

Landscape and Visual Impact Assessment

July 2026

**Land North of Rectory
Lane, Ashington**

Prepared by
CSA Environmental

On behalf of:
Taylor Wimpey Strategic Land,
a division of Taylor Wimpey UK
Ltd

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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd, to undertake a landscape and visual impact assessment of land north of Rectory Lane, Ashington (the 'Site'). The proposal is for:

"Up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access."

- 1.2 Vehicular access to the Site will be from two access points on Rectory Lane.
- 1.3 The Site lies within the administrative area of Horsham District Council. The Site is identified as a potential housing allocation in the Proposed Main Modifications to the emerging Horsham District Local Plan. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

Methodology

- 1.5 This assessment is based on a site visit undertaken by suitably qualified and experienced Landscape Architects in 2019, and more recently in October 2024 and March 2026. The weather conditions at the time of the most recent Site visit in March 2026 were bright with very good visibility. At the time of this visit deciduous vegetation was out of leaf and the Site was at its most visible in views from the surrounding area.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix I**.
- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm,

to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix I**.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Context

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural and local environment. Paragraph 187 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment and the design of new developments.
- 2.1 The National Design Guide (last updated 2021) has been produced as part of the PPG. The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design. These documents provide guidance to '*...illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.*' (Paragraph 3 National Design Guide)
- 2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

Local Policy Context

- 2.3 Planning policy for Horsham District is set out in the Horsham District Planning Framework which was adopted in November 2015. Policies of relevance to the Site include:
- **Policy 25: The Natural Environment and Landscape Character** states, the natural environment and landscape character, including the landscape, landform, development pattern and protected landscapes will be protected against inappropriate development. It also expects that proposals should maintain and enhance the green infrastructure network and conserve and

where possible enhance the setting of the South Downs National Park.

- **Policy 26: Countryside Protection** which states that '*Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development*'. Proposals are required to meet one of a number of requirements including enabling sustainable development of rural areas. Proposals must also protect and/or conserve/enhance key characteristics of the landscape character area, including among other things, development pattern, tranquillity, patterns of woodland, hedgerows and trees and the landform.
- **Policy 30: Protected Landscapes**, states that development proposals within or close to protected landscapes, including the South Downs National Park, will be supported where they do not adversely impact on the natural beauty and public enjoyment of these landscapes.
- **Policy 31: Green Infrastructure and Biodiversity** states that, among other things, development will be supported where it maintains or enhances the existing green infrastructure network.
- **Policy 32: The Quality of New Development** requires development in the district to be of high quality and inclusive design; complement the local distinctive character; contribute to a sense of place; and help to secure a framework of high quality open spaces which meets community needs.
- **Policy 33: Development Principles** sets out that development will be required to, among other things, ensure its scale, massing and appearance is sympathetic to its surroundings including any important views; retain existing important landscape features including trees, hedges and watercourses; and where applicable take account of relevant character assessments and design guides.

- 2.4 A new Horsham District Local Plan 2023 – 2040 was formally submitted to the Planning Inspectorate in July 2024 and is currently at public examination. Following a request from the Local Plan Inspector, Horsham District Council have prepared a Schedule of Proposed Main Modifications. The proposed Main Modifications have been published in the Report to Cabinet dated the 6th July 2026. MM229 Land at Ashington proposes modifying strategic Policy HA5: Ashington Housing Allocations. The modification would see the Site included within housing allocation

ASN2: Ashington Northern Cluster which also includes land to the north east and east of the Site.

- 2.5 Strategic Policy HA5: Ashington Housing Allocation also identifies ASN1: Land east of Mousdell Close as a housing allocation for at least 75 new homes. The allocated site is located opposite the Site. An application for 74 dwellings (app ref DC/25/1327) received a resolution to grant by Horsham Planning committee on 17 March 2025. The s106 is currently being drafted but is not yet signed.

Neighbourhood Plan

- 2.6 The Site lies within the area covered by the Ashington Neighbourhood Plan which was made in June 2021. The document includes the following policy of relevance to this assessment.
- 2.7 **Policy ASH5: Landscaping and Countryside Access** sets out requirements for development within the plan area and requires that development which lies adjacent to open countryside must provide an appropriate landscape buffer. The visual impact of buildings on the site should be minimised. Development should ensure that existing public rights of way are retained and that effective footpath access from the new development to the countryside is provided.
- 2.8 The Neighbourhood Plan identifies a number of site allocations located alongside the western edge of Ashington. The site allocations are as follows:
- **Policy ASH10: Chanctonbury Nursery** (approx. 75 dwellings)
 - **Policy ASH11: Land West of Ashington School** (approx. 150 dwellings)
- 2.9 Planning consent was granted in September 2023 for construction of 74 new homes on Chanctonbury Nursery which is now underway (App Ref: DC/22.0372). A planning application for 152 new homes, sports pitches and associated open space and infrastructure (ASH11) received a resolution to grant planning permission on 4 November 2025. A s106 legal agreement is currently being finalised prior to the issue of planning permission on land west of Ashington School (Planning ref: DC/23/0406).

3.0 SITE CONTEXT

Site Context

- 3.1 The Site is located on the north-western edge of the settlement at Ashington. It lies to the north of Rectory Lane. It comprises three arable fields sub-divided by a combination of hedgerows and mature tree lines. The location and context of the Site is illustrated on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 3.2 Rectory Lane defines the southern extent of the Site and leads east into the village centre. Where Rectory Lane follows the southern boundary, it is relatively narrow, with a well treed character interspersed with housing along the southern edge of the route. East of the junction with Meiros Way, Rectory Lane has a more urban character as it leads towards the village centre.
- 3.3 Rectory Lane, for the most part, is bound by housing to the south. There is currently an open field located south of the road between the houses on Penn Gardens and those accessed off Rectory Lane (opposite the centre of the Site); however, this is draft Local Plan allocation ASN1 which received a resolution to grant for 74 new homes by Horsham Planning Committee on 17 March 2026. To the south of the lane, opposite the Site's south westernmost corner, lies a recent development of 15 homes at Mousdell Close. The existing houses at Blakiston Close lie to the south of the eastern part of the Site, with the adjacent land at Chanctonbury Nurseries in the process of being redeveloped for 74 new homes. The houses to the south of the Site comprise a mix of post-war and modern dwellings, which are one to two and a half storeys in height.
- 3.4 Rectory Cottage is located to the south east of the site along Rectory Lane. East of the Site are several small fields of pasture on a gentle, north facing slope above Lancing Brook. This Area is sub-divided by an intact framework of established field hedgerows containing numerous trees. It is bordered to the south east and east by housing off Rectory Lane and on Rectory Close respectively.
- 3.5 Small to medium sized arable and pasture fields lie to the north and west of the Site, with an irregular pattern of dense hedgerows with many large mature trees. The Luckista Grove Caravan Park (residential park), lies a short distance to the north east of the Site, beyond an area of horse paddocks and pasture. To the west of the Site, the landform rises to a cluster of buildings located on a local high point at Warminghurst Farm. These include the Grade II Listed farmhouse and the Grade I Listed Church of the Holy Sepulchre.

- 3.6 There are also several scattered farmsteads within this area, with the nearest farmstead located at West Wolves Farm, approximately 230m to the north east.
- 3.7 Approximately 2km south west of the Site is the start of the South Downs National Park at Washington Common. The scarp slope which marks the start of the rolling chalk downs lies to the south of Washington, approximately 4km from the Site.

