LANDSCAPE and VISUAL IMPACT ASSESSMENT

Fernhurst Neighbourhood Plan comprising of three main sites within Fernhurst Parish:
- Syngenta, Midhurst Road
- Hurstfold Industrial Estate, Surrey Hatch Lane
- Bridgelands, Verdley Place

Three Strategic Housing Land Availability Assessment (SHLAA) sites within Fernhurst village:
- Land to the rear of The Marches, FH0825
- The Glebe, FH0826
- Hawksfold Lane East, FH0827 and FH0828

Carried out on behalf of Fernhurst Neighbourhood Plan Steering Group

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View from Scouting Lane End looking south

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1 INTRODUCTION

1.1 The Sites. The developing Fernhurst Neighbourhood Plan (FNP) has identified three potential major site development allocations within the parish for possible residential development. In order to submit the FNP to the South Downs National Park Authority for the Regulation 15 Publicity Stage consultation and subsequent examination, the Fernhurst Neighbourhood Plan Steering Group (FNPC) requires a Landscape and Visual Impact Assessment (LVIA) of these site allocations to be prepared. In addition, the FNPC has requested that the LVIA be extended to provide a comparative assessment of three sites within the village bounds which are currently identified within the Chichester Strategic Housing Land Availability Assessment (SHLAA) for potential development.
The three major sites are located to the south of the West Sussex village of Fernhurst. The village sits within a wide river valley surrounded by five steeply sloped hills. From the village centre lies:

- Telegraph Hill lies approx. 3 ½ km to the south west at 206m AOD
- Marley Heights lies approx. 1 ½ km north/north west at 210m AOD
- Bexley Hill lies approx. 3 ½ km south east at 180m AOD
- Fridays Hill lies approx. 1 km north of the village at 206m AOD
- Blackdown, the highest hill in West Sussex, lying approx. 2 ½ km north east at 280m AOD.

The River Lod rises on Marley Heights at 140m AOD to the north east of the site and flows west to Linchmere, turning east and passing just south of Fernhurst, on to Lickfold and Lurgashall. The river then heads south towards Lodsworth, passing the village on its eastern side to join the River Rother just south of the A272. Fernhurst and the surrounding landscape is within the South Downs National Park, formerly the South Downs Area of Outstanding Natural Beauty.

1.2 The Three Main Sites Background.

Syngenta, Midhurst Road, Fernhurst

ICI bought the Verdley Estate just after WW2 as their Plant Protection Ltd. headquarters, research and demonstration facility. With the subsequent purchase of the old army camp in the 1980’s, ICI progressively sold off land and buildings from the Verdley Estate, including Hurstfold and Bridgelands sites. The old army camp site now referred to as the Syngenta or Highfield site has a number of old army relic buildings but the main buildings are a major 3 storeyed modern office block which housed the bulk of the 800 odd employees on site.
This large office block has been abandoned for the last 10 years. A further more attractive building is located by the entrance which housed Reception, conference facilities, Directorate suites of offices and a large canteen. This latter building is known as the Pagoda and is currently occupied by a luxury leather goods company Aspinalls of London. The extant proposal for this site is for a mixed use development comprising up to 150 residential units, potentially a care home, some B1/B2/B8 employment floorspace (in addition to the existing employment units on part of the site) and a tourist information centre.

Hurstfold Industrial Estate, Surrey Hatch Lane, Fernhurst

This site is approximately 5 Ha (12.3 acres) and accommodates a range of small light industrial users. The site sits to the north east of the River Lod as it flows past the Syngenta site. Previously the ICI Plant Protection Ltd (PPL) site housed extensive greenhouses and packing facilities. It is close to the river and surrounded by grazing fields. The current extant permission for the site is for just under 4000m² of business, industrial, storage and distribution floor space. An alternative development for the site has been proposed which would see a development of ten large dwellings with appropriate landscaping (approx. 1 acre each).
Bridgelands, Verdley Place, Fernhurst

This site is 4.2 Ha (10.3 acres) and was formerly owned and occupied by ICI to support its activities at the Syngenta site. The site consists of scrub woodland and meadow and is considered as a brownfield site. It currently has a number of derelict warehouse-type units on the site. This site is immediately adjacent to Verdley Place and is on a south facing slope. The site could accommodate up to ten dwellings with appropriate landscaping.
Land to the rear of The Marches FH0825 (A)
Consisting of an area of grassland and woodland, on the southern edge of the village within a steep sided valley, the area can be accessed from Midhurst Road. The majority of the site is south east facing bounded to the west and north by the rear gardens of the properties on Midhurst Road and Glebe Road. The south east side of the site is bounded by woodland and a lake. The southern extent of the site consists of a mature hedge with individual large oak trees providing a boundary to a small field adjacent to No 8 Thrush Cottage, Midhurst Road; a cottage backing onto the site.
The Glebe FH0826 (B)

An isolated area of grassland paddock within the centre of the village bounded to the west by Midhurst Road. The area is bisected by a driveway leading to The Old Rectory which forms the eastern boundary of the site. The area south of the drive forms part of a larger Fernhurst Conservation Area which is focused on the 12th century church. This mostly covers the land around the western end of Church Road and includes land around Old Glebe and the Village Green. The sites boundaries are clearly defined by mature hedges and large veteran oak trees to the south and west with more manicured and managed garden hedges defining the eastern boundary.
Hawksfold Lane East FH0827 and FH0828 (C1 & C2)

For simplification within this assessment the two adjacent allocation sites are conjoined to form two unequal parts. The western most area, FH0827 (C1), having its western boundary defined by Footpath No 1263, runs north south along Hawksfold Lane East and the access road to Hawksfold Farm. This site is well frequented by dog walkers and horse riders and consists of semi-improved pasture, bounded by mature native species hedges and frequent larger trees. The western area forms a projection of green space and countryside into the southern edge of the village form. It is bounded by properties to the north, northeast and east with open fields and paddocks to the south and south west, framing the views out of the village towards the hills beyond.

The smaller of the two areas to the east, area FH0828 (C2) consists of the main Lower Nappers Farm house and associated storage barns and farm yard. These buildings and associated hard standings contribute to this area being classified as brownfield in planning terms. The site is bounded by ancient semi-natural woodland to the west, open pasture fields to the south and residential properties to the east and north. The site is currently accessed through The Leys and Palings Way although a potential development link to the western area through the woodland belt is also possible.
1.3 The Brief. Following instruction from the Fernhurst Neighbourhood Plan Steering Group, Furse Landscape Architects Ltd were asked to review areas of potential development identified within the Parish in the light of the Neighbourhood Plan being developed.

