
	Medium scale field structure.			
Enclosure				
	The site is very open.			
Condition				
	Generally poor condition.			
Tranquillity including noise and lighting				
	Busy road to the north of the site means there is almost continuous movement and noise.			
Remoteness				
	Minimal feeling of remoteness due to traffic and buildings in the immediate surroundings.			
VISUAL CRITERIA				
Skylines				
	This site does not have a strong relationship with the skyline; workings on this site would not affect the profile of the hills to the north or the woodland to the south.			
Views and landmarks				
	Does not form part of an important view; visible from southern slopes of South Downs but unlikely to disrupt key views.			
Intervisibility				
	Visible from a relatively large area, predominantly to the north and east.			

Visual receptors					
	There are many road users on Common Road; and recreational users on the South Downs.				
LANDSCAPE VALUE CRITERIA					
Landscape designations					
	The site is near and overlooked by the South Downs National Park, but the landscape does not relate strongly to the key characteristics of the National Park.				
Habitat value					
	There are no areas of nature conservation designation within or in close proximity to the site.				
Cultural heritage features					
	The site is near the Funtington Conservation Area, but the area already has strong human influences.				
Recreation					
	A bridleway (BW254) runs down the western boundary of the site.				

OVERALL SENSITIVITY TO EXTRACTION

Landscape Character Sensitivity: Low. Limited sensitivity, with the medium to large fields of open intensively managed farmland being weakly related to the key characteristics of the wider Ashlings landscape character area. Large scale gravel workings are an existing feature of the character area. The structure and condition of the field boundaries is largely degraded, with hedgerows along the northern and eastern boundary entirely removed. The trees and vegetation that lie along part of the southern boundary are more sensitive features, particularly given the lack of vegetation and field boundaries surrounding the site.

Visual Sensitivity: Medium-High. The open nature of the surrounding area, its proximity to a heavily used road and a high level of intervisibility with the South Downs to the north renders this a highly visible site. There are a large number of visual receptors, albeit users of the road to the north. It does not however contain or lie in proximity to any local landmarks. The site features as a small area in the wide panoramas available from the slopes of the South Downs. The site and surrounding landscape does not directly contribute to the scenic value of the views from the South Downs, although overlooked by parts of it.

Landscape Value: Low. The area lies close to the South Downs National Park boundary to the north. It does not have characteristics or features representative of the National Park, or which directly contribute to the key qualities identified as valuable in the designated area. It lies some distance away from the AONB to the south, with no intervisibility. There is a public right of way to the west of the site, with local recreational value.

Overall, the site is considered to have a **Low-Medium** sensitivity to extraction. Though the landscape character and the landscape value of the site are judged to be low, the high visibility of the site in the surrounding landscape and intervisibility with the South Downs makes

it of slightly higher sensitivity. While development of mineral workings in this location has the potential to be visually intrusive on surrounding areas, there is scope to reduce visibility into the site from the immediate vicinity through screening or filtering of views with vegetation.

LANDSCAPE CAPACITY

Given the relatively flat landform, there is potential for providing appropriate screening around the site, which is currently open and highly visible, to 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 impacts on views would be unlikely to be significant. It is judged that the site, considered in isolation from the rest of the Hambrook Group, has a **Moderate to High** capacity overall for accommodating mineral extraction without significant adverse effects on the character and visual amenity of the site itself and surrounding areas. 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.

The impact of the operation of this site also needs to be considered cumulatively as part of the Hambrook Group of sites. At any one time extraction will only be taking place on one site, but there will be an overlap of activity between sites in terms of restoration works, with the topsoil and overburden removed from a site area prior to extraction being used to progressively restore areas in the previously worked site. It is assumed therefore that three sites will be experiencing activity at any one time: one extraction site, one restoration site and the processing site, with vehicular movements between all three. Whereas works on each individual site would be expected to take somewhere between 2-6 years, dependent on site size and yield, the overall duration of works on the five extraction sites plus the processing site has been stated as 15-23 years.

It is considered that the additional duration of activity and the increased visual impact on users of Common Road and the South Downs National Park (see **Viewpoints 1-3** under the heading **M/CH Group Cumulative Views**) would reduce landscape capacity of the Common Road West Site from Moderate-High to **Moderate**.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- Advanced buffer planting of trees and shrubs to the north, east and west would be highly important/ critical to provide screening of views into the site from Common Road and to reduce visibility from the slopes of the South Downs to the north;
- Retaining the tree belt along the southern boundary of the site and linking in new planting with this, to create continuous trees and vegetation connecting with the surrounding network of hedges and the restored mineral site to the west.

OPTIONS FOR RESTORATION AFTER USE

- Returning the site to agricultural use, reinstating the original profile of the site and restoring and improving the structure of hedgerows

and hedgerow trees, with the aim of maximising farmland habitat value, and connectivity with the wooded areas to the south and west;

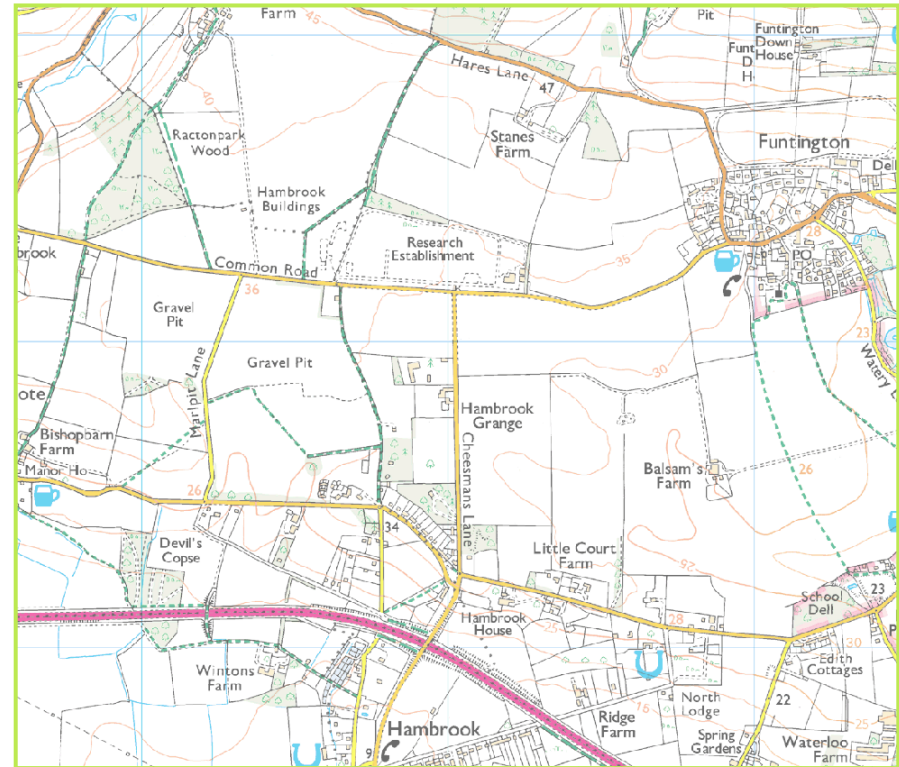
- Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value with a mixture of appropriate native species, and in accordance with a management plan which should be drawn up prior to consenting extraction;
- There is potential to create links with site the former mineral workings to the west, which is currently being restored to scrub and woodland.

M/CH/IC COMMON ROAD EAST SITE LOCATION AND CONTEXT

The site lies approximately 6km to the west of Chichester, and within 500m west of the village of Funtington. It is sited 1km to the north of the A27.

The site is located in the southwest 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 1km of the southern boundary of the South Downs National Park. The landform is predominantly flat, with the South Downs rising clearly to the north. There are strong human influences, with Common Road forming the northern boundary, Cheesemans Lane forming the western boundary, and a 'research establishment' located opposite the northern end of the site. All lend a semi-industrialised character to the site.

Approximate timescale anticipated for start and completion for this site:
3 years



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Figure 1: Map of M/CH/IC



Viewpoint 1: Photograph of site IC, looking in a northeast direction



Viewpoint 2: View from the southwest corner of site IC (site visible is M/CH/IB)

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site extends across a predominantly flat landscape, with the South Downs rising to the north of the site.

The Grade 3 agricultural land is based on drift on an underlying chalk geology, bordering on Bracklesham and Reading Beds and London Clay.

The site is under arable use, bound by trees to the south, with Common Road forming the northern boundary, and Cheesemans Lane forming the western boundary.

There are no hydrological features within or in proximity to the site.

Experiential

The site has a very open feeling and is of a medium scale. It cannot be described as tranquil, being influenced by human activities, with two roads bordering the site. A 'research establishment' is located opposite the northern end of the site, lending to the area's military landscape character. The proximity to Common Road to the north results in almost continuous noise and movement from traffic. CPRE data indicates that the site is within an area of medium tranquillity, with a lower tranquillity to the east⁷, and experiences some noise intrusion⁸.

Visual Criteria

Visibility and key views

The site is flat with open views to the South Downs to the north and across to the land to the west. The western edges of Funtington are visible. Looking south from the western edge, one has a long-distance, framed view down Cheesemans Lane, but longer views to the south are generally limited due to buildings and vegetative screening.

The presence of some vegetation means that views to the site from the south are limited. The site is highly visible from the north (including from the southern slopes of the South Downs) and east (including from the edges of the village of Funtington). The ZTV (see 2011 report) indicates that of theoretical visibility will be focused to that available from the south, covering a large area. True visibility will be confined due to buildings and additional vegetation that is not within the woodland data layer used within the ZTVs. There is also a smaller area of potential visibility from the north and east.

Looking north, the skyline comprises trees and structures at the 'research establishment' to the north. The height of the skyline is predominantly consistent.

There is a public right of way to the west (Bridleway BW254), beyond Cheesemans Lane, a field and a line of trees.

Landscape Value Criteria

Landscape designations (National Parks, AONBs)

The site does not lie within any area of landscape designation: the South Downs National Park is 1km to the north, whilst the Chichester Harbour AONB is approximately 3km to the south. The ZTV indicates theoretical visibility from the northern areas of the AONB. True visibility will be limited by trees and development. There are clear views to the rising South Downs National Park to the north.

Condition, typicality and rarity

⁷ CPRE (2006), *Tranquillity Data*.

⁸ CPRE (2007), *Intrusion Data*.

Views to the South Downs characterise this area of transition between the Coastal Plain and the South Downs. The landform reflects some of the characteristics outlined in the local character assessment, including small to medium sized arable fields, and the fact that it is well settled. However, this site is heavily influenced by human activities (as noted above), giving it a much more intensively used feel as compared with other areas in close proximity (such as the proposed gravel extraction site to the north of Woodmancote). The seemingly poor quality of the site's landscape adds to this. The Historic Landscape Character Assessment characterises this area as 'Late 20th Century fieldscapes (Modern Field Amalgamation AD 1845-present)

Cultural heritage and settings

There are no Listed Buildings in close proximity. However, there are some Listed Buildings to the north (including Grade II Listed Buildings Ractonpark Farmhouse and Adsdean House (West Lodge)). Given the presence of rising land to the north, working of this site for mineral extraction may negatively affect the setting of these Listed Buildings.

The Funtington Conservation Area is sited within 500m to the east of the site. There are clear views to the eastern edge of the Conservation Area. Working on the site could have negative implications for this heritage area.

Natural heritage

There are no designated nature conservation assets in close proximity to the site.

The River Ems and Meadows Site Nature Conservation Interest (SNCI) lies approximately 1.6km to the west of the site (principal habitat: river and water meadow) and Newells Lane pond and meadows SNCI (principal habitat: pond, neutral grassland and scrub) is located within 1.5km of the southeast.

The principal habitat is a mixture of deciduous woodland and hedgerows. There is no ancient woodland in or adjacent to the site, but there are patches within 1km to the south, north and west.

Recreation

There are no public footpaths on or adjacent to the site. There is no other recreational activity on or adjacent to the site.

M/CH/IC SENSITIVITY ANALYSIS

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
LANDSCAPE CHARACTER CRITERIA				
Landform				
	Predominantly simple and flat landform.			
Landcover				
	Intensively managed, arable land with trees at the southern boundary.			
Scale				
	Medium scale field structure.			
Enclosure				
	The site is very open.			
Condition				
	Generally poor condition.			
Tranquillity including noise and lighting				
	Busy road to the north of the site means there is almost continuous movement and noise.			
Remoteness				
	Minimal feeling of remoteness due to traffic and buildings in the immediate surroundings.			
VISUAL CRITERIA				
Skylines				
	This site does not have a strong relationship with the skyline. Workings on this site would not affect the profile of the hills to the north or the woodland to the south.			
Views and landmarks				
	Does not form part of an important view, although in relatively close proximity to Funtington Conservation Area. Visible from southern slopes of South Downs but unlikely to disrupt key views.			
Intervisibility				

	Visible from a wide area, predominantly to the north and east.			
Visual receptors				
	There are many road users on Common Road, and recreational users on the South Downs.			
LANDSCAPE VALUE CRITERIA				
Landscape designations				
	The site is near and overlooked by the South Downs National Park, but the landscape does not relate strongly to the key characteristics of the National Park.			
Habitat value				
	There are no areas of nature conservation designation within or in close proximity to the site.			
Cultural heritage features				
	The site is near the Funtington Conservation Area, but the area already has strong human influences.			
Recreation				
	There is no recreational activity on or adjacent to the site.			

OVERALL SENSITIVITY TO EXTRACTION

Landscape Character Sensitivity: Low. The open, intensively managed farmland with degraded field structure corresponds weakly to the key characteristics of the wider Ashlings landscape character area and is considered to be of low sensitivity to mineral extraction. Large scale gravel workings are also an existing feature identified as a key characteristic of the area. The structure and condition of the field boundaries is largely degraded, with hedgerows bounding the site entirely removed, with the exception of a gappy hedgerow to the south with some trees widely dispersed along it. The hedgerow along the southern boundary is a more sensitive feature, particularly given the lack of vegetation and field boundaries surrounding the site.

Visual Sensitivity: Medium-High. The open nature of the surrounding area, its proximity to a heavily used road and high level of intervisibility with the South Downs to the north renders this a highly visible site, with some intervisibility with Funtington to the northeast. There are a large number of visual receptors, including users of Common Road to the north, which approaches the conservation area in Funtington. The immediate surrounding area contains no public rights of way, and there are unlikely to be recreational receptors in close range, except users of roads. 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. The site and surrounding landscape does not directly contribute to the scenic value of the views from the South Downs, although it is overlooked by parts of the down land.

Landscape Value: Low. The area lies close to the South Downs National Park boundary to the north. It does not have characteristics or features which are representative of the National Park, nor which directly contribute to the key qualities identified as valuable in the designated area. It lies some distance away from the AONB to the south, with no intervisibility. There are no public rights of way within or close to the site and overall it has very limited recreational value.

Overall, the site is considered to have a **Low-Medium** sensitivity to extraction. The landscape character and the landscape value of the site is judged to be low, but the high visibility of the site in the surrounding landscape and intervisibility with the South Downs makes it of slightly higher sensitivity. While development of mineral workings in this location has the potential to be visually intrusive from surrounding areas, there is scope to reduce visibility into the site from the immediate vicinity through screening or filtering views with vegetation.

LANDSCAPE CAPACITY

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 impacts on views would be unlikely to be significant, given that the context is a well settled area, already influenced by human activities. It is judged that the site, considered in isolation from the rest of the Hambrook Group, has a **Moderate to High** capacity overall for accommodating mineral extraction without significant adverse effects on the character and visual amenity of the site itself and surrounding areas. 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.

The impact of the operation of this site also needs to be considered cumulatively as part of the Hambrook Group of sites. At any one time extraction will only be taking place on one site, but there will be an overlap of activity between sites in terms of restoration works, with the topsoil and overburden removed from a site area prior to extraction being used to progressively restore areas in the previously worked site. It is assumed therefore that three sites will be

experiencing activity at any one time: one extraction site, one restoration site and the processing site, with vehicular movements between all three. Whereas works on each individual site would be expected to take somewhere between 2-6 years, dependent on site size and yield, the overall duration of works on the five extraction sites plus the processing site has been stated as 15-23 years. It is considered that the additional duration of activity and the increased visual impact on users of Common Road and the South Downs National Park (see **Viewpoints 1-3** under the heading **M/CH Group Cumulative Views**) would reduce landscape capacity of the Common Road East site from Moderate-High to **Moderate**.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- Advanced planting of trees and shrubs to the north, east and west to provide highly important screening of views into the site from Common Road, Cheesemans Lane, settlements to the east and northeast, and to reduce visibility from the slopes of the South Downs to the north;
- The use of earth bunding around the north, east and west of the site in conjunction with advanced planning, to reduce visual and other associated impacts;
- Enhancing the existing hedgerow along the southern boundary of the site, through planting of appropriate trees and vegetation, and linking in new planting with this, to create continuous trees and vegetation connecting with the existing network of hedges;
- Consider phasing with sites IB, and ID, so that ID is developed in advance of the other adjacent sites, allowing vegetation planted in advance to mature and provide screening from Common Road before commencing extraction.

OPTIONS FOR RESTORATION AFTER USE

- Returning the site to agricultural use, reinstating the original profile of the site and restoring and improving the structure of

hedgerows and hedgerow trees, with the aim of maximising farmland habitat value and connectivity with hedgerows and tree belts to the south;

- Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value, with a mixture of appropriate native species and in accordance with a management plan which should be drawn up prior to consenting extraction;
- There is potential to create links with site the former mineral workings further west, currently being restored to scrub and woodland.

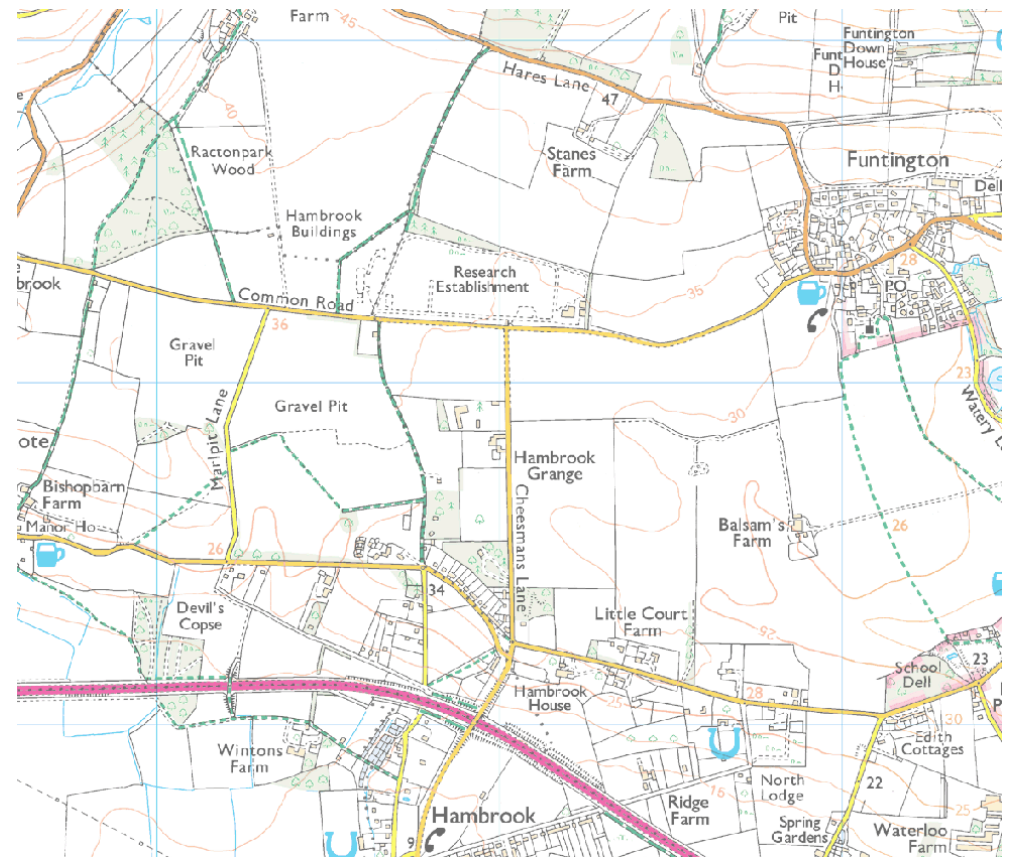
M/CH/ID SLADES FIELD

SITE LOCATION AND CONTEXT

The site lies approximately 6km to the west of Chichester, and 600m southwest of the village of Funtington. The site is located approximately 500m to the north of the A27.

