APPENDIX A - HISTORIC MAPPING AND AERIAL PHOTOGRAPHY

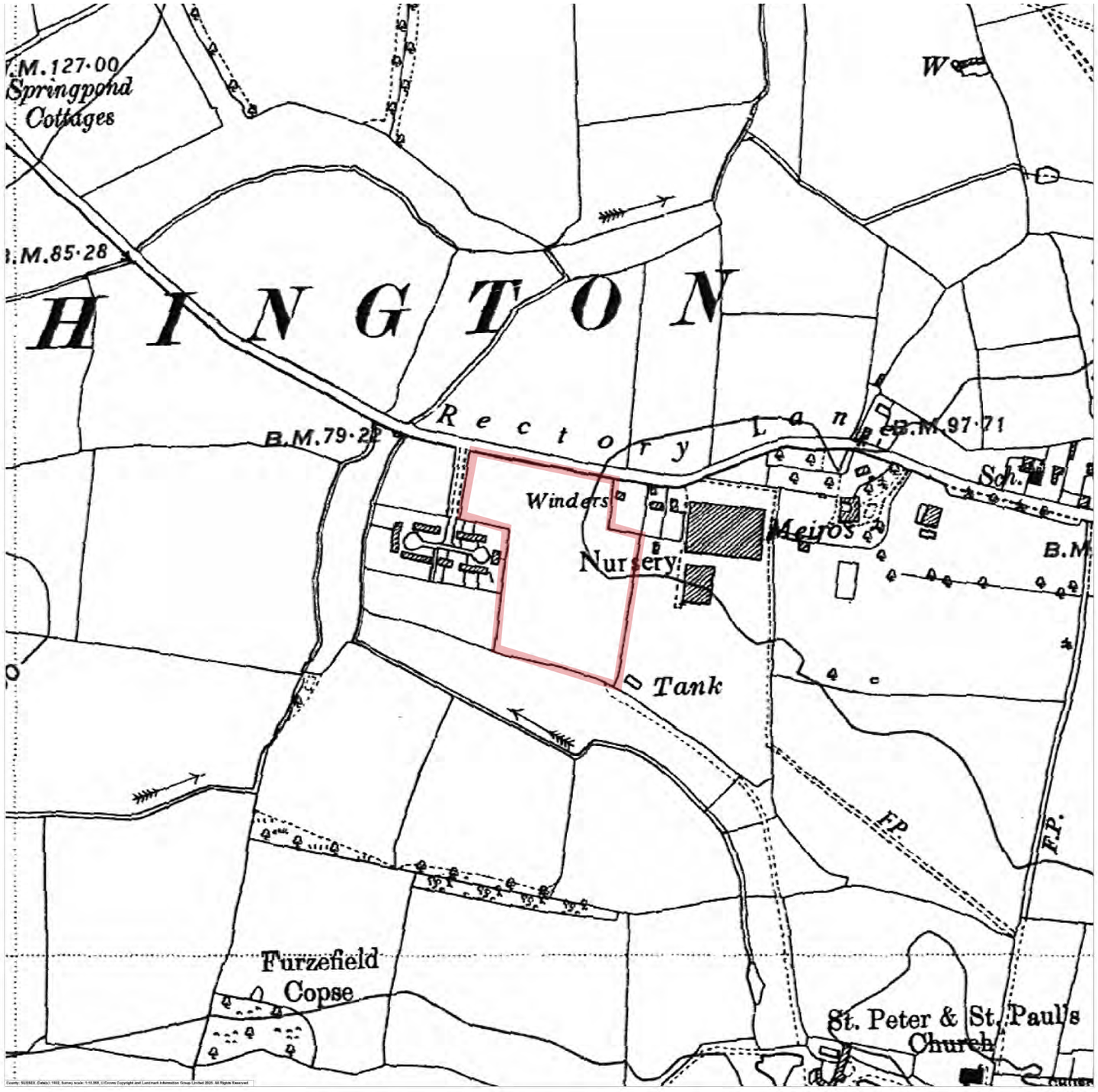
Legend

Indicative Development Site Boundary.

Through reference to the 1879 Ordnance Survey (OS) (6 inch) Map, the Site boundaries are shown aligned to north east and south along existing boundary features associated with a field which extends to the west. A building named The Rectory is located offset to the east, with a school beyond. A footpath is shown offset to the east on the present alignment.

Landmark INFORMATION GROUP

Landmark Historical Map
County: SUSSEX
Published Date(s): 1879
Originally plotted at: 1:10,560



Legend

Indicative Development Site Boundary.

Through reference to the 1952 OS, the western Site boundary is shown defined by the garden curtilages of suburban housing, with that to the west off Penn Gardens and that to the north off Rectory Lane and associated with a nursery. Further housing extends ribbon like to east. Drainage ditches can be seen extending from a ponded area west of St Peter and St Paul's Church to an offset south of the Site, where this joins with others extending north towards the Lancing Brook.

Landmark INFORMATION GROUP

Landmark Historical Map
County: SUSSEX
Published Date(s): 1952
Originally plotted at: 1:10,560

APPENDIX A - HISTORIC MAPPING AND AERIAL PHOTOGRAPHY

Legend

Indicative Development Site Boundary.

Through reference to the 1982 OS, the westward suburban expansion of Ashington can be seen to the east of the extract shown.

Landmark INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1982
Originally plotted at: 1:10,000

Legend

Indicative Development Site Boundary.

Through reference to the 2024 OS Map, the housing north-west of Penn Gardens off Mousdell Close can be seen, as can the further western suburban expansion of Ashington to its present extent. Former fields offset south of the Site are shown wooded.

2024.

APPENDIX A - HISTORIC MAPPING AND AERIAL PHOTOGRAPHY

Legend

Indicative Development Site Boundary.

Through reference to the September 2024 Aerial Photograph, the field within the Site is shown grassed, whilst the former fields to the south are shown wooded as on the 2024 OS.

September 2024.

Map data ©2025 Airbus / Google.