National Landscape Character

- 3.8 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site lies within the Low Weald National Character Area, (NCA 121) which 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.'*

Regional Landscape Character

- 3.9 At a County level West Sussex County Council carried out an assessment of the landscape character of West Sussex (2003). The Site lies within and towards the southern extents of LW5: Southern Low Weald Landscape Character Area ('LCA'), which extends from the Upper Arun Valley in the north west to the Upper Adur Valley in the southeast. The LCA comprises a relatively low-lying, gently undulating clay landscape, drained by shallow stream valleys, within which occasional sandstone outcrops create low ridges. The key characteristics of the Southern Low Weald are summarised below:

- *'Mostly low-lying, flat to gently undulating landscape;*
- *Intricate patterns of small pastures and large arable fields*
- *Variable hedgerow network, fragmented and depleted in places;*
- *Old hedgerow alignments are indicated by isolated oak trees standing in broken lines;*
- *Distinctive scattering of isolated semi-natural copses, woodlands and linear streamside woodlands;*
- *Many hedgerow oak trees, some stag-headed;*

- Occasional long views to the South Downs and the High Weald,
 - Traditional building materials are timber frame, brick, tile and Horsham Stone; and
 - Winding lanes, some narrow, some with wide verges, link scattered hamlets and farms.'
- 3.10 The Land Management Guidelines set out within the Strategy for the Southern Low Weald character area include:
- 'Conserve and manage existing tree and woodland pattern...;
 - Promote the replacement of hedgerow trees by replanting or selection of regenerated trees to perpetuate feature; and
 - Ensure any new development is well integrated into the wider landscape. Use new woodland, shaw and hedgerow planting as appropriate. Encourage new tree planting within settlements where appropriate.'
- 3.11 The strategy also contains county-wide landscape guidelines, including guidelines for residential development on the rural urban fringe. This includes:
- 'Ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off-site views...and damage to settlement settings;
 - Seek new development of high quality which fits well within the landscape and reflects local distinctiveness and characteristics in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary;
 - Retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site;
 - Conserve and enhance green corridors into settlements when development is being considered and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs; and
 - Integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.'

District Landscape Character

- 3.12 Horsham District Council commissioned Chris Blandford Associates to prepare a District wide assessment of landscape character in 2003. The assessment identifies 16 'District Landscape Character Types' ('LCT'), broad tracts of landscapes with common characteristics, and 32 distinctive 'Landscape Character Areas' (LCA) within the District.
- 3.13 The Site lies within the LCT J – Broad Clay Vale Farmlands, and within LCA J2 Broadford Bridge to Billingham Farmlands. The relevant extract from the character assessment is contained in **Appendix G**.
- 3.14 LCA J2 is described as a flat to gently undulating landscape drained by small tributary streams of the Adur and Arun. The pattern of fields is mostly small scale with a strong sense of enclosure, although larger fields are evident in parts. The LCA has a mainly strong network of hedgerows containing mature oak standards, with many scattered woods and copses across the area. The assessment notes narrow lanes as one of the area's key characteristics. The settlement pattern is described as mainly being formed of small historic farms and some small-scale ribbon development along lanes. The assessment notes that this area has a predominantly rural character except for some suburban influences extending into the countryside near Ashington and Coolham.
- 3.15 The assessment states that the overall landscape condition is declining, and that the area has a moderate sensitivity to change, due to it having moderate intrinsic landscape qualities and moderate inter-visibility. Key sensitivities include large scale housing or commercial development, large scale farm buildings and small-scale incremental changes which erode the character.
- 3.16 In terms of planning and land management guidelines for the LCA, the assessment includes the following of relevance to the Site:
- Encourage new tree planting in Ashington where appropriate;
 - Ensure new development responds to historic settlement pattern and local design and materials; and
 - Development should be well integrated into the surrounding landscape by setting it within the existing pattern of small native woodlands, hedgerows and shaws.
- 3.17 Our own assessment of the landscape character of the Site and surrounding area would broadly agree with the above description of the wider LCA. The Site does display some of the characteristics of the LCA, in that it contains a relatively intact network of field hedgerows, some

containing mature oak trees. In addition, as noted in the above description, there is some influence on the Site's character from neighbouring housing in Ashington to the south.

Horsham District Landscape Capacity Assessment (Rev C May 2021)

3.18 The Horsham District Landscape Capacity Assessment analyses the capacity of the landscape around settlements within the District to accommodate housing and employment development. The area around Ashington was assessed in terms of its capacity to accommodate medium to small scale housing development (100-500 dwellings, no more than 8.5m in height, and an average density of 30-40 dwellings per hectare, amongst other assumptions). The assessment considered land to the west and north of the settlement, as the A24 forms a *'major physical barrier'* to the east. The assessment locates the landscape around the settlement within Horsham District LCA G1: Ashurst and Wiston Wooded Farmlands. We would point out that while this LCA does cover the land to the east of the settlement, Ashington and the land to the north and west lie in LCA J2 Broadford Bridge to Billingham Farmlands LCA. The relevant extract from the assessment is contained in **Appendix G**.

3.19 The assessment divides the land on the edge of the Ashington into four distinctive Landscape Study Areas. Landscape Study Area ('LSA') AS3 includes the Site together with other land north west of Ashington. The assessment identifies a number of factors which contribute to the landscape character sensitivity of this area, including:

- *'Very gently sloping hillside rising to the existing village edge*
- *Small- medium scale regular and irregular field pattern*
- *Pasture fields bounded by hedgerows with frequent hedgerow trees*
- *Localised Influence of horsiculture in the north east of the area with fields divided by fences where hedgerows have been removed*
- *Soft treed edge to the settlement in the south of the area*
- *Some small copses and linear woodland belts*
- *A few intrusive modern farm buildings*
- *Much of the area has an unspoilt rural character. There is a particularly strong rural character in the western part of the area, but less so to the east'*

- 3.20 The assessment notes that the visual sensitivity is variable due to the enclosure by hedgerows and as a result of the land rising to the settlement edge. It concludes that overall, this area has a moderate visual sensitivity to housing. In terms of landscape value, the assessment identifies that the area has some ecological interest due to the presence of hedgerows and woodland, and that the area has moderate tranquillity due to the influence of the existing settlement edge / modern buildings to the north, but more natural qualities in the south.
- 3.21 In terms of the landscape capacity of LSA AS3, the assessment notes that the area contains a number of landscape features and qualities which are sensitive to housing, however this varies across the area. It therefore concludes that the area has a low – moderate landscape capacity, with some limited potential to accommodate housing in the north of the area. In addition, in respect of the Site it states:
- 'The land in the west of the area, north of Rectory Lane is attractive rural countryside which does not have the capacity to absorb housing development.'*
- 3.22 The above conclusions are not reflected in the Assessment Summary for AS3 which shows the LSA with combined moderate landscape character sensitivity, low – moderate landscape value, moderate landscape capacity for small scale housing.
- 3.23 The assessment defines Moderate capacity as follows:
- 'This area has an ability to accommodate development in some parts without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation There is a need for each proposal to be considered on its individual merits to ensure there are no unacceptable adverse impacts.'*
- 3.24 In terms of the capacity of the wider settlement edge to accommodate small scale residential development, the assessment finds that land south of Rectory Lane (AS2) has moderate capacity, as has land between the B2133 and the A24 at the north east of the settlement (AS4). The land to the south west of Ashington (AS3) is assessed as having low – moderate capacity. As noted above, the assessment did not consider land to the east of the settlement as suitable for housing development due to the barrier afforded by the A24. Both the emerging Local Plan and the Neighbourhood Plan allocate land to the south of Rectory Lane for housing.

- 3.25 The above assessment was based on desk study and field survey work, however it is not clear that a detailed visual assessment was undertaken. In addition, the assessment states:

'Landscape sensitivity and capacity levels are indicative, and it is expected that further analysis at a smaller scale and a more detailed assessment of the area would be carried out in relation to specific applications to determine the actual capacity of the site.'

- 3.26 From our own Site assessment and field work, we consider that land north of Rectory Lane has greater capacity to accommodate development than identified in the above assessment. The suitability of the Site to accommodate development is considered in more detail in Section 5, however the following points are relevant:

- The Site does contain some valuable landscape features, including established hedgerows and mature trees. However, the vast majority of these features could be retained within a sensitive layout, and would provide a high degree of containment to housing in this location.
- The Site is very well contained in the majority of views from the surrounding area. Views are largely from neighbouring housing, roads and the sections of footpath which cross this area.
- The Site is adjacent to recent and planned housing at the edge of the village.