The site is located in the southwest 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 1km of the southern boundary of the South Downs National Park. The landform is predominantly flat, with the South Downs rising clearly to the north. There are strong human influences, with Cheesmans Lane forming the western boundary, and Common Road and a 'research establishment' visible to the north.

Approximate timescale anticipated for start and completion for this site:
5.5 years



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Figure I: Map of M/CH/ID



Viewpoint 1: Photograph of the site looking northeast from the southwest corner



Viewpoint 2: Photograph of a small clump of trees in the northern part of the site

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site extends across a predominantly flat landscape, with the South Downs rising to the north.

The Grade 3 agricultural land is based on drift on an underlying chalk geology, bordering on Bracklesham and Reading Beds and London Clay.

The site is under arable use, bounded by trees to the west and south, with Cheesmans Lane running along the western boundary. There is a small clump of trees to the north.

There are no hydrological features within or in proximity to the site.

Experiential

The site has a very open feeling and is of a medium scale.

The site is not tranquil in character, being influenced by human activities, with a road bordering it to the west, and a further busy road clearly visible to the north.

There is continuous movement and noise from traffic on Common Road. CPRE data indicates that the site is within an area of medium tranquillity, with lower tranquillity to the south⁹, and experiences some noise intrusion¹⁰.

Colours and textures are predominantly consistent across the site, with greater shade around the trees lining the western and southern boundaries, and around the small clump of trees to the north.

Visual Criteria

Visibility and key views

The site is flat, open with long-distance views to the South Downs to the north and across to the land to the east, with the western edges of Funtington being partially visible. The trees lining the site to the west predominantly restrict views inwards from this direction. Moving across to the eastern half of the site, views will be more available from the south (e.g. from Little Court Farm), as there is no screening along the southern boundary in this part of the site. The ZTV (see 2011 report) indicates that theoretical visibility will be available from a large area to the south. True visibility will be more restricted due to the buildings and additional vegetation that is not within the woodland data layer used within the ZTVs. There is also a smaller area of potential visibility from the north and east. Limited visibility from properties on Cheesmans Lane.

There are no public footpaths across or adjacent to the site.

Landscape Value Criteria

Landscape designations (National Parks, AONBs)

The site does not lie within any area of landscape designation: the South Downs National Park is 1km to the north, whilst the Chichester Harbour AONB is approximately 3km to the south. The ZTV indicates theoretical visibility from the northern areas of the AONB, although true visibility will be limited by trees and development. There are clear views to the rising South Downs National Park to the north.

Condition, typicality and rarity

⁹ CPRE (2006), *Tranquillity Data*.

¹⁰ CPRE (2007), *Intrusion Data*.

Views to the South Downs characterise this area of transition between the Coastal Plain and the South Downs. The landform reflects some of the characteristics outlined in the landscape character assessment, including small to medium sized arable fields, and the fact that it is well settled. However, this site is heavily influenced by human activities (as noted above), giving it a more 'urban fringe' feel as compared with other areas in close proximity (such as the proposed gravel extraction site to the north of Woodmancote).

The Historic Landscape Character Assessment characterises this area as 'Informal fieldscapes' Modern Field Amalgamation, AD1845-present.

Cultural heritage and settings

There are two Listed Buildings in close proximity to the site: the Grade II Listed Lodge of Hambrook and Balsam's Farmhouse. The Lodge of Hambrook is not visible from the site given current screening by high trees along the southern boundary. However, Balsam's Farmhouse would be clearly visible from the eastern boundary of the site, meaning working for mineral extraction may negatively affect the setting of this Listed Building.

The Funtington Conservation Area is sited approximately 500m to the east. There are views to the eastern edge of the Conservation Area, but working on the site could have negative implications for this heritage area.

Natural heritage

There are no designated nature conservation assets in close proximity to the site.

The River Ems and Meadows Site Nature Conservation Interest (SNCI) lies approximately 1.6km to the west (principal habitat: river and water meadow) and Newells Lane pond and meadows SNCI (principal habitat: pond, neutral grassland and scrub) is located within 1.5km of the southeast of the site.

The principal habitat is a mixture of deciduous woodland and hedgerows. There is a small clump of trees in the northern part of this site. There is no ancient woodland in or adjacent to the site, but there are patches within 1km to the south, north and west.

Recreation

There are no public footpaths on or adjacent to the site. There is no other recreational activity on or adjacent to the site.

M/CHID SENSITIVITY ANALYSIS

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
LANDSCAPE CHARACTER CRITERIA				
Landform				
	Predominantly simple and flat landform. This character is more sensitive to changes in level caused by gravel extraction.			
Landcover				
	Intensively managed, arable land with trees at the southern and western boundaries. There is a small clump of trees in the northern area of the site.			
Scale				
	Medium scale field structure.			
Enclosure				
	The site is open and exposed.			
Condition				
	The site is under intense arable use, and is of a moderate-poor condition with a degraded field pattern and 'urban fringe' characteristics.			
Tranquillity including noise and lighting				
	Cheesmans Lane to the west and Common Road to the north mean there is movement and traffic noise around this site.			
Remoteness				
	Minimal feeling of remoteness due to traffic and buildings in the immediate surroundings.			
VISUAL CRITERIA				
Skylines				
	This site does not have a strong relationship with the skyline. Workings on this site would not affect the profile of the hills to the north or the woodland to the south.			
Views and landmarks				
	Does not form part of an important view. Visible from southern slopes of South Downs but unlikely to disrupt key views.			
Intervisibility				

	Visible from a relatively large area, predominantly from areas to the north and east.			
Visual receptors				
	There are many road users on Common Road, although there is some partial screening between the road and this site. Road users on Common Road will have direct views into the site, whilst road users on Cheesmans Lane will have intermittent views. Views from properties on Cheesmans Lane will be limited. Recreational users within the South Downs will potentially have views into the site, although these will be at distance.			
LANDSCAPE VALUE CRITERIA				
Landscape designations				
	The site is near and overlooked by the South Downs National Park, but the landscape does not relate strongly to the key characteristics of the National Park.			
Habitat value				
	There are no areas of nature conservation designation within or in close proximity to the site. There is a small clump of trees in the northern area of the site.			
Cultural heritage features				
	The site is near the Funtington Conservation Area, but the area already has strong human influences. There is a Grade II Listed Building at Balsam's Farm to the east of the site.			
Recreation				
	There is no recreational activity on or adjacent to the site.			

OVERALL SENSITIVITY TO EXTRACTION

Landscape Character Sensitivity: Low. The open, intensively managed farmland with a degraded field structure corresponds weakly to the key characteristics of the wider Ashlings landscape character area and is considered to be of low sensitivity to mineral extraction. Large scale gravel workings are also an existing feature identified as a key characteristic of the area. The structure and condition of the field boundaries is largely degraded, with hedgerows bounding the site entirely removed with the exception of a gappy hedgerow to the south, with some trees widely dispersed along it. The hedgerow that lies along the southern boundary is a more sensitive feature, particularly given the lack of vegetation and field boundaries surrounding the site.

Visual Sensitivity: Medium-High. The open nature of the surrounding area, its proximity to a heavily used road and high level of intervisibility with the South Downs to the north renders this a highly visible site, with some intervisibility with Funtington to the northeast. There are a large number of visual receptors, including users of Common Road to the north, which approaches the conservation area in Funtington. The immediate surrounding area contains no public rights of way and there are unlikely to be recreational receptors in close range, except along roads. It does not contain or lie in proximity to any local landmarks. The site is visible as a small area in the wide panoramic views available from the slopes of the South Downs. The site and surrounding landscape does not directly contribute to the scenic value of the views from the South Downs although overlooked by parts of it.

Landscape Value: Low. The area lies close to the South Downs National Park boundary to the north although it does not have characteristics or features representative of it nor directly contribute to the key qualities identified as valuable in the designated area. It lies some distance away from the AONB to the south, with no intervisibility. There are no public rights of way within or close to the site and overall it has very limited recreational value.

Overall, the site is considered to have a **Low-Medium** sensitivity to extraction. Although the landscape character and the landscape value of the site are judged to be low, the high visibility of the site in the surrounding landscape and intervisibility with the South Downs and nearby settlements 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.

LANDSCAPE CAPACITY

The site is currently open to the north and east and highly visible from the wider landscape in 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 the impacts on views would be unlikely to be significant, given the site lies within the context of a well settled area already influenced by human activities. It is judged that the site, considered in isolation from the rest of the Hambrook Group, has a **Moderate to High** capacity overall for accommodating mineral extraction, without significant adverse effects on the character and visual amenity of the site and surrounding areas. 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.

The impact of the operation of this site also needs to be considered cumulatively as part of the Hambrook Group of sites. At any one time extraction will only be taking place on one site, but there will be an overlap of activity between sites in terms of restoration works, with the topsoil and overburden removed from a site area prior to extraction being used to progressively restore areas in the previously worked site. It is assumed therefore that three sites will be experiencing activity at any one time: one extraction site, one

restoration site and the processing site, with vehicular movements between all three. Whereas works on each individual site would be expected to take somewhere between 2-6 years, dependent on site size and yield, the overall duration of works on the five extraction sites plus the processing site has been stated as 15-23 years. It is considered that the additional duration of activity and the increased visual impact on users of Common Road and the South Downs National Park (see **Viewpoints 1-3** under the heading **M/CH Group Cumulative Views**) would reduce landscape capacity of the Slades Field site from Moderate-High to **Moderate**.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- Earth bunding in conjunction with advanced planting at the northern, eastern and western boundaries to screen views into the site from Cheesemans Lane and properties in the vicinity, and to reduce visibility from the slopes of the South Downs to the north as well as from settlements to the east;
- Advanced planting of appropriate mix of native trees and shrubs along boundaries;
- Locating extraction away from the southwestern corner and the residential properties located along Cheesemans Road and ensuring these are well screened from the remainder of the site;
- Retain and create an appropriate buffer around the small copse adjacent to the southwest of the site and link new planting with this, and to the tree belt in the southeast, to create continuous belts of trees and vegetation connecting with the surrounding network of hedges;
- Phasing of extraction, with development of the west of the site ahead of the eastern part of this area, which lies in closer proximity to properties to the east and south and to Funtington, and where vegetation should be allowed to mature before extraction;
- Phasing of extraction ahead of sites IB, and IC. With a larger degree of existing vegetation around the site, the western part has a relatively greater degree of enclosure than the other sites and is

set back from Common Road, along which vegetation should be given time to mature before extraction commences.

OPTIONS FOR RESTORATION AFTER USE

- Returning the site to agricultural use, reinstating the original profile of the site and restoring and improving the structure of hedgerows and hedgerow trees, with the aim of maximising farmland habitat value and connectivity with the wooded areas to the south and west;
- Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value with a mixture of appropriate native species and in accordance with a management plan which should be drawn up prior to consenting extraction;
- There is potential to create links with site the former mineral workings to the west which is currently being restored to scrub and woodland.

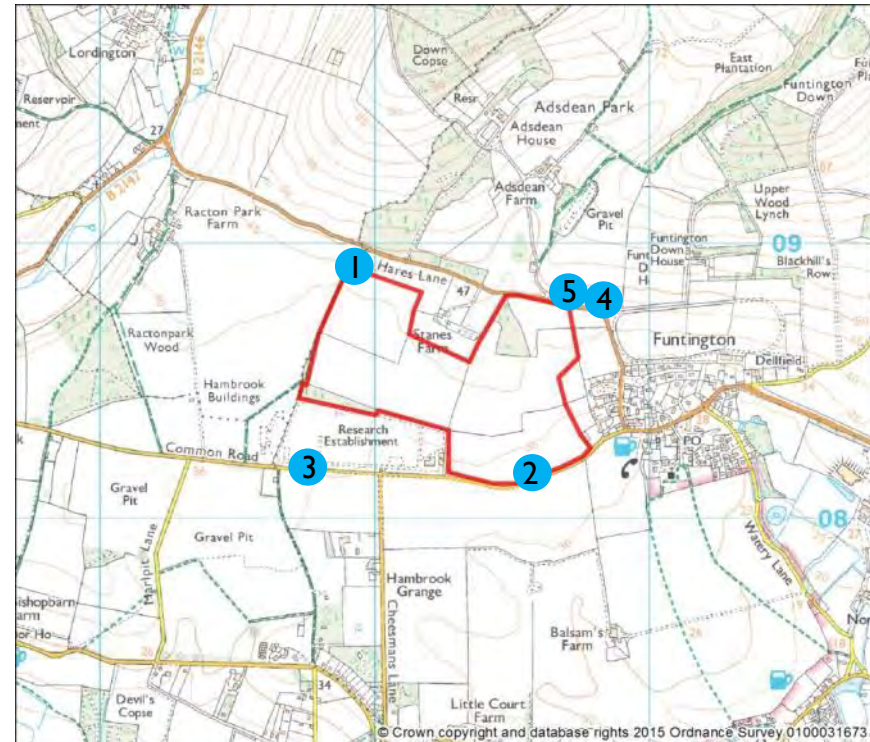
M/CH/IG FUNTINGTON WEST

SITE LOCATION AND CONTEXT

The site lies approximately 6km to the west of Chichester, and within 500m west of the village of Funtington. It is sited 1km to the north of the A27.

The site is located in the southwest 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 shares some of its northern boundary with the southern boundary of the South Downs National Park. The landform rises to the north, into the National Park. There are strong human influences, with Common Road forming the southern boundary, Hares Lane forming the northern boundary, and a 'research establishment' located opposite the southern boundary of the site.

Approximate timescales: site not available for approximately 10 years.
Would be worked sequentially with Woodmancote (M/CH/IA), Slades Field (M/CH/ID), Common Road East (M/CH/IC) and Common Road West (M/CH/IB), with the five sites taking 15- 23 years in total to complete, dependent on yield.



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Figure 1: Map of M/CH/IG (numbers indicate viewpoint locations)



Viewpoint 1: Photograph of site looking in a south easterly direction from the B2146 Hares Lane



Viewpoint 2: View from Common Road looking in a north-westerly direction (left) and north-easterly (right)



Viewpoint 3: The Research Establishment to the south of the site. The Ancient Woodland on the south western corner of the site is visible beyond



Viewpoint 4: View south-west from a short stretch of Hares Lane where there are open views. The site is beyond the hedgerow, with a buffer strip to separate it from the houses on Haresfoot Close (to the left of the view).



Viewpoint 5: View west from field edge on site boundary perpendicular to Hares Lane, looking towards ancient woodland copse. There is no formal right of way within the roadside hedgerow but a track has been cut along the field boundary to link the edge of Funtington to Hares Lane opposite the right of way on the National Park edge leading past Adsdean up to Funtington Down, Adsdean Down and Kingley Vale.

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site extends across a predominantly flat landscape, with the South Downs rising to the north of the site.

The western part of the site is Grade 2 agricultural land and the eastern is Grade 3, based on drift on underlying chalk geology, bordering on Bracklesham and Reading Beds and London Clay.

The site is predominantly used for pig farming, divided into enclosures. The site is comprised of approximately five fields bound by hedgerows and trees. There are two wedges of medium sized Ancient and Semi Natural Woodlands (ASNW) on the north east and south west corners of the site. Hares Lane forms the northern boundary, and Common Road and A27. There are no hydrological features within or in proximity to the site.

Experiential

The site has a very open feeling and is of a medium-large scale. A 'research establishment' located opposite the southern end of the site adds a militarised landscape character, due to high metal perimeter fencing and industrial units that are highly visible from Common Road and are viewed in combination with the site. The proximity to Common Road to the south results in almost continuous noise and movement from traffic. CPRE data indicates that the site is within an area of medium tranquillity, with a lower tranquillity to the east¹¹, due to proximity to Funtington, and experiences some noise intrusion¹² due to proximity to Common road and the A27 to the south. There is some contrast, however, between the southern part of the site and the northern edge, with the latter displaying a more tranquil and rural, reflecting a stronger relationship with the South Downs National Park (SDNP) which it abuts.

Visual Criteria

Visibility and key views

The ZTV (**Figure A.2**) indicates that theoretical visibility will be available from the south, covering a large area, but true visibility will be lessened by buildings and non-woodland vegetation that are not reflected in the ZTVs, particularly vegetation on the site's boundary and localised pockets of woodland and surrounding field boundaries. Some views are shown to be available from the southern facing slopes of the National Park, though this is mostly blocked by areas of woodland, true visibility is again far reduced by smaller areas of woodland that are not included within the ZTV woodland data.

Localised views into the site from the south are possible due to the flat nature of the agricultural fields, though longer distance views are often obstructed by intervening field boundary vegetation and pockets of woodland. The Research Establishment and prominent perimeter fence are clear within views to the south from the site.

The only properties in Funtington with views into the site are within Harefoots Close, which are intervisible with the central eastern field. The conservation area to the south of the Close does not have views due to the hedgerow on the south eastern boundary.

There are partial views of the site available from the South Down National Park, such as from Funtington Common, but predominantly the site is blocked from view from publicly accessible locations, due to the low lying nature of the site and the extent of woodland on the southern facing slopes of the National Park and the vegetation on the northern boundary of the site that intervenes within the view. Fields to the south of the site (including Common Road East and West and Slade Fields Sites from the 2011 assessment) are more widely visible due to views extending over the canopy of woodland on the National Park's southern slopes.

¹¹ CPRE (2006), *Tranquillity Data*.

¹² CPRE (2007), *Intrusion Data*.

There is a public right of way to the west (Bridleway BW254) from which intermittent views are possible through field boundary vegetation, though the site itself is generally elevated above the path, reducing the distance that views extend across the site from the PRow. There are open views of the site from Common Road, views from Hares Lane to the north and the west into the site are only glimpsed and are not immediately apparent when being viewed from a moving vehicle. The research centre and nearby mineral workings lend a semi-industrialised character to the site, though the landscape is characterised by mineral workings. There is no intervisibility between the research centre and the existing mineral workings to the west. Though there is a high level of intervisibility between the research centre and the southern and eastern extents of the site.

Landscape Value Criteria

Landscape designations (National Parks, AONBs)

The site does not lie within any area of landscape designation: though the site shares some of its boundary with the southern boundary of the South Downs National Park, whilst the Chichester Harbour AONB is approximately 2.8km to the south. The ZTV indicates theoretical visibility from the northern areas of the AONB, but true visibility will be limited by trees and development. Views of the site from the National Park are limited due to the low lying nature of the site itself and woodland in proximity to the site and within the National Park.

Condition, typicality and rarity

Views to the South Downs characterise this area of transition between the Coastal Plain and the South Downs. The landscape reflects some of the characteristics outlined in the local character assessment, including small to medium sized arable fields, and the fact that it is well settled. However, this site is heavily influenced by human activities and intensive pig farming, and as such the condition of the site can be considered somewhat degraded. The Historic Landscape Character Assessment characterises the site to be Early Modern Parliamentary Enclosure.

