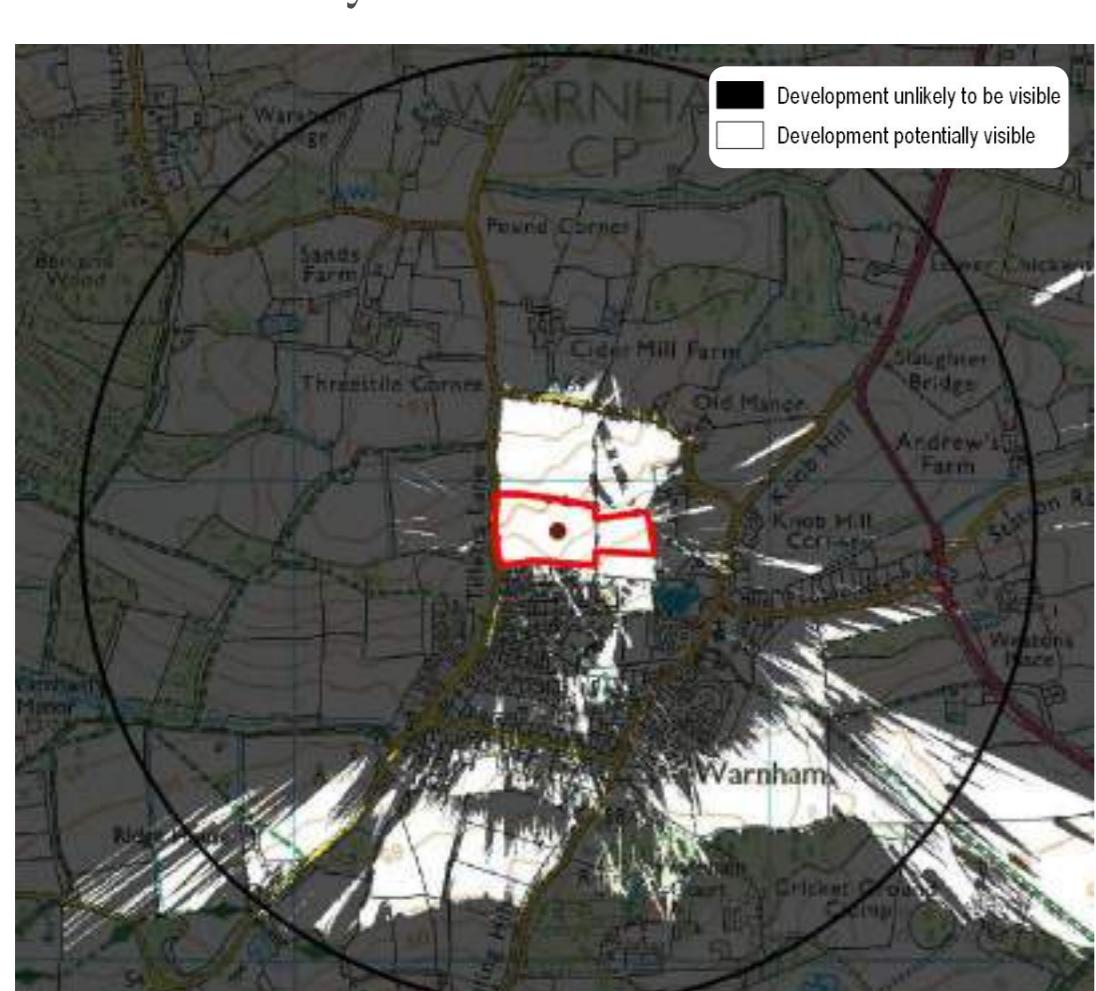




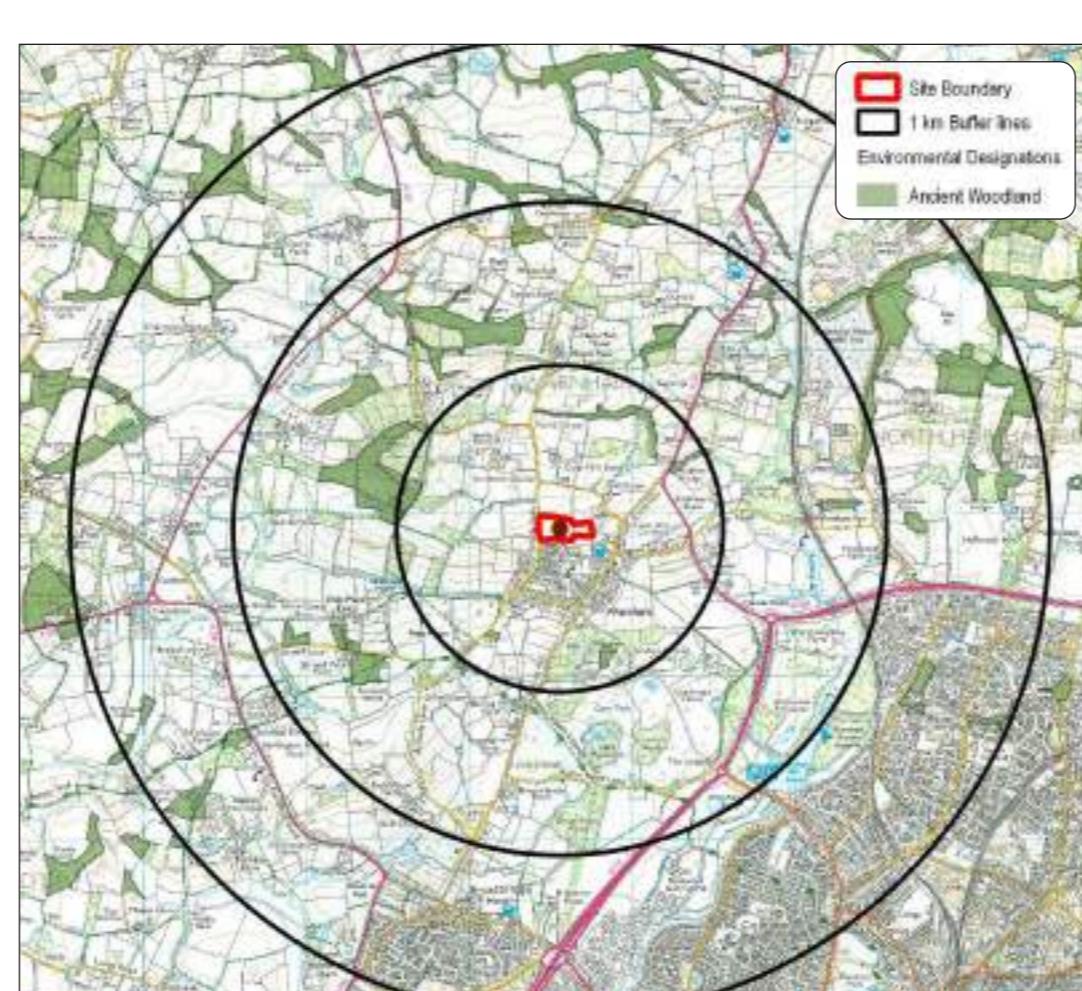
Site visibility from the Threestile Road



Site visibility from Bailing Hill



Theoretical Site visibility from surrounding area



Ancient woodland in the context of the Site

A Landscape and Visual Impact Assessment baseline has been prepared for the Site. This has collated the relevant aspects of landscape character at the national, local and community level.

Building on the local characteristics identified in this baseline, the Site's green infrastructure is based on strong tree and hedgerow boundaries, new and existing drainage, new and existing habitats, and new landscape treatments permeating the development.

Heritage Assets

The application Site is within the setting of Warnham Conservation Area and within 250m of 15 listed buildings.

Warnham Conservation Area

The Site is not within the conservation area, but is within its setting. The significance of the conservation area is derived from:

- Its historic origins and development of the village from the medieval period onwards still seen in the townscape.
- Many listed buildings in the conservation area that retain their original character and appearance.
- Strong vernacular character to the buildings within the conservation area.
- Clear contrast between the historic core of the settlement and the countryside beyond.

