



DOUGLAS BRIGGS  
PARTNERSHIP



*Landscape Appraisal*

for

*Campsite*

at

Littleton Farm, Upwaltham

*Landscape Appraisal for Campsite  
at Littleton Farm, Upwaltham*  
**Objectives**

0321



To study the existing visibility of the site and review likely visual impact of a proposed campsite on the wider landscape.

**Contents**

**1.0 Existing Views**

- 1.1 Vantage points map  
39 Vantage points were identified from Ordnance Survey mapping, where views could be theoretically possible.
- 1.2 Table of vantage points  
Each likely vantage point was visited and photographed (see appendix A) to establish whether the existing house and site was visible from the location.
- 1.3 Photographs of vantage points  
Vantage points indicating the extent of views toward the site.

**2.0 Evaluation**

- 2.1 Existing landscape character
- 2.2 Summary of existing visibility
- 2.3 Proposals  
The size and location of the proposals is considered compared to the existing natural screening to establish where public views are likely to change.
- 2.4 Assessment and Mitigation  
Consideration of the character impacts and visibility of the proposals in the wider landscape.

**3.0 Conclusion**

## 1.0 Existing Views

### 1.1 Viewpoints Map

#### METHODOLOGY

The routes were identified by a desk top analysis of areas where there was the potential for views of the existing site using the visibility of field, farm buildings and wooded hanger behind a benchmark.

The routes were then walked to establish where views were in fact possible, checking topography and vegetation.

The map records the routes taken and identifies where photographs were taken from (Blue Numbers).

The site is marked in Yellow.

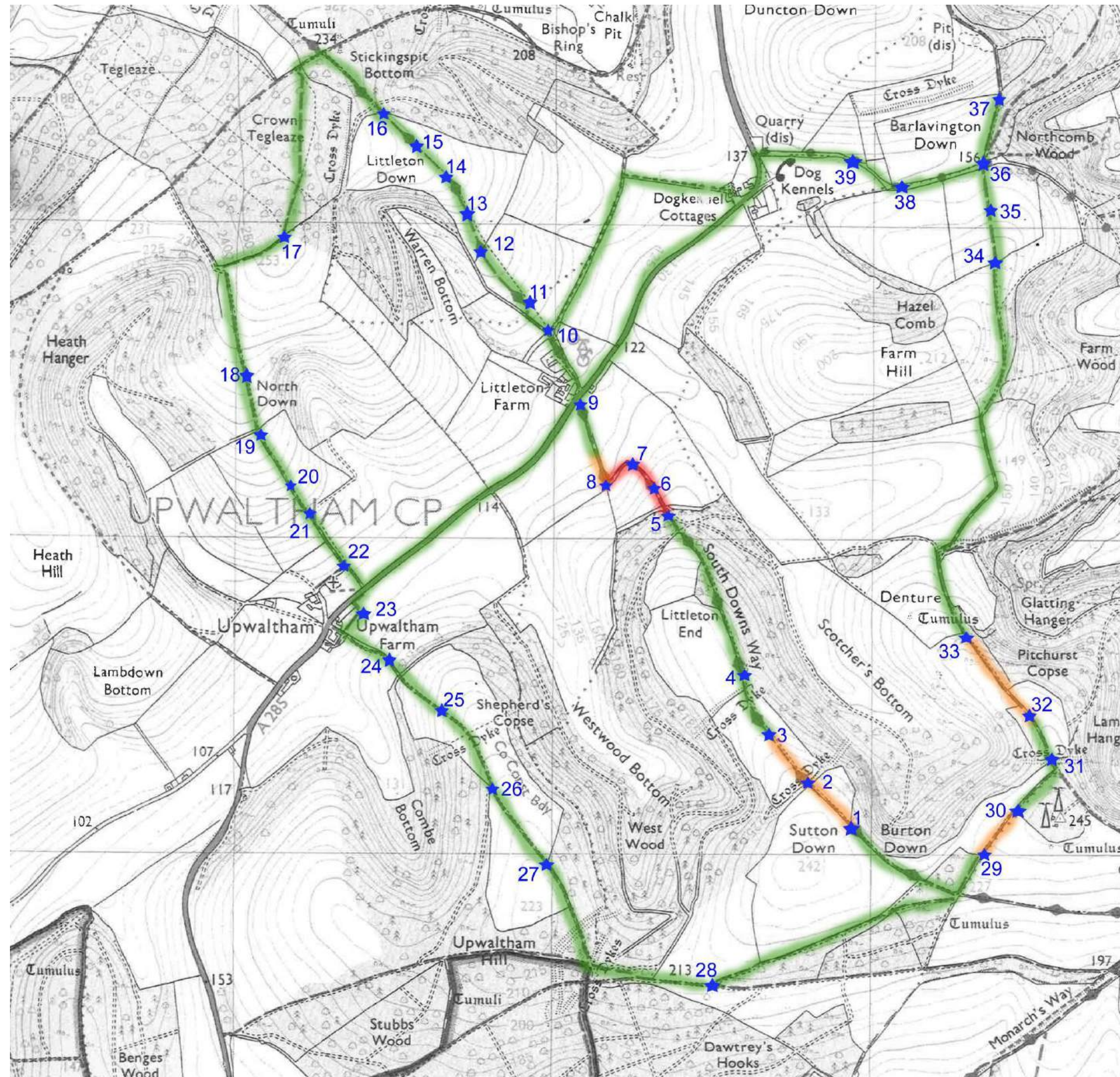
Where the site was not visible, the route has been marked in Green. (91.0%)

Where the site is partially visible, either through light vegetation or partly visible past other buildings, the route has been marked in Orange. (6.8%)

Where the site is visible without interruption, the route has been marked in Red. (2.2%)

Length of footpath from which existing house;

Not Visible	13.4Km	91.0%
Partly Visible	1Km	6.8%
Is Visible	0.32Km	2.2%



*Landscape Appraisal for Campsite  
at Littleton Farm, Upwaltham  
1.2 Viewpoints Table*

0321



The location of the 39 viewpoints are listed in the following table and indicated on the map on the preceding page.

Panoramic photographs follow this table to aid the identification of viewpoints and degree of visibility of the site at each location,

Panoramic photographs are taken at eye height with either a Panasonic Lumix DMC FX100 camera with lens set to 35 degrees or 12MP Huawei Mate 10 Pro with f.1.6 Leica lens.

Where plain or partial views are possible, a zoomed inset image is used to identify the view of the site and location identified on the inset maps on the preceding page.

No.	Location Description	Approx Range	Nature of View
1.	South Downs Way (Bridleway 744_1) Sutton Down, Looking North	2.4-1.8Km	Site partly visible Views of North section of Warren Bottom (Campsite)
2.	South Downs Way (Bridleway 744_1) Between Sutton Down and Littleton End, Looking North East	1.8-1.3Km	Site partly visible Views of North section if Warren Bottom (Campsite)
3	South Downs Way (Bridleway 744_1) Littleton End, Looking North East	1.3-1.7Km	Site not visible Obscured by rise of Littleton End
4	South Downs Way (Bridleway 744_1) Littleton End Woods, Looking North East	0.74-1.3Km	Site not visible Obscured by Littleton End and wooded vegetation
5	South Downs Way (Bridleway 744_1) Littleton End Exit from woods on dip-slope, Looking North	740m	Site Visible View of Warren Bottom and lower campsite field over Littleton Farm Buildings
6-8	South Downs Way (Bridleway 744_1) Between Littleton End Woods and A285, Looking North	550-640m	Site Visible Views of Warren Bottom and parts of lower campsite field over and adjacent to Littleton Farm Buildings
9	South Downs Way (Bridleway 744_1) South of A285, Looking North	330-550m	Site not visible Obscured by Littleton Farm Buildings and surrounding vegetation
10	South Downs Way (Bridleway 727) A285 to junction with Footpath 712, North of Littleton Farm, Looking East	220-330m	Site not visible Obscured by Littleton Farm Buildings and surrounding vegetation
11-16	South Downs Way (Bridleway 727, Littleton Down to Stickingspit Bottom, Looking South East	200-700m	Site not visible Obscured by crest of field on West side of Littleton Down
	Bridleway 424, Stickingspit Bottom to Crown Tegleaze, Looking South	550-900m	Site not visible Wooded area around Bridleway
17	Bridleway 424, Exit from Woods of Crown Tegleaze at North edge of North Down, Looking South East	550m	Site not visible Top edge of Warren Bottom woods visible at crest on edge of field, no view of campsite
18-21	Bridleway 424, North Down, Looking East	640-700m	Site not visible Obscured by North Down Copse