Statutory and Non-Statutory Designations

- 3.27 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Local Plan Policy Map (adopted November 2014) indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality.
- 3.28 The South Downs National Park is located to the south and west of Ashington, with the park boundary approximately 2km to the south west of the Site at Washington Common, at its nearest point (please refer to Designations and Local Policy Plan in **Appendix D**).

Conservation Area and Listed Buildings

- 3.29 There is no conservation area within the settlement at Ashington. There are no Listed Buildings within the Site. The Grade II Listed West Wolves Farmhouse is located c240m to the north of the Site boundary. The Grade II Listed Laurel Cottage and Orchard Cottage are located c270m

to the east of the Site, although separated by several intervening properties.

- 3.30 To the west of the Site are a cluster of Listed Buildings located on a high point at the junction of Rectory Lane and Park Lane. These include the Grade II Listed Warminghurst Farmhouse and associated garden wall, and the Grade I Listed The Church of the Holy Sepulchre. Other Listed Buildings and heritage assets are shown on the Designations and Local Policy Plan at **Appendix D**.

Public Rights of Way

- 3.31 There are no public footpaths through or along the boundaries of the Site.
- 3.32 The nearest public footpath to the Site, ASH-2607, is located to the south, across Rectory Lane, and links the road to Ashington Church of England School in the centre of Ashington passing through the development at Chanctonbury Nursery.
- 3.33 Public footpath ASH-2490 runs approximately 250-350m to the north of the Site, linking Springpond Cottages on Rectory Lane to the west, with West Wolves Farm and Billingham Road in the east.
- 3.34 Public footpath ASH-2491 runs in a north-south direction to the east of the site, along the western edge of the houses along Rectory Close, roughly 280m from the Site.
- 3.35 Other public rights of way in the nearby area are shown on the OS Mapping on the Site Location Plan in **Appendix A**.

Tree Preservation Orders

- 3.36 None of the trees within or adjacent to the Site are covered by a TPO. This was confirmed via the Council online TPO map on 22nd May 2026. A single oak tree is identified as veteran in the accompanying Tree Survey report.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site extends to approximately 7.34 hectares and is irregular in shape, comprising three arable fields. The Site boundaries comprise unmanaged mature hedgerows and groups of trees. The hedgerows are of mixed species composition, including hawthorn, blackthorn, English elm, field maple, dogwood, and holy, with mature oak and some ash trees occurring. The Site is subdivided into three fields by rows of mature oak trees, approximately 10-20m in height. Contextual photographs illustrating the character of the Site (**Photographs 1- 10**) are contained in **Appendix C**.
- 4.2 The western and northern boundaries are defined by dense, slightly outgrown hedgerows, approximately 5-6m in height, with many mature, mainly oak trees of approximately 14-20m in height present within the hedgerow. A stream in a narrow ditch runs along the western Site boundary, joining the Lancing Brook which runs within the fields to the north of the Site, as well as along the north eastern Site boundary.
- 4.3 The eastern boundary is marked by a 5-7m high hedgerow and several mature trees.
- 4.4 The southern boundary comprises a mature mixed hedgerow, varying in height between 4 and 8m. It contains numerous tall, mature oak trees adjacent to Rectory Lane. The majority of the southern side of Rectory Lane, opposite the Site, is similarly bound by tall hedgerows and mature trees, with gaps present to allow access to the properties to the south.
- 4.5 The Site is divided into three fields; a western, central and eastern field. Lines of tall, mature oak trees which run north-south mark the field boundaries. A short line of trees extend in an easterly direction from roughly the mid-point of the line of trees between the central and eastern fields.

Topography

- 4.6 The Site is located on the north facing slope of a local ridge and gently slopes down from approximately 31m Above Ordnance Datum ('AOD') at the mid-point of the southern boundary to 22m AOD in the north east of the Site.
- 4.7 Beyond the Site to the north west, the landform falls away gradually along the route of Lancing Brook before rising more sharply towards Warminghurst Farm. The buildings at Warminghurst Farm occupy a local high point at approximately 56m AOD. A local ridge runs to the south of

the Site from Guyhurst Copse in the west through Ashington village, with the land beyond that gently undulating before rising steeply up to the South Downs. The land to the east and north east is gently undulating and lies on a similar level to the Site.

Visibility

- 4.8 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The most recent assessment was undertaken in March 2026, and deciduous vegetation was out of leaf and the Site at its most visible.
- 4.9 A Zone of Theoretical Visibility ('ZTV') has been prepared and used to identify locations where development within the Site is likely to be most visible from the surrounding area. The extent of the zone of theoretical visibility is shown on the ZTV Maps (**Appendix F**). The ZTV was used to inform the subsequent field work and to identify the key views from the surrounding area.
- 4.10 The ZTV identified that the greatest potential for views of the Site is limited to near and middle distance views from the north and west. It also showed potential for views from the high ground at the edge of the South Downs National Park to the south.
- 4.11 The subsequent field work identified that the Site is well contained in the majority of views from the surrounding area, due to the undulating nature of the surrounding topography and the highly contained nature of the Site, due to established boundary vegetation. Photographs illustrating the views towards the Site are contained in **Appendix C**, and the photograph locations are illustrated on the Location Plan and Aerial Photograph contained in **Appendices A** and **B** respectively. The principal views towards the Site are discussed below.

Table 1 – Visual Baseline

Visual Receptor	Sensitivity	Description of Views
Rectory Lane - opposite Site (photographs 12-14 and 16-18)	Medium	Views of the Site from Rectory Lane are filtered by the dense treed hedgerow which bounds this part of the Site, particularly in winter when the roadside vegetation is out of leaf. In the summer months the screening effect of the roadside vegetation will be greater.
Views from Rectory Lane – east of Site (photograph 19)	Medium	As Rectory Road continues east of the Site, views of the Site are prevented by the density of roadside vegetation to the north of the road, and east of Meiro's Way by housing.
Views from Rectory Lane – west of Site	Medium	As Rectory Lane continues west of the Site, there are views above the roadside hedgerow towards the vegetation at the western Site boundary, although the interior of the Site is screened. Further west Rectory Lane rises in the direction of Warminghurst. From the higher

(photographs 11, 27 and 28)		ground there are partial, middle distance views of the Site through the intervening vegetation (Photographs 28 and 29), with the majority of the views screened by the vegetation along the lane and within the intervening field boundaries. When vegetation is in leaf these views will be screened further.
Views from Public Footpath ASH2490 (Photographs 22 – 25)	High	There are filtered middle distance views of the Site from the eastern section of the footpath as it crosses the farmland to the north. As this footpath continues northwards towards West Wolves Farm, views are heavily filtered and then screened by the intervening tree cover. As it continues west of West Wolves Farm, these views are increasingly filtered by intervening layers of field boundary vegetation. In winter views there are partial, glimpses of the ground plane of the Site in places and some housing on Rectory Lane. However, when vegetation is in leaf, the Site will almost entirely be screened by tree cover.
Views from Public Footpath ASH-2491 (Photograph 20 and 21)	High	In winter views from the footpath which crosses the farmland to the east, the interior of the Site is screened by intervening field boundary vegetation. There are some filtered views of housing on Rectory Lane to the south of the Site. As the footpath continues north east of the Site, there are filtered views of the interior of the Site available in winter.
Views from the graveyard at The Holy Sepulchre Church, Warminghurst (Photograph 26)	High	Public views of the Site from the church yard are largely unavailable. There is some intervisibility from the edge of the churchyard (similar to that from Rectory Lane to the east). In this view the Site is partially visible in amongst the tree cover within the surrounding landscape, and in the foreground of existing housing on Billingshurst Road, with further housing in Ashington visible to the right of the view.
Views from St Mary's Churchyard, Thakeham (Photograph 29)	High	The Site is not visible from the churchyard due to intervening vegetation and the higher ground at Warminghurst.
View from The South Downs Way near Chanctonbury Ring (Photograph 30)	High	There are long distance panoramic views towards Ashington available from the ridge at the edge of the South Downs National Park. Photograph 31 shows the view from The South Downs Way near to Chanctonbury Ring. From here there are extensive views across the low lying Low Weald landscape to the north. Ashington is visible in the middle distance, with vegetation within the Site discernible at the northern edge of the settlement.
Residential Receptors		
Views from dwellings on Rectory Lane opposite the Site (Reciprocal view in Photograph 05, 07, 08 and 09)	Medium	There are views from the frontage of the properties which face the southern edge of the road, although these are often heavily filtered by roadside vegetation on both sides of the carriageway, and views of the Site will be largely from first floor windows.