Cultural heritage and settings

The Funtington Conservation Area, which abuts the eastern boundary of the site, contains a number of listed buildings, the closest being the Grade II Listed Rookery Farmhouse and the barn at Grange Farm. Views into the site from the conservation area are not possible due to intervening built form and vegetation. There may be occasional glimpsed views in the winter months due to the deciduous nature of the surrounding vegetation. Given the presence of rising land to the north, working of this site for mineral extraction may have limited negative impact upon the setting of these Listed Buildings.

Natural heritage

There are two areas of Ancient and Semi Natural woodland within the site. Within the north western field, adjacent to Stanes Farm and Hares Lane, there is a 1.6ha ancient woodland. On the south eastern corner of the site, to the north of the Research Establishment and partly bordering the Bridleway there is a 1.2ha ASNW. Otherwise there are no other designated nature conservation assets in close proximity to the site. The River Ems and Meadows Site Nature Conservation Interest (SNCI) lies approximately 1.6km to the west of the site (principal habitat: river and water meadow) and Newells Lane pond and meadows SNCI (principal habitat: pond, neutral grassland and scrub) is located within 1.5km to the south. The principal habitat within and around the site is a mixture of deciduous woodland and hedgerows.

Recreation

There is one public bridleway adjacent to the western boundary of the site. There is no other recreational activity on or adjacent to the site, but there is a well-used local access into Kingley Vale NNR and the SDNP from the lane to Adsdean Farm, opposite the northern boundary of the site.

M/CH/IC SENSITIVITY ANALYSIS

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
LANDSCAPE CHARACTER CRITERIA				
Landform				
	Predominantly simple and flat landform.			
Land cover				
	Livestock and arable land with trees and hedgerows bonding the site and the internal field boundaries. Disturbance of land cover caused by intensive pig farming, some fields have been merged for agricultural purposes. Two areas of ancient woodland.			
Scale				
	Medium scale field structure, with a smaller scale to the north.			
Enclosure				
	The site is enclosed in the north and moderately open to the south.			
Condition				
	Areas of land which have livestock are degraded though this is reversible, most hedgerows and woodlands are intact though some have been removed due to agricultural intensification.			
Tranquillity including noise and lighting				
	Busy road to the south of the site means there is almost continuous movement and noise within the south of the site, the north is more tranquil.			
Remoteness				
	Minimal feeling of remoteness due to traffic and buildings in the immediate surroundings within the south of the site, but in contrast the north appears more remote and is more tranquil, with a closer relationship to the National Park.			
VISUAL CRITERIA				
Skylines				
	This site does not have a strong relationship with the skyline. Workings on this site would not affect the profile of the hills to the north or the woodland to the south.			
Views and landmarks				

	Does not form part of an important view, although in relatively close proximity to Funtington Conservation Area. The site is mostly obstructed from view southern facing slopes of South Downs though partial views of the site are possible from some location. There is no impact on views of or from noted landmarks.
Intervisibility	Visible from Common Road and occasionally small parts of the site are visible from the southern facing slopes to the north.
Visual receptors	There are many road users on Common Road, and recreational users on the South Downs, though these view are only partial. There would be glimpsed views from some properties on Haresfoot Close, though these would mostly be block by field boundary vegetation.
LANDSCAPE VALUE CRITERIA	
Landscape designations	The site is near and overlooked by the South Downs National Park, but the landscape does not relate strongly to the key characteristics of the National Park.
Habitat value	There are no areas of nature conservation designation within or in close proximity to the site, there are two area of ancient woodland within the site boundary.
Cultural heritage features	The site is near the Funtington Conservation Area, but the area already has strong human influences.
Recreation	There is a footpath that bounds the western boundary of the site, but otherwise there is no recreational activity on or adjacent to the site. There is a well-used local access onto Kingley Vale NNR and the SDNP from the lane to Adsdean Farm, opposite the northern boundary of the site.

OVERALL SENSITIVITY TO EXTRACTION

Landscape Character Sensitivity: Medium-High The predominantly open, intensively managed farmland, with a degraded field structure, corresponds weakly to the key characteristics of the wider Ashlings landscape character area, but the northern section of the site has a more rural character and shares a boundary with the SDNP, and is therefore more sensitive. The site as a whole is considered to be of medium-high sensitivity to mineral extraction. Large scale gravel workings are an existing feature identified as a key characteristic of the area. The hedgerows within and bounding the site are generally in good condition, but many have been removed to increase field sizes. There are no hedgerows to the south of the site along Common Road forming an exposed character, though the site to the north is smaller in scale and more enclosed. The ancient woodland blocks to the north east and the south west are more sensitive features.

Visual Sensitivity: Medium Due to the open nature of the site to the south, views are possible from Common Road, though views from the surrounding landscape are not as easily available. Due to the low lying nature of the site in proximity to the southern facing slopes of the National Park, it is often obscured from view from the park by landform and intervening vegetation. There is little intervisibility with Funtington to the east, though some views are likely from properties on Haresfoot Close. The main receptors would be road users on Common Road. There would be occasional glimpses from the bridleway that bounds the western side of the site. There would be glimpsed views from the road that borders the northern boundary of the site (providing access to the Kingley Vale National Nature Reserve in the SDNP). It does not contain or lie in proximity to any local landmarks, and the site is visible only as a small component in the wide panoramic views available from the slopes of the South Downs, as the downland slope and tree cover largely screen views from higher ground. The site however would be viewed when accessing the National Park via the Adsdean road.

Landscape Value: Medium-High The area lies close to the South Downs National Park boundary to the north. It does not have characteristics or features which are representative of the National Park, but the north of the site provides a rural buffer between the park and the

more urbanised Common Road. The site does contain ancient woodland which contributes to one of the key qualities identified as valuable in the Local Landscape Character Area and is vulnerable to change. It lies some distance away from the AONB to the south, with no intervisibility. There is one PRoW adjacent to the western boundary of the site.

Overall, the site is considered to have a **Medium-High** sensitivity to extraction. The site has a **Medium** visual sensitivity as it is only visible from a number of fields and Common Road to the South, and the northern extents of the site are less visually exposed. The landscape character and the landscape value of the site are judged to be **Medium-High**: the southern extent of the site is larger scale and the condition is degraded by intensive pig farming, but the north of the site has a rural character and provides a buffer between the urbanised nature of the road corridor to the south and the National Park, on the site's northern boundary. The areas of intact field boundary structure and the two small ancient woodlands within the site boundary also add value.

LANDSCAPE CAPACITY

Impact could be reduced by the retention of existing field boundary vegetation and woodland wherever possible, and by supplementing vegetation and providing additional screening, but the benefits of increasing vegetation along Common Road, which provides the most exposed views of the site, would to an extent be offset by the resultant blocking of views towards Kingley Vale. An area of screen planting could also be provided along the eastern site boundary to block views from Haresfoot Close. The retention of existing boundary and internal field boundaries and woodland would retain the enclosed nature of the site to the north, and care would be needed locating mineral workings so they did not interfere with the ancient woodland. The site, in isolation from the rest of the Hambrook Group, is considered to have a **Low-Moderate** capacity overall for accommodating mineral extraction, but if works were restricted to the southern part of the site (i.e. the area to the south of the ancient woodland block), preserving the buffer function of the area more closely related to the National Park, capacity would be **Moderate**.

The impact of the operation of this site also needs to be considered cumulatively as part of the Hambrook Group of sites. At any one time extraction will only be taking place on one site, but there will be an overlap of activity between sites in terms of restoration works, with the topsoil and overburden removed from a site area prior to extraction being used to progressively restore areas in the previously worked site. It is assumed therefore that three sites will be experiencing activity at any one time: one extraction site, one restoration site and the processing site, with vehicular movements between all three. Whereas works on each individual site would be expected to take somewhere between 2-6 years, dependent on site size and yield, the overall duration of works on the five extraction sites plus the processing site has been stated as 15-23 years.

It is considered that the additional duration of activity and the increased visual impact on users of Common Road and the South Downs National Park (see **Viewpoints 1-3** under the heading **M/CH Group Cumulative Views**) would reduce landscape capacity of the Funtington Site from Low-Moderate to **Low** if the entire site is worked, and from Moderate to **Low-Moderate** if the northern part of the site is left unworked.

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.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- Advanced planting of trees and shrubs to the south to provide highly important screening of views into the site from Common Road.
- Supplement existing field boundaries, to facilitate in mitigation of views in to the site in the winter months and to obstruct areas in which glimpsed views are currently available.
- Retain existing field boundary vegetation on the boundary of the site and internal hedgerows where possible.
- Consider dividing the site into parcels, defined by existing field boundaries to reduce impact and to phase the extraction of the

sites. Starting in the northern parcels of the site allowing for mitigation planting on the southern boundary to mature before commencing extraction.

- Maintain a buffer zone of at least 15 metres between the extraction area and Ancient Woodland to ensure that no damage is caused and that tree protection methods are utilised, as approved by a registered arboriculturalist.

OPTIONS FOR RESTORATION AFTER USE

- Returning the site to agricultural use, reinstating the original profile of the site and restoring and improving the structure of hedgerows and hedgerow trees, with the aim of maximising farmland habitat value and connectivity with hedgerows and tree belts to the south;
- Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value, with a mixture of appropriate native species and in accordance with a management plan which should be drawn up prior to consenting extraction;
- There is potential to create restore the site in a similar manner to the mineral workings further west, currently being restored to scrub and woodland.

M/CH/PA HAMBROOK PROCESSING SITE

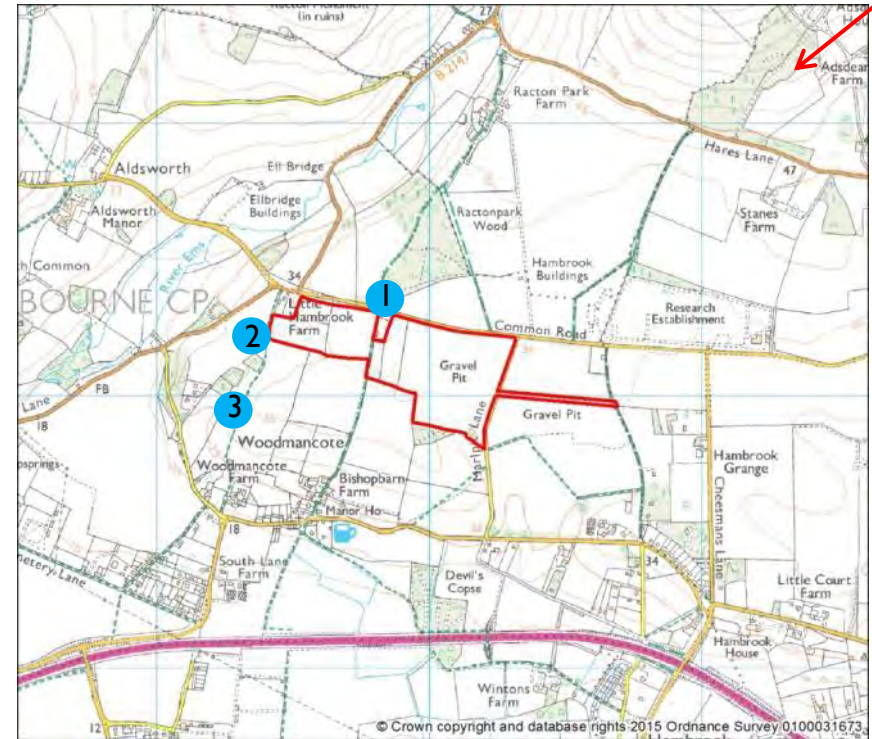
SITE LOCATION AND CONTEXT

The processing site lies approximately 7km to the west of Chichester, and abuts the southern side of Common Road, to the west of Marlpit Lane. A track running through woodland links the processing area to the Common Road West site (and through that to other sites in the group).

No extraction would take place on this site, but it would be used for processing materials extracted from the other sites in the group, and would contain a plant area and siltation lagoons. Vehicular movements to and from other sites in the group would presumably be via the access track from Common Road West.

The site is located in the south-west 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 western half of the site lies adjacent to the southern boundary of the South Downs National Park.

Approximate timescales: site not available for approximately 10 years.
Would be operational for the duration of extraction from the five sites in the group, a period of 15- 23 years in total, dependent on yields.



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Figure 1: Context map of M/CH/PA (numbers indicate viewpoint locations; the red arrow indicates the direction of view from VP4 on Adsdean Down, 3km from the site edge)



Viewpoint I: the eastern part of the site, from Common Road (beyond the private garden in the foreground)



Viewpoint 2: the western part of the site, from the adjacent footpath (Common Road to Woodmancote)



Viewpoint 3: the western part of the site, glimpsed through the boundary tree line from the footpath to the south-west



Viewpoint 4: looking south-west from Adsdean Down (the approximate location of the site boundary is indicated by the broken red line)

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site extends across a gently undulating landform that slopes down to the southern and western boundaries, but the western field has been worked for gravel in the past and restored to a lower level (up to c.4m below natural levels at the northern end), with gentle slopes up to the field perimeter (see **Viewpoint 2**). The eastern field appears to have been restored to a higher level. Both fields are grassland, but the eastern one has developed some scrub vegetation. The Grade 3 agricultural land is based on drift deposits over an underlying chalk geology, bordering Bracklesham and Reading Beds, and London Clay.

Both fields are bordered by hedgerows with trees, although there are gaps around the eastern field boundaries along a stretch of Common Road to the north and pasture fields to the south (in the Woodmancote site). There is a small copse on a knoll of higher ground just to the south of the eastern field.

A residential dwelling and garden (outside of the site boundary) sits between the two fields, although there is land to the south of this which links the two halves of the site. The buildings of Little Hambrook Farm lay just to the west of the site.

The site boundary incorporates an access route across Marlpit Lane and The Bridle Lane (a public bridleway) to the Common Road West site. This route is well contained by trees (and old field boundary to the north and planting on a formerly worked site to the south).

Experiential

Surrounding vegetation and lower level restoration give the western field a very contained character. The larger eastern field is a little more open, and has some intervisibility with the South Downs. The site has a predominantly rural quality, although little sense of remoteness or tranquillity due to proximity to the busy B2147 Common Road, and the adjacent residential property. CPRE data indicates that the site is within an area of medium tranquillity¹³ and experiences some noise intrusion¹⁴.

Visual Criteria

Visibility and key views

Trees and woodland blocks provide a considerable amount of screening of the site. The ZTV (**Figure A.3**¹⁵) indicates that there is potential visibility from a large area to the south of the site, but in reality visibility from this direction is very limited due to well-treed field boundaries (**Viewpoint 3** shows a localised view from the south). The principal sources of visibility are glimpsed passing views from the adjacent Common Road (**Viewpoint 1**) and public rights of way (**Viewpoint 2**), and views from the South Downs National Park. In terms of publically accessible locations, the latter are very limited: the main area of visibility is on the bridleway descending along Adsdean Down (**Viewpoint 4**), in which the eastern part of the site is visible in the context of panoramic views to the AONB coastline and well-wooded landscape to the west (Stansted Forest and Southleigh Forest). Distance, angle, and vegetation, however, limit ground level views to a narrow strip, and views are available along only a short section of the descent before Down Copse intervenes. There are no significant views from the Kingley Vale Nature Reserve, with woodland at the southern end of the open ridge top around the Devils Humps tumuli screening views from that area. The vehicular access route from/to the Common Road West site is well screened.

¹³ CPRE (2006), *Tranquillity Data*

¹⁴ CPRE (2007), *Intrusion Data*

¹⁵ This ZTV excludes the site access track, which is well screened

Landscape Value Criteria
<p>Landscape designations (National Parks, AONBs)</p> <p>The site does not lie within any area of landscape designation, but the South Downs National Park boundary runs along the north side of Common Road at the western end of the site. On the eastern side the gap to the Park boundary widens to c.200m. The Chichester Harbour AONB is approximately 3km to the south. In terms of landscape character there is no significant relationship between the site and the AONB, but it can be considered to form part of the rural setting to the South Downs National Park.</p>
<p>Condition, typicality and rarity</p> <p>The fact that the site consists of restored gravel pits limits its sensitivity in terms of historic and current land use. Mineral workings are commonplace in this landscape, as is noted in the County Landscape Character Assessment.</p>
<p>Cultural heritage and settings</p> <p>There are no cultural heritage or setting sensitivities associated with this location. There is no intervisibility with conservation areas, listed buildings or scheduled monuments.</p>
<p>Natural heritage</p> <p>The River Ems and Meadows Site of Nature Conservation Interest (SNCI) lies just over 250m of the west of the site (principal habitat: river and water meadow). The restored grasslands within the site are likely to be of limited conservation value. Ractonpark Wood just to the north of Common Road is an ancient woodland, and there are several smaller ancient woodland remnants on the slopes of the River Ems valley to the west.</p>
<p>Recreation</p> <p>A public footpath runs along the western edge of the site, and a bridleway runs north-south through the centre (about 130m is within the site). Aside from the small field to the south of the residential property alongside the bridleway, the site is fairly well screened by trees and hedgerows, with only passing views in.</p>

SENSITIVITY ANALYSIS

LOWER SENSITIVITY < ----- > HIGHER SENSITIVITY				
LANDSCAPE CHARACTER CRITERIA				
Landform				
	The site largely consisted of restored ground following earlier mineral extraction.			
Land cover				
	Restored grassland and, in the eastern field, scrub vegetation. Some more sensitive boundary vegetation, but it is assumed that this can be almost entirely retained.			
Scale				
	Medium scale field structure, although the eastern field is a little smaller than the western one. The smaller field pattern that pre-dated mineral working has been lost.			
Enclosure				
	The western field feels more contained, due to its lower restoration level, and is also more strongly enclosed than the eastern field, but both are open in terms of land cover.			
Condition				
	The smaller pre-extraction field pattern has been lost, and natural ground levels modified.			
Tranquillity including noise and lighting				
	Site activity would increase disturbance, but proximity to the busy Common Road limits tranquillity in the locality. Limited lighting intrusion from adjacent residential property. It is noted that the site lies to the south of the South Downs National Park, so there may be potential for prevailing winds to increase aural intrusion within the designated area. Further assessment would be required to establish whether this could affect tranquillity in locations away from the Park edge, such as the valley in which Adsdean House is located, and on the Adsdean and Funtington Downs; if this proved to be the case sensitivity would be higher than the rating given above.			
Remoteness				
	Limited sense of remoteness in this location, although character within the site is rural, with little evidence of past mineral extraction other than altered ground levels.			

VISUAL CRITERIA				
Skylines				
	The site doesn't form a skyline in views, other than from the immediate area where its boundary vegetation blocks visibility.			
Views and landmarks				
	The site sits within the middle ground in panoramic views towards Chichester Harbour and the Isle of Wight from a very limited number of public locations within the SDNP (notably Adsdean Down). Several modern buildings and structures are also evident in the vicinity, although they do not have a dominating effect on views from the high ground in the National Park: notably the research establishment on Common Road, with its perimeter fence, lattice tower and block buildings, and the Hambrook Business Centre buildings off Cheesemans Lane. The pig arcs dotted across a number of the fields in the area also add an industrial farmed character to the general area.			
Intervisibility				
	Limited intervisibility with the National Park landscape to the north. The site forms a minor element in views from a small number of locations.			
Visual receptors				
	Passing views from Common Road, the adjacent bridleway and footpath, and the bridleway on Adsdean Down.			
LANDSCAPE VALUE CRITERIA				
Landscape designations				
	The site itself is not within any designated landscapes. It has limited intervisibility with the adjacent lower slopes of the South Downs National Park due to strong tree/hedge lines, and Common Road marks a clear boundary, but there are some views into the eastern half of the site from higher ground in the Park.			
Habitat value				
	There are no areas of nature conservation designation within the site but there is some degree of connectivity to the ancient woodland habitats across Common Road.			
Cultural heritage features				
	There is no significant relationship with cultural heritage features.			
Recreation				
	Adjacent public rights of way have localised value only. There would potentially be disturbance to the bridleway which passes through the site for c.130m.			