APPENDIX B - VIEWPOINT PHOTOGRAPHS

APPENDIX B - VIEWPOINT PHOTOGRAPHS

The Site

Viewpoint No. 01

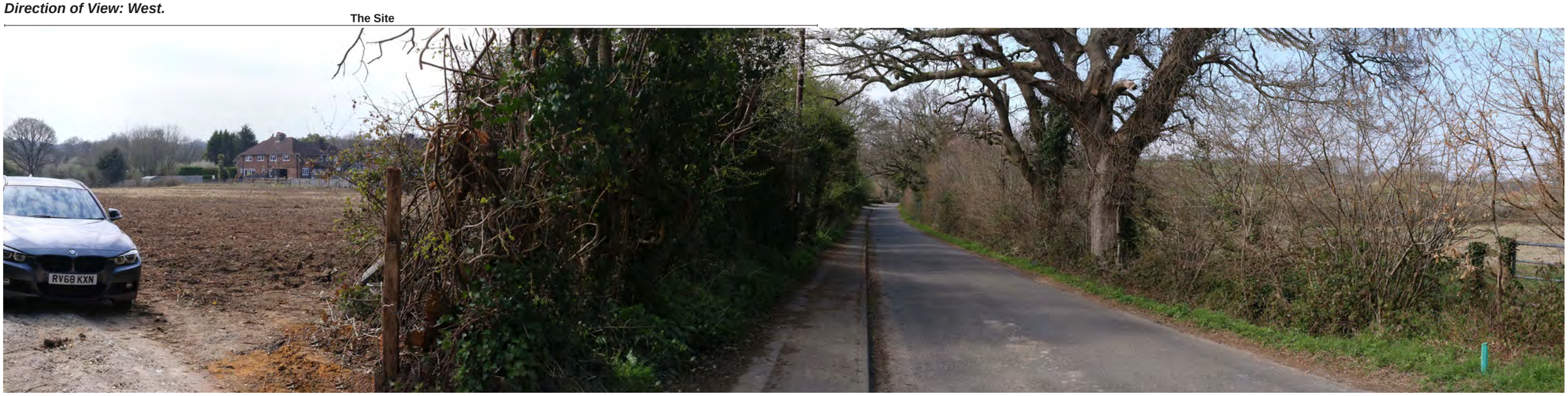
Location: Rectory Lane offset east off the north-eastern corner of the Site.

Direction of View: West.

Date: 03 April 2025 Time: 14:07
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 32 metres aOD
Ordnance Survey Grid Coordinates: TQ 12603 16425

***Description** - For west bound vehicular users and local residential users of the roadside pavement along Rectory Lane offset east off the north-eastern corner of the Site, the eye is drawn along the lane, with oak tree canopies extending over the lane from the right side, with ornamental, coniferous trees and clipped hedherows to left, viewed beyond the brick walling and bungalow type housing to left of view. There is a glimpse of the far ridgeline to the right of view through a gap in the roadside vegetation.*

The Site



Viewpoint No. 02

Location: Rectory Lane at the north-eastern corner of the Site, where there is a field gate.

Direction of View: West.

Date: 03 April 2025 Time: 14:09
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 30 metres aOD
Ordnance Survey Grid Coordinates: TQ 12551 16433

***Description** - For west bound vehicular users and local residential users of the roadside pavement at the north-eastern corner of the Site where there is a field gate, the eye is drawn along the lane, with oak tree canopies extending over the lane from the right side. In this location there is a glimpse into the field within the Site beyond which the tree belt to the southern edge of the Site and housing off Penn Gardens forms a backdrop.*

The Site

Viewpoint No. 03

Location: Rectory Lane along the northern edge of the Site offset east of the junction with Penn Gardens.

Direction of View: South-east.

Date: 03 April 2025 Time: 14:52
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 27 metres aOD
Ordnance Survey Grid Coordinates: TQ 12490 16447

***Description** - For east bound vehicular users and local residential users of the pavement along Rectory Lane along the northern edge of the Site, represented from offset east of the junction with Penn Gardens, the natural character is contributed from the dispersed outgrown hedgerow along the northern edge of the Site to right, through which there are glimpses of the field within the Site. A more naturalistic character is presented by the wider hedgerow with dispersed mature oak trees to left of view.*

The Site

Viewpoint No. 04

Location: Rectory Lane off the north-western corner of the Site at the junction with Penn Gardens.

Direction of View: South-east.

Date: 03 April 2025 Time: 14:50
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 26 metres aOD
Ordnance Survey Grid Coordinates: TQ 12406 16464

***Description** - For east bound vehicular users and local residential users of the pavement along Rectory Lane off the north-western corner of the Site at the junction with Penn Gardens, the natural character is contributed from the dispersed outgrown hedgerow along the northern edge of the Site, through which there are glimpses of the field within the Site, whilst there is a glimpse over the dense scrub to part of the western boundary of the Site. A more naturalistic character is presented by the wider hedgerow with dispersed mature oak trees to left of view.*

Viewpoint No. 05

Location: Rectory Lane offset west of the north-western corner of the Site and junction with Penn Gardens.
Direction of View: South-east.

Date: 03 April 2025 Time: 14:49
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 25 metres aOD
Ordnance Survey Grid Coordinates: TQ 12379 16470

***Description** - For east bound vehicular users and local residential users of the pavement along Rectory Lane along the northern edge of gardens of houses off Mousdell Close, the natural character is contributed from the hedgerow along the northern edge of the Site forming part of the roadside vegetation to Rectory Lane. There is a glimpse over the dense scrub to the north-western corner of the Site. A more naturalistic character is presented by the wider hedgerow with dispersed mature oak trees to left of view, whilst housing off Mousdell Close is seen in glimpses through vegetation to right, over close boarded fencing.*

Viewpoint No. 06

Location: Rectory Lane offset west of the junction with Mousdell Close.

Direction of View: South-east.

Date: 03 April 2025 Time: 14:47
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 25 metres aOD
Ordnance Survey Grid Coordinates: TQ 12334 16486

***Description** - For east bound vehicular users along Rectory Lane before visibility is lost as the road curves about further to the west are represented west of the junction of Mousdell Close, the natural character is contributed from the hedgerow along the northern edge of the Site forming part of the roadside vegetation to Rectory Lane. A more naturalistic character is presented by the hedgerow with dispersed mature oak trees to left of view, whilst housing off Mousdell Close is seen to right, over scrubby native vegetation.*

The Site

Viewpoint No. 07

Location: Western end of Mousdell Close offset west of the Site.

Direction of View: East.

Date: 03 April 2025 Time: 14:48
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 25 metres aOD
Ordnance Survey Grid Coordinates: TQ 12354 16443

***Description** - For residents and their visitors on Mousdell Close a suburban character dominates, with two storey, terraced units with varied roof forms, including half hipped outlines against the sky. Facades are varied with timber cladding, white render and red brick to upper facades and red brick uniform to lower levels. A line of trees with scrub beyond intervene alongside of telegraph poles and lines to the end of the road, beyond which the Site is located.*

The Site

Viewpoint No. 08

Location: Central point within Penn Gardens offset west of the Site.

Direction of View: East.

Date: 03 April 2025 Time: 14:20
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 29 metres aOD
Ordnance Survey Grid Coordinates: TQ 12394 16372

***Description** - For residents and their visitors on Penn Gardens, a suburban character dominates, with two storey, terraced and semi-detached units with common roof forms. A telegraph pole is situated to the corner of the road, from which lines radiate out. The area above the Site is located under the lines and between the built form, beyond which a tree'd backdrop can be glimpsed about foreground garden vegetation.*

The Site

Viewpoint No. 09

Location: Southern point along Public Footpath 2607/1.