This report will be divided into four main sections following the standard approach:

(i) a baseline study of the existing environment to determine the character and quality of the local landscape and to identify the sensitive receptors
(ii) a brief description of the proposed areas of development
(iii) recognition of the potential sources of landscape and visual impact and an assessment of their significance
(iv) identification of potential mitigation measures to reduce the possible impacts and effects through avoidance, reduction, remediation or compensation.

Upon receiving drawings and documentation for the project, an initial site visit was undertaken on 19th March 2014 together with Iain Brown of the Fernhurst Neighbourhood Plan Steering Group. All the sites were visited with Mr. Brown providing guidance and information. An unaccompanied follow up site visit was carried out on 26th March 2014 to further assess the visibility of the sites and gather further data.

1.4 Landscape Consultants. This assessment has been undertaken by Furse Landscape Architects Ltd, a Landscape Institute registered consultancy with offices in West Sussex and Hampshire providing landscape and arboricultural services across the south of the UK. The practice covers landscape design, management and arboricultural assessment. The Principals of the practice have been involved with built development in the countryside for over 30 years. Trevor Furse has prepared this assessment, a professional with extensive knowledge of landscape and visual impact measurement techniques.
**METHODOLOGY AND APPROACH**


1.6 **Process of Assessment.** The organisation of the study has followed the recommended approach in the guidance documents above and has been divided into five main sections:

(i) a baseline study of the existing environment to determine the character and quality of the local landscape and to identify the sensitive receptors;

(ii) a brief description of the potential development areas;

(iii) recognition of the potential sources of landscape and visual impact and an assessment of their significance;

(iv) identification of potential mitigation measures to reduce the acknowledged impacts and effects through avoidance, reduction, remediation or compensation;

The landscape survey presents the baseline position in Section 2. A description of the potential landscape and visual impacts are contained in Section 3, whilst potential mitigation measures are set out in Section 4.

1.7 **Desk Study.** The baseline study commenced with a desk study of available source material covering the existing landscape including:

- Ordnance Survey maps
- overhead aerial photographs
- statutory prescriptions and designations for landscape and wildlife
- definitive Public Rights of Way maps
- the development plan landscape context
1.8 **Site Survey.** The main site survey took place on 19\textsuperscript{th} March 2014 with a follow up visit on 26\textsuperscript{th} March 2014, broadly divided into three distinct aspects:

- On-site record of significant landscape features
- On-site analysis of the views out from the site in all directions
- Off-site survey from the Public Rights of Way and local roads

Detailed field investigations included the:

(i) main spatial components of the wider landscape - landform, vegetation, farming patterns and field boundaries, built development and roads; together with the nature of skylines or intermediate skylines

(ii) slope morphology and topographical detail of the local area

(iii) identification of important viewpoints in the surrounding area and the preparation of a photographic record of the current situation

(iv) nature, extent and quality of views into the site

1.9 **Determining Visibility.** The survey phase adopted mainly physical techniques to determine the extent and nature of visibility. Visual impact decreases with distance from the site, as a result not just of the greater detachment, but also the influence of climatic factors on visibility at various times through the year.

Due to the topography surrounding the village, the steep hills to the north and south and the many woodland screens, a distance of 3 kilometres has been used as the limit for the main visual assessment of the views. An initial study was made of the ‘back’ views out into the landscape from various points within the sites. This allowed the identification of the Zone of Theoretical Visibility (ZTV) or ‘visual envelope’ for the various sites. The extent of visibility was then refined by a visual appraisal from the surrounding areas. A number of photographs were taken during the site visit, set out as viewpoint photographs at the end of Appendix A and referred to later in this report.
2. LANDSCAPE SURVEY

PHYSICAL AND BIOLOGICAL LANDSCAPE

2.1 Landform and Drainage. The sites lie at the junction of the Low Weald and the Greensand Hills in an area just south of the Surrey Hills Area of Outstanding Natural Beauty within the northern part of the South Downs National Park.

The three main sites and the land behind The Marches FH0825 lie in the (N1) Low Weald Character Area limited to the valley bottom bounded to the north and south by (O) Greensand Hills Character Area including the highest hill in West Sussex, Black Down Hill at 280m AOD. (see Fig 1) Both Character Areas are defined within the National Park’s Integrated Landscape Character Assessment (2011 Update) and describe the landform and land cover as:

The Low Weald is underlain by dense Wealden clays interspersed with more resistant bands of limestone and sandstone. This geology forms gentle ridges and high points and is responsible for the gently rolling and undulating landform. Erosional processes have exposed this area as a low lying area or ‘basin’ which lies at the foot of the Greensand escarpment. Streams have carved narrow valleys into the Wealden clay. Although these water courses are often indiscernible in the wider landscape, hidden by tree cover, they are important to its structure and provide ecological interest. Ponds, formed historically by damming of the stream network, and often associated with the former Wealden iron industry, are a feature throughout the character area.

The underlying clay gives rise to clayey or loamy over clay soils which are better drained than much of the Low Weald and this is reflected by the presence of arable farmland as well as pasture, paddock and some ungrazed grassland. Fields are of varying size with irregular boundaries defined by dense, mainly intact hedgerows and sinuous woodland edges. Sandstone outcrops are indicated by the presence of acidic vegetation including bracken.

Woodland features prominently throughout the character area, interspersed with the farmland to form an intricate mosaic. Hedgerow trees (predominantly oak) add to the wooded character. Linear shaws (remnant strips of cleared woodland) are feature of this landscape, retained along the narrow steep valley sides. These add to the sense of enclosure and also provide an important wildlife corridor linking larger blocks of woodland.

The Glebe FH0826 and Hawksfold Lane East FH0827 and FH0828 lie within the Greensand Hills Character Area which are part of the Surrey Hills.

The Wooded Greensand Hills are created by the sandstones of the Hythe formation which form part of the Lower Greensand group. The rocks are a greenish grey sandstone with beds of chert which is resistant to erosion. The Hythe Beds are particularly thick along their northern and western limits where they give rise to a prominent ridge of hills with steep escarpments that enclose the Wealden Basin. A series of streams have eroded deep ravine-like valleys into the sandstone creating an undulating landform.
The hills are unified by their dense tree cover in the form of conifer plantations, mixed woodland, oak-birch-chestnut broadleaved woodland, beech hangers and chestnut-hazel coppice. Irregular patterns of fields of pasture are found in woodland clearings where the acidic grassland is often used for horse grazing. Marshy grassland and ponds are also features of these clearings. The sandstone geology gives rise to well drained coarse loamy and sandy soils that are locally stony and support heathland.