Views from the property at Rectory Cottage (Reciprocal view in Photograph 04)	High	Views of the Site from the side and rear elevation of Rectory Cottage are heavily filtered by vegetation at the Site boundary.
Views from property at Warminghurst Farm (Reciprocal view in Photograph 01)	Medium	There is likely to be some partial intervisibility between the Site and the farm, with the Site set amongst the tree cover in the surrounding farmland, and seen in the context of existing housing in Ashington.
Views from property at West Wolves Farm (Reciprocal view in Photograph 03)	Medium	There is very limited intervisibility between West Wolves Farm and the Site, through gaps in the intervening, dense vegetation.
Views from park homes at Lukista Grove (Reciprocal view in Photograph 02)	Medium	There are limited, partial views of the eastern part of the Site from some of the caravans in the south of Luckista Grove Caravan Park, through gaps in the intervening vegetation.

Landscape Features

- 4.12 The Site is bordered by tall hedgerows containing numerous trees and tree groups. There are two significant tree lines which cross the central part of the Site containing several mature oak trees, one of which is identified as a veteran tree. The condition and quality of the trees and hedgerows on Site have been assessed in the Tree Survey undertaken by Barton Hyett Associates. A description of the key landscape features is set out in Table 2 below:

Table 2 – Landscape Features Baseline		
Landscape feature	Sensitivity	Description of Feature
Trees	High	There are a high number of mature trees and tree groups located at the Site boundaries and within the two former field boundaries which cross the Site. A total of 27 trees are assessed as Category A and high arboricultural quality in the Tree Survey. The remainder are largely Category B (moderate quality) with a small number of Trees which are Category C. The majority of the trees within the central part of the Site are Category A and form notable landscape features. A single veteran oak tree has been identified within one of these tree lines. Collectively, the tree stock contributes positively to the local landscape character and the to the character of Rectory Lane.

Hedgerows	Medium	The majority of the onsite hedgerows are located at the periphery of the Site. They are typically, mixed native species and are tall, in excess of 5m. The tree survey assesses these as either Category B or C and of moderate to low arboricultural quality. These hedgerow provide a high degree of containment to the Site and contribute to the character of Rectory Lane to the south.
Watercourses	Medium	A tributary of Lancing Brook follows the western edge of the Site, and there are a number of ditches located alongside the northern edge of the Site.
Arable fields	Medium	The Site comprises three arable fields.

Landscape Quality, Value and Susceptibility

- 4.13 The Site carries no statutory or non-statutory designations for landscape character or quality. It comprises three arable fields, bound by dense treed hedgerows. The two lines of mature trees which form the internal field boundaries, are of high landscape quality and value, as are a number of the trees at the Site boundaries. The Site is well contained from the surrounding fields by the densely vegetated boundaries, although there are some views from within the Site of the adjoining built development. Overall, the Site is assessed as being of medium landscape quality.
- 4.14 The Site is of medium landscape quality, and there is no public access to it. Although the mature trees within the field add to its scenic quality, these trees and the body of the Site are well contained in views, and only appreciable from the immediate surrounding houses and road. There are no designated heritage assets on the Site or in the immediate vicinity. Its internal and external field boundaries will be of importance as local ecological corridors. However, they are of no higher ecological value than the boundaries within the surrounding landscape. We are not aware of any associations with the Site which would elevate its value. The Site is assessed as being of medium landscape value. The Site is not considered to be a valued landscape in relation to paragraph 187a of the NPPF.
- 4.15 The Site is located adjacent to existing and planned residential development. It is well contained in views from the surrounding area and the existing landscape features which are of high landscape quality are capable of retention. The retention of the existing landscape structure on the Site will assist in integrating development into the surrounding landscape, in line with guidance set out in the Horsham Landscape Character Assessment (See section 3). The Site is assessed as being of medium landscape susceptibility to residential development.

- 4.16 By combining judgements on landscape value and landscape susceptibility the Site is assessed as being of overall medium landscape sensitivity.
- 4.17 The Site and the surrounding farmland are for the most part fairly typical of LCA J2: Broadford Bridge to Ashington Farmlands. The fields to the north west of the Site are in arable use and bound by dense hedgerows. The landscape character to the west of the Site is more rural, and less affected by the adjoining settlement than the fields to the north east of the Site, which are used as paddocks and pasture. The character of the fields between the Site and the houses at Rectory Close to the east, as well as the fields to the north up to and around West Wolves Farm, are influenced by adjoining settlement, and for the most part, have an urban fringe character, with paddocks, pastures and outbuildings (many of which are dilapidated) occurring here. LCA J2 is assessed in the Horsham District Landscape Character Assessment as being of moderate landscape sensitivity to change owing to its moderate intrinsic landscape qualities and moderate inter-visibility. Similarly, CSA's assessment of the landscape on the fringe of Ashington found that it is of medium landscape quality and sensitivity, although higher to the north west, and lower to the north east.
- 4.18 The neighbouring townscape on Rectory Lane to the south dates from the 20th and 21st century. Rectory Lane has a semi-rural character, being narrow and lined by hedgerow and trees, but also by existing and planned housing. The adjacent townscape is assessed as medium townscape quality, value and sensitivity, although any proposals will need to respond to the existing character of the lane.
- 4.19 The South Downs National Park is located to the south and west of Ashington, with the Park boundary located approximately 2km to the south west of the Site at Washington Common.
- 4.20 The landscape character of the Site and surrounding landscape / townscape is set out in Table 3 below.

Table 3 – Landscape Character Baseline

Landscape / townscape character area	Sensitivity	Existing Conditions
The Site and immediate surroundings	Medium	The Site comprises 3 arable fields bound by mature treed hedgerows. It is subdivided by two former field boundaries containing several notable oak trees, one of veteran status. It and the farmland to the north west are fairly typical of the wider farmland with LCA J2, although the Site is adjacent to existing settlement on Rectory Lane.

Townscape character of immediate surroundings	Medium	The neighbouring townscape comprises housing from the latter part of the 20 th and more recent and planned housing on the southern side of Rectory Lane. The lane itself is bordered by established hedgerows and trees.
Wider Landscape Character: LCA J2: Broadford Bridge to Billingham Farmlands	Medium	The wider landscape on the north west edge of Ashington is fairly typical of LCA J2 comprising flat to gently undulating farmland, with small watercourses. It has a medium scale field pattern, and strong network of treed hedgerows, containing a high percentage of oak standards. The land to the north east and east of the Site is mainly in equestrian use. The field structure is less intact (except to the east) and there are a number of detracting urban fringe elements, including scattered outbuildings and visible development in Ashington.
South Downs National Park (SDNP)	Very high	The undulating downland and prominent scarp slope of the SDNP lie to the south and west of Ashington.