OVERALL SENSITIVITY TO EXTRACTION

Landscape Character Sensitivity: Low-Medium The Site has a rural character, but sensitivity is reduced by proximity to Common Road and condition as a previously worked and restored mineral extraction site. Further assessment would be required to establish whether noise associated with processing activity and vehicular movements could affect tranquillity in more sensitive National Park locations; if this was found to be the case the sensitivity of the site would be considered to be higher.

Visual Sensitivity: Medium. The site is relatively contained visually but does have some relationship with the South Downs National Park, notably in panoramic views from a short stretch of bridleway on Adsdean Down. The presence of built landscape elements in the vicinity reduces sensitivity.

Landscape Value: Low-Medium The site is close to the South Downs National Park boundary but has a limited relationship with it. A local footpath passes the site and a bridleway crosses it for a short distance.

Overall, the site is considered to have a **Low-Medium sensitivity** in landscape and visual terms to use as a processing site. This judgement is subject to further assessment of the potential impact of noise from processing works and vehicular movements on the tranquillity and sense of remoteness identified as key sensitivities of South Downs National Park. There would be limited visual intrusion on sensitive views.

LANDSCAPE CAPACITY

Overall capacity of the site for mineral processing, when considered in isolation from the rest of the Hambrook Group, is dependent on the level of noise disturbance and the consequent effects that might have on special qualities within the South Downs National Park. If there is no significant increase on current noise levels the capacity is likely to be **Moderate-High**, but this could reduce to Moderate or even Low-Moderate dependent on the findings of further noise impact assessment.

The impact of the operation of this site also needs to be considered cumulatively as part of the Hambrook Group of sites. At any one time extraction will only be taking place on one site, but there will be an overlap of activity between sites in terms of restoration works, with the topsoil and

overburden removed from a site area prior to extraction being used to progressively restore areas in the previously worked site. It is assumed therefore that three sites will be experiencing activity at any one time: one extraction site, one restoration site and the processing site, with vehicular movements between all three. Whereas works on each individual site would be expected to take somewhere between 2-6 years, dependent on site size and yield, the overall duration of works on the five extraction sites plus the processing site has been stated as 15-23 years.

It is considered that the additional duration of activity and the increased visual impact on users of Common Road and the South Downs National Park (see **Viewpoints 1-3** under the heading **M/CH Group Cumulative Views**) would reduce landscape capacity of the Hambrook Processing Site from Moderate-High to **Moderate**. With regard to the impact of noise on the tranquillity and sense of remoteness of the South Downs National Park, capacity could reduce to Low-Moderate or even Low dependent on the findings of further noise impact assessment.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

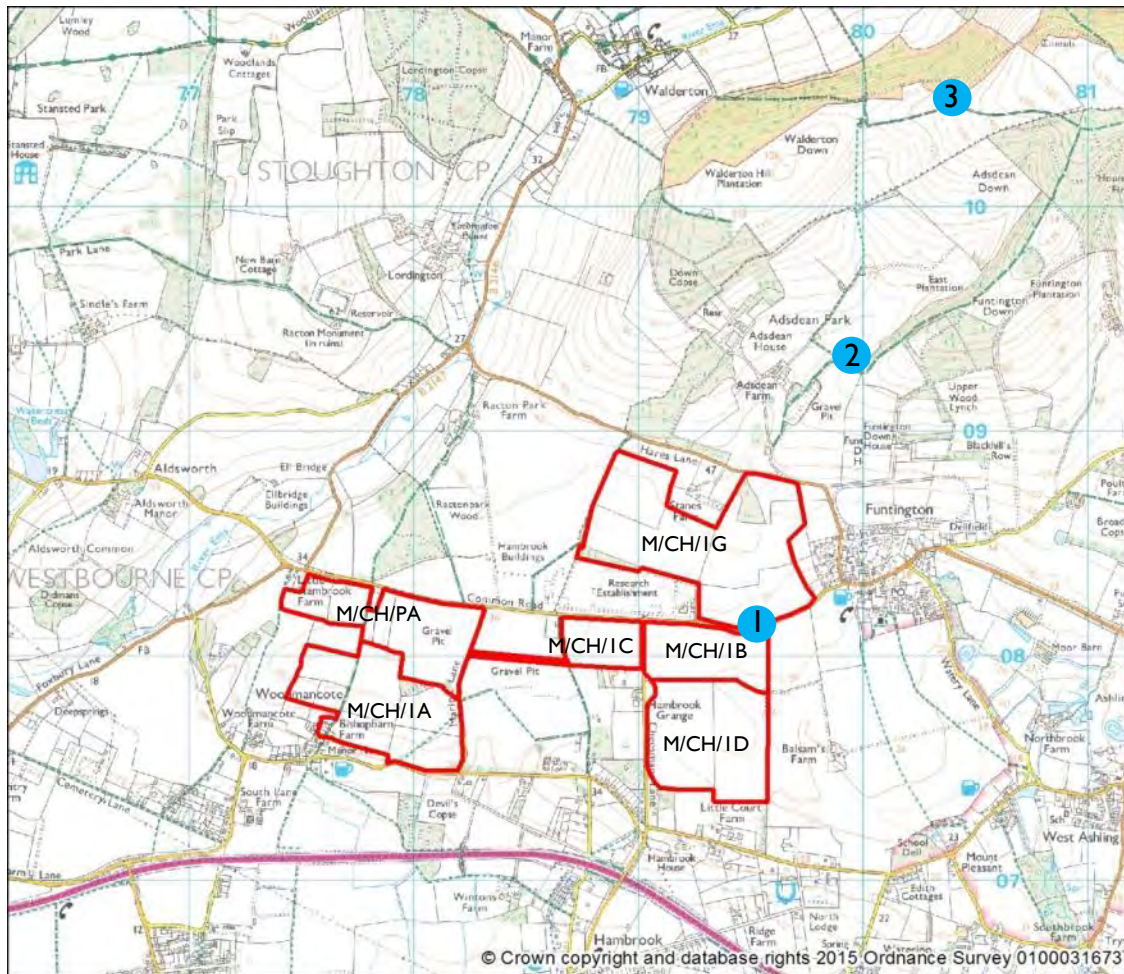
- Advanced planting of trees and shrubs to screen gaps in the hedgerow along Common Road. Also planting along the southern boundary of the site where gaps exist, in particular on the boundary of the eastern field.
- Avoidance of processing activity in the field alongside the bridleway that crosses the site.
- The status of the adjacent residential property in terms of ownership is unknown, but consideration should be given to screening views of processing areas and vehicular movements, preferably through use of native, locally appropriate tree and shrub planting.

OPTIONS FOR RESTORATION AFTER USE

- Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value with a mixture of appropriate native species in accordance with a management plan which should be drawn up prior to consenting extraction;

- There is potential to create links with site the former mineral workings to the east which have been restored to scrub and woodland.

M/CH GROUP CUMULATIVE VIEWS





Viewpoint I: Three views from Common Road; top - looking south-west towards Common Road East and West, with Slades Field behind the hedge; bottom – looking across the Funtington site, west towards the research establishment boundary (left) and north-east towards the Kingley Vale National Nature Reserve (right).



Viewpoint 2: Slades Field (M/CH/ID) is prominent in this view from the bridleway between the SDNP boundary on Hares Lane (near Adsdean) and Kingley Vale. Common Road East can be seen as a narrower strip of land, partially obscured by trees.



Viewpoint 3: Elements of all of the Hambrook Group can be seen on the descent along Adsdean Down, although the Processing Site, Woodmancote and Funtington are mostly hidden from view by trees. The parkland-style trees on sloping ground to the fore of the Funtington site are part of the Adsdean estate.

M/HO/3A ROCK COMMON WEST

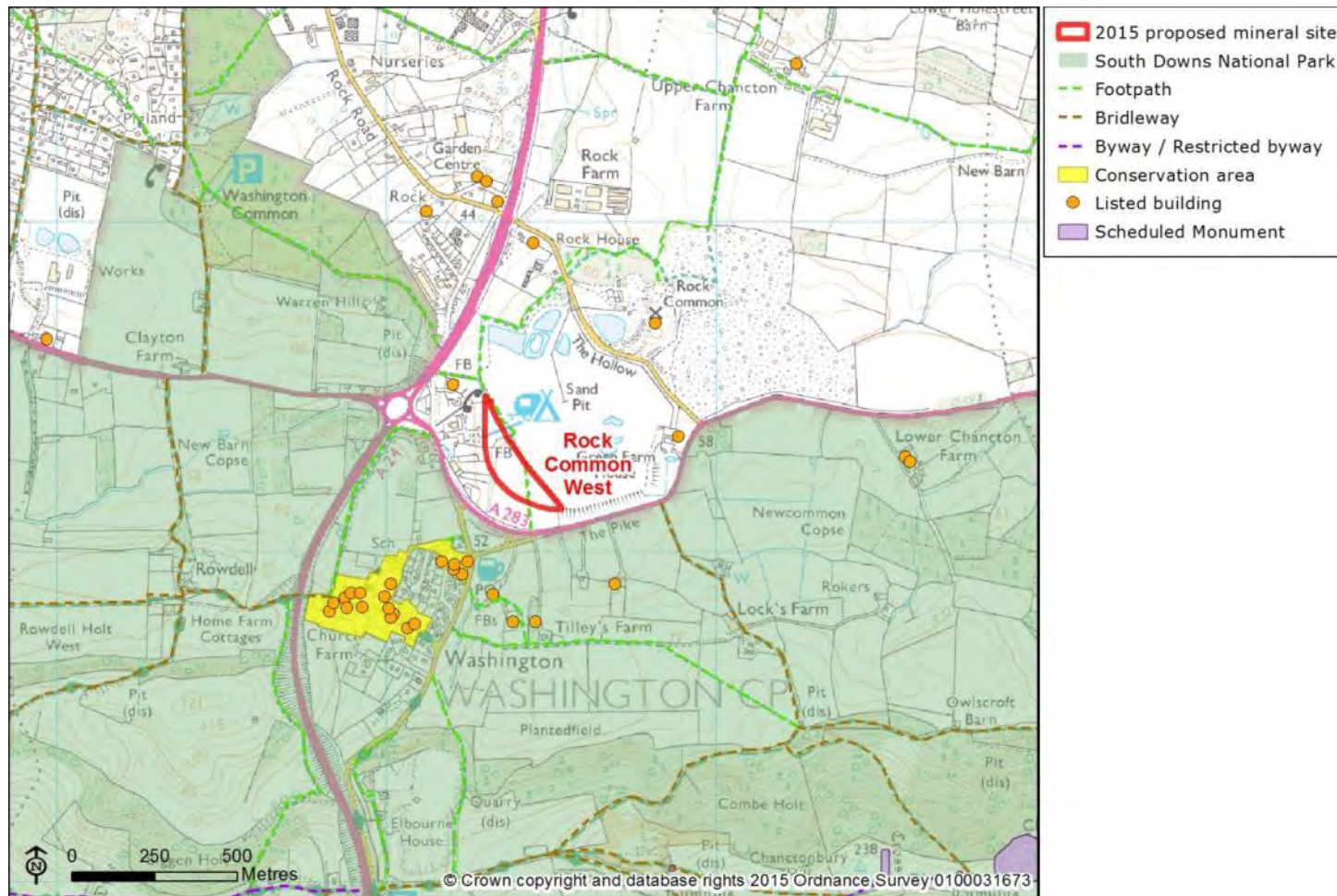


Figure I: Designations Map

LANDSCAPE CHARACTER CONTEXT

National character area: **Low Weald (122)**¹⁶

The Low Weald National Character Area (NCA) is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.

The area has many sites that are critical for the understanding of complex Wealden geology, including 11 geological SSSI. There are also important historical sites, many associated with the Wealden iron industry, and nearly 900 ha of Registered Parks and Gardens, with many more, smaller designed landscapes.

The area is generally wet and woody. It is dissected by flood plains and its impermeable clay soil and low-lying nature make many areas prone to localised flooding. Ponds are common, often a legacy of iron and brick-making industries. Gill woodland is a particular feature and a valuable habitat, scarce elsewhere in the south-east of England.

West Sussex Landscape Character Areas: **Central Scarp Footslopes (WG8)**¹⁷:

- Rolling relief of low ridges and vales.
- Dramatic views of the chalk escarpment to the south and glimpsed views of settlement through woodland and trees.
- Large straight edged arable fields on upper slopes.
- Mixed farmland with fields of varied shapes and sizes on lower slopes.
- Narrow linear woodlands often near the streams, interlaced with a varied pattern of hedgerows.
- Numerous streams define field boundaries.

¹⁶ Natural England, (2014) *National Character Area Low Weald 121*

¹⁷ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

- Density of copses, streamside woodlands and hedgerow trees increase towards the edges of settlements and lower slopes.
- Picturesque, traditional spring-line villages and settlements.
- Small settlement pattern often clustered or centred on manor houses, churches or mills, with a strong historic character and few suburban influences.
- Varied building materials including flint, brick, local sandstone (of the Upper Greensand) coloured blue or weathered rusty yellow (Amberley blue), some chalk (called 'clunch' locally), and half timber.
- Managed parkland and estate landscapes.
- Narrow winding lanes mainly crossing north to south, connecting settlements with the Downs.
- Lanes rise towards the scarp slope, often with dramatic views of scarp slope.
- Lanes sometimes sunken and enclosed by hedgebanks.

The site is less than 50 metres south of the West Sussex Landscape Character Area: **Storrington Woods and Heaths (WG7)**¹⁸

'Key characteristics:

- Low ridges with shallow valleys (ridge and vale).
- Heavily wooded ridges of large pine plantations and oak-birch woodland to the south around Storrington and Parham.
- Smaller broadleaved woods.
- Wooded northern escarpment.
- Mixed arable and pasture farmland with predominantly small to medium-sized fields with a variable density of hedgerows. Hedgerows tend to be more fragmented around arable farmlands.
- Small patches of heathland.
- Numerous small streams with fringing woodland.
- Orchards and vineyards.
- Many narrow, winding lanes, some sunken with exposed sandstone outcrops.
- Major historic parkland of Parham.

¹⁸ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

- *Sand quarries.*
- *Small villages with many stone buildings (purple ironstones and honey coloured sandstones) and scattered cottages linked by narrow lanes.*
- *Localised suburban development around Storrington and West Chiltington.*
- *Extensive rights of way network.*

KEY SENSITIVITIES, FORCES FOR CHANGE AND GUIDELINES

In the context of the local landscape, the West Sussex Land Management Guidelines (sheet WG8) recommend conserving the largely secluded and tranquil character of the area, managing woodland and creating new woodland linking in with existing field boundaries and woodlands. To ensure that all development is well integrated in to the landscape, they recommend using small woodland and planting as appropriate, considering the cumulative impacts on landscape character of small development and land use change. Arable land should be restored to pasture land wherever possible.

SITE LOCATION AND CONTEXT

The site is located in central West Sussex, directly adjacent to the village of Washington. The site is 200 metres to the west of a roundabout, located to the north of Washington. The roundabout connects the A28 and the A283, both major tourist routes connecting Worthing and Shoreham on Sea to the surrounding road network.

The site is adjacent to the extensive operational Rock Common Sandpit and within 100 metres of the National Park to the west and the south. The broader area is characterised by a locally undulating landform, which forms a transition between the steep chalk scarp to the south and the Low Weald to the north. The site comprises two fields, divided by a mature hedgerow. There is a medium scale pasture field to the south and to the north the site cuts through half of a field that contains part of Washington Caravan and Camping Park.

Approximate timescale anticipated for start and completion for this site: start within the next 5 years and would take 10- 15 years till completion.

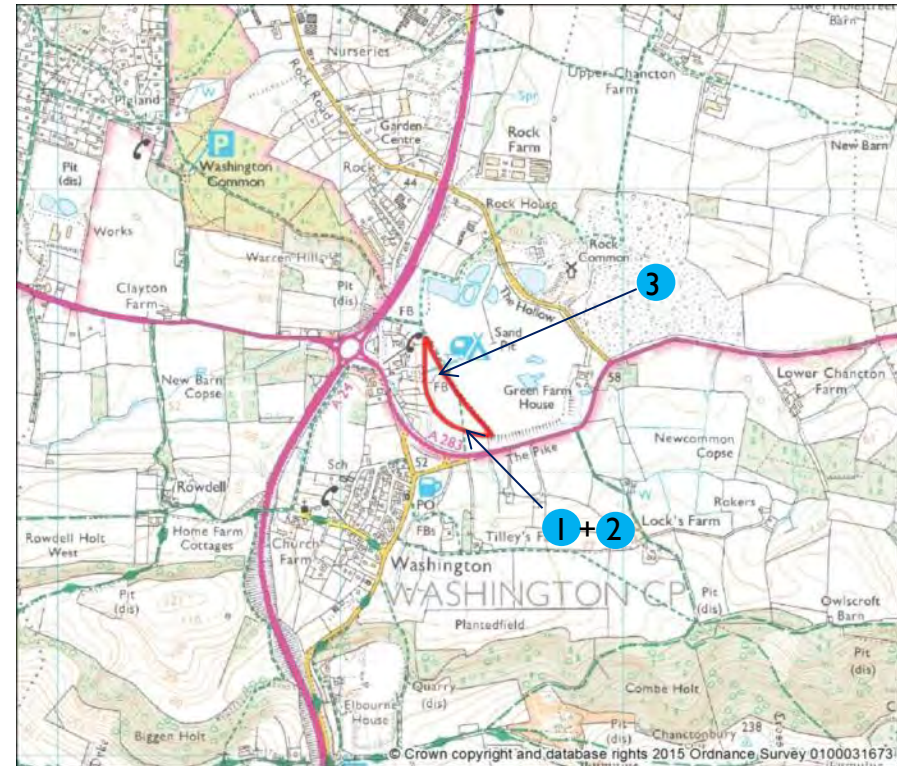


Figure 2: Location Map of M/HO/2 (numbers indicate viewpoint locations)



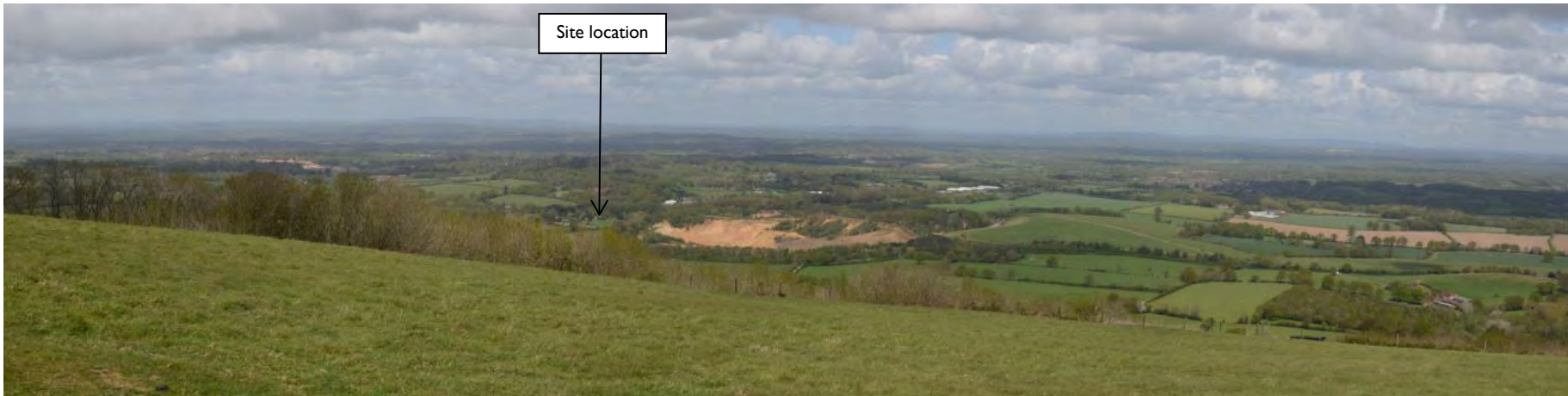
Viewpoint 1: Photograph from within the site from the footpath that crosses it looking south west



Viewpoint 2: Photograph from within the site from the footpath that crosses it looking south west



Viewpoint 3: Photograph from the footpath on the eastern site boundary, looking to the west across the camping site.