Steep, winding lanes accessing the hills have been eroded over many years to deep sunken lanes where tree roots as well as the underlying sandstones are exposed.

The gently sloping valley bottom runs from the north west to south east and ranges from 75m AOD to 40m AOD.

2.2 **Biodiversity.** In general this landscape comprises of a generously wooded agricultural landscape and includes several extensive and ecologically important woodland sites, some of which are recognised internationally for their lichen, invertebrate and breeding bird communities. Many ancient woodland sites occur through the landscape, several of which have been designated as SNCC sites reflecting their ecological importance in the county context. Large areas of more recent mixed plantation provide additional habitat diversity.

Fields of arable land and improved grassland are generally small and are typically bordered by well-developed hedgerows, narrow woodland belts and/or woodland edges. Mature oak trees occur both as hedgerow trees and as individual features within fields; ponds and streams provide additional ecological diversity. Occasional areas of marshy grassland and meadow also occur, providing habitat for a range of declining plant species.

Several areas near the sites covered by this assessment are designated by Natural England as areas of woodland. These are located in four areas:

- East of Syngenta site Ash Reeds Copse is identified as Ancient Semi-natural Woodland with the adjacent Dawes Highfield Copse designated as Replanted Ancient Woodland.

- Areas located to the north of the western area of Hawksfold Lane East with a second area forming the boundary between eastern and western portions of this allocated site. Both areas are categorised as Ancient Semi-natural Woodland.

- Woodland to the eastern boundary of the land to the rear of The Marches FH0825 is designated as Ancient Semi-natural Woodland and where plantation planting has taken place Ancient Replanted Woodland designation is noted.
2.3 Land Use and Built Development. The three main sites are brownfield sites and contain business and industrial buildings both in use and abandoned. The three SHLAA sites are greenfield sites with the exception of the lower section of Hawksfold Lane East FH0828 (C2) which consist of the existing farm house and associated complex of farm yard buildings.

The sites are located in and around Fernhurst village which is served by the A286 running from Haslemere 3 miles to the north, southward over a Greensand Hill called Fridays Hill. The road then runs down onto the valley bottom through Fernhurst and on to Henley 3 miles south, on the side of a high ridge which runs along another Greensand Hill - Bexley Hill. The village is centred on the crossroads of Haslemere Road/Midhurst Road (A286) running north/south, Church Road to the east and Vann Road to the west. The majority of the village is to the west of the A286 on either side of Vann Road. The village began to expand on the west side of the crossroads with the coming of the railway to Haslemere and again in the 1960s. This resulted in the development to the west of the A286 being laid out in a tight mosaic pattern whereas the built development on the east side of the village is older and is open and more spacious in layout; derived from the Historic Estate and medieval village layout with it focus around the 12th century church.

A significant proportion of the land surrounding Fernhurst still belongs to various large estates and is predominantly laid down to pasture for equestrian uses and some agricultural stock.

All the sites within this study are within the South Downs National Park formerly the South Downs Area of Outstanding Natural Beauty.

2.4 Public Rights of Way. The public footpath network in the area is extensive and the Serpent Trail, a cross country long distance footpath, runs east/west 2 miles south of Fernhurst along the top of the Greensand Ridge to the south.

The Main Sites:
Syngenta, Midhurst Road, Fernhurst. (see Fig 3)
Restricted Byway No 3330 runs along the south east boundary of the site. Originating at the vehicle track north of Courts Farm, this restricted byway follows a track along the south east side of the site and then continues southward down the track towards Guildford Copse.
Footpath No 1094 begins to the east of the site at the junction of the Restricted Byway No 3330 and the vehicle drive from Courts Farm to the site. It runs southwards along the Restricted Byway towards Guildford Copse.

Footpath No 1095 begins at the junction of Midhurst Road and the northern boundary of the site. The footpath runs along the northern boundary of the site between the inner timber fencing and the outer post and barbed wire fence. At the upper northwest corner of the site the footpath crosses the fence line and heads north east across the pasture beyond. It heads towards the meandering river and then, when it meets the river, turns south east towards Courts Farm.

Hurstfold Industrial Estate, Surrey Hatch Lane, Fernhurst (see Fig 4)

Footpath 1092 runs east from in front of Verdley Place House towards Hurstfold passing the Bridgelands Farm and meets up with the Surrey Hatch Lane to Hurstfold Farm. It then proceeds south down the Lane some 100m and turning east into Hurstfold Industrial Estate and through the remnants of the glass house and packaging complex. On leaving the site through its eastern boundary, turns northeast across the adjoining field, laid down to pasture, towards Upperfold House.
Bridgelands, Verdley Place, Fernhurst (see Fig 4)

Footpath No1092 runs from the drive just south of Verdley Place House along a part of the drive of the main house into the drive of Bridgelands Farm.

Three SHLAA sites:

Land to the rear of The Marches FH0825. (see Fig 2)

An unnamed private track runs along the southern boundary of the site and Midhurst Road runs along the western side of the site.
The Glebe FH0826 (see Fig 2)
Midhurst Road passes on the western boundary and Church Road on the southern boundary. There is an unnamed track/drive bisecting the site from Midhurst Road eastwards to The Old Rectory.

Hawksfold Lane East FH0827 and FH0828 (see Fig 2)
Footpath No 1263 starts at the junction of Vann Road and Hawksfold Lane East and runs along Hawksfold Lane East in a westerly direction to Hawksfold Farm and on to Lower Hawksfold.
Visibility of the Sites

**Syngenta, Midhurst Road, Fernhurst. At AOD 60m.**

There are specific limited long distance views of the Syngenta site from Copyhold Lane (a lane running east in a north east direction off Haslemere Road just north of Fernhurst) and Fernden Lane which runs around Black Down Hill below the Temple of The Winds viewpoint. At Scouting Lane End there is a lookout point where three footpaths join Fernden Lane, providing long distance views of the main office building within the site known as The Pergoda.

**Hurstfold Industrial Estate, Surrey Hatch Lane, Fernhurst at AOD 55m**

The cottages associated with the farm have close direct views of the site. These properties together with the Surrey Hatch Lane form the western boundary to the site. Long distance views are possible from the hillside above Henley and Scouting Lane End as detailed above.