Direction of View: North-west.

Date: 03 April 2025 Time: 14:59
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 29 metres aOD
Ordnance Survey Grid Coordinates: TQ 12700 16199

***Description** - For recreational users along Public Footpath 2607/1, visual amenity is represented from a southerly point where visibility towards part of the eastern Site boundary can be gained. The heras fencing borders the consented housing Site beyond, over which part of the Site can be glimpsed above intervening garden vegetation.*

The Site

Viewpoint No. 10

Location: Specific panoramic view from Public Bridleway No. 2705 atop Chanctonbury Hill,

Direction of View: North-west.

Date: 16 June 2020, Time: 14:25 pm
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 230 metres aOD
Ordnance Survey Grid Coordinates: TQ 13130 11973

***Description** - For recreational users enjoying the panoramic view from Public Bridleway No. 2705 atop Chanctonbury Hill, visual amenity is contributed from the visual mosaic of fields and woodland across the weald, receding into the blue haze at distance, under the open sky and above the chalk grassland to the scarp top. There are incidents of built form glimpsed as part of the visual texture, including red/brown colour of built form at Ashington, west of which the Site would be located, as labelled within the subsequent single frame view, (shown on the next page).*

APPENDIX B - VIEWPOINT PHOTOGRAPHS

The Site

Viewpoint No. 10 - Single Frame.

APPENDIX C - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY

APPENDIX C - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY

METHODOLOGY

General

This assessment has been prepared with reference to the following guidance:

- *An approach to landscape sensitivity assessment – to inform spatial planning and land management. (Natural England, June 2019);*
- *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
- *Visual representation of development proposals, Technical Guidance Note 06/19, published by the Landscape Institute, 17 September 2019.*

Within this Study the term 'landscape' is synonymous with its definition within the European Landscape Convention as: *'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'.* The Convention is very wide in scope and covers: *'natural, rural, urban and peri-urban areas, which include land, inland water and marine areas.'* In accordance with the principles of best practice identified within GLVIA3, the following distinct but inter-related assessments are undertaken:

- *'Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource in its own right',* through: *'changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive';*

- *'Assessment of visual amenity effects – assessing effects on specific views and on the general visual amenity experienced by people',* through: *'changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements'.*

The Study Area

The extent of the Wider Study Area is defined by the Scheme's Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.

Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance.

The Study Area is subsequently defined to enable a proportionate evaluation of likely effects on landscape and views.

Definition of Landscape and Visual Receptors

Landscape Character

Existing landscape character assessments are reviewed to inform the description of landscape character across the Study Area in advance of the field survey work Through reference to landscape planning designations this provides the baseline of qualitative information against which the potential landscape effects of the Scheme can be predicted.

Visual Amenity

The people whose visual amenity is defined are referred to as visual amenity receptors. However, it is the pleasantness of the view experienced by the people which is assessed. Visual receptors are commonly grouped based on either the nature of the visibility towards the Site, which may be further subdivided based upon distance and orientation.

Viewpoints are selected to represent a range of potential visual effects which may occur from the proposed development and demonstrate long, medium and short distance views. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid-distance, (500m-1km) or long-distance views, (beyond 1km).

Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature this may be identified as a specific viewpoint.

The compositional balance of the view is described, with consideration of form, scale, mass, line, height, colour and texture as appropriate. Commonly the association between horizontal elements such as the skyline and vertical elements such as tree groups and built form and the interplay of natural and artificial components are noted. The contribution or presence of elements associated with the Site are then described, to enable their present contribution to the view to be identified.

Any landscape features within the view are identified, which may emphasise the value associated with the features contribution to the views compositional balance and visual interest. The condition of the landscape may also be identified as part of the description of the view.

Field Survey

The field survey work was carried out in clear weather conditions on the **3 April 2025**, as vegetation was beginning to come into leaf.

The photographs have been taken using a Canon EOS 6D Digital SLR Camera with a full frame sensor and a 50mm prime lens. The viewpoint images, (see **Appendix B**) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

Individual photographs are processed using the cylindrical projection setting of the Photomerge tool within Adobe Photoshop to create panoramic photographs. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented. The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.

APPENDIX C - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY

Assessment Criteria

Effects

Effects are defined as the consequences of impacts taking into account the sensitivity of the landscape / visual amenity receptor and magnitude of change. Effects are described as 'neutral' where beneficial effects are deemed to balance the adverse effects. Where this occurs, the adverse and beneficial effects are clarified so that the judgement is clear'.

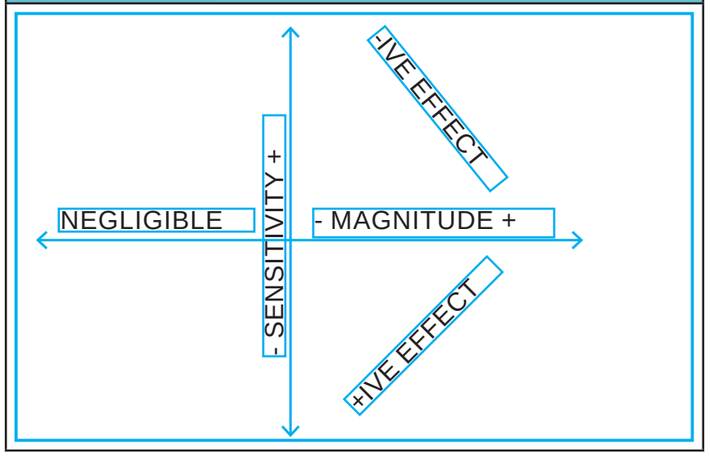
The framework shown in **Table 1**, through reference to **Diagram 1** is used as a guide to inform the identification of adverse or beneficial effects:

Table 1 – Indicative Effect Thresholds Framework

Magnitude	Sensitivity		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

Table 1 is only a conceptual framework to explain the overall approach to defining an initial indication of likely effect, which is then firmed up through a detailed consideration of the nature of the receiving landscape component or view and the specific change proposed to this. The assessment is defined through professional opinion, through reference to the evidence base and an understanding of the Scheme.

Diagram 1 - Effect



There are receptors identified at both the Site scale and wider area or Landscape scale. Regarding landscape scale the following criteria are considered, drawing on an understanding of the Site scale effects.

Table 2 - Landscape Effect Criteria Definitions

Effect	Definition
Major adverse	The proposed Scheme would result in effects that are at a considerable variance to the landscape at the District scale, degrading the integrity of the landscape; would be substantially damaging to a high quality landscape;
Moderate adverse	The proposed Scheme would be out of scale with the landscape or at odds with the local pattern and landform; would be damaging to a landscape of recognised quality;
Minor adverse	The proposed Scheme would not quite fit into the landform and scale of the landscape; would affect an area of recognised landscape character;
Neutral	Effects are described as 'neutral' where beneficial effects are deemed to balance the adverse effects;
Negligible	The proposed Scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality;
Minor beneficial	The proposed Scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses;
Moderate beneficial	The proposed Scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Potential and Residual Effects

Landscape opportunities are defined to both recommend mitigation measures which avoid, reduce and if possible remedy potential adverse effects from the Scheme, but also to define Site specific enhancement measures.