Viewpoint 4: Views from the South Downs Way, approximately 1.4km to the south east of the site

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site extends across a gently sloping landform with the land rising to the west and the south. The site comprises pastoral farmland to the south and a camping ground to the north, divided by a hedgerow. The site is Grade 3 agricultural land, underlain by Gault Mudstone to the south and Folkstone Sandstone to the north of the site. The existing Rock Common Sandpit lies adjacent to the site, and another sand pit (Sandgate Quarry) lies approximately 1.5km to the north west. The surrounding landscape comprises open farmland bound by hedgerows and mature trees and large areas of woodland on the northern facing slopes of the National Park. Scattered farmsteads and smaller settlements are a predominant feature, whilst the larger settlements of Ashington and Storrington form a suburban character within close proximity to the site, whilst major road corridors intersect the landscape.

A stream borders the north eastern boundary of the site and mapping shows another watercourse within the site to the west though this was not evident at the time of the site visit. There are a number of ponds located within the sand pit to the east.

Experiential

The landscape is of a small-medium scale, with open views often available towards the National Park but with an enclosure character in places, e.g. to the south and southwest where trees provide screening. Views of the extensive pit from the footpath that border the eastern side of the site are in stark contrast to the scale of the landscape in immediate vicinity of the site. The existing pit provides an indication of how the proposed site may be altered if worked for minerals. The site comprises pasture, as do the surrounding fields.

The road network in this location is busy and results in continuous movement and noise. The A283 wraps around the site to the south and the west, separating it from the National Park, and a large roundabout is located in close proximity to the west of the site. Washington Campsite is located in the northern field within the site boundary. There are a number of properties that are located adjacent to the north west of the site boundary, including buildings associated with the Washington Campsite and a mix of small scale residential, recreational and industrial buildings. The site is within an area of low-medium tranquillity¹⁹, and is within an area defined as 'disturbed by noise'²⁰. Colour and texture are consistent across the site, with some variation provided by trees at the periphery.

Visual Criteria

Visibility and key views

The ZTV (**Figure A.5**) indicates that potential visibility from the surrounding area to this site is intermittent due to landform and surrounding woodland and that visibility is predominantly around the area within a few kilometres of the site. There are potential views across the north facing slopes of the South Downs National Park with visibility likely from the South Downs Way National Trail. Visibility to the north is very limited, with some long-distance visibility from Pulborough to the northwest of the site.

There is no intervisibility between the two fields within the site due to field boundary vegetation. Views into the site from the A283 are mostly blocked by vegetation though there are intermittent views from the footpath that adjoins the north eastern boundary of the site, into the caravan and camping park and into the field to the south as the footpath traverses the site.

There are views into the northern field within the site, from the caravan park and associated buildings.

From within the site, the skyline comprises the South Downs when looking south, rising land to the north, and a mix of buildings and trees to the east and west.

¹⁹ CPRE (2006), *Tranquillity Data*.

²⁰ CPRE (2007), *Intrusion Data*.

Landscape Value Criteria
<p>Landscape designations (National Parks, AONBs) The site is located within 100 metres of the South Downs National Park. Potential views across the northern facing slopes of the South Downs National Park with a limited level of visibility from the South Downs Way National Trail due to vegetation surrounding the site. The adjacent Rock Common Sand Pit is prevalent from many locations along the public rights network in proximity to the South Downs National Trail.</p>
<p>Condition, typicality and rarity The landform reflects characteristics outlined in the national and local character assessment, having a rolling topography with low ridges and vales. The site is typical of the surrounding pasture fields, contributing to the mixed farmland character of the wider landscape. The Historic Landscape Character Assessment characterises the southern field as 19 century Planned Parliamentary Enclosure, and the northern field is late 20th century settlement expansion.</p>
<p>Cultural heritage and settings The closest heritage asset to the site is the Grade II Listed Sandhill Farmhouse located 100 metres of the northern tip of the site, it is unlikely the site would be visible from the listed building due to intervening vegetation and built form. There are a handful of listed buildings within the Washington Conservation Area, approximately 240 metres to the south west of the site, the closest being the Grade II Listed Brook House, but there is no visibility of the site due to woodland bounding the A283 road corridor. There is theoretically potential visibility from Chanctonbury Ring (identified in the ZTV analysis), though actual visibility from the Scheduled Monument is restricted due to intervening woodland and the trees that surround it.</p>
<p>Natural heritage Rock Common Sandpit adjacent to the north eastern boundary of the site is classified as a Regionally Important Geological Site TQ11/41 (RIGS). The Chanctonbury Hill SSSI is located to the south east and Washington Chalk Quarry SNCI both approximately 1km from the site. There is no ancient woodland within close proximity to the site, the closest being 740 metres to the south.</p>
<p>Recreation There are a number of footpaths within proximity of the site, the closest borders the eastern boundary of the northern field and cuts across the southern tip of the southern field. Impacts upon the path's users would be limited, assuming a suitable diversion could be found. There is a network of bridleways and footpath to the south of the site within the National Park, including the South Down Way National Trail that is located approximately 2km to the south.</p>

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
LANDSCAPE CHARACTER CRITERIA				
Landform				
	Gently sloping to the east towards the existing sand pit and the stream			
Land cover				
	Pastoral farmland bound by a network of hedges and mature broad leaf trees.			
Scale				
	Small-Medium scale.			
Enclosure				
	There is a sense of enclosure to the north, or when located on the eastern field boundary within the woodland. There are open views to the south towards the National Park from within the southern section of the site.			
Condition				
	The field structure and hedgerows are in generally good condition, with semi-mature and occasionally mature hedgerow trees linked into the wider structure of hedgerows, belts of trees and woodland, although the site is influenced by the adjoining sand pit due to proximity.			
Tranquillity including noise and lighting				
	Limited tranquillity due to proximity to the road network and large roundabout, and the use of the northern section of the site as a caravan park introduces regular human activity into the site. There will be some level of noise and light intrusion from the neighbouring mineral working that would reduce the tranquillity of the site.			
Remoteness				
	The site lies at the fringes of a settlement with modern development and structures visible in the surrounding area; little sense of remoteness. Caravan Park causes some disruption to the character of the rural landscape.			
VISUAL CRITERIA				
Skylines				
	The National Park forms the skyline to the south and the woodland within Washington Common forms the skyline to the north. The low-lying gentle topography and well wooded surroundings means the site does not form part of any significant skyline from the wider area.			

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
Views and landmarks				
	The site partially visible in views from the north-facing slopes of the Downs and from Chanctonbury Ring, though views from the Scheduled Monument are already characterised by extensive mineral workings. , where it is seen in the context of existing Washington Sand Pit.			
Intervisibility				
	Degree of inter-visibility with the slopes of the escarpment of the Downs to the south, though most views of the site are only partial from within the National Park as a result of screening by intervening tree cover and site boundary vegetation.			
Visual receptors				
	Receptors likely to include road users on the A283, though these views would be intermittent and less likely in the summer months due to deciduous nature of field boundary vegetation. Footpath users adjacent to the site and occasional glimpses from within the National Pak to the south, including the South Downs Way, though most views are blocked by intervening woodland and landform. There will be a degree of intervisibility from the properties located adjacent to the north west of the site, though views of the southern field would mostly be blocked due to field boundary vegetation.			
LANDSCAPE VALUE CRITERIA				
Landscape designations				
	Some intervisibility and relationship to the nearby South Downs National Park.			
Natural heritage				
	The adjacent Rock Common Sandpit is designated as a Regionally Important Geological Sites, otherwise no nature conservation sites within close proximity, mostly are beyond 1km. One area of ancient woodland within 1km to the south.			
Cultural heritage features and setting				
	Heritage assets in the surrounding area, though no likely visibility.			
Recreation				
	The site has a footpath that borders the eastern boundary and crosses through the south of the site.			

OVERALL SENSITIVITY TO EXTRACTION

Landscape Sensitivity: Medium The site comprises two small to medium scale pastoral fields, with an irregular field pattern and a structure of hedgerows and mature hedgerow trees. It is located adjacent to an extensive sand pit to the east, the exposed faces of the quarry which drop away sharply from the eastern boundary of the site. The site is located on the north eastern fringe of Washington and has little sense of remoteness, with lights and noise from the surrounding roads and existing mineral workings reducing the tranquillity. The tranquillity would be reduced further by the introduction of a new mineral working into the landscape. More sensitive features include the hedgerows and mature trees at the perimeter, and the woodland that borders the eastern boundary of the site.

Visual Sensitivity: Medium Degree of inter-visibility with the slopes of the escarpment of the Downs to the south, though the site is mostly obstructed from view by landform and vegetation. There will be a degree of intervisibility from properties located adjacent to the north west of the site, though views of the southern field would mostly be blocked due to field boundary vegetation. The site is, however, visible from these areas in the context of the adjacent sand pit, though when this pit is restored Rock Common West would be viewed in isolation.

Landscape Value: Medium. The site is located outside the South Downs National Park. Located close to the foot of the scarp it forms part of the setting of the dramatic slopes that rise up to the south. The site has some recreational value due to the PRow that crosses it. The site itself is of limited habitat value, though the water courses at the northern and western boundary are of some value.

Overall, the site is considered to have a **Medium** sensitivity to extraction, with the mature perimeter trees and the internal hedgerow features of higher sensitivity.

LANDSCAPE CAPACITY

The restricted views into the area will enable the visual containment of the majority of the extraction activities within existing tree cover. If

external field boundaries are retained then the capacity of the site would be greater, particularly within the southern field. The adjacent sand pit reduces the sensitivity of the site to mineral working as the proposed workings would appear as an extension of the existing sand pit and are in keeping with the character of the adjacent land use.

The site has a limited sense of tranquillity due to the proximity of the fringes of Washington.

Extending the existing workings may give rise to cumulative impacts, though the increase in size of the pit would be minimal considering the extensive nature of the existing pit.

There is also some potential for cumulative visual effects on users of the South Downs National Park associated with the development of the Ham Farm site (M/HO/4A), just under 4km to the east. The screening effects of scarp-slope vegetation and vegetation around the sites mean that there are unlikely to be significant views of both from any individual location, but the sites could be viewed sequentially. Therefore existing vegetation should be retained wherever possible to retain the screening function. 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.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- Retaining existing semi-mature and mature trees and vegetation along the site perimeters, and as far as possible the remnant hedgerow that bounds the fields internally. New planting should be linked with this existing landscape structure, to create a continuous belt of vegetation around the perimeter, connecting with the surrounding network of hedges;
- Advanced planting of trees and shrubs around the perimeter to provide screening of views into the site from the A283, adjacent farmland and properties to the north-west.
- New areas of screen planting and bunding required in the northern field to intervene in views from the buildings to the west.
- Ensure that access tracks and infrastructure are carefully sited and adequately screened in views from the surrounding area.

- Completion of restoration of existing workings prior to this site being worked would be desirable, to ensure that there are not any cumulative impacts.

OPTIONS FOR RESTORATION AFTER USE

- Returning the site to its existing profile, and then restoring it to a mixture of woodland and agricultural use following extraction, although consideration would need to be given to i) the relationship between this site and any restoration proposals for the adjacent Rock Common Sandpit, and ii) the potential for disturbance to the adjacent settlement caused by infilling.
- Long term restoration should aim to maximise the habitat value by taking opportunities to improve habitat connectivity with the surrounding areas of mature woodland.

M/HO/4A HAM FARM

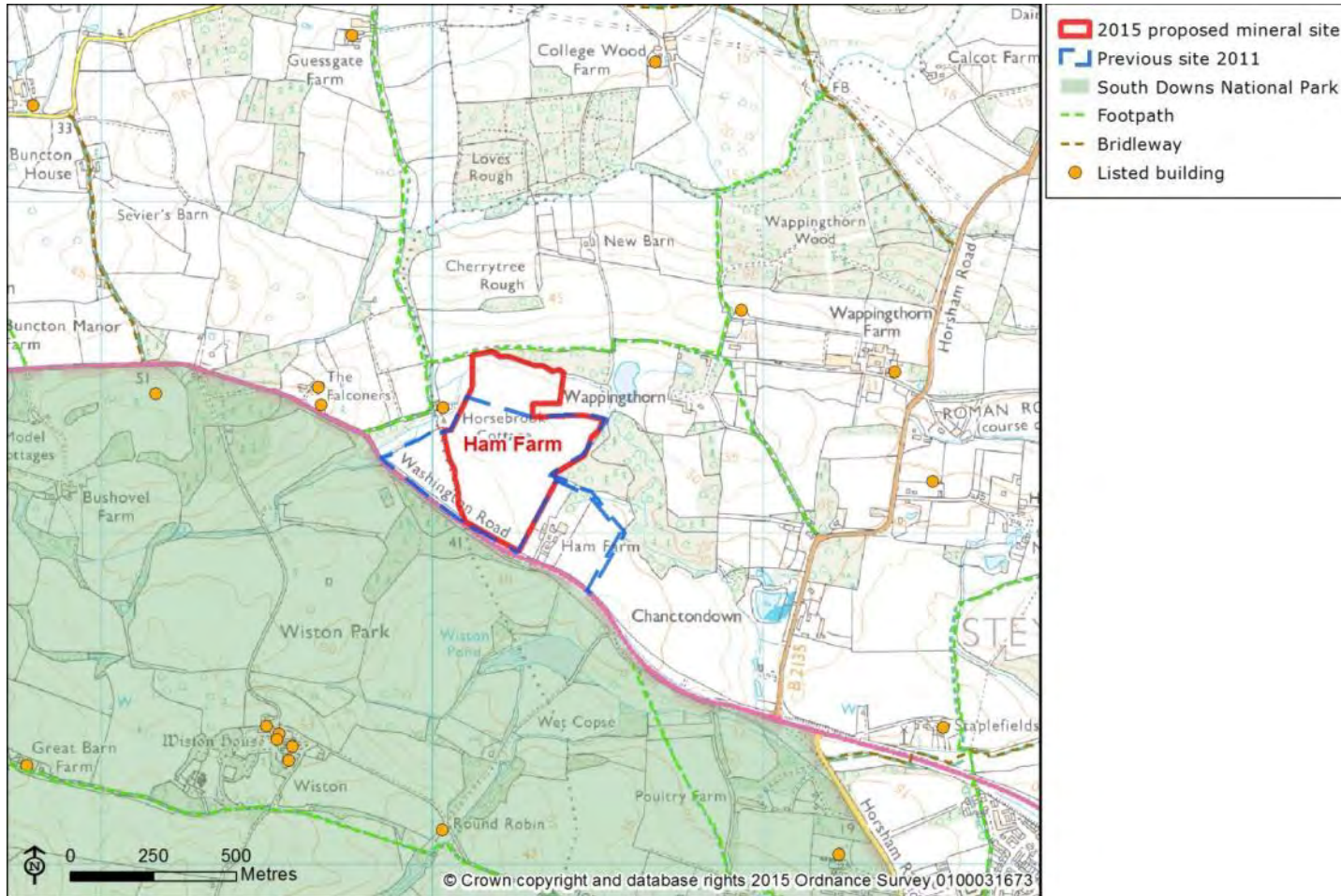


Figure I: Designation Map of M/HO/4A

LANDSCAPE CHARACTER CONTEXT

National character area: **Low Weald (122)**²¹

The Low Weald National Character Area (NCA) is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.

The area has many sites that are critical for the understanding of complex Wealden geology, including 11 geological SSSI. There are also important historical sites, many associated with the Wealden iron industry, and nearly 900 ha of Registered Parks and Gardens, with many more, smaller designed landscapes.

The area is generally wet and woody. It is dissected by flood plains and its impermeable clay soil and low-lying nature make many areas prone to localised flooding. Ponds are common, often a legacy of iron and brick-making industries. Gill woodland is a particular feature and a valuable habitat, scarce elsewhere in the south-east of England.

West Sussex Landscape Character Areas: **Wiston Low Weald (WG1)**²²:

- Rolling relief of low ridges and vales.
- Dramatic views of the chalk escarpment to the south and glimpsed views of settlements through woodland and trees.
- Gently undulating landform.
- Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.
- Isolated trees in pasture.
- Local concentrations of horse grazed paddocks, giving a ranch like appearance.

²¹ Natural England, (2014) *National Character Area Low Weald 121*

²² West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

- Dense cover of ancient broadleaved woodlands and conifer plantations.
- Small stream valleys draining to the Adur.
- Scattered country houses, some suburban in character.
- Network of rights of way, green lanes and droveways.
- Scattered, traditional Wealden farmsteads, cottages and a few linear villages.
- Many small farms and cottages are concentrated along lanes with the few historic linear villages located at crossroads or road junctions.
- Low density of winding rural lanes.

The site borders the West Sussex Landscape Character Areas: **Central Scarp Footslopes (WG8)**²³:

- Rolling relief of low ridges and vales.
- Dramatic views of the chalk escarpment to the south and glimpsed views of settlement through woodland and trees.
- Large straight edged arable fields on upper slopes.
- Mixed farmland with fields of varied shapes and sizes on lower slopes.
- Narrow linear woodlands often near the streams, interlaced with a varied pattern of hedgerows.
- Numerous streams define field boundaries.
- Density of copses, streamside woodlands and hedgerow trees increase towards the edges of settlements and lower slopes.
- Picturesque, traditional spring-line villages and settlements.
- Small settlement pattern often clustered or centred on manor houses, churches or mills, with a strong historic character and few suburban influences.
- Varied building materials including flint, brick, local sandstone (of the Upper Greensand) coloured blue or weathered rusty yellow (Amberley blue), some chalk (called 'clunch' locally), and half timber.
- Managed parkland and estate landscapes.
- Narrow winding lanes mainly crossing north to south, connecting settlements with the Downs.
- Lanes rise towards the scarp slope, often with dramatic views of scarp slope.

²³ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

- *Lanes sometimes sunken and enclosed by hedgebanks.*

KEY SENSITIVITIES, FORCES FOR CHANGE AND GUIDELINES

In the context of this landscape, the West Sussex Land Management Guidelines (sheet WG7) recommend conserving the largely secluded, tranquil character, maintaining the historic character of the area, including small-scale field patterns, historic parkland, sunken lanes and hedgebanks, maintaining and restoring hedgerows, especially in arable farmland, restoring linear woodland across arable farmland to link with existing woodlands, aiming to create good linkages across land parcels via trees, woodland and hedgerows, conserving, managing and restoring the historic parkland landscapes at Wiston (opposite the site to the south), and conserving and enhancing rights of way network.

SITE LOCATION AND CONTEXT

The site is located within 2km to the northwest of the small town of Steyning, and is bounded to the south by the A283.

The site is located in southeast of West Sussex, within a wider area characterised by undulating ridges and vales, with intermittent views of the chalk escarpment to the south. The site is outside of the South Downs National Park, although its southern boundary is adjacent to the northern boundary of the Park. Within the Park, Chanctonbury Ring hill fort lies 2.4km to the southwest of the site, whilst Steyning Round Hill lies to the southeast.

The site consists of one large arable field, bounded by trees and hedgerows. The site is bordered by arable fields and woodland. There are pockets of woodland bounding the northern, eastern and southern boundaries of the site. There is housing adjacent to the site to the west and east (Ham Farm, Hammes Farm and Horsebrook Cottage).