**Bridgelands, Verdley Place, Fernhurst is a south facing slope at AOD 65m**

There are direct close views from Lickfold Road with its junction with the drives that provides access Verdley Place and other properties developed in and around the main house. The site covers an area on both sides of the Lane with the larger part of the site to the south of the Lane being bounded by a mature native species hedge. There are no intermediate or long distance views of the site from surrounding areas, from the ridges of Blackdown Hill or from Henley.

The three SHLAA sites are within Fernhurst village and are greenfield sites.

**Land to the rear of The Marches FH0825 at AOD 80m.** This site lies on the eastern side of Midhurst Road. The properties with their gardens lining the eastern side and northern edge all have direct views into the site. Woodland with no public access lies on the eastern side. The southern boundary is an area of light woodland surrounding a cottage 'No 8 Thrush Cottage' which also has direct views of the site.

**The Glebe FH0826 at AOD 100m.** Bounded by Church Road to the south and Haslemere Road to the west, this site is visible from properties, vehicles and pedestrians in Church Road. In addition the site is visible from The New Rectory in Church Road as the house and garden abut the site on the south west corner and the site is also visible from properties and their gardens to the west of The New Rectory. The Old Rectory and buildings to the north and north-west of The Old Rectory have potential views of the site. There are potential views from pedestrians and vehicles in the northern end of...
Haslemere Road and from buildings on the other side of Haslemere Road. The hedge on the east side of the road screening the site is very high and dense and has a mixture of evergreen and deciduous trees and shrubs which may provide potential glimpsed views of the site.

**Hawksfold Lane East, FH0827 and FH0828 at AOD 84m.** The western, larger part of this site is very visible from Footpath No1263. It starts at the junction of Vann Road and Hawksfold Lane East and runs along Hawksfold Lane East in a westerly direction on the northwest side of the site to Hawksfold Farm and on to Lower Hawksfold. This site can be seen from properties on all sides including views from Hawksfold Farm to the west.

The smaller eastern section, located just north of Lower Nappers Farm can be seen from Footpath No 1263 and from Hawksfold Farm with potential views from properties to the west/southwest of it.

**LANDSCAPE PLANNING POLICY**

2.6 **Designations:**

**National Park**

The site is located within the South Downs National Park which provides the highest protection in terms of landscape and ecology. The South Downs National Park Authority (SDNPA) is in its infancy and has yet to set its own detailed planning polices, other than that set down by statute in the National Parks and Access to the Countryside Act 1949, subsequently revised by the Environment Act 1995. These Acts set out two statutory purposes for National Parks in England and Wales and these are to:

- Conserve and enhance the natural beauty, wildlife and cultural heritage
- Promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public

During the course of carrying out these purposes they also have the duty to:

- Seek to foster the economic and social wellbeing of local communities within the National Park.

**Fernhurst Conservation Area**

A section of one of the sites is located in a Conservation Area designated by Chichester District Council. The southern part of The Glebe, FH0826 is within the Conservation Area which covers most of the land around the western end of Church Road and includes land around Old Glebe and the Village Green.
2.7 National and Local Planning Policies.

The National Planning Policy Framework (NPPF) Under section 11. Conserving and enhancing the natural environment Clause 115 states:

“…Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important. Achieving sustainable development considerations in all these areas, and should be given great weight in National Parks and the Broads…”

The National Park Development Plan. This currently is emerging through consultation with stakeholders and District Councils within the National Park. It is planned to be formally submitted to the Secretary of State in June 2016 and be adopted by June 2017. In the intervening period Chichester District Council have an agency/partnership agreement with the SDNPA and some of their policies defined for the Sussex Downs Area of Outstanding Natural Beauty (ANOB), a forerunner of the National Park status for the local area, are being carried forward and used when the SDNPA are assessing planning applications.

Further details regarding planning policy are addressed within the core documents supporting the Fernhurst Neighbourhood Plan.

Landscape Issues. The main themes running through the various policies and site appraisals of relevance to landscape and visual impact are as follows:

- Development shall not have a significant adverse effect upon the landscape or visual receptors.
- Restoration of linking ecological networks wherever possible is sought.

2.9 Landscape Character

The process of Landscape Character Assessment (LCA) has been developed over a period of thirty or more years by landscape professionals as a way of classifying and analysing landscape. This was originally developed and supported by the Countryside Commission and its successor organisations, the Countryside Agency and Natural England, which have funded the application of this process on a national and regional scale. LCAs are designed to ‘nest’ one above the other such that more detailed description and analysis is provided at the regional, county and local scales.

At a national level this part of the South Downs National Park has been included within Natural England’s National Character Areas (NCA), 112 Low Weald and 102 Wealden Greensand. These Character Areas have been further refined and clarified on a local scale within the South Downs National Park Integrated Landscape Character Assessment which calls the character area of higher land surrounding the valley (N1) Blackdown to Petworth Green Sand Hills and the valley bottom as (O) Low Weald.
Within the descriptions accompanying the character area definitions the following character element are relevant to all the sites covered within this assessment:

i. Significant woodland cover comprising an interlocking mosaic of different woodland types and structures - oak-birch woodland, beech woods, mixed woodland and coniferous plantations on former common land.

ii. Woodland clearings support heathy unenclosed commons including ecologically rich habitats - open heather heath, acid grassland, bracken, gorse, woody scrub, and oak-birch woodland.

iii. The irregular pattern of fields within clearings and woodland edges support rough grazing.

iv. Extensive network of public rights of way and unenclosed commons open to public access.

v. Hammer ponds along the foot of the hills associated with the former Wealden iron industry.

vi. Extensive panoramic views from open hill tops.

vii. Characterised by a sense of enclosure, mystery and remoteness.

viii. Mixed geology of dense Wealden clays with limestone and sandstone bands gives rise to a gently undulating lowland vale.

ix. Drained by numerous branching streams, which have carved narrow valleys into the Weald clay. Ponds, marshes and damp, low-lying meadows alongside streams are key ecological features.

x. Small-scale patchwork of irregular fields of arable and pasture divided by a well-developed historic hedgerow network with hedgerow oaks or bordered by sinuous woodland edges.

xi. Deciduous woodland copses are a feature, including ancient, species-rich and ecologically important woodlands that were traditionally intensively managed for fuel and timber.

xii. Linear strips of remnant woodland (shaws) are distinctive between field and along the narrow valley streams - this tree cover means watercourses are often indiscernible within the wider landscape.

xiii. A number of large ponds, representing hammer ponds associated with the Wealden iron industry or later mill ponds, add to the historic time depth and ecological diversity.

xiv. Settlement pattern is characterised by a high density of dispersed settlement – comprising isolated farmsteads of medieval origin set within areas of early enclosure surrounded by woodland, often assarted fields.

xv. Later encroachment around the edge of the commons has resulted in common edge settlement around a ‘village green’.

xvi. A deeply rural, tranquil and enclosed landscape with an essentially medieval pattern.
3. LANDSCAPE AND VISUAL IMPACT ASSESSMENT

3.1 Landscape and Visual Impacts. It is important at the outset to distinguish between landscape and visual impacts. The definitions adopted in this assessment are as follows:

(i) **Landscape Impacts** - changes in the fabric, character and quality of the landscape as a result of the development.