The residual effects from both time dependent primary mitigation, (and enhancement), and secondary mitigation (and enhancement) are then considered within the assessment of landscape and visual effects where applicable. Enhancement measures may be considered alone or together in compensation for an impact that cannot be avoided or sufficiently reduced.

Table 3 – Visual Effect Criteria Definitions

Effect	Definition
Major adverse	Where the Scheme would cause a significant deterioration to the character of the existing view;
Moderate adverse	Where the Scheme would cause a noticeable deterioration to the character of the existing view;
Minor adverse	Where the Scheme would cause a perceptible or barely perceptible deterioration to the character of the existing view;
Neutral	Effects are described as 'neutral' where beneficial effects are deemed to balance the adverse effects;
Negligible	No discernible deterioration or improvement in the existing view;
Minor beneficial	Where the Scheme would cause a barely perceptible improvement to the character of the existing view;
Moderate beneficial	Where the Scheme would cause a noticeable improvement to the character of the existing view.

Cumulative Effects

Cumulative effects are considered where relevant, further to the assessment of landscape and visual effects. Where relevant to the decision, approved and allocated development within the Study Area or as identified by the Regulatory Authority would be considered for potential inter-scheme cumulative effects.

Where appropriate the potential for intra-scheme cumulative effects would be considered, relative to the separate assessment and recommendations from others, including ecological or heritage impacts for example.

Significant Effects

Associated with screening as EIA Development, but otherwise more generally, Major effects are effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.

Moderate effects are otherwise defined to be effects of key consideration in the decision-making process and / or of regional or district importance which have significance to the decision to be made.

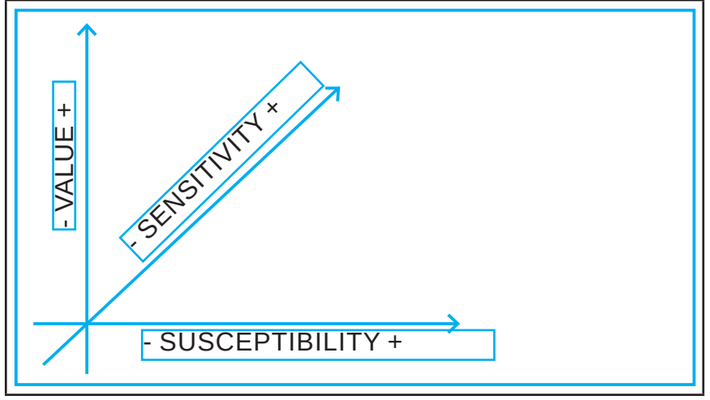
APPENDIX C - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY

Sensitivity

Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Sensitivity is defined as: *'A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor'.*

Sensitivity is dependent on both the definition of the component, the value of this and susceptibility to the type of change proposed. The change could integrate with the component and reinforce its qualities, or it could detract dependent on the differing types of change. For visual amenity this considers nature of use and any values associated with the view assessed.

Diagram 2 - Sensitivity



Within this assessment components are defined both descriptively and spatially, which informs an understanding of susceptibility and value within their definition. The attribution of sensitivity is defined through reference to **Tables 4** and **5**, taking into account susceptibility and value.

Table 4 - Landscape Sensitivity Criteria

Level	Criteria
High	Landscape characteristics / values contributed by the Site are very susceptible to change. Thresholds for significant change are very low;
Medium – High	Landscape characteristics / values contributed by the Site are susceptible to change. It may be able to accommodate the relevant type of development but only in limited situations. Thresholds for significant change are low;
Medium	Landscape characteristics / values contributed by the Site are susceptible to change. It may have some potential to accommodate the relevant type of development if sited and designed sensitively. Thresholds for significant change are intermediate;
Low - Medium	Landscape characteristics / values contributed by the Site are more resilient and of lower susceptibility to change. The area is likely to be able to accommodate the relevant type of development, although care is still required in siting and design to minimise landscape and visual effects. Thresholds for significant change are high;
Low	Landscape characteristics / values contributed by the Site are robust and are not susceptible to change and it is likely to be able to accommodate the relevant type of development without adverse effects. Thresholds for significant change are very high.

Table 5 - Visual Sensitivity Criteria

Level	Criteria
High	Users experiencing views of high value importance and/or who will notice any change to visual amenity from the Scheme by reason of the nature of use and their expectations associated with that view. Such as those who are engaged in outdoor recreation, including users of public rights of way and visitors to heritage assets;
Medium	Users experiencing incidental views not critical to amenity and / or the nature of the view towards the Scheme is not a primary consideration of the users. Such as users of pavements and those engaged in sport or at work;
Low	Users where the changed view is unimportant / irrelevant and / or are not sensitive to change. Such as vehicular users on road, rail or other transport routes.

APPENDIX C - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY

Value

Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Value is defined as: *'The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.'* (GLVIA3, p157-8).

Within nationally designated landscapes, valued components of landscape character are informed by special qualities, which are generally well defined within Management Plans through reference to published landscape characterisation. Outside of nationally designated landscapes, components are identified through reference to Box 5.1, (p84, GLVIA3), supported by the LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations, which provides a range of factors of landscape value, (with examples).

Paragraph 6.37 of GLVIA3 directs that value regarding visual amenity receptors relates to the view, rather than the receptor experiencing the view, (as supported by LI TGN-2024-01, 6(3)). A range of criteria is defined within **Table 3**.

Table 6 - Value Criteria (for Landscape / Views)

Level	Criteria
Very High	Area or feature of nationally recognised quality / scenic qualities in specific views;
High	Area and/or features/or aspects/views with distinctive characteristics, in good condition. Strong sense of cohesion with no or few detracting features. These are likely to be, but not necessarily, within a National Park or Area of Outstanding Natural Beauty;
Medium	Area and/or features/or aspects/views with distinctive characteristics or association, in good condition. Sense of cohesion with few detracting features. These may be locally designated or recognised within district level landscape characterisation;
Low	Area and/or features/or aspects/views with typical characteristics, in generally moderate condition;
Very Low	Area and/or features/or aspects/views in fair to poor condition which have undergone change to the extent that they no longer have a distinctive local character or have become degraded.

Susceptibility

Susceptibility is defined within the GLVIA3 Glossary as: *'The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences'*. (p158).

It emphasises that Susceptibility to change should be judged in relation to the particular type of development proposed and the specific characteristics of the landscape and visual receptor. (GLVIA3, para 5.40 and 6.32).