5.0 LANDSCAPE AND VISUAL EFFECTS

5.1 The following section considers the ability of the Site, in landscape terms, to accommodate development, and the potential impacts on the character of the landscape and visual amenity of the area. The findings of this assessment have informed the preparation of an Outline Masterplan (Parameter), which is contained in **Appendix H**. In addition, a Landscape Strategy Plan has been prepared which shows the disposition of open space and new planting across the Site. The Landscape Strategy is indicative

5.2 The key landscape and design principles shown on the Landscape Strategy Plan and described in the Design and Access Statement ('DAS') are summarised below:

- Built form contained to the southern and central parts of the three arable fields and comprises a medium density residential development of up to 125 dwellings.
- New homes will be predominantly 2 to 2 ½ storeys in height, with a small number of 3 storey apartments.
- The new homes to be located within the existing field pattern.
- Retention of the existing boundary ditches, trees and hedgerows wherever possible, and the retention of the mature trees within the Site.
- Vehicular access to the eastern and central part of the development will be located at the south east corner of the Site.
- A second vehicular access will be provided to the western parcel from Rectory Lane, with an active travel link / emergency access between the development parcels.
- An area of public open space will be provided within the north of the Site to provide an appropriate transition between the built-up area to the south and the adjoining countryside to the north. This space would include attenuation basins to manage surface water run-off from the proposed development, as well as opportunities for play and recreation.
- Rain gardens will be included to manage surface run-off from the roads and will be provided within the development parcels.
- The majority of the vegetation at the site frontage with Rectory Lane will be retained and managed to respect the vegetated character of the lane.

- Boundary vegetation will be enhanced with new native tree and shrub planting.
- Potential active travel connections to the wider ASN2 allocation.

5.3 The key landscape and visual effects are summarised in the following sections and tables.

Relationship to Existing Development

5.4 Ashington village has expanded in the 20th Century, from a linear settlement along the north-south alignment of London Road, to its current nucleated form. It is bound to the east and south by the route of the A24, which restricts further expansion of the settlement in these directions. Recent and planned growth has taken place to the west of the settlement. The field immediately south of the Site, which is draft allocated, is the subject of a pending application for 74 new homes. In addition, there is ongoing development on Chanctonbury Nurseries and land west of Ashington School is also allocated for housing in the Neighbourhood Plan.

5.5 Rectory Lane is therefore bound by existing and proposed housing for the length of the boundary opposite the Site. The proposed development would therefore be well related to settlement in the west of Ashington. The new homes would be sited within the existing field pattern, which will provide a high degree of containment in local views. Housing will not extend beyond existing housing on the south side of Rectory Lane; nor will it extend north of the housing on Rectory Close to the east. The proposed homes will be well related to the settlement form of Ashington, while the dense boundary vegetation to the north and west will form a firm boundary to the wider countryside beyond.

Landscape Features

5.6 The majority of the existing hedgerows on the Site boundaries will be retained and enhanced with new native planting. The vehicular access points will impact on two sections of Category B hedgerow at the Site frontage with Rectory Lane. New hedgerow planting will be undertaken to the rear of the proposed visibility splays. A section of hedgerow (Category B) will also be removed within the eastern tree belt to facilitate vehicular access between the development parcels. Elsewhere, pedestrian and vehicular routes will be routed to avoid impacts on mature landscape features.

5.7 The existing trees will all remain, with the exception of a single Category B tree which will be removed as a result of the drainage proposal. The

proposals will include significant areas of new native tree, hedgerow and shrub planting, which will generally add to the vegetation present on-site. The proposals will also include new meadow grassland creation and areas of aquatic and marginal habitat. The direct effects on landscape features are summarised in Table 4.

Table 4 – Effects on Landscape Features				
Landscape features and Sensitivity	Nature of Effect and Mitigation	Magnitude of Change	Year 1 Effect	Year 15 Effect
Trees High sensitivity	A single Category B tree will be removed as a result of the proposed drainage strategy. New tree, woodland and thicket planting will be undertaken within the open spaces and development parcels resulting in a net increase in tree cover and species diversity overall.	Negligible	Negligible Beneficial	Slight Beneficial
Hedgerows Medium sensitivity	There will be a loss of Category B hedgerow at the Site frontage with Rectory Lane and within the central, eastern tree belt. The potential active travel routes linking to the wider allocation could also impact on short sections of Category B and C hedgerow. New hedgerow planting will be undertaken to the rear of the visibility splays and at the edge of development parcels.	Moderate	Moderate Adverse	Slight Adverse
Watercourses Medium sensitivity	There will be no direct effects on watercourses located adjacent to Site boundaries.	Neutral	Neutral	Neutral
Arable fields Medium sensitivity	Three arable fields will be lost and replaced by housing, open space and infrastructure. New meadow grassland creation and environmental enhancements will offset this loss to a degree.	Substantial	Substantial Adverse	Substantial – Moderate Adverse

Public Rights of Way

- 5.8 The Site is not publicly accessible and there will be no direct effects on public rights of way. There may be some indirect visual effects, which are discussed in the section below. New recreational footways will be incorporated within the proposals, to allow public access to the areas of open space and provide recreational benefits.

Effects on Landscape Character

- 5.9 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. The plan at **Appendix H** shows how the Site could be developed while retaining the majority of the mature vegetation on the Site, as well as the ditches on the boundaries. It also shows how new planting could be incorporated to strengthen the boundary hedgerows where gaps occur. The character of the fields will inevitably change from arable farmland to a residential development. However, the proposals will respond sensitively to the character of Rectory Lane.
- 5.10 The Site is well contained by virtue of the dense boundary vegetation, and development at the Site will not be visually intrusive in views from the surrounding landscape or townscape. Similarly, the well contained nature of the Site, the dense vegetation along the development edges, and fact that there are very limited opportunities for longer distance views of the new homes mean that the proposed development will not materially alter the character of the wider landscape.
- 5.11 The Site could be developed for approximately 125 dwellings, as shown on the Outline Masterplan, without resulting in significant effects on the Site's landscape features, or the adjoining landscape and townscape character, and development here will form a considered extension to the settlement of Ashington. The Landscape Strategy shows how new habitat can be created on the Site, providing an increase in biodiversity. It also shows how the recreational value of the Site can be enhanced, through the incorporation of recreational footways and a children's play area.
- 5.12 The effects on the landscape character of the Site and the surrounding landscape / townscape are set out in Table 5 below:

Table 5 – Effects on Landscape Character				
Landscape / townscape character area and Sensitivity	Nature of Effect and Mitigation	Magnitude of Change	Year 1 Effect	Year 15 Effect
The Site and immediate surroundings Medium Sensitivity	The arable fields will change to an area of residential development and associated open space and infrastructure. The new homes will be sited within the existing field structure, and the majority of mature trees and hedgerow which contribute to local landscape character will remain. An area of	<u>Site:</u> Substantial	<u>Site:</u> Moderate - substantial adverse	<u>Site:</u> Moderate adverse (as new planting matures)

	open space will be located at the northern and western edge of the Site. Landscape enhancements will include new tree and woodland planting, woodland edge creation, meadow grassland and aquatic and marginal habitat. There will be a substantial change in the landscape character of the Site but due to the visual containment of the Site landscape effects on the wider farmland to the north and west will be modest due to the physical containment of the Site in views.	<u>Immediate surroundings:</u> Moderate - Slight	<u>Immediate surroundings:</u> Moderate - slight adverse	<u>Immediate surroundings:</u> Slight adverse
Townscape character of immediate surroundings Medium Sensitivity	The proposed development is well related to existing and planned housing which extends alongside Rectory Lane, opposite the southern Site boundary. The proposals will set housing back from the Site frontage and will retain the majority of the existing vegetation on Rectory Lane which contributes to its treed character. The proposals will introduce two new vehicular access points on to the lane, but this is consistent with other existing accesses to the south at Penn Gardens and Blakiston Close. The proposals will introduce housing to the north of the lane, but this would be compatible with the established pattern of built development at the western edge of Ashington. There will be filtered views of the new development from a section of the lane, but the vegetated edge to the Site will largely remain. The new homes will be compatible in scale to existing housing at the edge of the village and will not appear incongruous in this location.	Moderate	Moderate Adverse	Moderate – Slight Adverse
Wider Landscape Character: LCA J2: Broadford Bridge to Billingham Farmlands	The proposals will result in the loss of three fields within the LCA which are located at the edge of settlement in Ashington. The LCA description provides guidelines for land management in the LCA, and states <i>'Development should be well integrated into the surrounding landscape by setting it within the existing pattern of small native</i>	Slight	Slight Adverse	Slight – Negligible Adverse

Medium Sensitivity	woodlands, hedgerows and shaws.' This is consistent with the approach adopted at the Site, which sites the new housing within the established field pattern. The proposals retain the key landscape features and supplement these with new tree planting and landscape and biodiversity enhancements. The new homes would be well related to settlement in Ashington and effects on the character of the wider landscape will be limited.			
South Downs National Park Very High Sensitivity	There will be no effect on the National Park's character or its setting as a result of the proposed development. The dense boundary vegetation, combined with the fact that the Site is well related to the existing settlement, and the undulating topography, mean that development at the Site will be well contained in views from the South Downs.	Neutral	Neutral	Neutral

Visual Effects

- 5.13 As noted in the previous section, there are relatively few opportunities to view the Site from the surrounding area as a result of dense boundary vegetation, the characteristic dense field boundaries of the surrounding area, and the prevailing slightly undulating topography. The key visual effects of development at the Site are set out in Table 6 below.