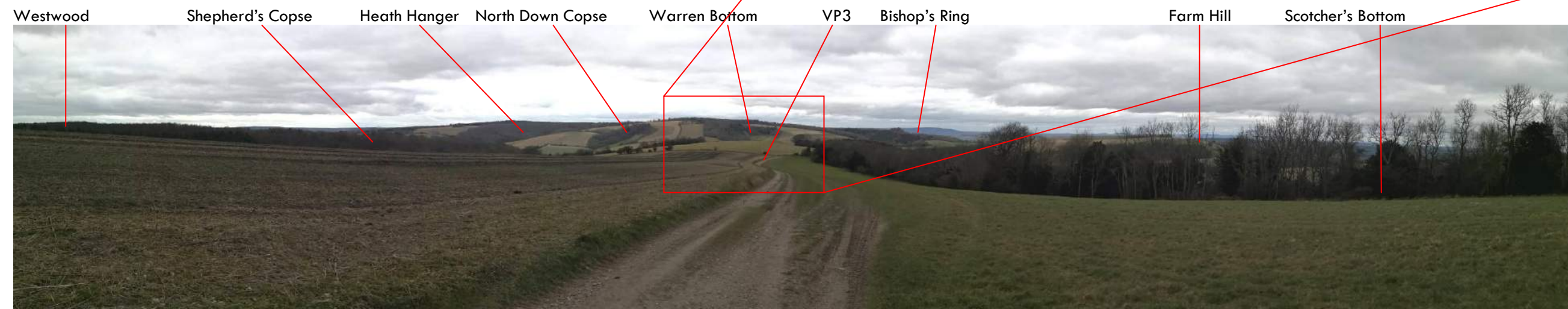
22	Bridleway 424, North Down at junction with St Mary's Church Access North of A285, Looking East	750m	Site not visible Obscured by rise of hill on East side of North Copse
23-24	Bridleway 401_1, South of A285 from Upwaltham House Farm to Upwaltham Hill	850-960m	Site not visible Obscured by rise of hill on East side of North Copse
25-27	Bridleway 401_1, Upwaltham Hill above tree line, Looking North	1.1-1.6Km	Site not visible Obscured by rise of hill on East side of North Copse and Warren Woods
28	Bridleways 412 and 413, Upwaltham Hill to Sutton Down, Looking North	1.6-2.6Km	Site not visible Obscured by crest of Sutton Down
29	Bridleway 412, Sutton Down to Glatting Beacon, Looking North West	2.6Km	Site partly visible View of top section of Warren Bottom field, glimpsed over trees of Scotcher's Bottom
30	Bridleway 412, Glatting Beacon to Burton Down, Looking North West	2.5Km	Site not visible Obscured by woods and hillside at Scotcher's Bottom
31	Bridleway 750, Glatting Beacon to Burton Down	2.5Km	Site not visible Obscured by woods and hillside at Scotcher's Bottom
32	Bridleway 750 Burton Down to Denture and Glatting Hanger, Looking North West	2.1-2.3Km	Site partly visible Views of North and South sections of Warren Down, partly obscured by side of Littleton Down
33	Bridleway 750 Burton Down, Denture and Glatting Hanger, Looking West	2.1Km	Site not visible Obscured by trees at foot of Burton Down and crest of Denture Hill
	Bridleway 750_1 Denture to Farm Hill, Looking West	1.6-2.1Km	Site not visible Obscured by tree plantations on side and crest of Farm Hill.
34-35	Bridleway 750_1 Farm Hill to Barlavington Down, Looking South West	1.6Km	Site not visible Obscured by side of Littleton Down
36-37	Bridleway 750_1/3256 and Footpath 735, Barlavington Down, Looking South West	1.8Km	Site not visible Obscured by Littleton Down, Trees adjacent to footpath and side of Barlavington Down
38-39	Permissive Path from Bridleway 750_1 to Dog Kennels, Looking South West	1.5-1.8Km	Site not visible Obscured by Littleton Down and Trees adjacent to footpath

*Landscape Appraisal for Campsite  
at Littleton Farm, Upwaltham*  
1.3 Key Viewpoints

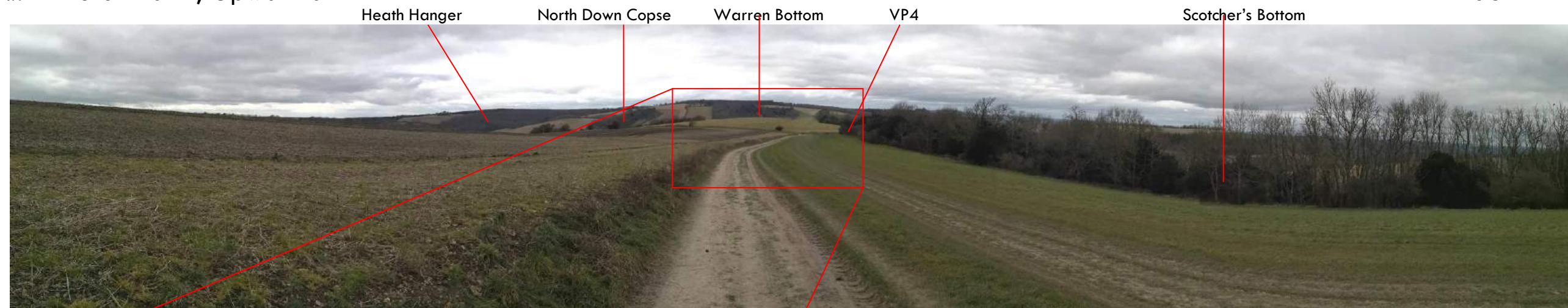
0321



Viewpoint 1 – South Downs Way (Bridleway 744\_1) Sutton Down, Looking North  
View of North section of Warren Bottom (Campsite) approximately 2.4Km North East. (see inset)



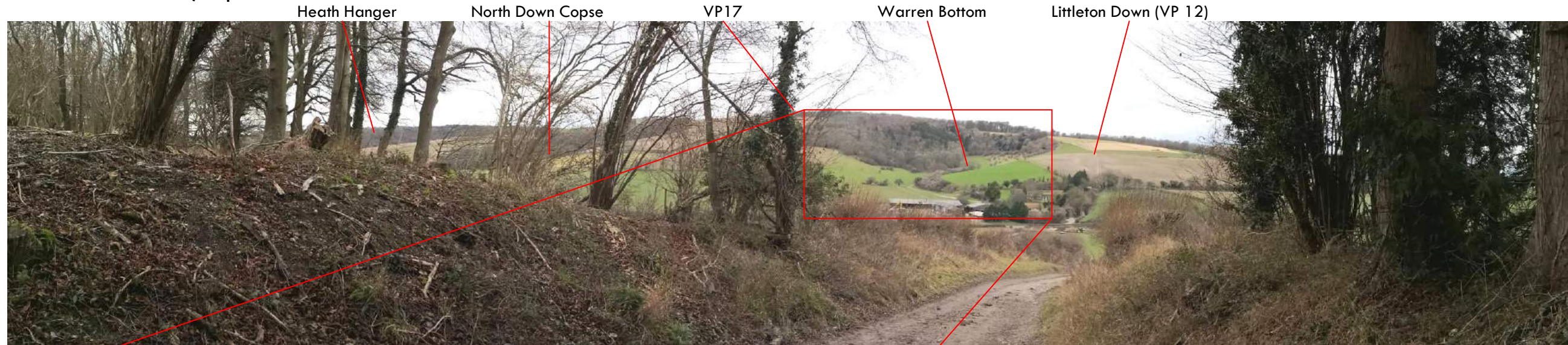
Viewpoint 2 – South Downs Way (Bridleway 744\_1) Between Sutton Down and Littleton End, Looking North East  
View of North section of Warren Bottom (Campsite) approximately 1.8Km North East. (see inset)



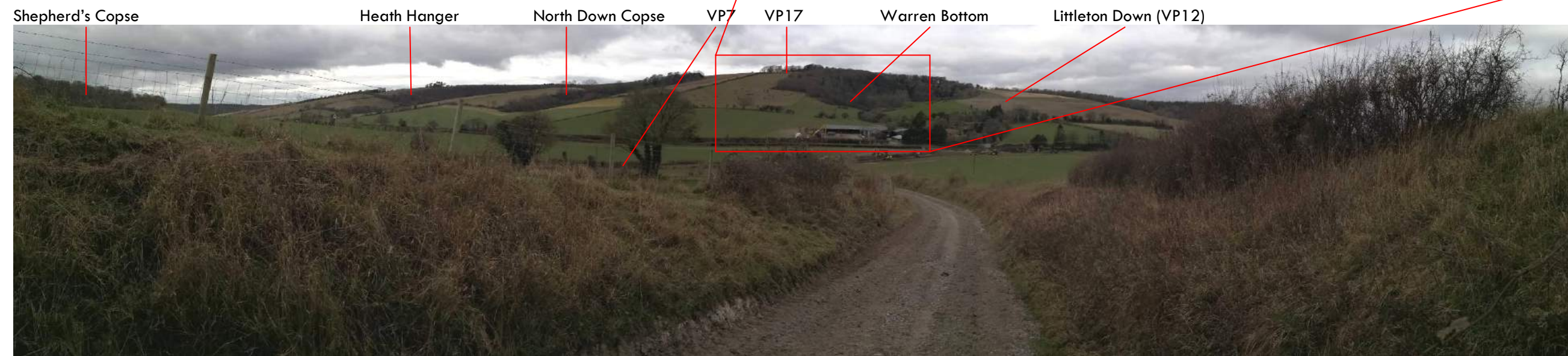
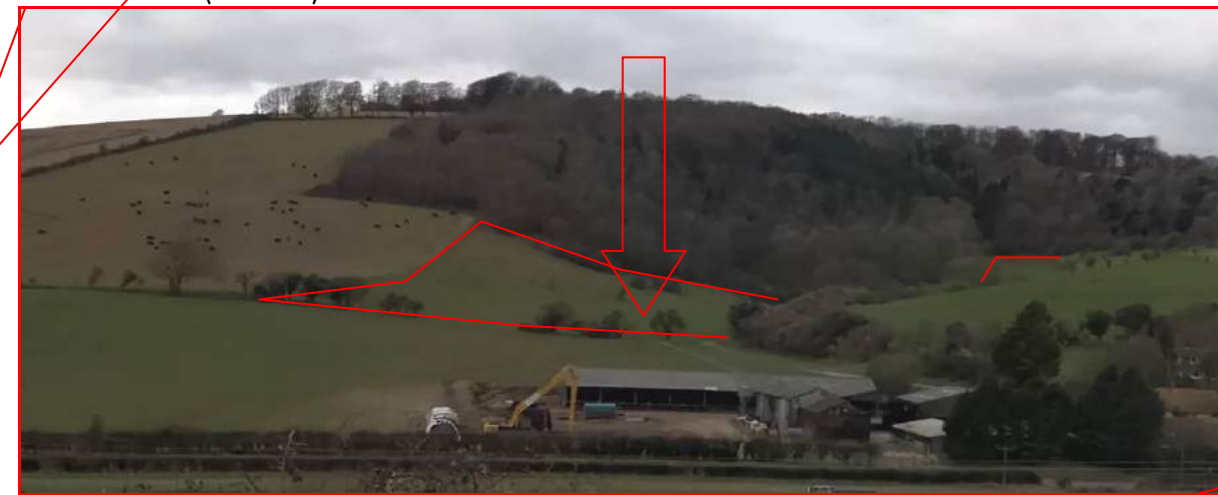
Viewpoint 3 – South Downs Way (Bridleway 744\_1) Between Sutton Down and Littleton End, Looking North East  
No View of Campsite, View of Wooded Hanger at Warren Bottom, approximately 1.7Km North East, obscured by rise of Littleton End (see inset) note: footpath enters woods just before cross dyke at VP4.