A range of headline landscape susceptibility criteria, under which indicators of lower, medium or higher susceptibility to built development in general are defined across Page C6-C7 within **Table 7**. This provides an overview of the types of consideration which might inform the definition of landscape components for consideration as receptors and how the susceptibility of these are defined.

Susceptibility of visual receptors is defined as an integrated part of the Visual Sensitivity Criteria, provided within **Table 5**.

Magnitude

Impacts are defined through considering the magnitude of change anticipated, taking into account size and scale, geographic extent, duration and reversibility of the proposed change.

Duration is judged on a scale as follows: short, (0-5 Years) medium, (5-10 years) and long, (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or reduce intervening views.

Table 8 – Magnitude of Landscape Change Criteria

Level	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area;
Medium	Partial changes in landscape characteristics and features over a wide area or notable changes in a more limited area;
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features.

Table 9 – Magnitude of Visual Change Criteria

Level	Criteria
High	Where the Scheme would dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture and / or be noticeable across an extensive area;
Medium	Where the Scheme would be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture and / or be perceptible across an extensive area;
Low	Where the Scheme would be perceptible or barely perceptible as a minor element within the composition, likely to be missed by the casual observer and/or scarcely appreciated.

Table 7 – Generic Indicators of Landscape Susceptibility

1. Landform - This considers landform. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. (Dramatic landform changes or distinct landform features are likely to be indicative of higher sensitivity.)

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Absence of strong topographical variety / Featureless, smooth, very gently undulating or flat landform.	Undulating landform / Some distinct landform features.	Presence of strong topographical variety or distinctive landform features.

2. Landscape pattern and time depth - This considers field pattern and historic time depth, (through reference to any relevant Historic Landscape Characterisation and where historic map analysis has been undertaken for the Site and surrounds. (Landscapes with more irregular field patterns, particularly those of historic origin are likely to more sensitive to the introduction of development.)

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Simple / Regular or uniform field patterns, (mainly of modern origin).	Mixture of simple and complex landscape field patterns / Designed landscape / May be some Ancient Woodland.	Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assarted field patterns / presence of Ancient Woodland.

3. Natural heritage character - This considers 'naturalistic' qualities. Extent of semi-natural habitats and natural features (such as trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. (Areas with frequent natural features (including large areas of designated habitats) would result in increased sensitivity to development.)

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Lack of semi-natural habitat coverage or valued natural features such as intensively farmed or areas with high levels of existing development.	Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland).	Frequent occurrence of valued natural features (such as trees, hedgerows, shaws and woodland) / Presence of larger areas of semi-natural habitats.

4. Cultural heritage features - This considers the presence of historic features that contribute to landscape character (such as features or areas that may form part of areas designated as National Landscapes, Scheduled Monuments, Conservation Areas or Listed Buildings).

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Absence of historic features in or adjacent to the area that contribute to landscape character.	Presence of some historic features that contribute to landscape character, or adjacent to historic features.	Presence of many historic features that contribute to landscape character, such as historic fields and routeways.

5. Recreational use - This criterion considers the presence of features and facilities which enable enjoyment of the landscape. This may include Public Rights of Way, Country Parks or Countryside Parks where enjoyment of the landscape is important to the experience. (Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes.)

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Publicly inaccessible or limited provision of access routes / Recreational use limited to community sports facilities (where enjoyment of the landscape is not integral to the activity).	Landscapes with green spaces or recreation areas valued in the local context / Some Public Rights of Way and footpaths.	Landscapes important for access and enjoyment of the landscape such as Country Parks / High density of well-connected Public Rights of Way.

6. Perceptual aspects - This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity / disturbance and 'dark skies' would add to sensitivity in this criterion. (This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.)

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Close to visible or audible signs of human activity and modern development.	Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character.	A highly rural landscape, remote from visible or audible signs of human activity and modern development / High sense of remoteness or tranquillity.

Table 7 – Generic Indicators of Landscape Susceptibility

7. Settlement pattern / setting - The association with surrounding settlement pattern and the role the landscape plays in the setting of settlement.

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
The area has a close association with surrounding settlement pattern / The area does not provide an attractive backdrop to adjacent settlement(s) or play an important part in views from it.	The area has some association with surrounding settlement pattern / The area provides some contribution as a backdrop / setting to existing settlements / Contributes to views that are important to the character of a settlement.	The area does not have any association with surrounding settlement pattern / The area contributes positively as a scenic backdrop to a settlement(s) / Contributes to views that are important to the character of a settlement.

8. Visual prominence - This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers whether the area contributes to a visually distinctive or undeveloped skyline which might contribute to sense of place.

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Visually enclosed landscape screened by landform or land cover / Does not form a visually distinctive or prominent skyline.	Semi-enclosed or has some enclosed and some open areas / The area may have some visually prominent skylines - but could be avoided.	Open character with little screening land cover / Area is visually prominent or contains distinctive skylines.

9. Landscape Character distinctiveness - This considers the presence of characteristic areas and features identified as key positive landscape attributes for the associated relevant character area, likely to be characterised at District scale.

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
‘Frequent’ landscape with few key positive landscape attributes.	‘Fairly frequent’ landscape, perhaps with some key positive landscape attributes.	‘Rare’ landscape with many key positive landscape attributes

10. Coalescence - This considers the potential for coalescence of two settlements with separate identities should development occur in an area.

Indicative of Lower Susceptibility (<)	Indicative of Moderate Susceptibility (< >)	Indicative of Higher Susceptibility (>)
The area does not play a particularly important role in settlement separation / Risk of coalescence of separate settlements with separate identities is low.	The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements.	The area plays an important role in settlement separation / development could result in a high risk of settlement coalescence.

APPENDIX D - LOCAL PLAN POLICIES MAP - ASHINGTON

Horsham District Planning Framework (2015)
(excluding South Downs National Park)

Inset Map 1 - Ashington

Scale 1: 6,000 (at A3)