(ii) **Visual Impacts** - relate solely to generally available views of the landscape and the effects of changes on people; specific impacts may result from intrusion or obstruction and the effect on visual amenity can range from degradation to enhancement.

The landscape appraisal has included the impacts on land use, landscape features, local distinctiveness and special interests. The visual appraisal focuses on the variation in impacts when compared with the current situation and the effect of possible mitigation measures. The degree of impact depends on the sensitivity of the resource or receptor and the magnitude of change which, when taken together, determine the significance.

3.2 Sensitivity, Magnitude and Significance. There has been a consensus in recent landscape assessments concerning the recognition of three thresholds of significance derived from different combinations of sensitivity and magnitude. The criteria for these two aspects preface the later detailed consideration of landscape and visual impacts. Impacts can be either **adverse** (leading to a deterioration in landscape resources or visual amenity) or **positive** (resulting in a degree of improvement). The categorisation adopted follows that set out in the guidance documents and is as follows:

- **‘Substantial’** (high sensitivity or high magnitude);
- **‘Moderate’** (medium sensitivity and magnitude or low sensitivity with high magnitude);
- **‘Slight’** (low sensitivity or low magnitude);
- **‘No notable change’** (no obvious deterioration or improvement).

The assessment of significance has been on a qualitative basis, as a scoring system does not avoid subjectivity and suggests a certainty that may not be present.
3.3 **Assessment Criteria.** Sensitivity measures whether the local landscape can accommodate development without longer term harm or degradation. It reflects the existing land use(s), pattern and scale of the landscape, degree of enclosure and value placed on the landscape. A hierarchy is useful in categorising sensitivity and the following has been used in this case:

<table>
<thead>
<tr>
<th>Sensitivity of Landscape Resource</th>
<th>Value</th>
</tr>
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<tbody>
<tr>
<td>Landscapes with a variety of positive features, distinctive character and overall unity that would be susceptible to even small changes</td>
<td>High</td>
</tr>
<tr>
<td>Landscapes with some positive features but also intrusive elements that are reasonably tolerant to some change</td>
<td>Medium</td>
</tr>
<tr>
<td>Landscapes with few positive features and many intrusive elements that could accommodate substantial change</td>
<td>Low</td>
</tr>
</tbody>
</table>

The extent (area) and duration (time) of impacts are important in determining their overall significance. It is considered that the areas around the three main sites should be classed as having a Medium sensitivity on the basis that although these major sites are located within the South Downs National Park, at least two of the main sites have historically introduced into the landscape large industrial / commercial elements which are of a significant scale that impact on the landscape resource. In contrast the village of Fernhurst is well constrained with elements of surrounding soft landscape piercing the overall village form and maximising the extent to which its suburban edge faces outward into the surrounding Low Weald landscape. Therefore the sensitivity of the areas within which the proposed SHLAA areas have been identified should be classed as having a High sensitivity.

The basis for assessing the magnitude of impacts is as follows:

<table>
<thead>
<tr>
<th>Landscape Impacts</th>
<th>Magnitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notable change in landscape character over extensive area or intensive change over more limited area</td>
<td>High</td>
</tr>
<tr>
<td>Moderate changes in localised area</td>
<td>Medium</td>
</tr>
<tr>
<td>Little change in any landscape features</td>
<td>Low</td>
</tr>
</tbody>
</table>

3.5 **Landscape Features.** The significant features in and around the sites include:

i. Streams drain the hills in deep ravine-like valleys producing a steeply folded landform bisected by wood ghylls

ii. Narrow, deeply sunken lanes wind up hillsides linking isolated farmsteads

iii. Constrained enclosed spaces with occasional open views out of the valley floor up into the surrounding hills and horizon beyond

iv. Constrained edge to village form with scattered cluster of large properties within a predominately wooded landscape

v. Screening woodland belts and blocks plantation woodland

vi. Small irregular fields with native species hedges with frequent mature trees
3.6 **Land Use.** The current land use of the sites:

The three main sites have historically been developed for industrial and commercial use and are regarded in planning terms as brownfield sites; some buildings remain in use.

The current proposals for these sites, in planning terms, would result in a change of use from industrial to the provision of housing. In landscape resource terms, the historic use for the brownfield sites has left the landscape resource in a degraded condition. As a result, the sensitivity to change has been reduced to medium to low as the proposed housing will integrate into the landscape providing a positive opportunity for landscape resource enhancements.

The majority of the three SHLAA sites are currently identified, in planning terms, as greenfield, with only the east section of the Hawksfold Lane East allocation being classified as brownfield. If housing developments were proposed for any of the SHLAA sites, a change of use in planning terms would be involved. In landscape resources terms, the introduction of built forms into these high sensitivity to change areas could lead to the potential loss of landscape resource elements which contribute to the surrounding semi-natural landscape.

3.7 **Unmitigated Landscape Impacts.** Where the three major sites are considered brownfield sites with a medium to low sensitivity recorded, the magnitude of the proposals to allocate these sites for housing would be viewed as Low as no positive landscape features would be removed. Therefore the unmitigated impact on the landscape resource is recorded as *No Notable Change*.