Table 6 - Visual Effects

Visual Receptor and Sensitivity	Nature of Effect and Mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
Rectory Lane -opposite Site Medium Sensitivity	The upper parts of the new homes will be visible in filtered views through the southern boundary vegetation, when viewed from Rectory Lane adjacent to the Site. Where vegetation is removed to allow for access to the development, there will be more open views of the new homes and framed views along the new access road. The new homes will be set back from the edge of the Site and for the most part will be orientated to address this boundary. Existing vegetation will be reinforced with additional native tree and shrub planting and the existing hedgerow will be managed to encourage dense growth. Where hedgerow is lost at the Site frontage this will be replaced to the rear of the proposed visibility splays. The new homes will be visible along this stretch of Rectory Lane. However, the vegetated character of the lane will largely remain. The new homes will not be a dominant element in views and will be seen in the context of existing and planned housing on the southern edge of the lane.	Moderate	Moderate Adverse	Moderate – Slight Adverse
Views from Rectory Lane – east of Site Medium Sensitivity	As Rectory Lane continues east the new homes will be screened by roadside vegetation and housing, and by the curvature of the lane.	Negligible	Negligible Adverse / Neutral	Neutral
Views from Rectory Lane – west of Site Medium Sensitivity	The upper parts of the new homes will be visible over the intervening boundary hedgerow, in heavily filtered near distance views from Rectory Lane to the west. As the viewer moves further west along Rectory Lane, the land rises, and more of the development will be visible, albeit in heavily filtered views due to the intervening field boundaries and hedgerows along the lane.	Slight	Slight Adverse	Slight Adverse (Decreasing as new landscaping matures)

	When vegetation is in leaf much of the development will be screened. Additional planting at the western edge of the Site will also add to the screening of development as it matures.			
Views from Public Footpath ASH-2490 High Sensitivity	There will be heavily filtered views of the new homes from sections of the public footpath as it crosses the farmland to the north of the Site, through intervening field boundary vegetation and breaks in the vegetation at the northern edge of the Site. When vegetation is in leaf views will be screened by the density of intervening vegetation. Additional planting will be undertaken at the northern edge of the Site to add to the screening of the existing vegetation in winter views.	Slight	Moderate - Slight Adverse	Slight Adverse
Views from Public Footpath ASH-2491 High Sensitivity	There will be filtered views of the upper storeys and roof lines of new homes in the east of the Site from the southern section of the footpath. As it continues north east of the Site, there will be filtered views of housing in the north of the Site. These views will largely be in winter when vegetation is out of leaf, and the new homes will be screened when vegetation is in full leaf.	Slight	Moderate - Slight Adverse	Slight Adverse
Views from the graveyard at The Holy Sepulchre Church, Warminghurst High Sensitivity	Views of the new development from Warminghurst Church and the churchyard will generally be unavailable due to intervening vegetation. In views from the edge of the churchyard, some rooftops will be visible amongst the tree cover on the Site and within the local landscape. The new housing will be seen in the middle distance adjacent to the existing settlement, beyond the farmland which occupies the falling ground to the east of the church. Views will be partially screened by vegetation on intervening field boundaries and will be closely associated with existing housing on Billingshurst Road. New woodland and tree planting within the north western part of the Site will add to the local tree cover and will increasingly screen the development as it matures.	Neutral (majority of church yard) Slight (edge of church yard)	Neutral Moderate - Slight Adverse	Neutral Slight Adverse

Views from St Mary's Churchyard, Thakeham High Sensitivity	The new homes will not be visible due to intervening topography.	Neutral	Neutral	Neutral
View from The South Downs Way near Chanctonbury Ring High Sensitivity	In long distance, panoramic views from the higher ground at the edge of the South Downs, the Site is partially discernible alongside the north western built up edge of Ashington. There will be partial views of rooflines on the Site, which will largely be screened by tree cover within and adjacent to the Site. The proposals will result in a very small incremental increase in the roofscape at the northern edge of Ashington, seen within the context of existing housing within the remainder of the settlement. Given the distance and the wide ranging nature of these views, development at the Site will have little impact on the character or quality of these views.	Negligible	Negligible Adverse	Neutral (once materials have weathered)
Residential Receptors				
Views from dwellings on Rectory Lane opposite the Site Medium Sensitivity	There will be filtered views of the upper parts of new housing to varying extents, from the first floor of existing homes on the south side of Rectory Lane. These will be seen above vegetation which lines both sides of the majority of the lane opposite the Site. Several of the existing houses on Blakiston Close which back onto Rectory Lane, will have views of the upper parts of the new homes from first floor rear windows, over the intervening hedgerows, but these will, for the most part, be heavily filtered by the mature trees on the southern Site boundary.	Moderate	Moderate Adverse	Moderate – Slight Adverse
Views from the property at Rectory Cottage High Sensitivity	The rooftops of the easternmost homes will be visible from Rectory Cottage to the east, over the intervening hedgerow.	Moderate	Moderate – Slight Adverse	Moderate – Slight Adverse

Views from property at Warminghurst Farm Medium Sensitivity	The rooftops of housing in the Site will be visible amongst the tree cover within the Site, from the rear of the property, seen in the context of housing at the edge of Ashington and beyond intervening farmland.	Slight	Slight Adverse	Slight Adverse
Views from property at West Wolves Farm Medium Sensitivity	There will be some limited, partial and filtered views of housing in the east of the Site. This will largely be in winter months when vegetation is out of leaf. As new planting at the Site boundary matures, visibility will reduce further.	Slight	Slight Adverse	Slight – Negligible Adverse
Views from park homes at Lukista Grove Medium Sensitivity	There will be limited, filtered views of some houses in the east of the Site from Lukista Grove and a small number of park homes at the edge of the park. As new landscaping matures, visibility will reduce further.	Slight	Slight Adverse	Slight – Negligible Adverse
Seasonal Variation				
The above assessment is based upon an appraisal of winter views. When vegetation is in leaf views from Rectory Lane will be increasingly filtered. Views from public footpaths Ash 2490 and 2491 and properties at West Wolves Farm and Lukista grove will be largely screened.				

Cumulative Effects

- 5.14 There are a number of consented and allocated sites located to the south of Rectory Lane. Strategic Policy HA5: Ashington Housing Allocation identifies ASN1: Land east of Mousdell Close as a housing allocation for at least 75 new homes. This has now received resolution to grant for 74 new homes by Horsham Planning Committee on the 17th March 2026. Development in this location will infill an existing gap in the frontage to the south of Rectory Lane, increasing built form on the south side of the lane. In tandem with development at the Site, there will be a cumulative increase in visible housing along this section of Rectory Lane. This will be experienced within the context of existing housing at the edge of the village.
- 5.15 The Site forms part of a potential wider allocation which includes land to the north east and east of the Site. In the event that development comes forward in the wider allocation, there will be a cumulative loss of farmland on the north west edge of Ashington. There will also be a cumulative increase in built development visible from Rectory Lane. There will be some cumulative impacts on a number of other viewpoints including Ash-2490 and Ash-2491.