Drawn: 08/06/2022

N

AL1_appregarth

AL6

ASH10 - Chantonbury Nursery

ASH11 - Land West of Ashington School

Land safeguarded for school expansion

ASH2 – Increasing Walking in Ashington

ASH2 – Increasing Walking in Ashington

ASH2 – Increasing Walking in Ashington

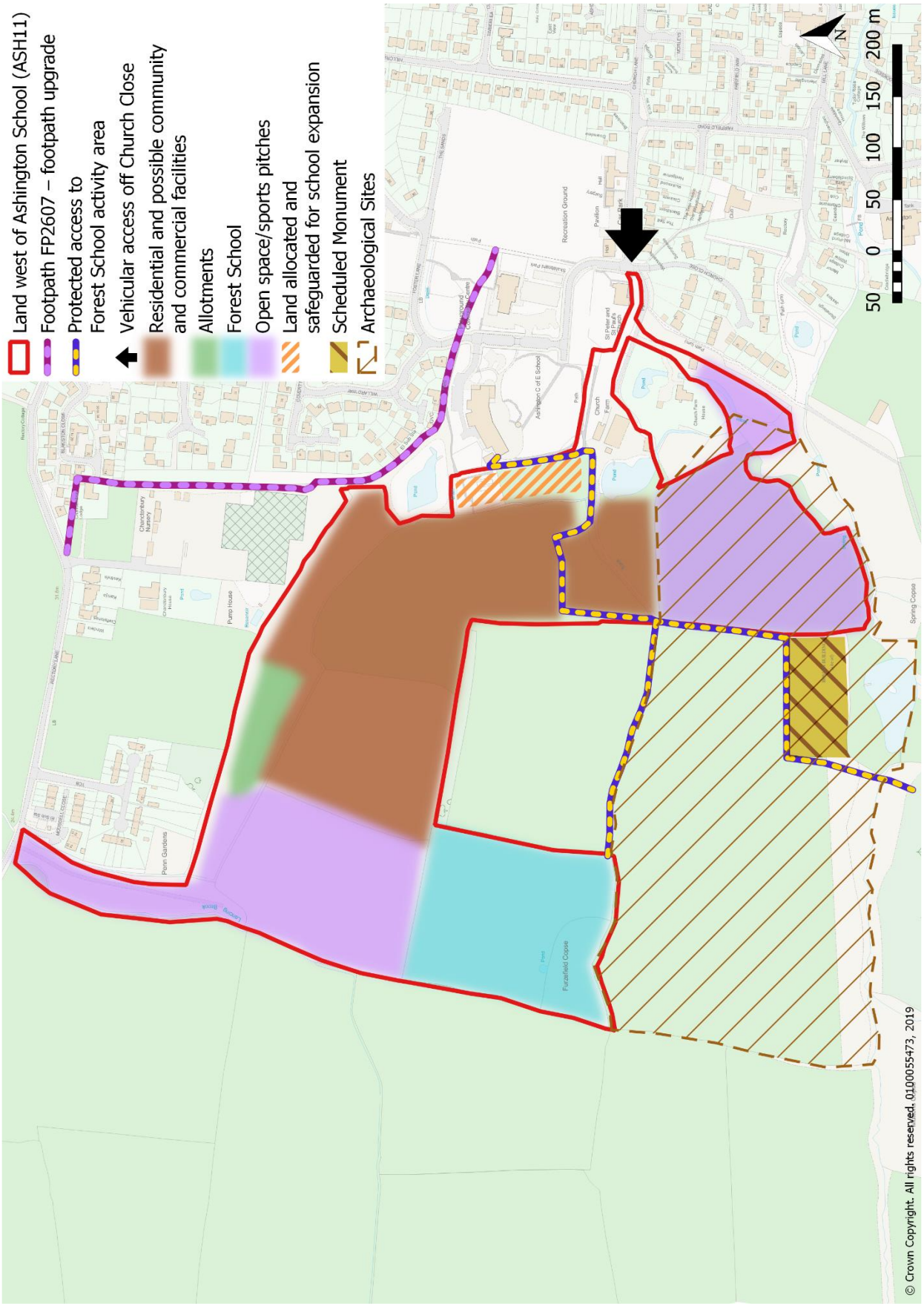
Ashington

Ashington Neighbourhood Plan

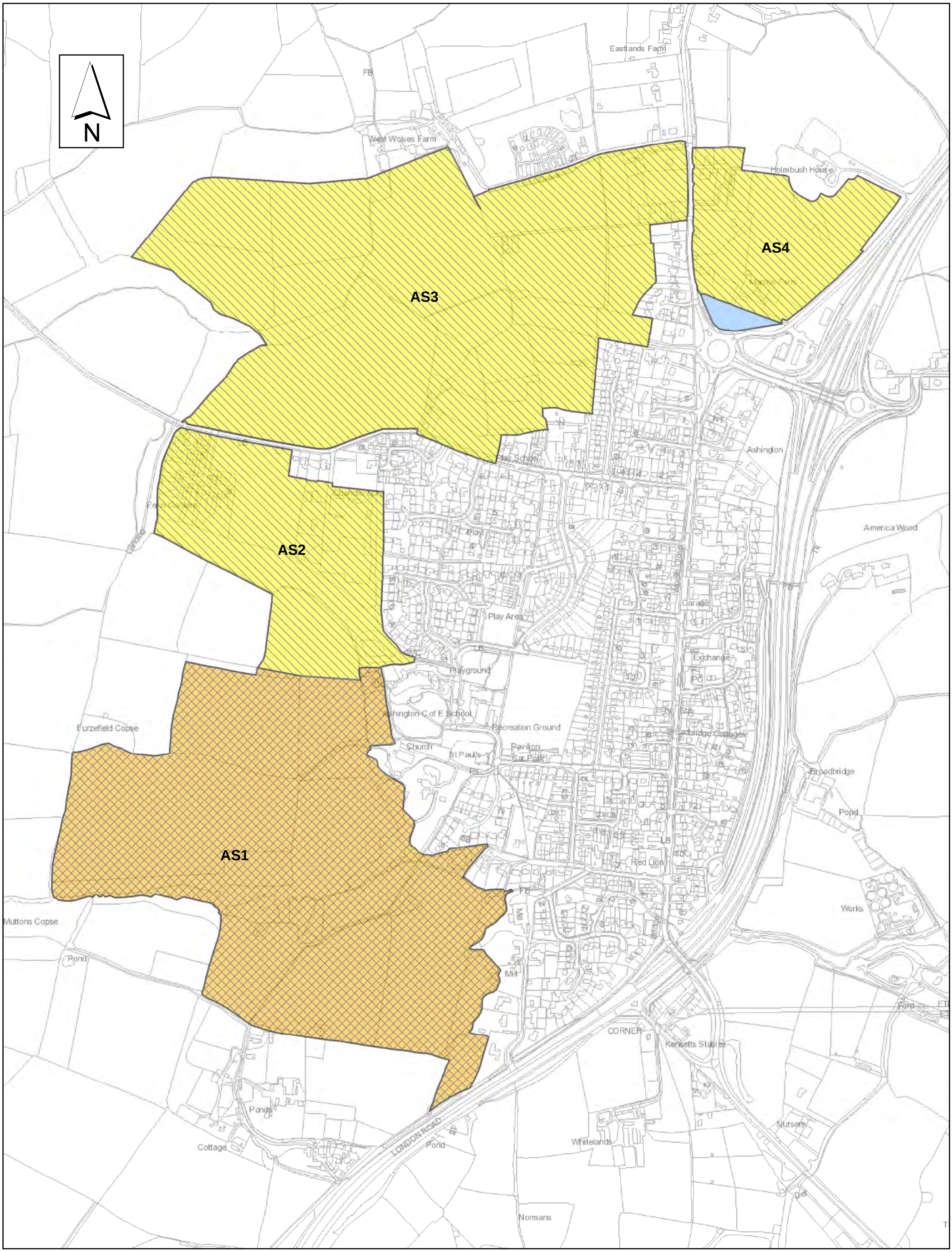
- ASH2 – Increasing Walking in Ashington
- ASH4 i. - The Methodist Church
- ASH4 ii. - The Old School & Old School House
- ASH8 – Ashington Community Cluster
- Land safeguarded for school expansion
- ASH10 - Chantonbury Nursery
- ASH11 - Land West of Ashington School