The SHLAA majority of the sites within and adjacent to the current village edge are semi-natural in nature with a High sensitivity to change. The potential magnitude of any development of these sites, with resulting loss of semi-natural landscape elements would be recorded as having a High magnitude. Therefore the potential unmitigated impact on the landscape resource is recorded as *Substantial Negative*. 
3.8 **Assessment Criteria.** The sensitivity of visual receptors and views depends on the location and context of the viewpoint, the expectation and activity of the receptor and the importance of the view. The hierarchy used gives priority to where people live, then where they go for recreation and leisure and finally where they work or travel, as follows:

**Sensitivity of Visual Receptors**

| Predominantly residential areas       | High  |
| Individual residential properties    |       |
| Public rights of way                 |       |
| Public open space                    |       |
| Private recreational space, including golf courses | Medium |
| Schools                              |       |
| Business (retail/commercial)         |       |
| Railways                             |       |
| Roads                                | Low   |

Although the visual receptors refer to land uses, buildings and communications, the assessment has focused on the respective occupants, users or visitors. Not all of these categories apply to the proposal and those that are relevant have been looked at in turn in the assessment. The magnitude of change has been based on the following categorisation:

**Visual Impacts**

- Major changes in views/majority of viewers affected High
- Moderate change in view/many viewers affected Medium
- Minor change in view/few viewers affected Low
3.9 Effects on Visual Amenity.
The specific visual receptors identified above in 2.4 and 2.5 above

Public Rights of Way:
MAIN SITES: Footpaths

Syngenta

Restricted Byway No 3330 & Footpath No 1094 run in parallel along the south east boundary of the site. This footpath affords potential glimpsed close to intermediate distance views into the site. Any development within the site will continue to be well screened by intervening plantation, woodland and topography. Therefore the unmitigated visual impact is recorded as No notable Change.

Footpath No 1095 begins at the junction of Midhurst Road and the northern boundary of the site. The footpath runs along the northern boundary of the site between the inner close board timber fencing and the outer post and barbed wire fence. This footpath affords close distance glimpsed views into the site both from where the footpath runs adjacent to the timber fencing and from the meadow to the east of the site. The fencing and existing boundary tree belt and understory vegetation provide effective screening of the site and therefore the unmitigated visual impact is recorded as No notable Change.
Hurstfold Industrial Estate

Footpath No 1092 Travelling west along the footpath from Bridgelands Farm the footpath rises up from a steep fold in the landscape bringing the western boundary of Hurstfold Industrial Estate into close distance views beyond the crest of the valley side. Any visual receptors that use the footpath continue to have close distance views of the site as it passes south along Surrey Hatch Lane and on turning left the footpath passes directly through the site. The footpath egresses the site through the eastern site boundary where continued close distance views are available.

The visual receptors travelling along this footpath currently see the site in a general state of disrepair and decay with only a few of the remaining industrial units on the northern boundary recently refurbished. The majority of the site formally occupied by the greenhouses has been cleared of all structures leaving behind piles of debris.
The current proposal for the site is to accommodate up to 10 large houses, each set within 1 acre of land, which offers up the opportunity to greatly improve the impact on visual receptors by providing a mosaic of green spaces within the site through which the footpath would pass. Therefore the unmitigated visual impact is recorded as *Moderate Positive*.

**Bridgelands**

*Footpath No 1092* runs from the drive just south of Verdley Place House along a part of the drive of the main house into the drive of Bridgelands Farm. It continues past the farmhouse, along the farm drive towards Hurstfold Farm emerging on to Surney Hatch Lane leading to Hurstfold Farm. This footpath does not allow any direct close or intermediate distance views of the Bridgelands site; therefore the unmitigated visual impact is recorded as *No notable Change*.

**SHLAA SITES: Footpaths**

**Hawksfold Lane East**

*Footpath No 1263* starts at the junction of Vann Road and Hawksfold Lane East and runs along Hawksfold Lane East in a south westerly direction towards Hawksfold Farm and on to Lower Hawksfold. This footpath affords direct close distance views of the western area of this site but only obscured views of the smaller eastern area by the ancient woodland which provides the boundary between the two areas. The unmitigated visual impact on visual receptors using this footpath is recorded as *Substantial Negative*. 

![View 16 looking northeast along Footpath 1263 at site (C1)](image_url)
Roads:

MAIN SITES: Roads

Syngenta

There are long distance views from Copyhold Lane and Fernden Lane to the north of the site at 2.5km and 2.8km respectively and close distance views into the site from Midhurst Road to the west. The road from the site south to Henley are effectively screened by the mature belt of trees and woodland plantation adjacent to the site. Therefore the unmitigated visual impact is recorded as *No notable Change*.

Hurstfold Industrial Estate

There are long distance views from Copyhold Lane and Fernden Lane to the north of the site at 2.5km and 2.1km respectively. To the south, glimpsed long distance views are possible from the Midhurst Road high on the ridge above Henley. Intermediate distance filtered views are limited to views from north of the site on Lickfold Road which adjoins with Surrey Hatch Lane providing access to Hurstfold Farm. The current proposal for the site is to retain its industrial nature and therefore in general the unmitigated overall visual impact would be seen as a *No Notable Change* due to intervening field boundary vegetation and scattered large trees.

Bridgelands
The site is located to the south of Lickfold Road and around the area occupied by redundant buildings, direct close and intermediate distance views would be screened by the mature hedge that runs along the Lane and the topography of the land falling away to the south. Therefore, the development is restricted to the southern part of the site the unmitigated overall visual impact would be seen as a **No Notable Change**.

**Land to the rear of The Marches**

The views into the site from Midhurst Road from the west and Glebe Road to the north are limited due to properties along both roads screening close distance views. There is a glimpsed view into the site from a gap in the highway boundary hedge at the entrance to Thrush Cottage giving potential close filtered views of the southern end of the site through the site's boundary hedge. However, this view is transitory to visual receptors using the road and therefore the overall unmitigated visual impact is recorded as **No Notable Change**.

**The Glebe**
Western views in to the site are predominately screened by a dense woodland belt along Haslemere Road with transitory glimpsed close views, limited to the entrance drive way leading to The Old Rectory. Views from Church Road looking north into the site are partially screened by adjacent property boundary hedges and mature trees. The mature trees continue along the northern side of Church Road. The field boundary is demarcated by a ditch and bank into which the mature trees have occluded in places.

Due to the mature nature of the boundary screening to both roads and the transient nature of the view to visual receptors, the unmitigated visual impact is recorded as *Slight Negative*.

**Hawksfold Lane East**

![View 20 looking west along Church Road with the southern boundary hedge and mature oak trees of The Glebe (B) on the right hand side](image)

Close distance views are possible from Hawksfold Lane East where it forms the western boundary of the site. The views are the same as that identified for footpath No 1263; although, as the road only leads to two large farm properties, the users of the road would predominately be within motor vehicles. The potential views would be transitory and so the unmitigated visual impact is recorded as *Moderate Negative*.