Viewpoint 4 – South Downs Way (Bridleway 744\_1) Entry to Woods adjacent to Littleton End, Looking North  
No View Warren Bottom campsite, approximately 1.3Km North East. Obscured by trees and dipslope of Littleton End



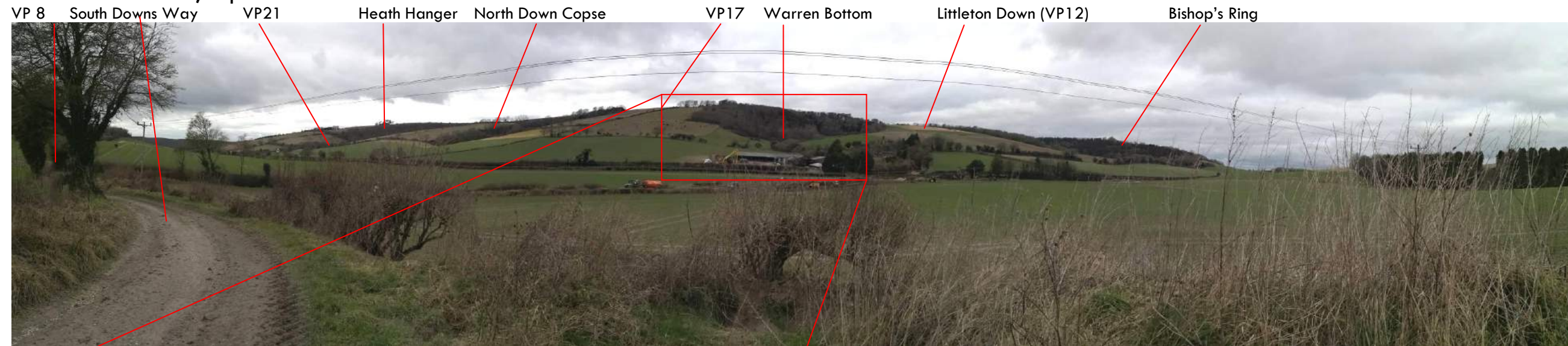
Viewpoint 5 – South Downs Way (Bridleway 744\_1) Exit from Woods on dipslope of Littleton End, Looking North West  
First view of Lower field and upper section of Warren Bottom Campsite over Littleton Farm Buildings approximately 740m North East. (see inset)



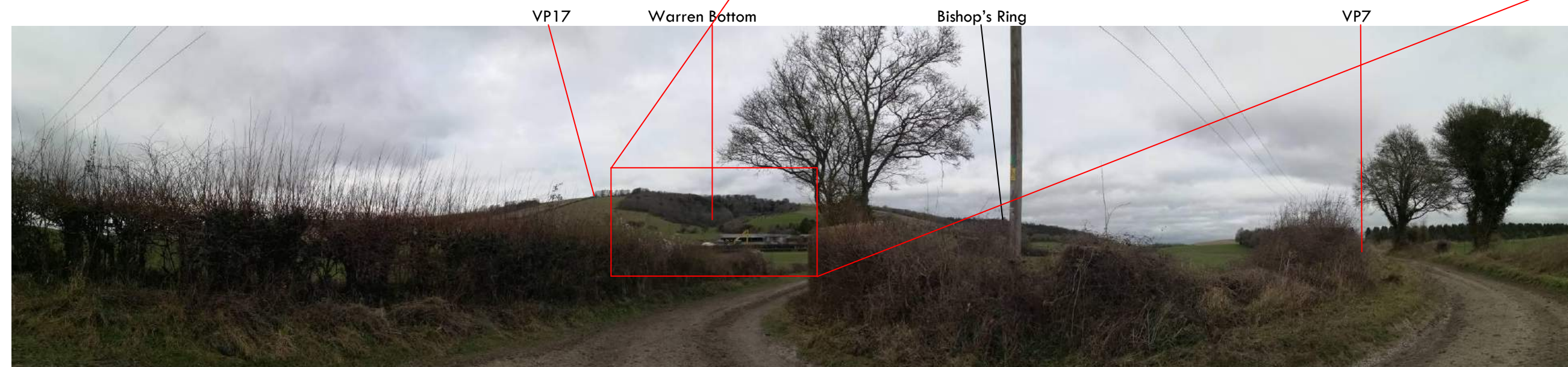
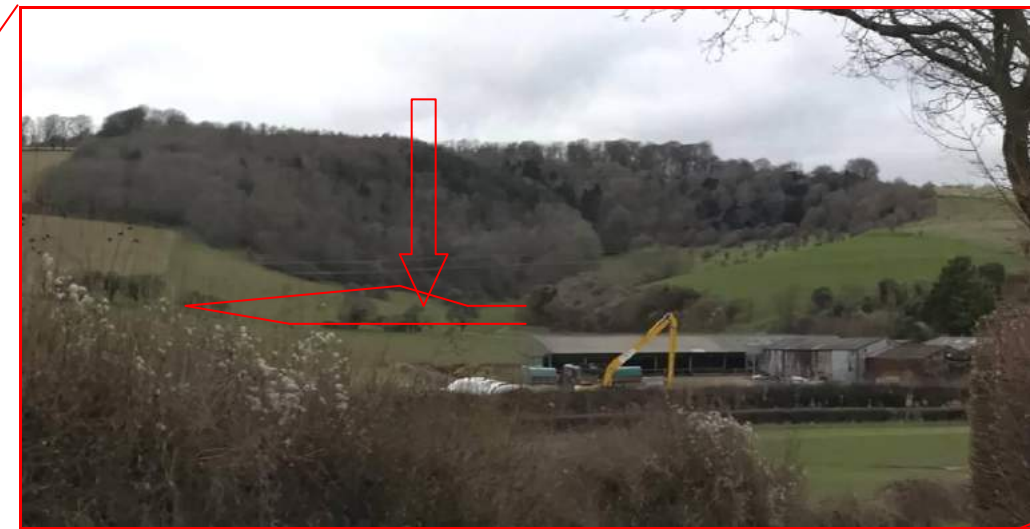
Viewpoint 6 – South Downs Way (Bridleway 744\_1) on dipslope of Littleton End, Looking North West  
View of Laud field of Warren Bottom Campsite over Littleton Farm Buildings approximately 640m North East (see inset)

Landscape Appraisal for Campsite  
at Littleton Farm, Upwaltham

0321



Viewpoint 7 – South Downs Way (Bridleway 744\_1) South of A285, Looking North West  
View of lower corner of Warren Bottom field campsite over farm buildings approximately 580m North West (see inset)



Viewpoint 8 – South Downs Way (Bridleway 744\_1) South of A285, Looking North West  
View of lower corner of Warren Bottom field campsite adjacent to farm buildings approximately 550m North West (see inset) Note: view obscured by farm buildings further along path



*Landscape Appraisal for Campsite*  
**at Littleton Farm, Upwaltham**  
 A285 toward Upwaltham



Viewpoint 9- South Downs Way (Bridleway 744\_1) At crossing of A285, Looking North West  
 No view campsite approximately 330m North West. Obscured by trees around Littleton Farm Buildings.