APPENDIX E - NP POLICY ASH11: LAND WEST OF ASHINGTON SCHOOL - EXTRACT

Figure 8.2: Key principles for development of land west of Ashington School



APPENDIX F - HORSHAM DC LANDSCAPE CAPACITY ASS (HDC, MAY 2021) - EXTRACT



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

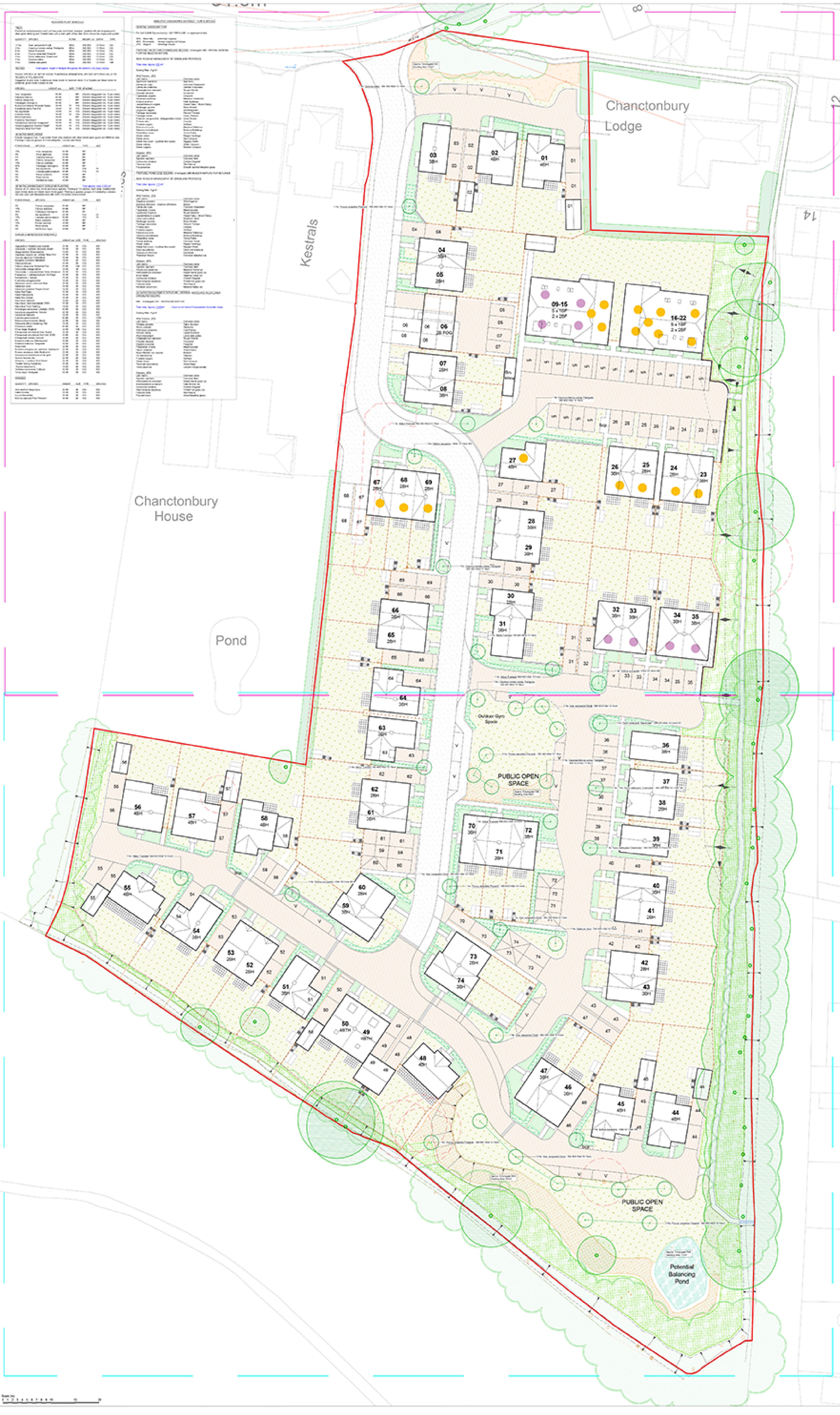
Small scale		Medium scale
	No / Low capacity	
	Low-Moderate capacity	
	Moderate capacity	
	Moderate-High capacity	
	High capacity	
	Land committed for development	

Ashington - Landscape capacity of study areas for small scale housing development