**Properties**
MAIN SITES: Properties

**Syngenta**

The following properties have potential filtered close to intermediate distance views of the site from upper windows that face the general direction of the site. Due to the local topography and the screening provided by intervening mature vegetation these views are limited and filtered. As a result the unmitigated visual impact is recorded as *No Notable Change* on the basis that the existing boundary vegetation and topography is retained:

i. Public House – The Kings Arms Inn, Midhurst Road, Fernhurst

ii. Courts Farm, Fernhurst

iii. Properties adjacent to Cooksbridge Meadow Local Nature Reserve – Mayfield House and Cooksbridge House

**Bridgelands**

The following properties have potential filtered close to intermediate distance views of the site from upper windows that face the general direction of the site. The local topography and the screening provided by intervening mature vegetation these views are limited and filtered. As a result the unmitigated visual impact is recorded as *No Notable Change* on the basis that the existing boundary vegetation and topography is retained:

i. Verdley Place Associated Properties

ii. Bridgelands Farm

iii. Properties at Homelands Copse, on Lickfold Road

iv. Hurstfold Industrial Estate, Surney Hatch Lane, Fernhurst

v. Upperfold House, Lickfold Road

vi. Properties in Henley

vii. Properties on Blackdown Hill

**Hurstfold Industrial Estate**

The following properties have potential filtered close to intermediate distance views of the site from upper windows that face the general direction of the site. Due to the local topography and the screening provided by intervening mature vegetation these views are limited and filtered. As a result the unmitigated visual impact is recorded as *No Notable Change* on the basis that the existing boundary vegetation and topography is retained:

i. Properties at Bridgelands Farm

ii. Properties at Homelands Copse, Lickfold Road

iii. Upperfold House, Lickfold Road

iv. Properties in Henley

v. Properties on Blackdown Hill
Hawksfold Lane East - western area

Hawksfold Farm
The farm has potential direct intermediate distance views of the site. These views are filtered by the mature hedgerows between the farm and the site. The proposed development would result in the unmitigated visual impact being recorded as Moderate Negative.

Properties in Hawksfold Lane East
Approximately six properties at the southern end of Hawksfold Lane West have close distance views of the site. However mature vegetation, topography and close-panel fencing provide screening of the views from ground floor windows and gardens. Upper storey windows with a southerly aspect have direct close distance views of the site. Development would result in the unmitigated visual impact being recorded as Moderate Negative.

Properties off the private lane on the north east boundary of the site
Two properties have very close distance direct views into the site from upper storey windows and filtered very close distance views from their gardens. Development would result the unmitigated visual impact being recorded as Substantial Negative.

Properties in The Leys, Ash Grove and Palings Way
Due to the low lying wooded gulley between the site and these residential roads, approximately six of these properties which adjoin the site, have very close distance direct views of the site. Development would result in the unmitigated visual impact being recorded as Substantial Negative.

Hawksfold Lane East - eastern area
Properties in these roads may have close distance filtered views from their properties into this site. Due to the site already containing the farm house and farm complex further development on the site would result in the unmitigated visual impact being recorded as Slight Negative.

The Glebe
Properties in Old Glebe
At the southern end of Old Glebe where it abuts the site, approximately eleven properties may have close distance filtered views of the site due to mature vegetation and topography effectively screening the site from view. Development would result in the unmitigated visual impact being recorded as Moderate Negative.

Properties in The Ridgeway
Three or four properties at the west end of this private road may have close distance filtered views of the site as their properties are adjacent to the site. The views would be ameliorated due to topography and mature planting. However, the remaining visual impact of the development of the site would result in the unmitigated visual impact being recorded as Moderate Negative.
The Old Rectory
This property directly abuts the site and has close distance direct views into the site. Some mature trees and hedges on the western edge of the property will partially ameliorate the potential negative impact of the visual receptors. Therefore the development of the site would result in the unmitigated visual impact being recorded as Moderate Negative.

Properties in Church Road
The two properties on the south side of Church Road, directly opposite the site, have direct close distance views into the site and one has an oblique close distance view. Three houses on the north side of Church Road to the west of the site have oblique filtered close distance views of the site. Development of the site would result in the unmitigated visual impact being recorded as Moderate Negative.

Properties in Wheelwrights Close
One or two houses within this Close may have filtered or oblique close distance views of the site. Development of the site would result in the unmitigated visual impact being recorded as Slight Negative.

Properties in Haslemere Road
Properties on the east side of Haslemere Road just north of the junction with Wheelwrights Close may have filtered or oblique close distance views of the west side of the site. Ten houses on the west side of Haslemere Road have filtered close distance views of the site. Development would result in the unmitigated visual impact being recorded as Slight Negative.

The Vicarage, Church Road
This property has direct close distance views of the site from both the dwelling and the garden. Development of the site would result in the unmitigated visual impact being recorded as Substantial Negative.

Land to the rear of The Marches
Properties in Glebe Road
Four or five properties on the south side of Glebe Road have direct close distance views of the site. Topography and mature hedge planting ameliorate the impact of the close distance as the site slopes steeply away from these properties. Development would result in the unmitigated visual impact being recorded as Moderate Negative.

Properties in The Marches development
Set out in three rows, this development has one row of four properties which backs directly onto the site and has a very close distance direct view of the site. A middle row of two properties which have close distance filtered or oblique views of the site and a third row on the west side of the development which faces the other two rows but backs onto Midhurst Road and has middle distance filtered or oblique views of the site. Development would result in the unmitigated visual impact being recorded as Substantial Negative.
Properties on the east side of Midhurst Road which abut the site
Approximately 15 properties on the east side of Midhurst Road back directly on to the site and have extensive close distance views; particularly from upper storey windows. This proximity is ameliorated by the topography of the site which slopes sharply downwards from the back fences of the gardens. Development would result in the unmitigated visual impact being recorded as **Substantial Negative**.

Properties on the west side of Midhurst Road
Approximately eight properties on the west side of Midhurst Road have filtered or oblique middle distance views of the site. These properties are generally at a higher elevation than the properties on the east side of the road and consequently could have more direct views particularly from their upper storey windows. Development would result in the unmitigated visual impact being recorded as **Moderate Negative**.

No 8 Thrush Cottage, Midhurst Road
Thrush Cottage has extensive close distance views of the site filtered by a mature hedgerow running along the southern border of the site. Development would result in the unmitigated visual impact being recorded as **Substantial Negative**.
4.0 Potential Mitigation Measures and Summary

The FNP LVIA has identified, in landscape and visual terms, the potential impacts of developing the sites under consideration. The impact assessment has had no specific detail proposals identified to assess for each of the sites, therefore any mitigation proposals have to be generic until detailed proposals have been finalised. Mitigation of landscape and visual impact can take several forms:

i. Retention of existing vegetation to site boundaries and within the site
ii. Enhancement of retained vegetation and valuable habitats
iii. Planting of new woodland blocks, hedges and trees
iv. Creation of new habitats providing links to existing surrounding habitat
v. Choice of colour palette

The sites are broken down in to the Three Main Sites and the three comparative SHLAA sites. By their general nature the main sites are considered to be brownfield and are considered less sensitive to change in landscape and visual terms than those allocated by the SHLAA. Their location within the wider landscape of the valley floor of the Low Weald reduces the potentially highly sensitive visual receptors.