Footpath 712 toward Bishop's Ring



Viewpoint 10 – South Downs Way (Bridleway 727) at junction with Footpath 712 North of Littleton Farm, Looking South  
 No view of Warren Bottom approximately 220m East. Obscured by upslope of field between



Viewpoint 11 – South Downs Way (Bridleway 727) North of Littleton Farm, Looking South  
 No view of Warren Bottom or campsite field approximately 200m East. Obscured by upslope of field between

*Landscape Appraisal for Campsite*

**at Littleton Farm, Upwaltham**

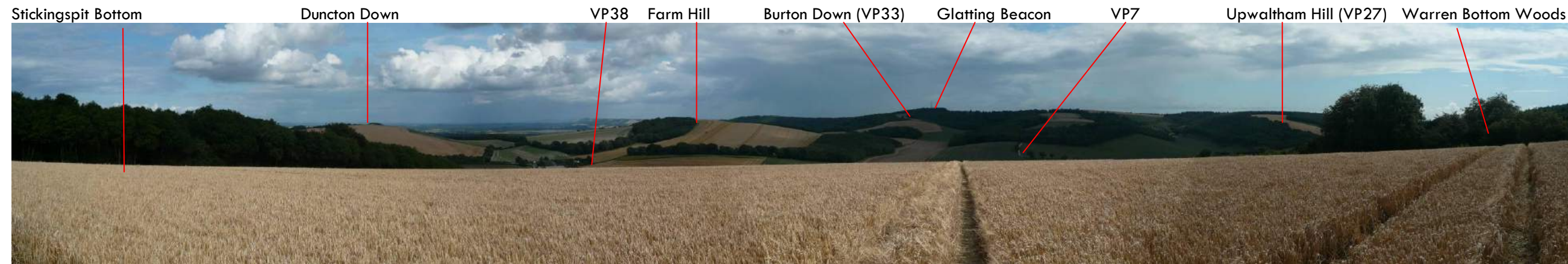
0321



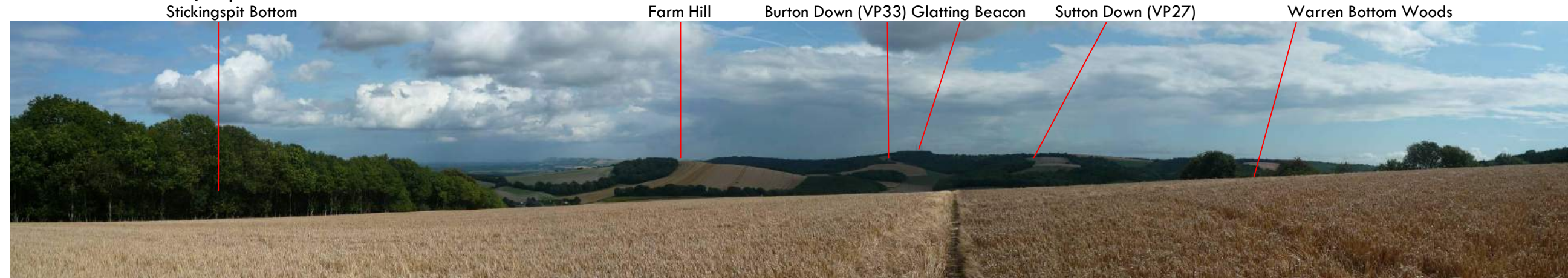
Viewpoint 12 – South Downs Way (Bridleway 727) North of Littleton Farm, Looking South  
View of upper part of Warren Bottom Woods, no view of campsite approximately 240m South East. Obscured by crest of field between.



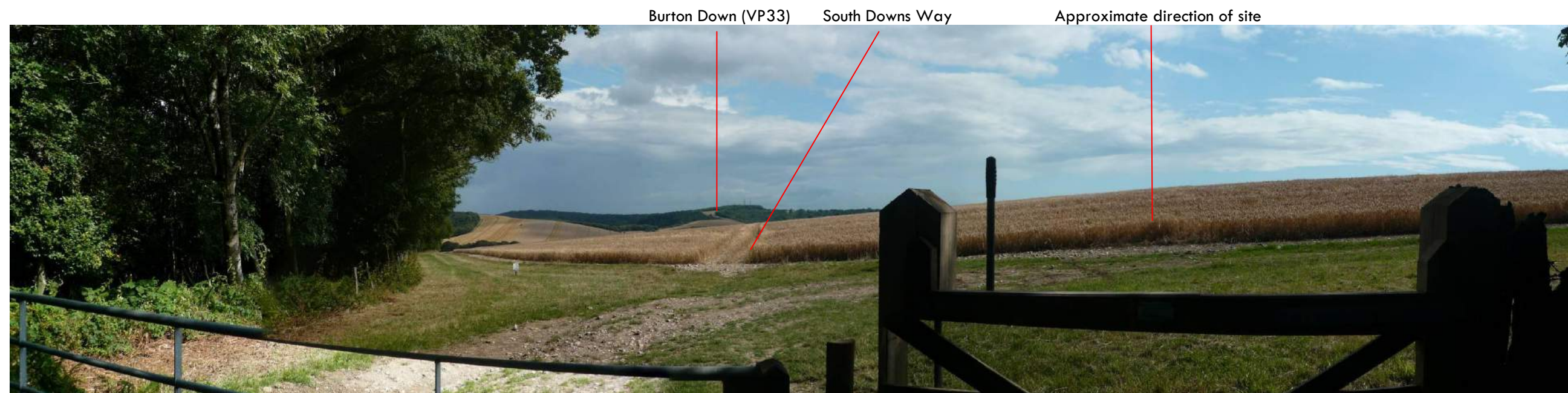
Viewpoint 13 – South Downs Way (Bridleway 727) Littleton Down, Looking South  
View of upper part of Warren Bottom Woods, no view of campsite approximately 400m South East. Obscured by crest of field between.



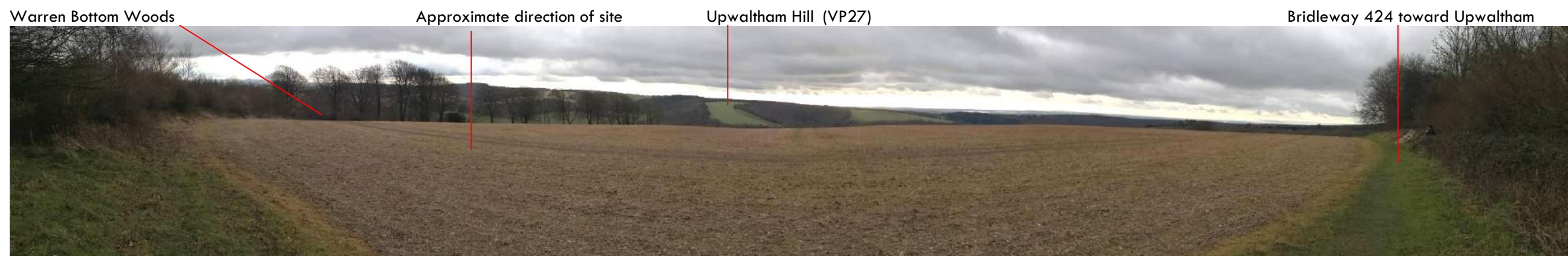
Viewpoint 14 – South Downs Way (Bridleway 727) Littleton Down, Looking South  
View of upper part of Warren Bottom Woods, no view of campsite approximately 500m South East. Obscured by crest of field between.



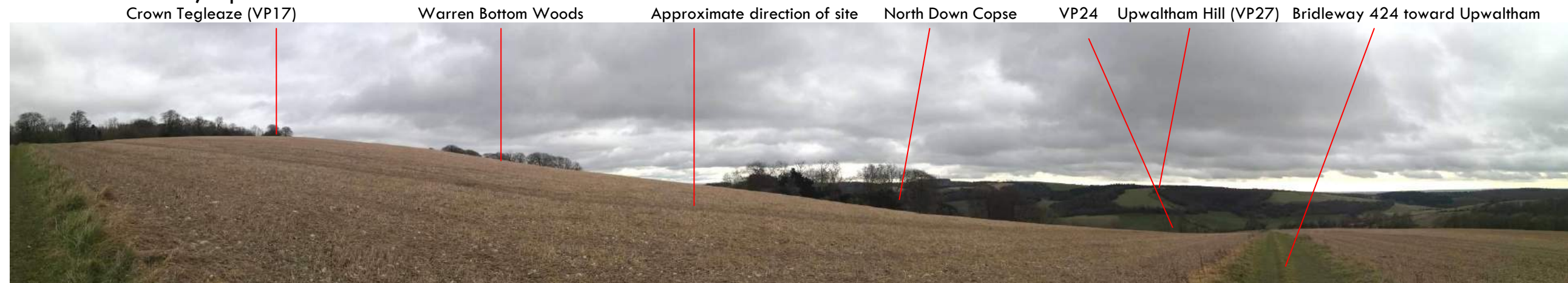
Viewpoint 15 – South Downs Way (Bridleway 727) Littleton Down, Looking South  
View of upper part of Warren Bottom Woods, no view of campsite approximately 670m South. Obscured by crest of field between.