Contribution of the Site to the character and appearance of the conservation area:

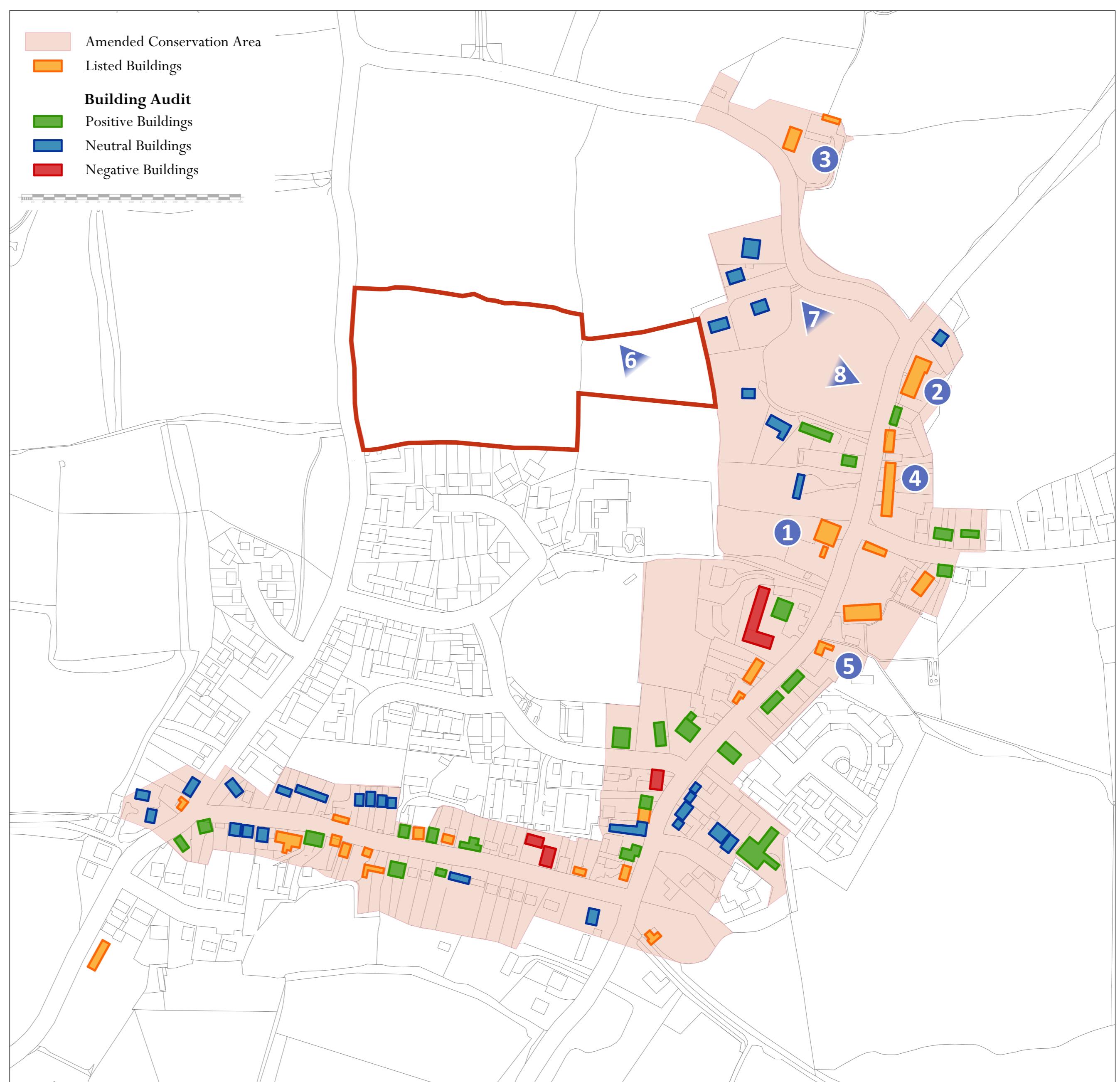
- As an area of undeveloped land it makes a small contribution to the rural context of the village.

Listed Buildings

- There are 15 listed buildings near to the application Site, but due to topography and existing built form only the following have the potential to be affected: Old Manor House (grade II), barn to north east of the Old Manor House (grade II), the former Village School (grade II), The Sussex Oak (grade II) and stables adjoining No2 (The Sussex Oak Inn) on south side (grade II).
- The setting of these buildings is comprised of their location within the historic village which demonstrates the development over time.
- The rural setting of the surrounding area makes a limited, if any, contribution to the significance of these buildings.
- The application Site is not an area where the significance of these buildings can be seen or better appreciated or understood.