Lighting

- 5.16 The Site is currently in arable use and is unlit. The neighbouring farmland to the north, east and west is similarly unlit. The residential area to the immediate south of the Site has street lighting and background lighting from properties.
- 5.17 The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal nighttime effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area. At the detailed design stage an appropriate lighting scheme will be prepared in accordance with best practice guidelines. It will be designed to minimise light spill from the proposed development.

Construction Phase

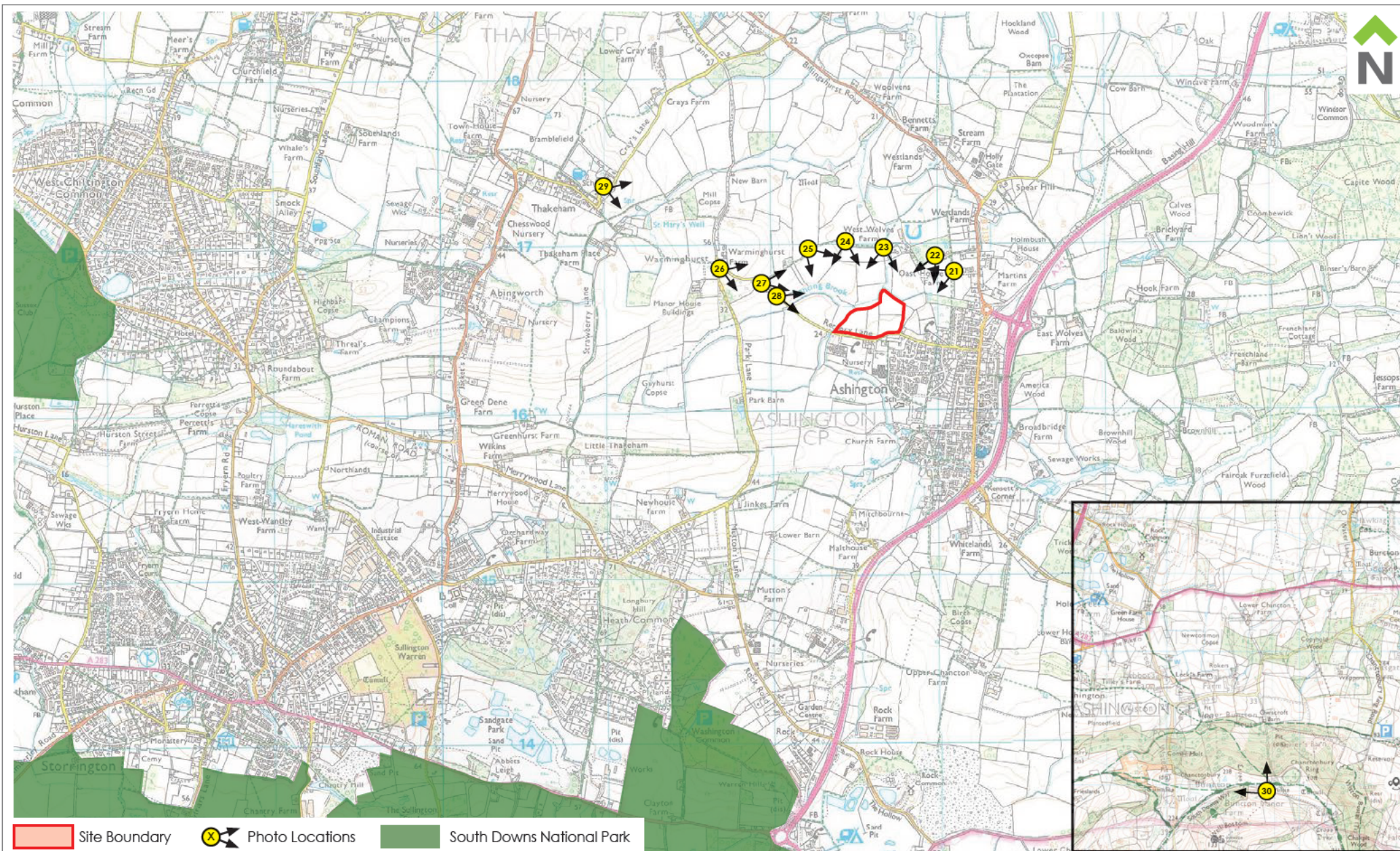
- 5.18 There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.

6.0 CONCLUSION

- 6.1 The Site comprises three arable fields on the north western edge of Ashington. The Site boundaries comprise dense treed hedgerows, and rows of mature trees occur within the Site, forming the internal field boundaries.
- 6.2 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. The two lines of mature trees which form the internal field boundaries, are of high landscape quality and value, as are a number of the trees at the Site boundaries. The Site is well contained from the surrounding fields by the densely vegetated boundaries, although there are some views from within the Site of the adjoining built development. The Site is assessed as being of medium landscape quality, value and sensitivity.
- 6.3 The Site is well screened from views by the dense boundary vegetation, as well as the surrounding field boundaries which are dense and well treed. The gently undulating topography of the area, as well as the intervening built development, restrict the majority of middle and long distance views.
- 6.4 The Outline Masterplan at **Appendix H** shows how the Site could be developed while retaining the majority of the mature vegetation on the Site, as well as the ditches on the boundaries. It also shows how new planting could be incorporated to strengthen the boundary hedgerows where gaps occur. The character of the fields will inevitably change from arable farmland to a residential development. However, the proposals will respond sensitively to the character of Rectory Lane and landscape effects on the character of the wider farmland will be limited due to the Site's physical containment.
- 6.5 The Site could be developed for up to 125 dwellings, as shown on the Outline Masterplan, without resulting in significant effects on the Site's landscape features, or the adjoining landscape and townscape character, and development here will form a small extension to the settlement of Ashington. The Landscape Strategy shows how new habitat can be created on the Site, providing an increase in biodiversity. It also shows how the recreational value of the Site can be enhanced, through the incorporation of recreational footways and a children's play area.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



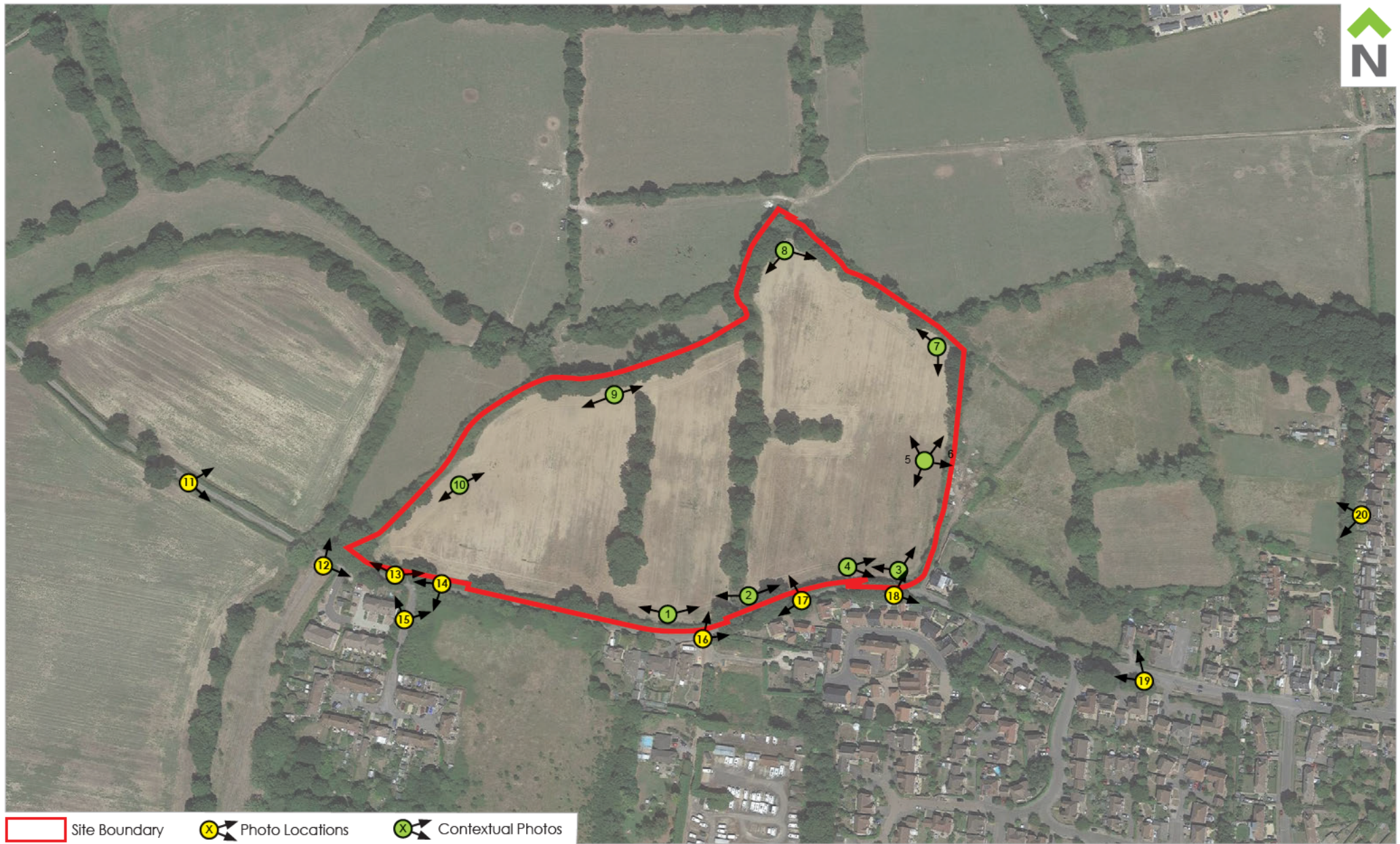
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Rectory Lane, Ashington
Drawing Title Site Location Plan_Winter
Client Taylow Wimpey Strategic Land