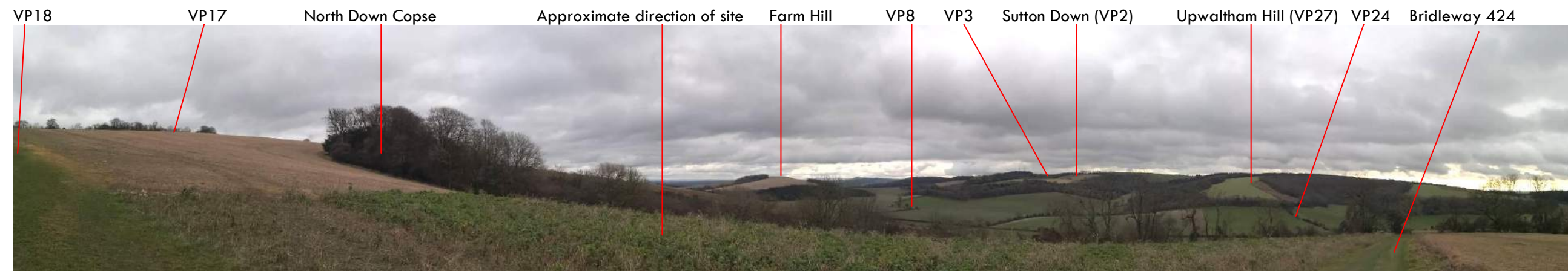
Viewpoint 16 – South Downs Way (Bridleway 727) Littleton Down/Stickingspit Bottom at field boundary, Looking South  
No view of Warren Bottom approximately 700m South. Obscured by rise of Littleton Sown



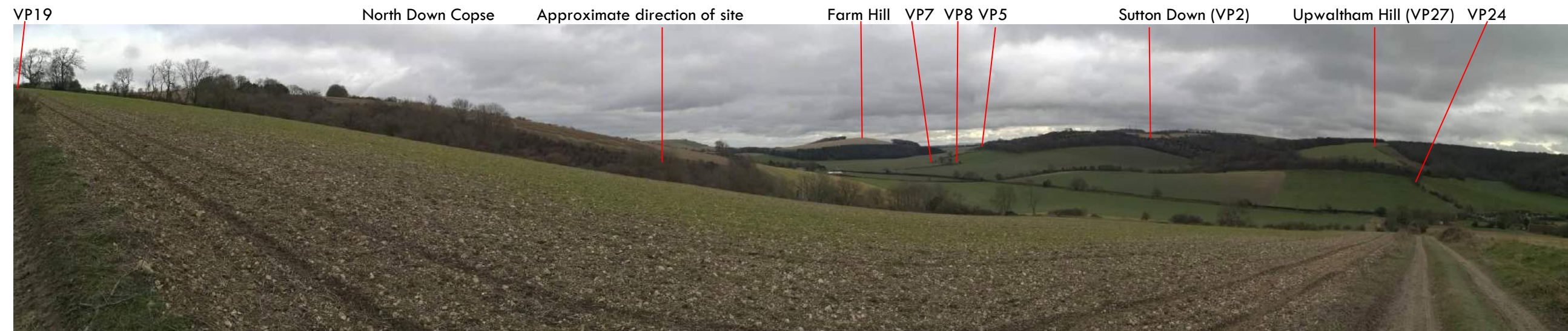
Viewpoint 17 – Bridleway 424 Crown Tegleaze / North Down, looking South  
View of top of woods at Warren Bottom on field edge, no view of campsite approximately 550m South East



Viewpoint 18 – Bridleway 424 North Down above North Down copse, looking East  
No view of Warren Bottom approximately 640m East, obscured by crest of North Down



Viewpoint 19 – Bridleway 424 North Down level with top of North Down copse, looking East  
No view of Warren Bottom approximately 700m East, obscured by North Down Copse



Viewpoint 20 – Bridleway 424 North Down adjacent to North Down copse, looking East  
No view of Warren Bottom approximately 700m East, obscured by rise of hill on East side of North Down Copse

*Landscape Appraisal for Campsite*

**at Littleton Farm, Upwaltham**

Bridleway 424 North Down Copse

Approximate direction of site

Farm Hill

VP8

VP5

Littleton End

Sutton Down (VP2)

Upwaltham Hill (VP27)

0321

Bridleway 424



Viewpoint 21 – Bridleway 424 North Down South edge of North Down copse, looking East  
No view of Warren Bottom approximately 680m East, obscured by rise of hill on East side of North Down Copse

Bridleway 424 North Down Copse

Approximate direction of site

Farm Hill

VP5

Littleton End

Bridleway 424\_1

Upwaltham Hill VP24

424 to Church



Viewpoint 22 – Bridleway 424, at junction with St Mary's Church, looking East  
No view of Warren Bottom approximately 750m North East, obscured by rise of hill on East side of North Down Copse

VP22

VP21

North Down Copse

VP17

Approximate direction of site

Farm Hill

VP5



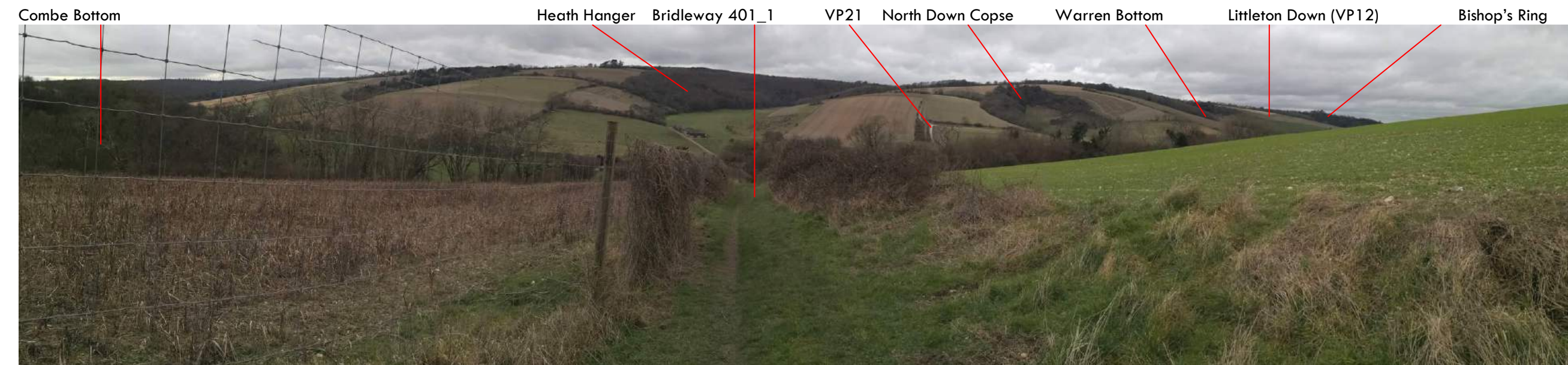
Viewpoint 23 – Bridleway 401\_1, Upwaltham House Farm, North East  
No view of Warren Bottom approximately 850m North East, obscured by rise of hill on East side of North Down Copse

*Landscape Appraisal for Campsite*

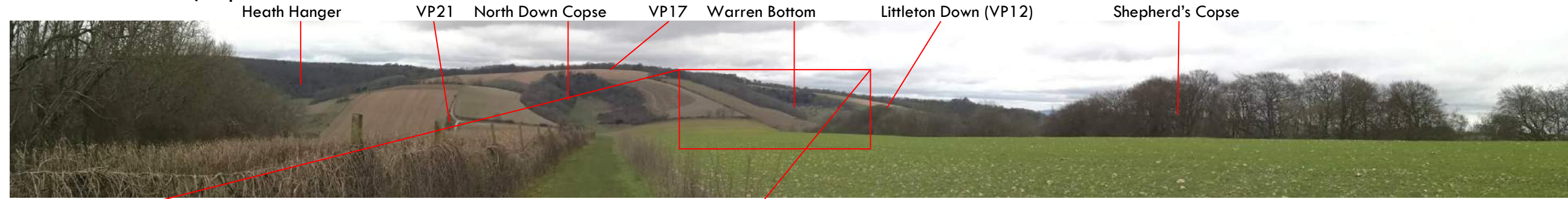
**at Littleton Farm, Upwaltham**



Viewpoint 24 – Bridleway 401\_1, dip slope of Upwaltham Hill below tree line, looking North East  
No view of Warren Bottom approximately 960m North East, obscured by rise of hill on East side of North Down Copse

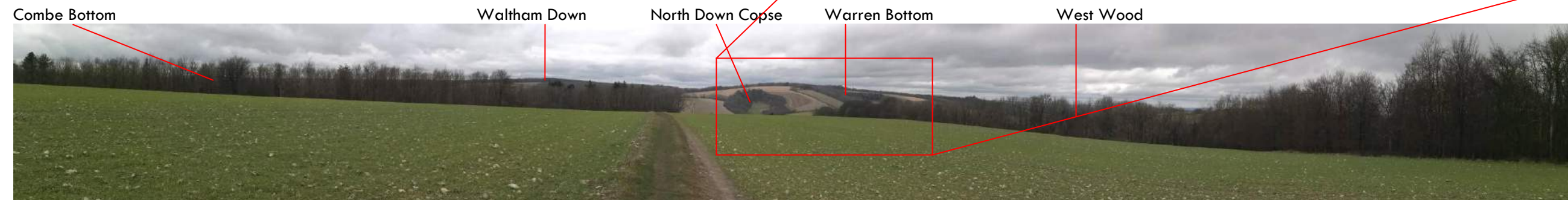


Viewpoint 25 – Bridleway 401\_1 dip slope of Upwaltham Hill above tree line, Looking North East  
No view of Warren Bottom camping field approximately 1.1Km North East, obscured by rise of hill and Warren Bottom woods



Viewpoint 26 – Bridleway 401\_1 Upwaltham Hill, Looking North

No view of Warren Bottom camping field approximately 1.3Km North, obscured by rise of hill and Warren Bottom woods and West Woods (see inset)



Viewpoint 27 – Bridleway 401\_1 Upwaltham Hill, Looking North

No view of Warren Bottom camping field approximately 1.6Km North, obscured by West Wood (see inset)