Impact of the proposals

- The proximity of the conservation area has been an important factor in the design and layout of the proposed new housing.
- The new development will be lower density in the field adjacent to the conservation area.
- Parking will be included to aid use of the football pitch and will ensure open space is preserved within the setting of the conservation area.
- A proposed new orchard will be included to reinforce the rural character.
- Mature tree planting and screening between the application Site and conservation area will be preserved.
- The proposed new housing will be high quality and will take its influence from the vernacular character of the buildings within the conservation area to ensure the new development will blend with this.



Conservation area and building audit map



The Sussex Oak



The former village school



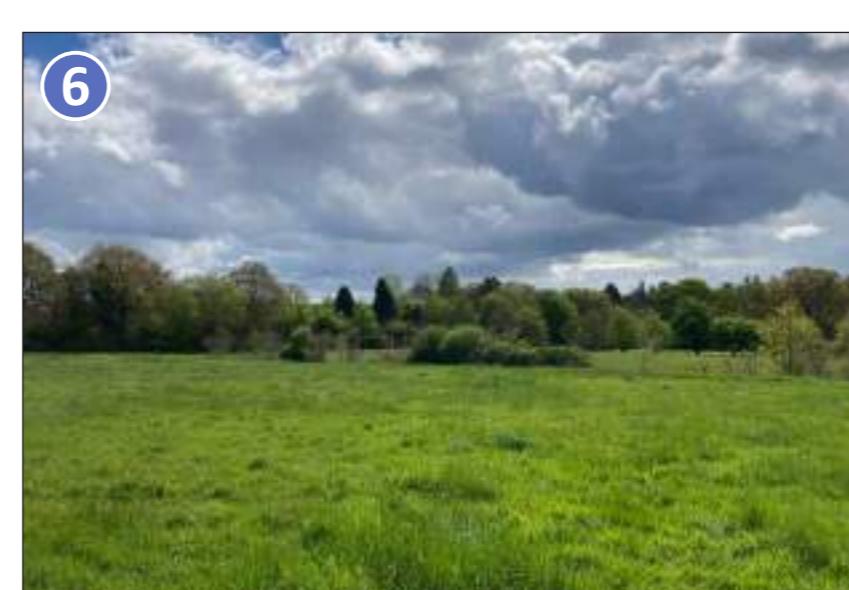
Old Manor House



Traditional detailing



Building in the conservation area



View into the conservation area from the application Site



Conservation area seen from the green



View to the Site from the conservation area



Map showing priority habitats and Butterfly Reserve in the context of the Site

Surveys Undertaken and Underway:

A Preliminary Ecological Appraisal found that the central Site areas have low ecological value being arable land and species-poor grassland making them more suited to development. The higher quality boundary habitats of grass verges, bramble scrub, and hedgerows and trees should

be retained and buffered as part of the design. There is scope to add more diverse habitats amongst the development.

Detailed surveys for reptiles, great crested newts, hazel dormouse and bat activity are underway.

Ecological Enhancements currently envisaged:

- Buildings to host bird and bat boxes
- Log piles and hibernacula for reptiles and amphibians
- High quality native planting managed to provide wildlife habitat
- A minimum of 10% biodiversity net gain