Approximate timescale anticipated for start and completion for this site: The site would be available in the next 5 years and would take approximately 10 years to work.



Figure 2: Location Map of M/HO/4A (numbers indicate viewpoint locations)



Viewpoint 1: Photograph looking northwest from the southeast corner of the site (from the A283)



Viewpoint 2: Photograph looking south from a gap in the vegetation along the A283



Viewpoint 3: Photograph of the site's southern boundary adjoining the A283



Viewpoint 4: Photograph from the PRow that borders the site's northern boundary looking south across the site.

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site lies across a rolling and undulating landform which slopes down to the north. The Grade 3 agricultural land is based on an underlying geology of chalk. The site comprises of a medium sized arable field of irregular form. It is bordered by hedgerows and hedgerow trees, with woodland making up its northern, eastern and southern boundaries.

The surrounding land use is mixed arable farming, woodland and built development, comprising occasional farm buildings and houses, and the settlement of Steyning to the southeast. A stream runs along the site's northern and western boundaries, with a small pond located to the northeast.

Experiential

Whilst the site is open and of a medium scale, screening around the edges creates some degree of enclosure, especially in the northeast and southwest areas. As one moves from the southeast corner to the northwest, more open views become available of the fields to the north of the site, the land rising gently to the north.

The road bordering the site to the south is busy, reducing tranquillity at this end of the site; this increases as one moves further north. Despite the presence of the road, the site has a rural character, though road noise can still be heard on the northern boundary.

CPRE data indicates that the site lies within an area defined as 'disturbed by noise'²⁴ and of medium tranquillity, with the northern parts being of a higher tranquillity²⁵.

Visual Criteria

Visibility and key views

The ZTV (**Figure A.6**) indicates that visibility of this site from the surrounding area will be available from the east, with some long distance visibility from the northeast around Partridge Green, from the east along the A281 and from the southeast around Upper Beeding and Shoreham-by-Sea (along the A283 and A2037). There is also some visibility from the south up to the South Downs Way National Trail which lies 2.3km to the south at its closest proximity, although this is likely to be limited by woodland and tree cover across the surrounding area. The site is visually sensitive in views from the top of the scarp slope in sections where woodland does not block wider views.

From the immediate surroundings, dense vegetative screening along much of the south boundary restricts visibility from the A283, although vegetation becomes more intermittent towards the site's western boundary, where direct views into the site from the road are possible. There is direct visibility from Ham Farm into the southeast of the site, and partial visibility from the Grade II Listed Horsebrook Cottage to the west, with some screening around the house. Visibility is also possible from the area of higher land to the north, around Cherrytree Rough. There is a view into the site from the footpath that borders the northern field boundary, though views are mostly restricted due to dense field boundary vegetation.

Landscape Value Criteria

Landscape designations (National Parks, AONBs)

The site is located immediately adjacent to the northern boundary of the South Downs National Park. Visibility of the site from the National Park is restricted to within 2km of the site to the south, including the upper slopes of the South Downs (Chanctonbury Hill and Steyning Round Hill are located within these slopes to the south) which includes the South Downs Way National Trail

²⁴ CPRE (2007), *Intrusion Data*.

²⁵ CPRE (2006), *Tranquillity Data*

Condition, typicality and rarity

The site is characteristic of this area, with a gently sloping profile, views of the chalk escarpment to the south, glimpsed through woodland and trees, medium sized field bound by hedgerows, with narrow bands of trees following the stream to the north and scattered farmsteads.

The Historic Landscape Character Assessment characterises the site area as 'Fieldsapes' Modern Field Amalgamation, Late 20th Century (AD1845-Present). The field pattern that the site sits within is older (Early-Late Post Medieval).

Cultural heritage and settings

There are numerous listed buildings within proximity to the site. The Grade II listed Horsebrook Cottage is directly adjacent to the site to the west (some visibility, although predominantly restricted by vegetation); Grade II listed Old Rectory and Roundhouse 300m to the west of the site (although currently screened by trees and hedgerow); Grade II listed Water Tower and Sun Room at Wappingthorn, to the northeast of the site (restricted visibility due to screening by trees); and numerous listed buildings to the southwest in the grounds of the Grade I listed Wiston House (visibility from house and buildings to the site is restricted by woodland at the northern boundary of Wiston Park, but partial views are possible from the Park itself onto the site from the Park's northern boundary - see **Viewpoint 2**).

Natural heritage

There are no nature conservation designations within the site though a number lie in proximity to it. The closest, Wiston Pond SNCI, is located 250m to the south. Chanctonbury Hill SSSI is approximately 1.6km to the southwest. The large River Adur water meadows & Wyckham Wood SNCI is located 2.4km to the east of the site. There are numerous areas of woodland classified as ancient woodland within 2.5km to the north and south of the site, with the closest being directly adjacent to the site to the northeast.

Recreation

There are numerous public footpaths within 2km of the site, with the closest being the Wiston public footpath (FP2599) that borders the northern field boundary and a short section of the site boundary. There is a view into the site from the footpath, though views are mostly restricted due to dense field boundary vegetation.

SENSITIVITY ANALYSIS

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
LANDSCAPE CHARACTER CRITERIA				
Landform				
	Flat to gently sloping relief.			
Land cover				
	Tree cover to the north, east and south of the site. Hedgerows and trees within the site.			
Scale				
	Small to medium scale landscape contrasting with the vast open downs to the south. Views to the steeply rising slopes to the south enable the scale of the landscape which encompasses this site to be appreciated.			
Enclosure				
	Tree belts and hedgerows bounding the fields and surrounding woodland provide a degree of enclosure, particularly in the west and north of the site.			
Condition				
	The field pattern and structure of hedgerows and trees are variable across the site, with a more intact structure to the west of the site.			
Tranquillity including noise and lighting				
	A degree of tranquillity. Noise from the A283 that bounds the site to the south reduces the tranquillity within the southern parts of the site.			
Remoteness				
	The site has a rural character, but the proximity of the A283 and the scattered farms reduces the sense of remoteness.			
VISUAL CRITERIA				
Skylines				
	The low-lying gentle topography and well wooded surroundings means the site does not form part of any significant skyline from the wider area.			
Views and landmarks				
	There are no landmarks within the site, although it is overlooked by the elevated slopes of the escarpment to the south. Visibility of the field boundary vegetation of the site is possible from Chanctonbury Ring.			

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
Intervisibility				
	Views to the South Downs from the site are especially noticeable, and the site would be seen from the upper north-facing slopes of the downs between Steyning Round Hill and Chanctonbury Ring.			
Visual receptors				
	Receptors include users of the A283 and residents of properties and farms located close to the site. Walkers on the South Down Way to the south are potential receptors.			
LANDSCAPE VALUE CRITERIA				
Landscape designations				
	The site is located immediately outside the boundary of the South Downs National Park though it shares characteristics with the adjacent Central Scarp Footholds character area within the Park. There is also a degree of intervisibility with the chalk escarpment between Steyning Round Hill and Chanctonbury Ring to the south.			
Natural Heritage				
	The site is not covered by a nature conservation designation, although some nature conservation designations lie in the vicinity and areas of ancient woodland lie adjacent to the northern boundary.			
Cultural heritage features				
	There are numerous listed buildings within the immediate vicinity, but deciduous and coniferous trees around the site reduce the potential for intervisibility.			
Recreation				
	There is a degree of intervisibility with the South Downs Way National Trail, and a public footpath passes close to the northwest of the site, although the recreational value of the site itself is limited.			

OVERALL SENSITIVITY TO EXTRACTION

Landscape Character Sensitivity: Medium. The site is of medium to small scale, comprising improved pastoral farmland with no distinctive or landmark features, although it shares characteristics with Central Scarp Footslopes character area to the south. The sloping profile, mature trees and hedgerows (both at the perimeter and bounding internal fields) and the watercourses to the north and west of the site increase the overall sensitivity.

Visual Sensitivity: Medium-High. Intervisibility with surrounding landscape including the downs of the chalk escarpment to the south, properties in the vicinity and visibility from the A283 increase the sensitivity of the site. Long distance views from the north-facing slopes of the chalk escarpment including the long distance path (South Downs Way) are possible, where the site forms part of the wider panorama of the low vales and ridges to the north.

Landscape Value: Medium. The site is located outside the South Downs National Park although it reflects some key characteristics of the Central Scarp Foot Slopes character type. Located close to the foot of the scarp, it forms part of the setting of the dramatic slopes that rise up to the south. The site is of little direct recreational value. The site itself is of limited habitat value, although the presence of ancient woodland to the north and the water courses at the northern and western boundary are of some value.

Overall, the site is considered to have a **Medium** sensitivity to sand extraction, with the northern fringes and western fringes of higher sensitivity.

LANDSCAPE CAPACITY

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, albeit that from this location the site will be seen within the wider panorama of the lowlands and comprise a small feature within it.

There is also some potential for cumulative visual effects on users of the South Downs National Park associated with the development of the Rock Common site (M/HO/3A), just under 4km to the east. The screening effects of scarp-slope vegetation and vegetation around the sites mean that there are unlikely to be significant views of both from any individual location, but the sites could be viewed sequentially. Therefore existing vegetation should be retained wherever possible to retain the screening function.

It is judged that the site has a **Moderate** capacity overall for accommodating mineral extraction.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- Works should be carefully phased to minimised impacts;
- Careful siting of access tracks and roads, avoiding areas of ancient woodland and ensuring lines of mature broadleaf trees remain intact;
- Perimeter mounding (using topsoil and overburden) and then planting of native trees and shrubs along the southern and eastern boundaries, including some native evergreen species, to strengthen and reinforce existing screening of views into the site from the A283, Cherrytree Rough to the north and surrounding open farmland;
- Create and retain appropriate buffers around the water courses and mature trees to the north, west and northeast of the site;
- Retain existing hedgerows, mature trees and vegetation along perimeters and within the area, linking in new planting with this,

to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas.

- The entrance to the site should be carefully designed to minimise impacts upon the South Downs National Park.
- With regard to the potential for cumulative impacts with Rock Common, phasing of working and restoration should be considered, should both sites come forward.

OPTIONS FOR RESTORATION AFTER USE

- Reinstating the original profile of the site, and returning the land to agricultural use. Restoring and improving the structure of hedgerows and hedgerow trees, with the aim of maximising farmland habitat value, and connectivity with the surrounding structure of hedgerows and lines of trees.
- Long term restoration should aim to maximise the habitat value by taking opportunities to link it into the surrounding hedgerow and woodland structure.

M/HO/7 BUNCTON MANOR FARM

SITE LOCATION AND CONTEXT

The site lies approximately 6km to the north of Worthing, and is 1.5km to the south of the village of Ashington. The main part of the site is 100 metres north of the A283. The site is bounded by existing field boundaries, including hedgerows and ditches.

The site is located in central West Sussex, in an area of transition between the steep chalk scarp to the south and the Low Weald to the north. The main part of the site lies within 100m of the northern boundary of the South Downs National Park. The landform is gently undulating with the topography sloping down towards the north east of the site, and retains a mostly undeveloped, rural character.

The site comprises four agricultural fields of varying size, with a larger, recently amalgamated field in the east.

Approximate timescales: site available in the next 1-10 years. The site would take 10-15 years to complete, dependent on yield.

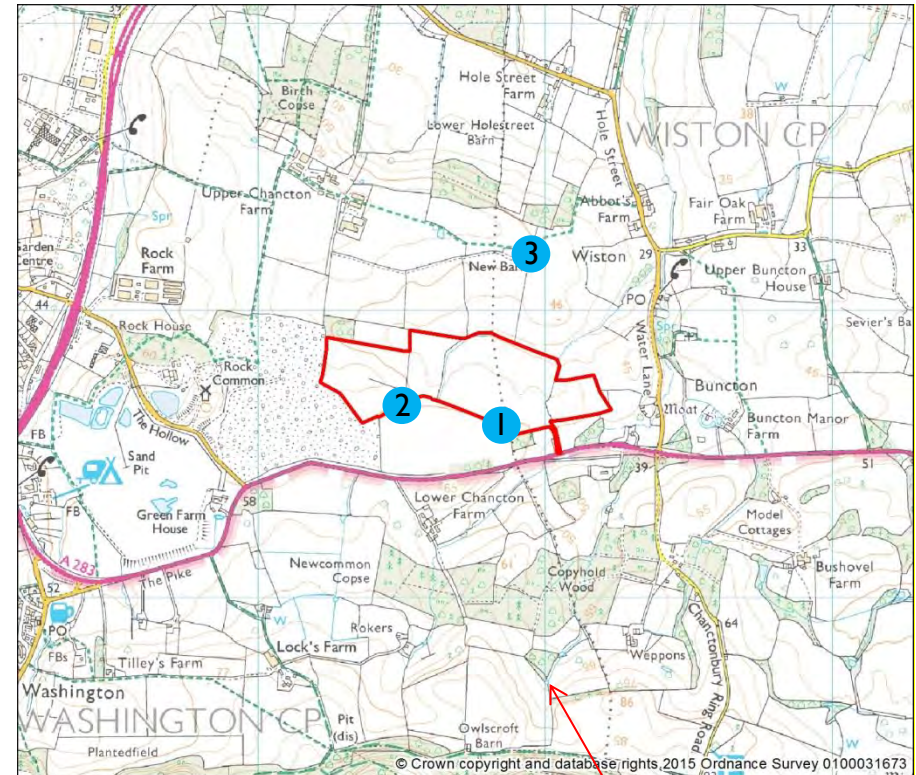


Figure I: Context map of M/CH/7 (numbers indicate viewpoint locations. The red arrow indicates the direction of the view from VP4 at Chanctonbury Hill Fort)

LANDSCAPE CHARACTER CONTEXT

National character area: **Low Weald (121)**²⁶

The Low Weald National Character Area (NCA) is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.

The area has many sites that are critical for the understanding of complex Wealden geology, including 11 geological SSSI. There are also important historical sites, many associated with the Wealden iron industry, and nearly 900 ha of Registered Parks and Gardens, with many more, smaller designed landscapes.

The area is generally wet and woody. It is dissected by flood plains and its impermeable clay soil and low-lying nature make many areas prone to localised flooding. Ponds are common, often a legacy of iron and brick-making industries. Gill woodland is a particular feature and a valuable habitat, scarce elsewhere in the south-east of England.

The site is within the West Sussex Landscape Character Area: **Storrington Woods and Heaths (WG7)**²⁷

'Key characteristics:

- Low ridges with shallow valleys (ridge and vale).
- Heavily wooded ridges of large pine plantations and oak-birch woodland to the south around Storrington and Parham.
- Smaller broadleaved woods.
- Wooded northern escarpment.

²⁶ Natural England, (2014) *National Character Area Low Weald 121*

²⁷ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

- Mixed arable and pasture farmland with predominantly small to medium-sized fields with a variable density of hedgerows. Hedgerows tend to be more fragmented around arable farmlands.
- Small patches of heathland.
- Numerous small streams with fringing woodland.
- Orchards and vineyards.
- Many narrow, winding lanes, some sunken with exposed sandstone outcrops.
- Major historic parkland of Parham.
- Sand quarries.
- Small villages with many stone buildings (purple ironstones and honey coloured sandstones) and scattered cottages linked by narrow lanes.
- Localised suburban development around Storrington and West Chiltington.
- Extensive rights of way network.

To the south the site borders the West Sussex Landscape Character Areas: **Central Scarp Footslopes (WG8)**²⁸:

- Rolling relief of low ridges and vales.
- Dramatic views of the chalk escarpment to the south and glimpsed views of settlement through woodland and trees.
- Large straight edged arable fields on upper slopes.
- Mixed farmland with fields of varied shapes and sizes on lower slopes.
- Narrow linear woodlands often near the streams, interlaced with a varied pattern of hedgerows.
- Numerous streams define field boundaries.
- Density of copses, streamside woodlands and hedgerow trees increase towards the edges of settlements and lower slopes.
- Picturesque, traditional spring-line villages and settlements.
- Small settlement pattern often clustered or centred on manor houses, churches or mills, with a strong historic character and few suburban influences.

²⁸ West Sussex County Council (2003), *The West Sussex Landscape Character Assessment*.

- *Varied building materials including flint, brick, local sandstone (of the Upper Greensand) coloured blue or weathered rusty yellow (Amberley blue), some chalk (called 'clunch' locally), and half timber.*
- *Managed parkland and estate landscapes.*
- *Narrow winding lanes mainly crossing north to south, connecting settlements with the Downs.*
- *Lanes rise towards the scarp slope, often with dramatic views of scarp slope.*
- *Lanes sometimes sunken and enclosed by hedgebanks.*
- *Many small farms and cottages are concentrated along lanes with the few historic linear villages located at crossroads or road junctions.*
- *Low density of winding rural lanes.*

KEY SENSITIVITIES, FORCES FOR CHANGE AND GUIDELINES

In the context of the local landscape, the West Sussex Land Management Guidelines (sheet WG7) recommend conserving the largely secluded, tranquil character, maintaining the historic character of the area, including small-scale field patterns, historic parkland, sunken lanes and hedgebanks, maintaining and restoring hedgerows, especially in arable farmland, restoring linear woodland across arable farmland to link with existing woodlands, aiming to create good linkages across land parcels via trees, woodland and hedgerows, conserving, managing and restoring the historic parkland landscapes at Wiston (to the south of the site), and conserving and enhancing the rights of way network.



Viewpoint 1: Photograph looking north across the eastern field from the southern boundary of the site.



Viewpoint 2: Photograph looking north west across the western fields from the southern boundary of the site.



Viewpoint 3: Photograph looking south from the Abbot's Farm to Upper Chancton Farm footpath located to the north of the potential site. Chanctonbury Ring Fort is visible in the background.



Viewpoint 4: Photograph looking north from Chanctonbury Hill Fort Scheduled Monument. The potential site is outlined in red. Rock Common Sand Pit is visible in the left of the picture.

SITE CHARACTERISATION

Landscape Character Criteria

Physical/Natural factors

The site extends across a gently sloping landform with the land rising to the west and the south. The site comprises a series of fields under a mix of arable and pastoral use, divided by a mixture of hedgerows with hedgerow trees, ditches and post and wire fencing. The site is Grade 3 agricultural land, underlain by Lower Greenstone Group sandstone to the north and Folkstone Formation Sandstone to the south of the site overlain by a mixture of clay, silt, sand and gravel deposits. The existing Rock Common Sandpit lies 460m to the south west. The surrounding landscape comprises farmland bound by hedgerows and mature trees and large areas of woodland on the northern facing slopes of the South Downs National Park. Scattered farmsteads and smaller settlements are a predominant feature, whilst the larger settlements of Ashington and Storrington form a suburban character within close proximity to the site. Major road corridors intersect the surrounding landscape, including the A283.

Experiential

The landscape is of a small-medium scale, with open views often available towards the National Park but with an enclosed character in places, e.g. to the west where there is more dense tree cover which provides a level of screening. The existing pit to the south west provides an indication of how the proposed site may be altered if worked for minerals. The site comprises a mix of arable and pastoral fields. The surrounding fields to the north are under arable cultivation, while the fields to the south are under pastoral use. The site generally feels rural and undeveloped, in spite of some intrusion from road noise.

The road network in this location is busy and results in continuous movement and noise nearby. The A283 is located to the south of the site and forms a separation from the National Park. The site is overlooked by buildings at Upper Chancton Farm to the north west. The site is within an area of medium tranquillity²⁹, and is within an area defined as 'disturbed by noise'³⁰.