Viewpoint 28 – Junction of Bridleways 412 and 413, Sutton Down, Looking North

No view of Warren Bottom 2.2Km North, obscured by Sutton Down

*Landscape Appraisal for Campsite*

**at Littleton Farm, Upwaltham**

Bridleway 412 toward Sutton Down

Sutton Down (VP1)

Scotcher's Bottom

Warren Bottom

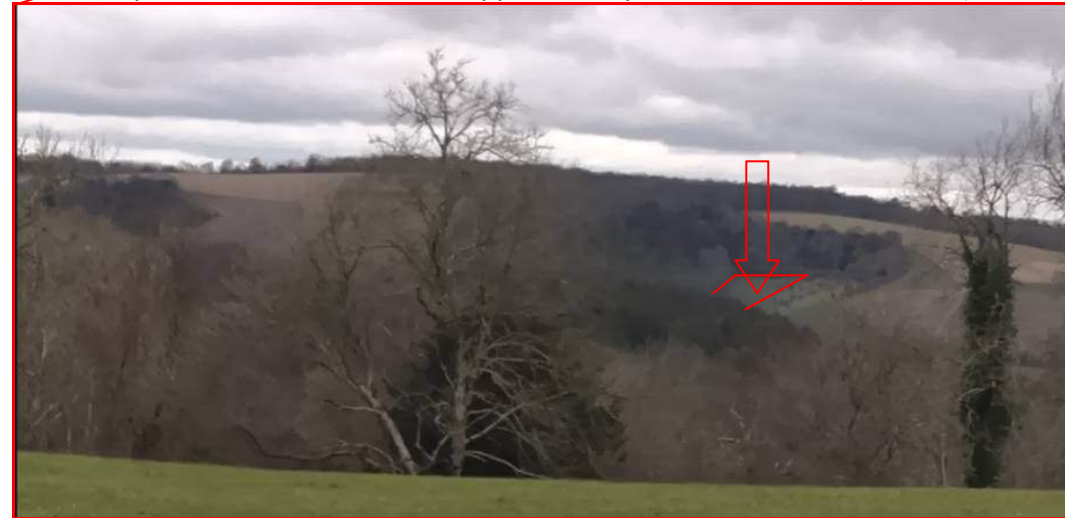
Bridleway 412

0321  
Glatting Beacon



Viewpoint 29 – Bridleway 412 between Sutton Down and Glatting Beacon

View of top section of Warren Bottom approximately 2.6Km North East (see inset)



Sutton Down (VP1)

VP17

Warren Bottom

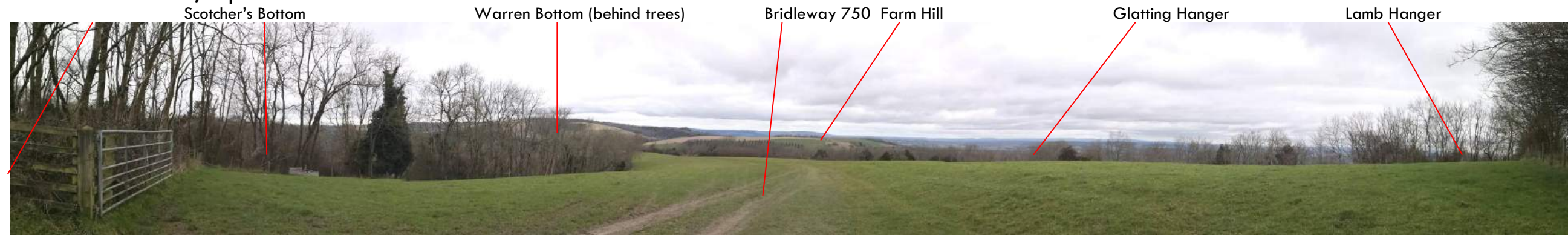
Bridleway 412 toward Lamb Hanger



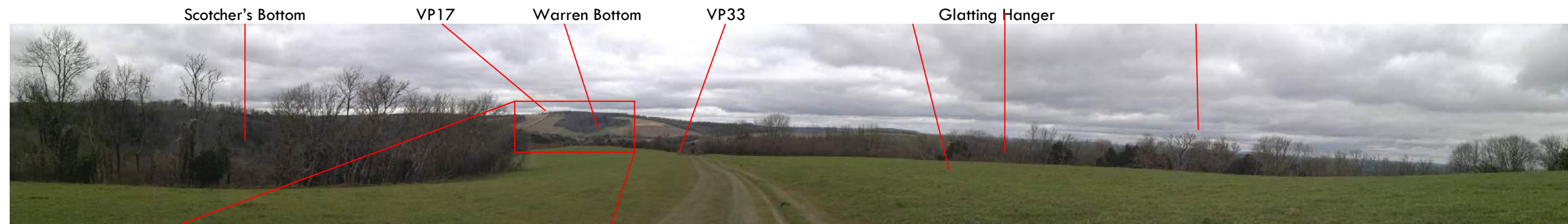
Viewpoint 30 – Bridleway 412 at Glatting Beacon

No view of Warren Bottom camping field approximately 2.5Km North East, Obscured by trees (see inset)

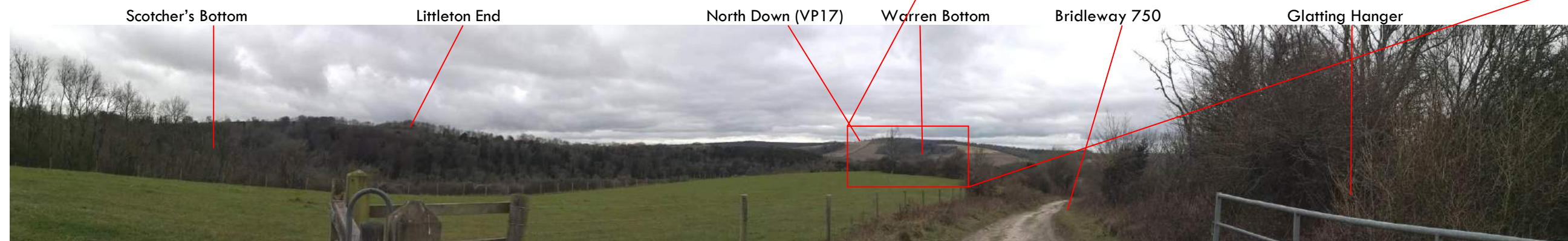
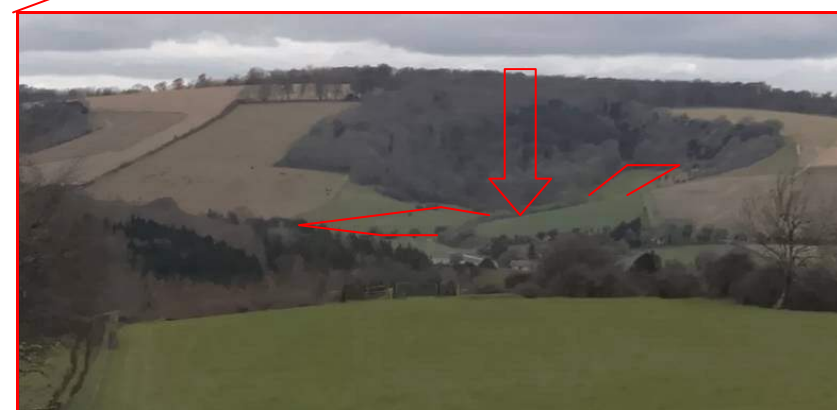




Viewpoint 31 – Bridleway 750 at head of Burton Down, looking North West  
No view of Warren Bottom approximately 2.5Km North East. Obscured by trees at Scotcher's Bottom.



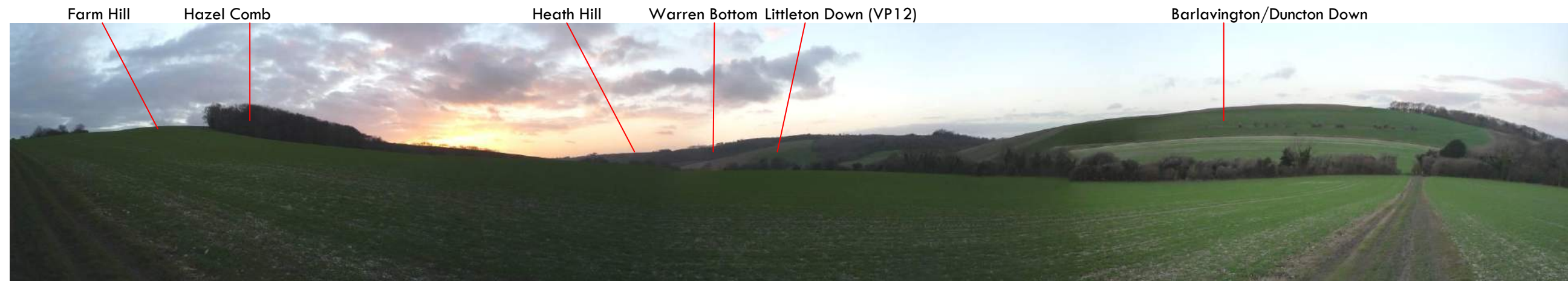
Viewpoint 32 – Bridleway 750 Mid-way down Burton Down/Denture, Looking North West  
View of Warren Bottom approximately 2.3Km North East, partly obscured by rise of Littleton Down (see inset)