Date April 2026
Drawing No. CSA/4705/135
Scale @ A4 NTS
Rev -
Drawn SV
Checked CA

Appendix B

Aerial Photograph
(Showing near distance photo locations)



 Site Boundary  Photo Locations  Contextual Photos



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Rectory Lane, Ashington
Drawing Title	Aerial Photograph
Client	Taylor Wimpey Strategic Land

Date	July 2026	Drawing No.	CSA/4705/136
Scale @ A4	NTS	Rev	A
Drawn	TV	Checked	CA

Appendix C

Photosheets



Photograph 1 View from south part of the Site looking north.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 2 View from south part of the Site looking north east.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 3 View from south eastern corner of the Site looking north west.

CSA

environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

📞

01462 743647

✉

ashwell@csaenvironmental.co.uk

🌐

csaenvironmental.co.uk

Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -

Rectory Cottage



Photograph 4

View from within the south eastern part of the Site boundary looking east towards Rectory Cottage.

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 5 View from eastern boundary of the Site looking south west.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 6 View from the eastern boundary of the Site looking north east.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 7 View from the north east boundary of the Site looking south west.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 8 View from the north boundary of the Site looking south.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



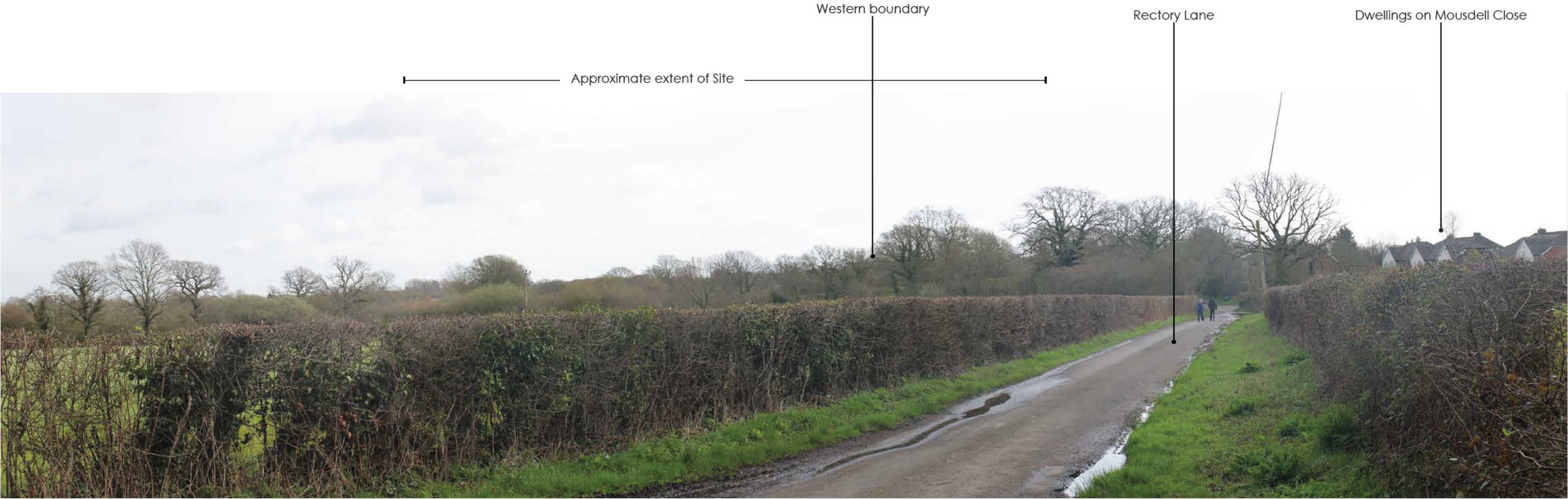
Photograph 9 View from north western boundary of the Site looking south.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 10 View from the western boundary of the Site looking south east.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 11 View from Rectory Lane looking north east towards the site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 09:35
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -

← Approximate extent of Site →

Southern boundary



Photograph 12

View from Rectory Lane looking east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 09:41
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: E

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 13 View from Rectory Lane and Mousdell Close looking east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 09:46
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: E

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 14 View from Rectory Lane looking south west.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 09:50
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 15 View from Penn Gardens looking north towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 09:54
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: N

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 16 View from Rectory Lane looking east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 10:02
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: E

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 17 View from Rectory Lane looking west towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 10:16
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: W

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 18 View from Rectory Lane looking north east.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 10:20
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -

← Approximate extent of Site →

Rectory Lane



Photograph 19

View from Rectory Lane looking west towards the Site.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
16.03.2026, 10:29
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: W

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -

Approximate extent of Site

Dwellings on Sparrows Lane



Summer Photograph 20 View from Public footpath ASH-2491 looking west towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 10:39
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: W

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 21 View from Public footpath ASH-2491 looking south towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 10:50
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 22 View from public footpath ASH-2490 looking south towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 10:58
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 23 View from public footpath ASH-2490 looking south towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 11:20
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -

← Approximate extent of Site →



Photograph 24
View from public footpath ASH-2490 looking south towards the Site.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
16.03.2026, 11:32 Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: S

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -

← Approximate extent of Site →

Dwelling along Mousdell Close



Photograph 25 View from Public footpath ASH-2490 facing south west towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 10:46
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -

Approximate extent of Site



Photograph 26 View from church yard at The Holy Sepulchre Church, Warminghurst, looking south east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 11:30
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 27 View from Rectory Lane looking east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 11:45
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: E

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -

Approximate extent of Site

Site



Photograph 28 View from Rectory Lane looking east towards the Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
16.03.2026, 11:53
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: E

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 📞 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets_Winter	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -



Photograph 29
View from St Mary's Church looking east towards the Site

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
16.03.2026, 12:15 Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: E

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -

Approximate extent of Site



Photograph 30
View adjacent to junction of Bridleway 2705 and Restricted Byway 2087 The South Downs Way, west of Chanctonbury Ring.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
15.10.2026 12.57
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: N

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Rectory Lane, Ashington	Drawing No. CSA/4705/137		
Drawing Title	Photosheets	Date April 2026		
Client	Taylor Wimpey Strategic Land	Drawn SV	Checked CA	Rev -