Drawing no.: LCA-100-AS	Date: 10/07/2012	Scale: 1 to 6000 at A3

Revisions: A: 25/02/2013, B: 15/01/2020

APPENDIX G - CONSENTED SCHEMES - LANDSCAPE MASTERPLAN EXTRACTS



KEY

soft landscape

EXISTING RETAINED TREES

PROPOSED TREE PLANTING

PLANTING BEDS

UK NATIVE ENHANCEMENT SCRUB MIX PLANTING

SINGLE & MIXED UK NATIVE SPECIES HEDGE PLANTING

GRASSWORKS - PROPOSED LANDSCAPE TURF

GRASSWORKS - PROPOSED WILDFLOWER GRASSLAND SEEDING

GRASSWORKS - PROPOSED POND EDGE SEEDING

hard landscape

HARD LANDSCAPE - PROPOSED ACCESS ROAD

HARD LANDSCAPE - PROPOSED FOOTPATH - TARMAC

HARD LANDSCAPE - ACCESS ROAD, PRIVATE DRIVEWAY & PARKING

boundary treatment

PJC Consultancy

LANDACRE DEVELOPMENTS (ASHINGTON) LTD

CHANCTONBURY NURSERY
ASHINGTON
WEST SUSSEX

LANDSCAPE STRATEGY MASTERPLAN - OVERVIEW

PLANT SCHEDULE

TREES

PLANT NAME	STOCK	GIRTH	HEIGHT
Acer davidii	C	18-20cm	min. 4.5m
Acer campestre	C	20-25cm	min. 4.5m
Amelanchior lamarckii	C	Multistem	min. 4.5m
Betula pendula	C	20-25cm	min. 4.5m
Betula utilis jacquemontii	C	Multistem	min. 4.5m
Cedrus atlantica	C	20-25cm	min. 4.5m
Fagus sylvatica 'Riversii'	C	20-25cm	min. 4.5m
Gingko biloba	C	20-25cm	min. 4.5m
Koelreuteria paniculata	C	18-20cm	min. 4.5m
Liquidambar styraciflua	C	20-25cm	min. 4.5m
Malus 'Evereste'	C	18-20cm	min. 4.5m
Malus domestica 'Red Devil'	B	8-10cm	250-300cm
Prunus 'Amanogawa'	C	18-20cm	min. 4.5m
Prunus avium	C	20-25cm	min. 4.5m
Prunus avium 'Plena'	C	20-25cm	min. 4.5m
Prunus avium 'Najoleon	B	8-10cm	250-300cm
Prunus domestica 'Diamond'	B	8-10cm	250-300cm
Prunus sargentii	C	20-25cm	min. 4.5m
Prunus x subhirtella 'Autumnalis'	C	Multistem	min. 4.5m
Pyrus calleryana 'Chanticleer'	C	18-20cm	min. 4.5m
Pyrus communis 'Beth'	B	8-10cm	250-300cm
Sorbus aria	C	20-25cm	min. 4.5m
Sorbus aucuparia	C	20-25cm	min. 4.5m
Sorbus aucuparia 'Sheerwater Seedling'	C	20-25cm	min. 4.5m
Tilia cordata	C	20-25cm	min. 4.5m
Tilia cordata 'Winter Orange'	C	20-25cm	min. 4.5m
Tilia tomentosa	C	20-25cm	min. 4.5m
Ulmus 'Horizon'	C	20-25cm	min. 4.5m

HEDGES

PLANT NAME	STOCK	SIZE
Fagus sylvatica	C 10L	150-175cm
Elaeagnus angustifolia 'Quicksilver'	C 10L	60-80cm
Hebe 'White Gem'	C 10L	40-600cm
Taxus baccata	C 10L	80-100cm
Viburnum tinus "Eve Price"	C 10L	100-120cm
Plants spaced @ 4/m in a Double Staggered Row		

SHRUBS

PLANT NAME	STOCK	SIZE	SPACING
Ceanothus thyrsiflorus var. repens	C 3L	30-40cm	6/m2
Choisya ternata "Aztec Pearl"	C 5L	40-60cm	5/m2
Cistus x argenteus "Silver Pink"	C 5L	40-60cm	5/m2
Cornus alba	C 5L	60-80cm	5/m2
Cornus kousa chinensis	C 20L	100-125cm	1/m2
Cornus sanguinea "Midwinter Fire"	C 5L	40-60cm	3/m2
Cornus stolonifera "Flaviramea"	C 5L	60-80cm	3/m2
Escallonia "Apple Blossom"	C 3L	40-60cm	6/m2
Hebe "Autumn Glory"	C 5L	40-60cm	5/m2
Hebe "Great Orme"	C 5L	40-60cm	5/m3
Hebe "Midsummer Beauty"	C 5L	40-60cm	5/m3
Hebe sutherlandii	C 5L	40-60cm	5/m2
Hypericum "Hidcote"	C 5L	40-60cm	5/m2
Lavandula angustifolia "Hidcote"	C 5L	30-40cm	5/m2
Magnolia stellata	C 10L	60-90cm	1/m2
Olearia macrodonta	C 3L	20-30cm	6/m2
Osmanthus burkwoodii	C 5L	40-60cm	5/m2
Pittosporum eugenioides "Variegatum"	C 5L	40-60cm	7/m2
Rosmarinus officinalis	C 3L	20-30cm	5/m2
Sarcococca hookeriana "Purple Stem"	C 5L	40-60cm	5/m2
Skimmia japonica "Rubella"	C 5L	40-60cm	6/m2
Viburnum davidii	C 5L	30-40cm	6/m2

HERBACEOUS

PLANT NAME	STOCK	SPACING
Acanthus mollis	C 3L	5/m2
Achillea millefolium 'Summer Pastels'	C 3L	6/m3
Agapanthus "Africanus"	C 2L	8/m2
Alchemilla mollis	C 2L	9/m2
Anemone "Honorine Jobert"	C 2L	8/m3
Bergenia "Abendglut"	C 2L	9/m2
Miscanthus sinensis 'Morning Light'	C 2L	8/m2
Geranium macrorrhizum "Spessart"	C 2L	9/m2
Libertia formosa	C 2L	9/m2
Libertia grandiflora	C 2L	9/m2
Luzula nivea	C 5L	5/m2
Nepeta "Six Hills Giant"	C 2L	9/m2
Pennisetum setaceum "Purpureum"	C 3L	7/m2
Polystichum setiferum	C 2L	7/m2
Rudbeckia fulgida sullivantii "Goldsturm"	C 2L	9/m2
Stipa tenuissima	C 2L	9/m2
Verbena bonariensis	C 2L	9/m3

NATIVE WOODLAND & BUFFER MIX

PLANT NAME	%	STOCK	SIZE
Acer campestre	2.0%	B Trans	150-175cm
Cornus sanguinea	5.0%	B Trans	60-80cm
Corylus avellana	5.0%	B Trans	80-100cm
Crataegus monogyna	20.0%	B Trans	100-125cm
Euonymus europaeus	3.0%	B Trans	60-80cm
Ilex aquifolium	12.5%	B Trans	60-80cm
Ligustrum vulgare	3.0%	B Trans	100-125cm
Lonicera periclymenum	3.0%	C 3L	60-80cm
Pinus sylvestris	1.0%	C 3L	30-40cm
Prunus spinosa	12.5%	B Trans	80-100cm
Quercus robur	1.0%	B Trans	150-175cm
Rosa canina	5.0%	B Trans	60-80cm
Ulex europeus	12.5%	C 3L	30-40cm
Sambucus nigra	5.0%	B Trans	100-125cm
Sorbus torminalis	1.5%	B Trans	175-200cm
Viburnum lantana	3.0%	B Trans	60-80cm
Viburnum opulus	5.0%	B Trans	100-125cm
Individual varieties to be planted in groups of approximately 5-7.			

BULBS

PLANT NAME	GRADE	SPACING
Crocus Jeanne d'Arc	7-8cm	30/m2
Cyclamen hederifolium	13-15cm	20/m2
Galanthus nivalis	5-6cm	20/m2
Hyacinthoides non-scripta	5-6cm	20/m2
Narcissus "February Gold"	10-12cm	20/m2

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A register practice of the Landscape Institute

Land west of Ashington, Pulborough

Landscape Masterplan

Client: Bellway Homes Ltd (South London)
Status: PLANNING
Drawing Number: 3033-APA-ZZ-00-LA-L-1000 Revision: P03 Project Number: 3033
Scale: 1:1000 @ A0 Drawn/Checked: CS/JH Date: 07/02/25

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