Viewpoint 33 – Bridleway 750, Burton Down just before descending into Glatting Hanger, looking North West  
No view of Warren Bottom approximately 2.1Km North West, obscured by trees at foot of Burton Down / Denture



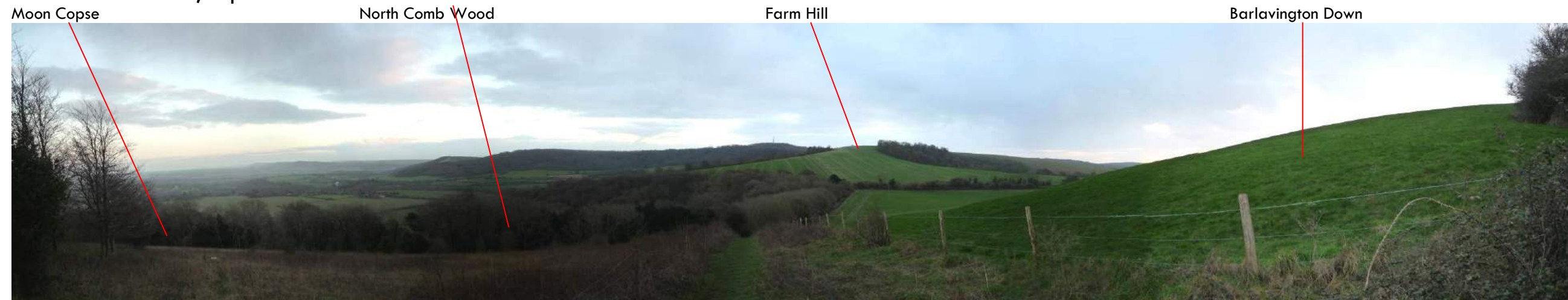
Viewpoint 34 – Bridleway 750\_1 Farm Hill, Looking West  
No view of Warren Bottom field approximately 1.6Km West, obscured by Littleton Down



Viewpoint 35 – Bridleway 750\_1 Farm Hill, Looking West  
No view of Warren Bottom approximately 1.6Km West, obscured by Littleton Down



Viewpoint 36 – Northcomb Wood / Barlavington Down, Bridleway 750\_1 junction Bridleway3256 and Footpath 735, looking West  
No view Warren Botton approximately 1.8Km West, obscured by Littleton Down



Viewpoint 37 - Bridleway 750\_1 Barlavington Down, Looking West  
No view Warren Bottom approximately 1.9Km West, obscured by Barlavington Down



Viewpoint 38 – Permissive Path from Bridleway 750\_1 to Dog Kennels, Looking West  
No view of Warren Bottom approximately 1.6Km West. Obscured thick hedgerow along lane.



Viewpoint 39 - Permissive Path from Bridleway 750\_1 to Dog Kennels, Looking West  
No view of Warren Bottom approximately 1.5Km West. Obscured by Littleton Down

## 2.0 Evaluation

### 2.1 Existing Landscape Character

Littleton Farm falls within the E1 Lavant Valley area of the South Downs Integrated Landscape Character Assessment (SDILCA).

The Key characteristics of the Chalk Valley Systems are described in Appendix E of the report as;

- Broad, branching valleys carved from the chalk downs including dry valleys and coombes with smoothly rounded valley sides.
- On the shallower slopes of the valley sides the chalk soils support arable cultivation, with pasture, calcareous grassland, scrub and woodland on steeper slopes.
- Valleys often contain winterbournes (streams that only flow after wet weather) in their upper reaches - wells and springs are also characteristic features.
- In their lower reaches the valley floors contain clear, chalk rivers that flow within a floodplain characterised by permanent pasture, wet woodland, water meadows, and open water, all of which are of great ecological interest.
- Fragmentary systems of water meadows are evident - historically, meadowland alongside the river was integral to the medieval sheep-corn husbandry regime, providing valuable winter and spring grazing for the extensive communal sheep flocks.
- The valleys have provided important routeways from prehistory – today, they often contain a road or winding lane connecting a string of regularly spaced nucleated flint villages. Stone built medieval bridges are located at historic river crossing points.
- Farms, including distinctive flint barns, are located on lower valley sides, sheltered by trees and forming a visual focus. Gentry houses and landscape parks provide evidence of the wealthy population of the past
- Medieval/early post-medieval enclosures occur throughout the valleys, notably around settlements, indicating survival of an historic agricultural landscape.
- Remnant features relating to water management and use of the river including weirs, mill ponds and mills (relating to the former water mills) as well as fish farms, trout lakes, and watercress beds.
- Away from transport corridors the valleys retain an unspoilt and tranquil pastoral character with dark skies.

Appendix E1 refines the key characteristics of the Lavant Valley as;

- Deep, branching U-shaped valley carved from the chalk downs and indented by coombes to produce smoothly rounded valley sides.
- Dry in its upper reaches with the main source of the Lavant at East Dean - numerous wells and springs in its lower reaches.
- Shallow well drained, calcareous silty soils on the valley sides support intensive arable cultivation on shallower slopes and pasture, calcareous grassland, scrub and woodland on steeper slopes.
- The clear, chalk river flows in a narrow floodplain which is characterised by small permanent pastures divided by hedgerows, wet woodland, water meadows, and open water, all of which are of great ecological interest.
- Strong linear communication pattern comprising the A285, Droke Lane, Charlton Road, A286, and B2141 connecting a series of medieval nucleated villages at East Dean, Charlton, Singleton and West Dean, each with a distinctive church tower or spire and the river flowing alongside the village street.
- Extensive blocks of early enclosure survive throughout the valley indicating survival of the late medieval landscape.

- Remnant features relating to water management and agricultural/industrial use of the river, including relic water meadows, weirs and mill ponds. There are also water works and sewage works.
- The presence of designed landscapes, for example West Dean, provide evidence of gentry houses and landscape parks of the wealthy population of the past.
- The upper reaches of the Lavant valley, which lack visibility of main settlements, enjoy the darkest skies and have a strong sense of remoteness.

Appendix E1 defines the key landscape sensitivities as;

- Estate character of the villages.
- The 19th century designed landscapes around West Dean.
- Panoramic viewpoints over the Lavant Valley from Sutton Down, as noted in the View Characterisation and Analysis report
- Sense of remoteness and rural tranquillity around the upper reaches of the Lavant Valley (particularly around Upwaltham) that is already affected by the A285

Appendix E1 identifies key Landscape Management/Development Considerations Specific to the Lavant Valley as;

- Conserve the estate character of the villages and designed landscape around West Dean.
- Pay particular attention to panoramic views over the Lavant Valley in planning any change.
- Conserve the remote rural character and associated dark skies around the upper reaches of the Lavant Valley.
- Ensure that any road upgrades associated with the A285 and A286 are integrated into the rural valley landscape by means of careful siting, materials and design.
- Monitor water quality in the Lavant and seek to minimise water pollution resulting from intensive dairy farming

Littleton Farm forms the top of the upper reaches of the Lavant Valley, Extending from its source at Dunton Down to the village of Upwaltham with Landscape Character Areas B1 to the South and East and B2 to the North and West with panoramic views across the scarp and down the Lavant Valley from the tops of the Hills on either side of the valley.

The Farm buildings sit in the valley floor on the North West side of the A285 with the campsite location at the foot of a small wooded hanger called Warren Bottom to the South West of Littleton Down and North East of North Down with steep slopes up to higher ground on each side that provide a sense of enclosure to the campsite that adds to the sense of remoteness identified in the SDILCA but more open views toward Sutton Down and Upwaltham Hill to the South East of the site provide visual connection, where the farm buildings shield the site from the A285.

2.2 Existing Visibility

This landscape assessment was undertaken in February 2022 using photographs taken at the time and on previous visits to Littleton Farm in August 2014 and the winter of 2016/17.

The vantage point map at 1.1 indicates both the location of the photographs and colours indicate the footpaths surveyed, with red sections indicating where clear views are possible and orange where partial views are possible with interruption from vegetation or other buildings

The survey was conducted on the 3<sup>rd</sup> February 2022 and of the 14.72 Km of path walked, the field at the base of Warren Bottom where the campsite is proposed was visible for 0.32Km (2.2%) between viewpoints 5-8 and partly visible for 1Km (6.8%) with occasional views between and over trees at significant distance from the North East side of Sutton Down (Viewpoints 1-3), the North West side of Glatting Beacon (Viewpoint 29) and on the path across Burton Down toward Denture (Viewpoint 32).

Despite the campsite's close proximity to the South Downs Way as it rises up Littleton Down (Viewpoints 9-16) the form of the hill and steep sides of Warren Bottom mean that the campsite is not visible. Similarly, views from the bridleway descending North Down also offer no views of the site with North Down Copse of the shoulder of Warren Bottom obscuring any view of the site.

The A285 runs in the base of the valley and through a combination of its low elevation, high roadside hedges, the shoulders of Warren Bottom and the buildings at Littleton Farm, the campsite is not visible from the road.

While the campsite enjoys views of Upwaltham Hill and Sutton Down, exploration of the Bridleway that rises up Upwaltham Hill and traverses Sutton Down, reveals no public views of the site with Shepherd's Copse, West Wood and the crest of Sutton down preventing views into Warren Bottom when the angles past the shoulder of Warren Bottom would allow.

The footpaths to the North of Denture toward Barlavington Down similarly pass behind Farm Hill whose plantations and altitude prevent views into the base of Warren Bottom where the campsite is proposed and when sufficiently far North to see past Farm Hill, the slope of the side of Littleton Down adjacent to Warren Bottom prevents any view of the campsite.