The sensitivity of the sites allocated with the SHLAA is driven by the greenfield status of the land and the close proximity of highly sensitive visual receptors. Therefore any development on these sites will have to make allowance for extensive mitigation measures within their proposals to address adverse visual impact. However, in terms of landscape resource any development on greenfield sites will irrevocably change the land use and lead to degradation of the landscape resource in the wider area.

The effect that these brownfield sites have on the landscape resource can be described in two ways. They can be seen as physical scars, areas of degraded landscape with little merit in terms of landscape structures or viable habitats apart from the natural decay and colonisation of dilapidated structures provide. Or they can be seen as an opportunity to restore and enhance the landscape resource by providing well thought through and targeted landscape objectives for any redevelopment that takes place; which can be seen as a positive outcome in landscape resource terms.

Summary

The proposed development allocations on each of the main brownfield sites identified in the FNP have substantially less negative landscape resource or visual impact than for those greenfield sites within the village that were identified in the Chichester SHLAA. Furthermore, the proposed development allocations in the FNP do offer an opportunity to improve the landscape resource and visual impact of those brownfield sites.
Summary Table

Below is summarised the recorded of the Landscape and Visual Impacts assessed for the 6 sites and their identified receptors.

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<thead>
<tr>
<th>Assessed Impacts</th>
<th>Unmitigated</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Landscape Resource</strong></td>
<td></td>
</tr>
<tr>
<td>Three Main Sites</td>
<td></td>
</tr>
<tr>
<td>SHLAA Sites</td>
<td>Substantial Negative</td>
</tr>
<tr>
<td><strong>Visual Impacts</strong></td>
<td></td>
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<tr>
<td><strong>Public Rights of Way</strong></td>
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<tr>
<td><strong>Footpaths:</strong></td>
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<tr>
<td><strong>Syngenta:</strong></td>
<td></td>
</tr>
<tr>
<td>Restricted Byway No 3330 &amp; Footpath 1094</td>
<td>-------------------------------</td>
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<tr>
<td>Footpath 1095</td>
<td>-------------------------------</td>
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<tr>
<td><strong>Hurstfold Industrial Estate:</strong></td>
<td></td>
</tr>
<tr>
<td>Footpath 1092</td>
<td>Moderate Positive</td>
</tr>
<tr>
<td><strong>Bridgelands:</strong></td>
<td></td>
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<tr>
<td>Footpath 1092</td>
<td></td>
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<tr>
<td><strong>Hawksfold Lane East:</strong></td>
<td></td>
</tr>
<tr>
<td>Footpath No1263</td>
<td>Substantial Negative</td>
</tr>
<tr>
<td><strong>Roads:</strong></td>
<td></td>
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<tr>
<td><strong>Syngenta</strong></td>
<td></td>
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<tr>
<td>Hurstfold Industrial Estate</td>
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<td>Bridgelands</td>
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<tr>
<td>Land to the rear of The Marches</td>
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<tr>
<td>The Glebe</td>
<td>Slight Negative</td>
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<tr>
<td>Hawksfold Lane East</td>
<td>Moderate Negative</td>
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<tr>
<td><strong>Residential Properties:</strong></td>
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<td><strong>SYNGENTA:</strong></td>
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<tr>
<td>The Kings Arms Public House</td>
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<tr>
<td>Courts Farm, Fernhurst</td>
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<tr>
<td>Properties adjacent to Cooksbridge Meadow Local Nature Reserve – Mayfield House and Cooksbridge House</td>
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<tr>
<td>Location</td>
<td>Impact</td>
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<td>-------------------------------------------------------------------------</td>
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<tr>
<td><strong>BRIDGELANDS:</strong></td>
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<tr>
<td>Verdley Place properties</td>
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<tr>
<td>Bridgelands Farm</td>
<td></td>
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<tr>
<td>Properties at Homelands Copse, on Lickfold Road</td>
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<tr>
<td>Hurstfold Industrial Estate, Surrey Hatch Lane, Fernhurst</td>
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<td>Upperfold House, Lickfold Road</td>
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<td>Properties in Henley</td>
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<td>Properties on Blackdown Hill</td>
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<td>Properties on Blackdown Hill, West Sussex</td>
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<tr>
<td><strong>HAWKSFOLD LANE EAST FH0827 (C1) AND FH0828 (C2)</strong></td>
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<tr>
<td><strong>Western Section FH0827 (C1)</strong></td>
<td></td>
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<tr>
<td>Hawksfold Farm                                                          Moderate Negative</td>
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<tr>
<td>Properties in Hawksfold Lane East                                      Moderate Negative</td>
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<tr>
<td>Properties off the private lane on the north east boundary of the site  Substantial Negative</td>
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<tr>
<td>Properties in The Leys, Ash Grove and Palings Way                      Substantial Negative</td>
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<tr>
<td><strong>Eastern Section FH0828 (C2)</strong></td>
<td></td>
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<td>Properties in Palings Way, The Leys and Southleys                       Substantial Negative</td>
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</tr>
<tr>
<td><strong>THE GLEBE FH0826</strong></td>
<td></td>
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<tr>
<td>Properties In Old Glebe                                                 Moderate Negative</td>
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<tr>
<td>Properties in The Ridgeway                                              Moderate Negative</td>
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<tr>
<td>The Old Rectory, Church Road                                            Moderate Negative</td>
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<tr>
<td>Properties in Church Road                                               Moderate Negative</td>
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<tr>
<td>Properties in Wheelwrights Close                                        Slight Negative</td>
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<tr>
<td>Properties in Haslemere Road                                           Slight Negative</td>
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<tr>
<td>LAND TO THE REAR OF THE MARCHES FH0825</td>
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<td><em>Substantial Negative</em></td>
</tr>
</tbody>
</table>

---------------------- = no notable change
Woodland Types
- Natural England
- Ancient Semi-Natural Woodland
- Ancient Replanted Woodland
- Other Woodland

View Locations
- Public Footpath (PROW)
- Footpath No 1095 & Restricted By-Way No 3330

Main Sites - Public Footpaths & View Locations 4, 5, 12, 13 & 17

Landscape & Visual Impact Assessment

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