Visual Criteria

Visibility and key views

The ZTV analysis indicates that potential visibility from the surrounding area to this site is intermittent due to landform and surrounding woodland and that likely visibility is concentrated within a few kilometres of the site. There are views from the north facing slopes of the South Downs National Park with definite visibility from parts of the South Downs Way National Trail and the Chanctonbury Hill Scheduled Monument, especially from more open areas. The fields adjacent to the north also overlook the site due to their sloping topography, although this is restricted in places by trees and hedgerows. Visibility to the east and west is very limited and only possible where topography and gaps in the intervening vegetation allow.

There is limited intervisibility between the four fields which make up the site due to field boundary vegetation. Views into the site from the A283 are mostly blocked by vegetation though there are intermittent views from the southern boundary of the site where the field boundary consists of a ditch and wire fence.

²⁹ CPRE (2006), Tranquillity data

³⁰ CPRE (2007), Intrusion data

From within the site, the skyline comprises the South Downs escarpment when looking south, and the fields to the north gently rising up. Trees are a frequent feature on the local skylines.

Landscape Value Criteria

Landscape designations (National Parks, AONBs)

The site is located within 100 metres of the South Downs National Park. There are views from the northern facing slopes of the South Downs National Park with definite visibility to the site from the South Downs Way National Trail where there are gaps in the woodland.

Condition, typicality and rarity

The landform reflects characteristics outlined in the national and local character assessment, having a gently rolling topography and forming part of the transition to and setting of the South Downs National Park. The site is typical of the surrounding arable fields mixed in with pastoral enclosures, contributing to the mixed farmland character of the wider landscape. Some of the hedgerows are scrappy and in poor condition.

The Historic Landscape Character Assessment characterises the smaller western fields as post-medieval Planned Enclosure, and the eastern field is late 20th century field amalgamation.

Cultural heritage and settings

The closest heritage asset to the site is the Grade II Listed Polecats building located 110 metres to the south west of the site, while the Grade I listed Buncton Chapel of All Saints can be found 350m to the east. It is unlikely the site would be visible from these Listed Buildings due to the surrounding dense vegetation. There is visibility from Chanctonbury Ring (identified in the ZTV analysis), and the site is prominent in some views from the Scheduled Monument.

Natural heritage

Rock Common Sandpit located 460m to the south west is classified as a Regionally Important Geological Site TQ11/41 (RIGS). The Chanctonbury Hill SSSI is located 1km to the south and Washington Chalk Quarry SNCI is 1.5km to the south west. There are pockets of ancient woodland within close proximity to the site, the closest being 20 metres to the south. Copyhold Wood is located 290m to the south.

Recreation

There are no public rights of way which cross through this site and it is unlikely to be used for recreation due to lack of formal access. There is a network of footpaths in the National Park to the south including the South Downs Way National Trail that is located approximately 1.5km to the south.

SENSITIVITY ANALYSIS

LOWER SENSITIVITY <-----> HIGHER SENSITIVITY				
LANDSCAPE CHARACTER CRITERIA				
Landform				
	Predominantly simple and gently undulating/sloping landform, mostly flat in the east. The site is located on the footslopes of the South Downs scarp slope.			
Land cover				
	Agricultural land currently under mixed arable and pastoral use which is bounded by hedgerows and hedgerow trees of varying quality. A ditch is located at the southern boundary of the field to the east. There are in-field trees in the larger field to the east.			
Scale				
	Variable in scale from small-scale enclosed and intimate areas where wooded areas and hedgerows are frequent, through to more large-scale sections of arable land where the topography and scale of the landscape is more consistent.			
Enclosure				
	The site is relatively open, particularly in the east with larger scale fields and lack of cover from hedgerows. In the west there is a stronger sense of enclosure due to more dense vegetation and the smaller field structure.			
Condition				
	Generally poor condition with several hedgerows missing or no longer intact as field boundaries. In the east there is also evidence of recent field amalgamation.			
Tranquillity including noise and lighting				
	The site retains a rural and undeveloped feel with moderate levels of tranquillity, although this is impacted by noise and lights from vehicles on the A283 to the south.			
Remoteness				
	The site has varying degrees of remoteness, with this being greater in the western half of the site, which is more enclosed and hidden due to topography and vegetation cover.			
VISUAL CRITERIA				
Skylines				

	The South Downs escarpment forms the skyline to the south of the site. The site itself is relatively low lying and does not form a prominent skyline.			
Views and landmarks				
	There are no landmarks on the site itself, but it is visible and prominent in wide, panoramic views from Chanctonbury Hill in the South Downs National Park (which is also an important viewpoint location).			
Intervisibility				
	The site is intervisible with the slopes of the escarpment of the South Downs, including viewpoints from Chanctonbury Hill and the South Downs Way National Trail. Levels of intervisibility are greater from the larger eastern field which is more open and exposed.			
Visual receptors				
	The site is visible from the National Trail in the SDNP, the Chanctonbury Hill viewpoint and surrounding Open Access Land and the public footpath to the west and north of the site which runs through Upper Chancton Farm. In some locations these impacts are screened by the topography and slope profile combined with woodland along the scarp slope. However there are areas where there is clear visibility over the site, albeit at distance within a wide panorama. It is generally well screened from the A283 due to roadside vegetation, topography and the set back from the road.			
LANDSCAPE VALUE CRITERIA				
Landscape designations				
	The site itself is not within any designated landscapes. It forms part of the setting of the South Downs National Park, which is less than 100m away, but is distinctly separate in terms of elevation, landform and landscape pattern.			
Habitat value				
	There are no areas of nature conservation designation within or in close proximity to the site. The hedgerows on the site are generally denuded with multiple gaps.			
Cultural heritage features				
	There are several nearby Listed Buildings; including the Grade I listed Buncton Chapel of All Saints, although these are well screened from the site by the lie of the land and existing vegetation. Operations on the site are likely to be visible in some views from the Chanctonbury Ring Scheduled Monument.			
Recreation				
	There are no rights of way through this site and the agricultural fields are unlikely to be used for recreation. However mineral development in this location may impact upon users of the South Downs Way.			

OVERALL SENSITIVITY TO EXTRACTION

Landscape Character Sensitivity: Medium. The site comprises several small to medium scale arable fields, with an irregular field pattern. The site does not contain any landmark features, although it forms part of the wider setting of the South Downs escarpment and is within the setting of the South Downs National Park. The site has a rural and tranquil feel although this is degraded somewhat by lights and noise from vehicles on the A283. The tranquillity would be reduced further by the introduction of a new mineral working into the landscape. More sensitive features include the hedgerows and mature trees (particularly in the west and north of the site) and the gently sloping profile of the land.

Visual Sensitivity: Medium-High. There is a degree of inter-visibility with the slopes of the escarpment of the Downs to the south, though this is variable across the site due to differences in landform and vegetation cover, with eastern field being more exposed and visible and thus more sensitive. The site is within the setting of the South Downs National Park and long distance views from the north-facing slopes of the chalk escarpment including the National Trail (South Downs Way) and Chanctonbury Ring (a viewpoint destination and Scheduled Monument) are possible, where the site forms part of the wider panorama of the low vales and ridges to the north.

Landscape Value: Medium. The site is located outside the boundary of the South Downs National Park. Located close to the foot of the scarp it forms part of the setting of the dramatic slopes that rise up to the south. The site has little recreational value as there are no public access rights. The site itself is of limited habitat value.

Overall, the site is considered to have **Medium-High sensitivity** to extraction. The tranquillity and rural nature of the site would be impacted upon by mineral extraction. Operations within the more open and exposed part of the site to the east are more likely to visually intrude on surrounding areas including the South Downs National Park (including the National Trail and Chanctonbury Hill Scheduled Monument), although there is potential to further limit views into the site.

LANDSCAPE CAPACITY

Given the gently undulating landform and degree of visual containment of the site due to existing vegetation, there is potential for providing appropriate screening of parts of the site from the surrounding farmland. However it is important to recognise that additional planting would not completely screen views of the more open east of the site from the slopes of the National Park (although the site would be part of views within a wider panorama). From some viewpoints (particularly those from the South Downs escarpment) there may be potential adverse effects on views, including cumulative effects with the existing Rock Common Sand Pit to the south west of the potential site. Due to their close proximity, these sites (as well as other potential sites developable over a similar time frame such as Rock Common (M/HO/3A)) are likely to be visible simultaneously in views from the National Park which could result in an unacceptable impact on special qualities of the National Park particularly the 'breath-taking, panoramic views'³¹.

There is scope for the improvement of the current condition and habitat value of the site, but taking into consideration the cumulative effects noted above it is judged that the site has a **Low** capacity overall for accommodating mineral extraction. Significant adverse effects on visual amenity with respect to users of the South Downs National Park would be likely to result if the site is developed before the restoration of Rock Common.

RECOMMENDATIONS FOR MITIGATION AND LANDSCAPE OPPORTUNITIES

- Delaying of any extraction until Rock Common Sand Pit has been restored, and avoiding simultaneous development with other proposed sites in the vicinity, would potentially avoid significant adverse visual effects. Were development to occur *after* Rock Common has been restored the capacity would be low-moderate.
- Careful phasing of works to minimise impacts and allow planting to mature in order to screen more visible parts of the site.
- Advanced planting of trees and shrubs to the east and north where existing vegetation is less dense to provide screening of views into

³¹ http://www.nationalparks.gov.uk/learningabout/whatisanationalpark/specialqualities/special_qualities_sd

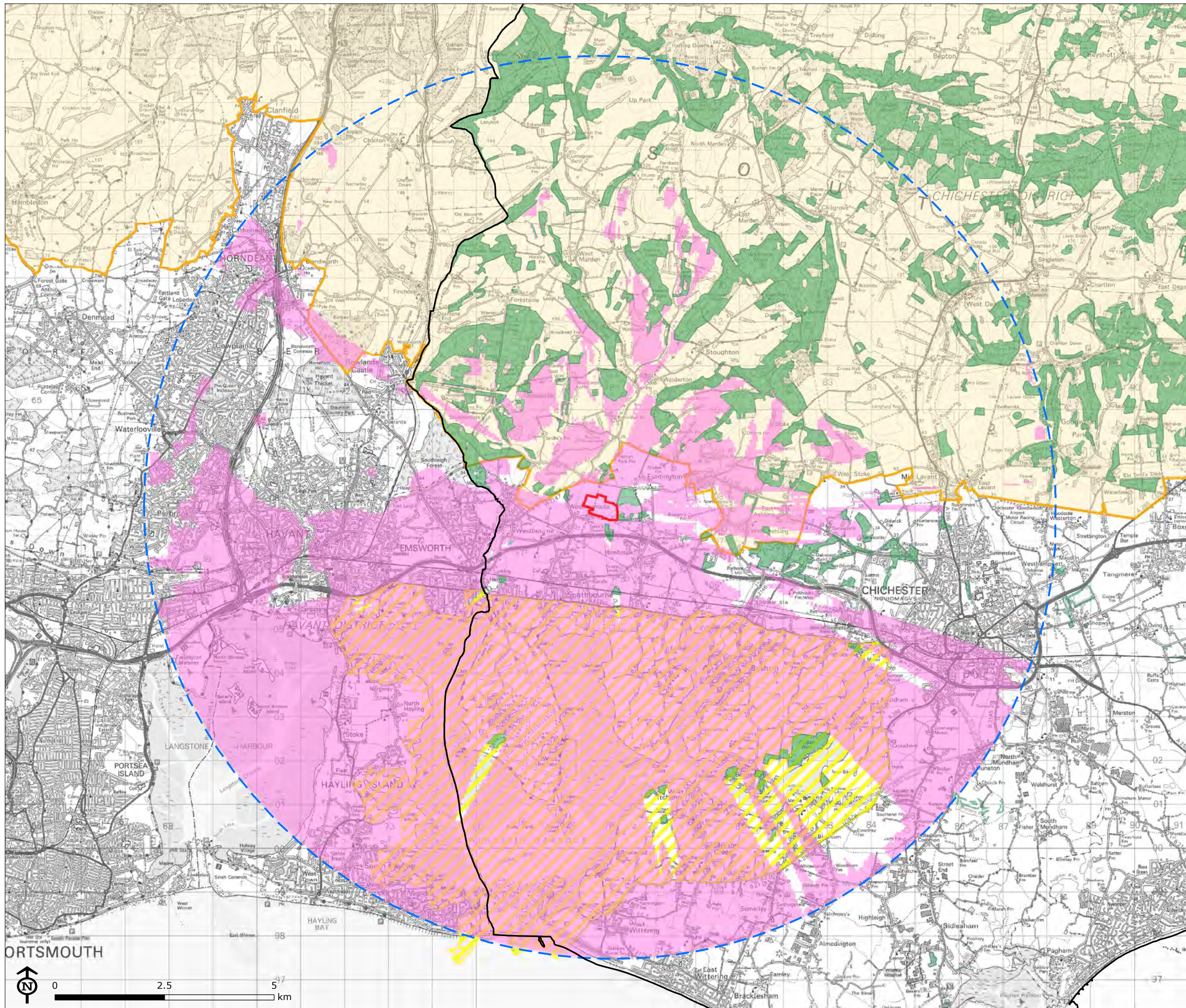
the site from Water Lane, the Pike (A283) and to reduce visibility from the slopes of the South Downs National Park to the north;

- Phasing of extraction, starting with the more enclosed western parts of the site, leaving the eastern field till the later stages to allow for planting to mature and mitigate this more exposed part of the site.
- Retaining existing hedgerows and trees, including the copse at the north western perimeter of the site and linking in new planting with this copse, to create a continuous line of trees connecting with the surrounding network of hedges and the restored mineral site to the west.

OPTIONS FOR RESTORATION AFTER USE

- Returning the site to agricultural use and reinstating the original profile of the site following extraction. Restoring and improving the existing structure of hedgerows and hedgerow trees, with the aim of maximising connectivity with the surrounding wooded areas;
- Restoring the area to a mosaic of characteristic heathland, scrub and woodland of high habitat value with a mixture of appropriate native species in accordance with a management plan which should be drawn up prior to consenting extraction;
- There is potential to create links with site the former mineral workings to the west which has recently been restored to pasture and scrub habitat.

APPENDIX A: ZONE OF THEORETICAL VISIBILITY (ZTV) MAPS



West Sussex Mineral Sites Landscape Sensitivity

Zone of Theoretic Visibility (ZTV) - Woodmancote

- Site boundary
- 10km buffer
- West Sussex county boundary
- Zone of Theoretic Visibility (ZTV)
- Woodland
- South Downs National Park
- AONB

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:

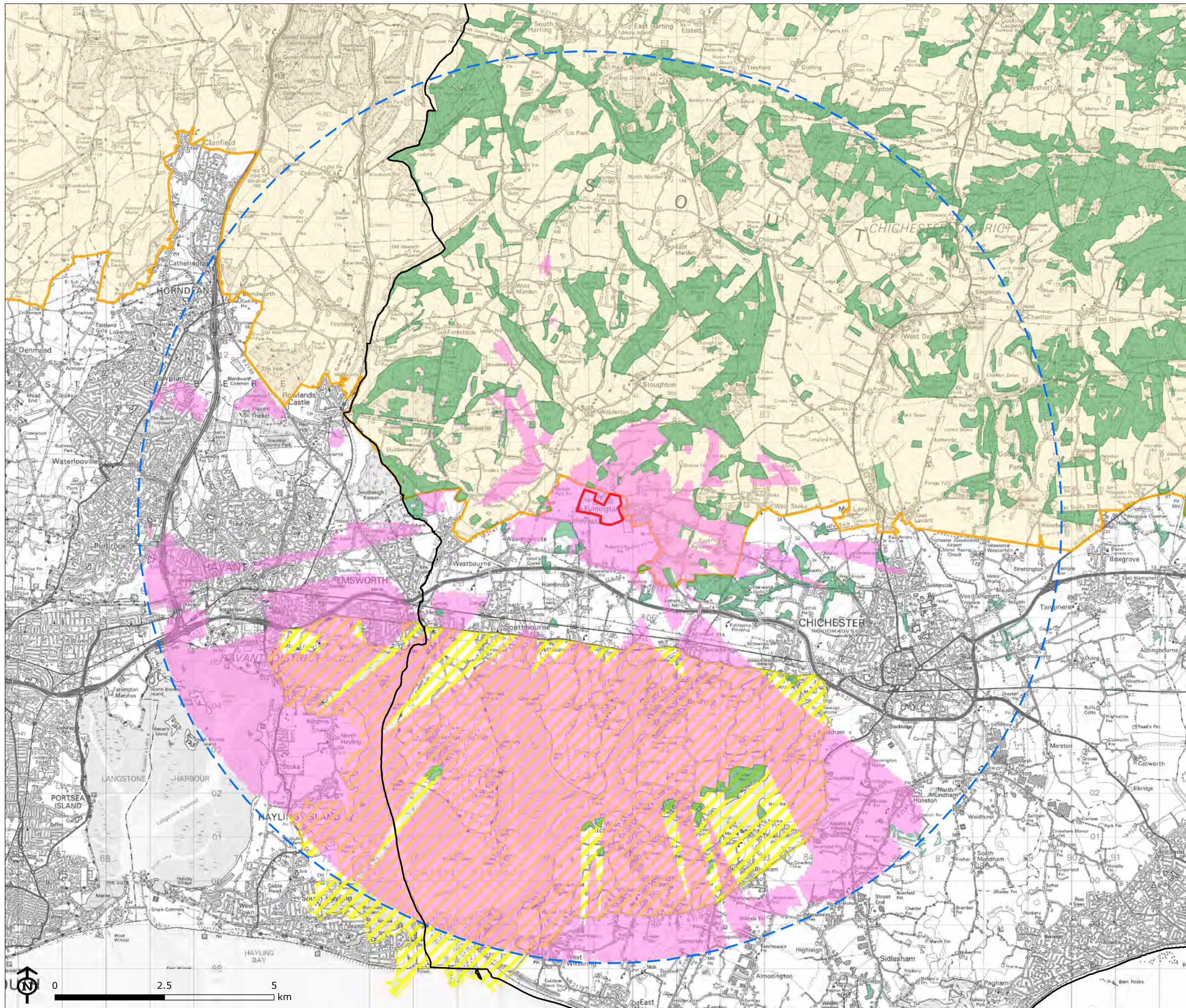
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height

Map Scale @ A3: 1:85,000

LUC

Figure A.1



West Sussex Mineral Sites Landscape Sensitivity

Zone of Theoretic Visibility (ZTV) - Funtington West

- Site boundary
- 10km buffer
- West Sussex county boundary
- Zone of Theoretic Visibility (ZTV)
- Woodland
- South Downs National Park
- AONB

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:

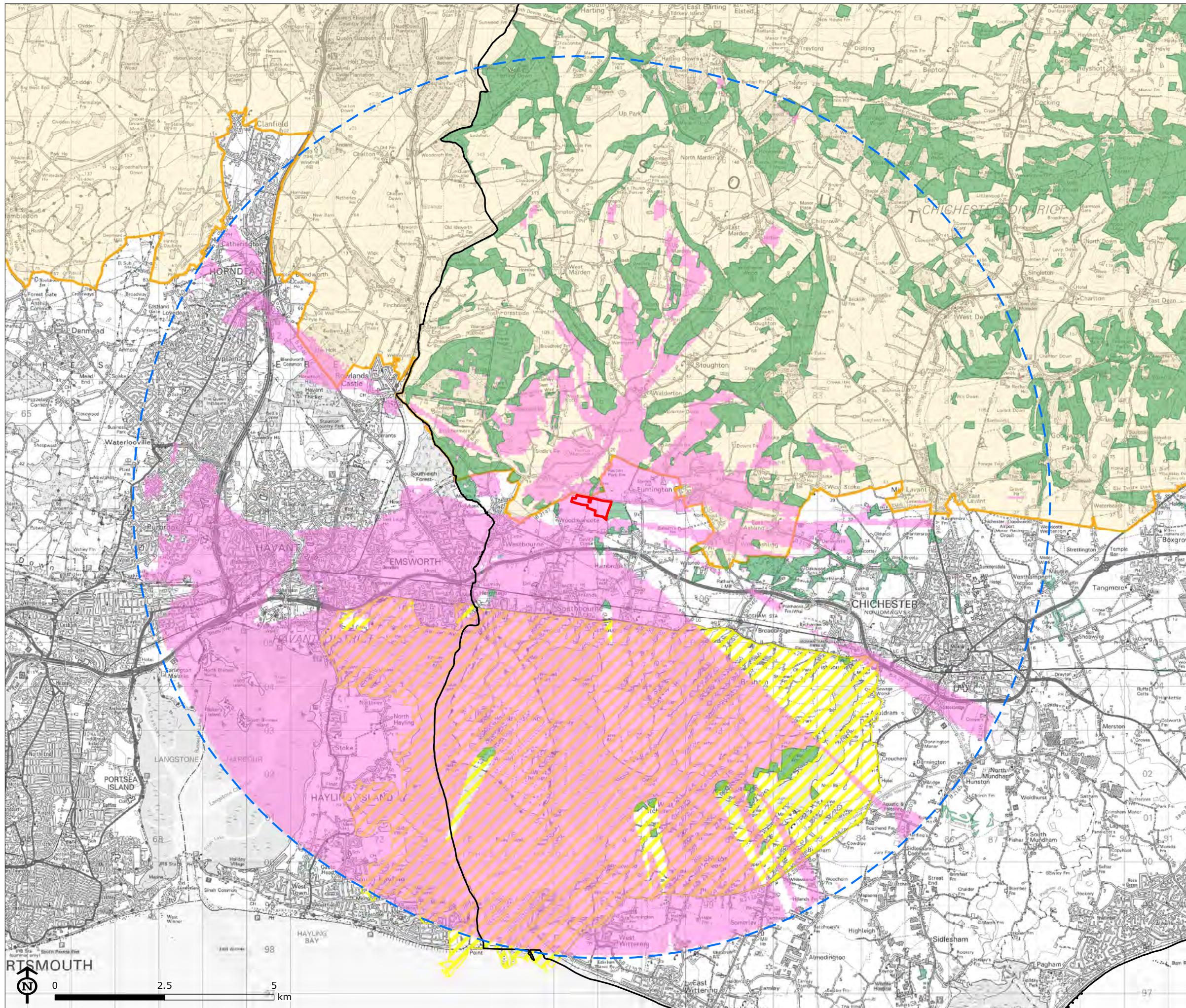
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height

Map Scale @ A3: 1:85,000

LUC

Figure A.2



West Sussex Mineral Sites Landscape Sensitivity

Zone of Theoretic Visibility (ZTV) - Hambrook Processing Site

- Site boundary
- 10km buffer
- West Sussex county boundary
- Zone of Theoretic Visibility (ZTV)
- Woodland
- South Downs National Park
- AONB

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:

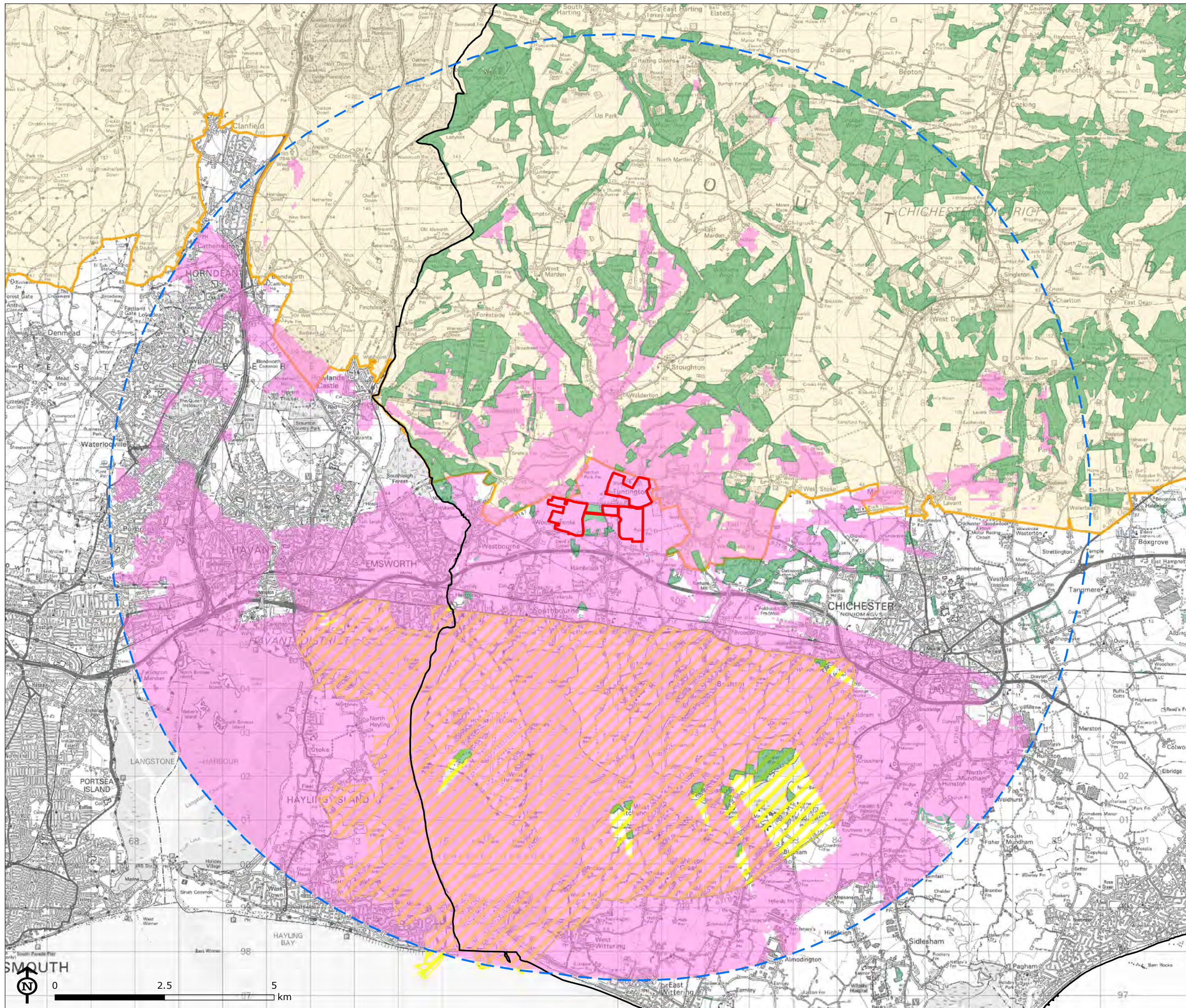
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height

Map Scale @ A3: 1:85,000



Figure A.3



West Sussex Mineral Sites Landscape Sensitivity

Cumulative Zone of Theoretic Visibility (ZTV) for Group M/CH/PA

- Site boundary
- 10km buffer
- West Sussex county boundary
- Zone of Theoretic Visibility (ZTV)
- Woodland
- South Downs National Park
- AONB

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:

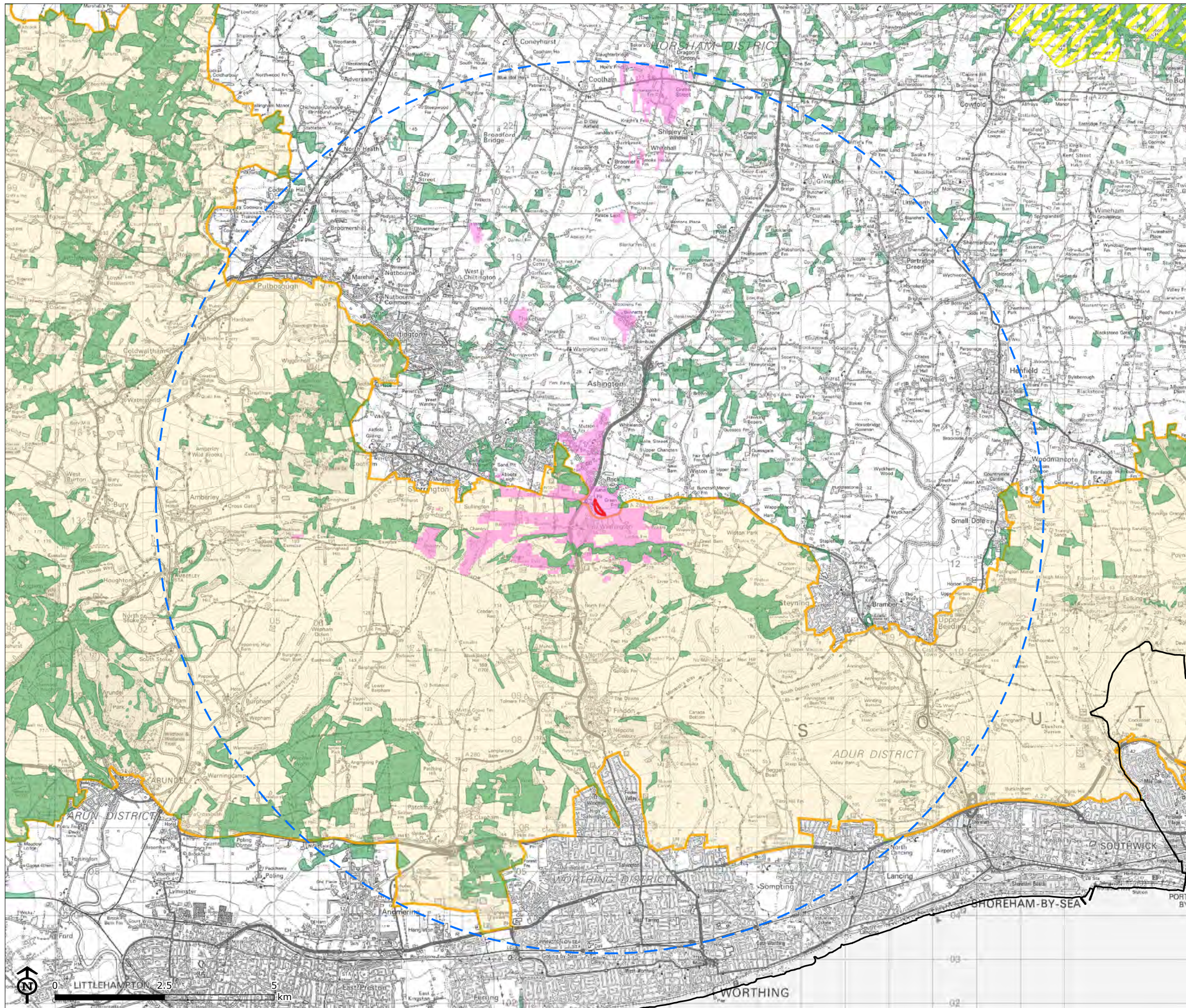
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height

Map Scale @ A3: 1:85,000



Figure A.4



West Sussex Mineral Sites Landscape Sensitivity

Zone of Theoretic Visibility (ZTV) - Rock Common West

- Site boundary
- 10km buffer
- West Sussex county boundary
- Zone of Theoretic Visibility (ZTV)
- Woodland
- South Downs National Park
- AONB

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:

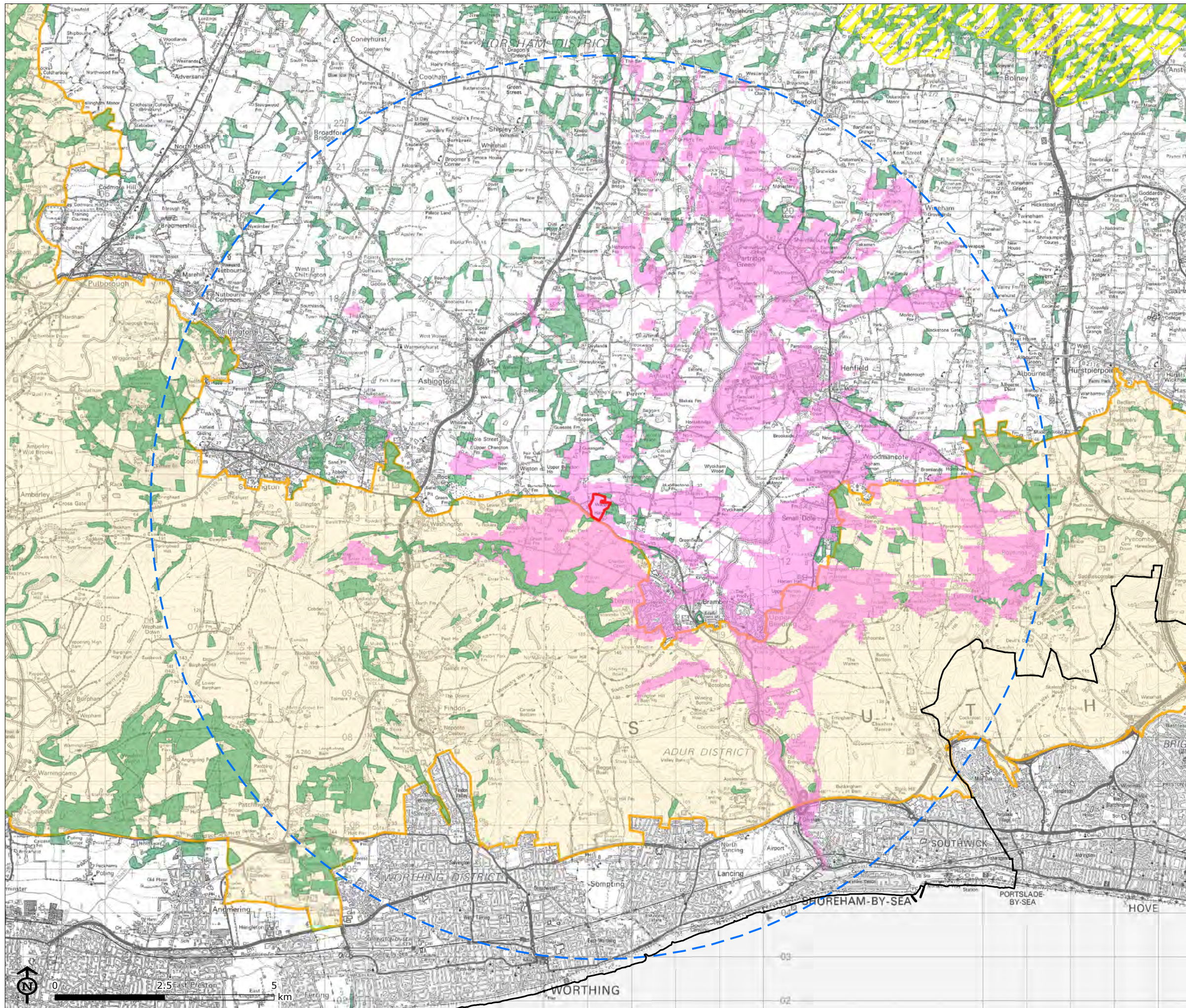
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height

Map Scale @ A3: 1:85,000



Figure A.5



West Sussex Mineral Sites Landscape Sensitivity

Zone of Theoretic Visibility (ZTV) - Ham Farm (Revised 2015 Boundary)

- Site boundary
- 10km buffer
- West Sussex county boundary
- Zone of Theoretic Visibility (ZTV)
- Woodland
- South Downs National Park
- AONB

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:

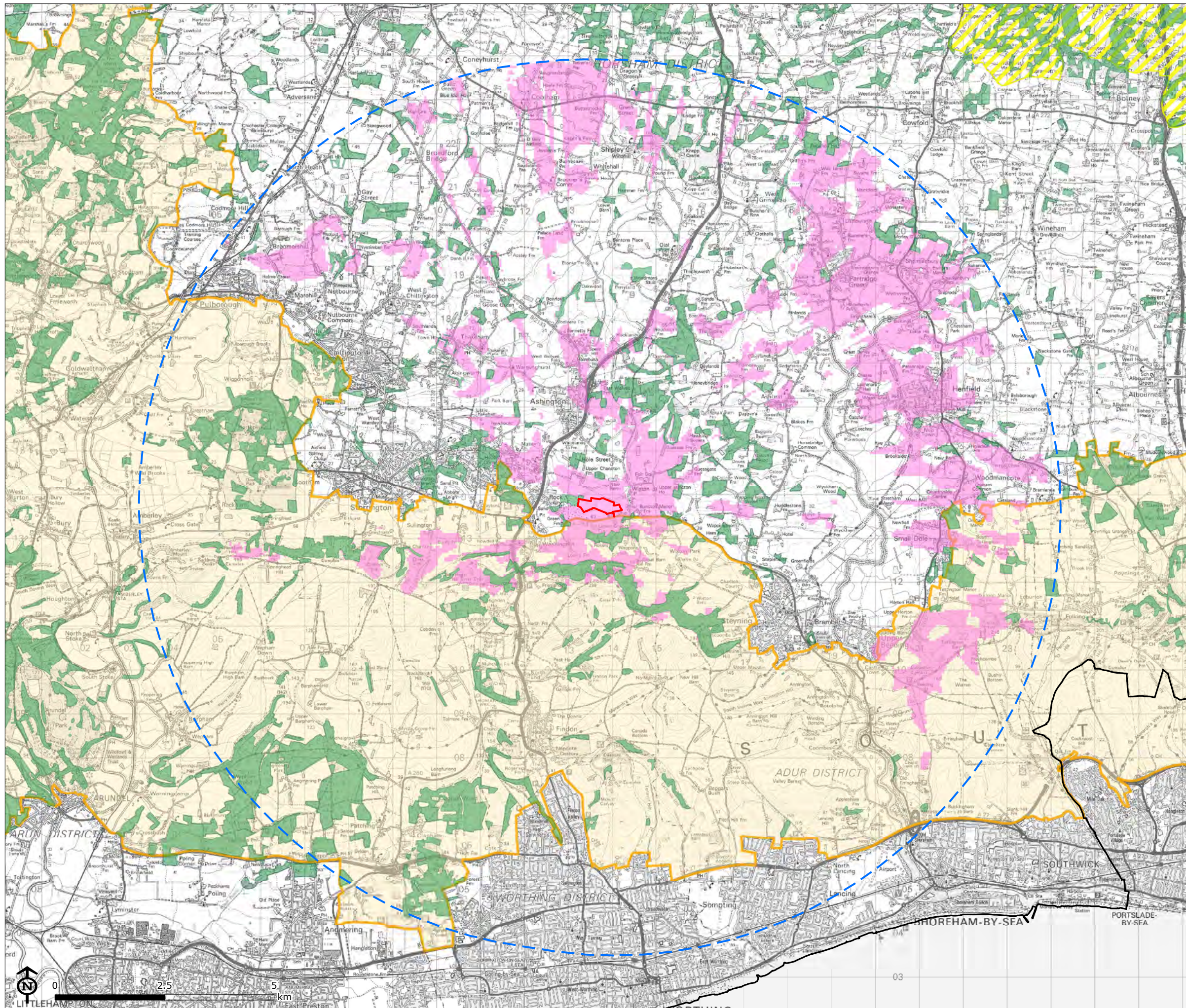
- Broadleaved;
- Coniferous; and
- Mixed.

The Young Trees category was included at 10m height

Map Scale @ A3: 1:85,000

LUC

Figure A.6



West Sussex Mineral Sites Landscape Sensitivity

Zone of Theoretic Visibility (ZTV) - Buncton Manor Farm

- Site boundary
- 10km buffer
- West Sussex county boundary
- Zone of Theoretic Visibility (ZTV)
- Woodland
- South Downs National Park
- AONB

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

Map Scale @ A3: 1:85,000