Log pile for reptiles and amphibians



Sparrow terrace



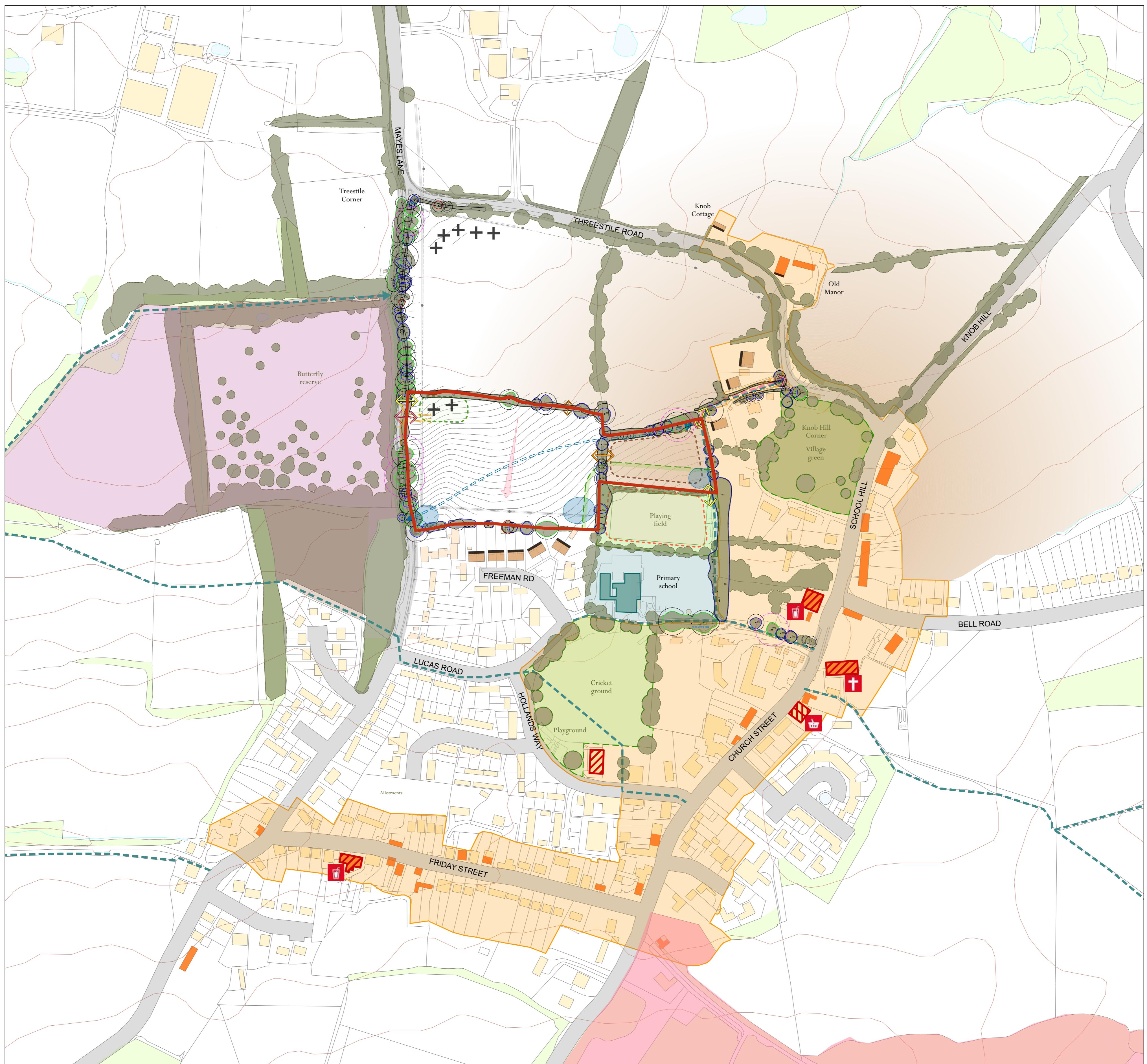
Integrated bat box



Tree bat box



Swift brick integrated into building



- Site boundary
- ↔ Existing Site access
- ↔ Proposed vehicle Site access
- ↔ Propose vehicle Site access arrangement
- ↔ Potential access between fields
- Existing public right of way / bridleway
- Opportunity to improve pedestrian connection
- Conservation area
- Conservation area landscape fringe
- Proposed lower density area due to landscape fringe
- Listed building
- Listed parks and gardens
- Existing sports pitch / play area
- 30 m buffer to football pitch
- Potential expansion of primary school
- Village green

- Existing vegetation (illustrative)
- Arboricultural Survey Trees-Category A
- Arboricultural Survey Trees-Category B
- Arboricultural Survey Trees-Category C
- Arboricultural Survey Trees-Category U
- Arboricultural Survey Veteran Tree Buffer
- Local butterfly reserve
- High point of individual fields
- Open space to Site high point (Warnham NP)
- Long view to Christ Hospital school tower
- Existing building with view into Site
- Public building
- Pub, village shop, church
- Primary school
- - - Overhead power-line
- Proposed SuDS Basin