Therefore the public views of the site are limited to;

- The South Downs Way directly opposite Littleton Farm base as it exits the woods on the dip-slope from Littleton End for about half the distance to the A285 (Viewpoints 5-8), where parts of the field to the South West and a small section at the top of the field to the North (outlined in Red on the photo below) can be seen over the farm buildings but not the East side of the field that remains obscured by the shoulder of Warren Bottom adjacent to Littleton Down.



Zoomed extract of Viewpoint 7 – February 2022

It is worth noting that the appraisal photos were taken in February when there are no leaves on the trees and during Summer the visibility of the farm buildings is significantly reduced with the following image from August 2014 showing the difference.



Zoomed extract of Viewpoint 7 – August 2014

*Landscape Appraisal for Campsite*  
at Littleton Farm, Upwaltham

0321

- The South Downs Way descends from Sutton Down toward Littleton End where partial views of the only the very top end of Warren Bottom are possible over the trees of Scotcher's Bottom (Viewpoints 1-3).



Zoomed extract of Viewpoint 2 – February 2022

- A short section of bridleway to the South East of Glatting Beacon where again only the top section of the field at Warren Bottom is visible (Viewpoint 29).



Zoomed extract of Viewpoint 29 – February 2022

- A section of bridleway at Burton Down where the top and West section of the field within Warren Bottom can be seen (Viewpoints 32-33).

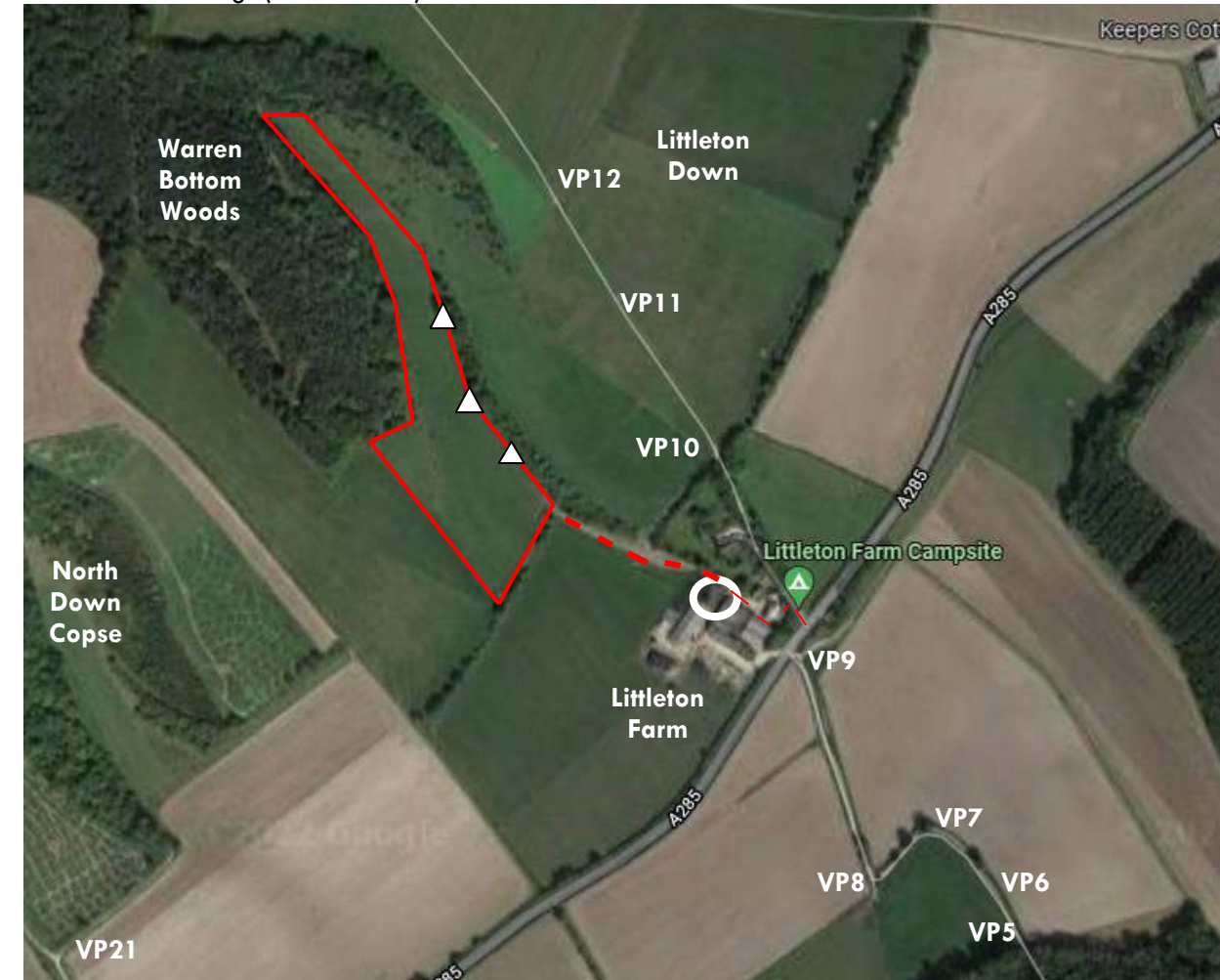


Zoomed extract of Viewpoint 32 – February 2022

In addition to the significant distance of these views and the small part that Warren Bottom has to play in them and, while not visited in 2014 to provide photos, it is likely that the site when viewed from Glatting Beacon and Burton Down would be much less visible in summer when the trees are in full leaf and these zoomed photos can reasonably be regarded to present the 'worst case' (most visible) situation.

**2.3 Proposals**

The following is an aerial photo showing the extent (outlined in Red) of the proposed camping field at Warren Bottom that would only operate during the summer months, the access along an existing farm track (Dotted Red), Water point locations (White Triangles), parking area and access to existing showers in the farm buildings (White Circle).



The applicants allowed camping at Warren Bottom to take place (within permitted development rights as a temporary use), with visitors allowed to pitch a tent anywhere within the field (outlined in Red) but the applicant's noted that they tended to remain on the more level ground within the middle third of the site. While vehicles are allowed onto the field to set-up, they would be parked within the farmyard close to the shower facilities within the existing buildings (White circle) and not allowed to remain on the fields. There are a number of water points along the East side of the field (White Triangles) and in 2021, the applicants provided temporary sanitary facilities (porta-loos) stationed close to the existing water points.

It is notable that the appraisal of existing visibility has identified the East boundary and middle third of the field as the least visible from public vantage points not showing up in any of the viewpoints.

#### **2.4 Assessment and Mitigation**

It is unlikely that the appearance of a tent in a field on the downs would give rise to a fundamental change in landscape character. However, the provision of on-site facilities and any permanent features do require consideration, together with the intensity of use.

The application proposed the use of the field for up to 20 pitches at any one time for a 'season' between March and September and when the applicants conducted a short trial, they provided between 3 and 5 mobile porta-loos on the field near the existing water points.

Vehicular access to the field follows an existing farm track and the low intensity of the use and distributed nature of tents when camping, coupled with the requirements to park the cars within the farmyard indicate that the vehicular access should be no more intense or intrusive as normal farming activities and therefore also unlikely to result in significant adverse effects.

The location for the water points are co-incidentally well sited from a landscape perspective, positioned close to the existing hedgerow and in a location on the field that is not widely visible in the landscape.

The positioning of porta-loos, while not entirely alien in a farming landscape (often used when farm hands are working the fields) could potentially be an issue if their presence continued through the winter months and they became a 'permanent' feature.

It is therefore proposed to mitigate the potential impact of the porta-loos by requiring them to be positioned close to the hedge-line on the East side of the site (where least visible in the landscape) and require their removal at the end of each 'season'.

A litter strategy is also considered relevant to prevent degradation of the landscape and potential impacts on wildlife. The applicants have indicated that it is their intention to use the site as grazing land when not used for camping so this may become a 'self-policing' issue.

### **3.0 Conclusion**

**It is no coincidence that the applicants have prepared their proposals for the campsite with careful consideration for the character of the landscape as it is the strong sense of remoteness of the upper reaches of the Lavant Valley that they see attracting their customers (visitors to the South Downs) to use their campsite and they would not wish to see this character eroded in any way.**

**It is unlikely that the appearance of a tent in a field would give rise to fundamental change and conserving the remote rural character and associated dark skies around the upper reaches of the Lavant Valley have been a key consideration when assessing the proposals.**

**This evidence gathered for this landscape appraisal has been extensive with all likely areas for publically accessible views visited, photographed, considered and assessed.**

**Despite the proximity of the campsite to the South Downs Way, its location within the foot of a wooded hanger (Warren Bottom) significantly limits the visibility of the site with very few publically accessible views of the site.**

**Where the site is visible from public footpaths, these have been considered in detail, with consideration given to Summer and Winter conditions and the relative visibility of the campsite field.**

**With this in-depth knowledge of the site visibility, potential impacts from site facilities have been minimised with elements positioned in the least visible locations and mitigation measures recommended to ensure that the character of the landscape is not degraded by the camping use.**

**By its very nature a campsite use has a very low and temporary impact and in limiting the number of pitches, carefully positioning facilities and managing the site to reduce vehicular access and mitigate litter, the character of the landscape is unlikely to be harmed.**

