
REAR OF 1 HAWKSFOLD HOUSE, HAWKSFOLD
LANE, FERNHURST, GU27 3JW

LANDSCAPE AND VISUAL STATEMENT
FOR
PROPOSED DWELLING

Prepared by:
WHLandscape

On behalf of:
Mr Steve Homewood

Project Reference: 22.1437

Revision:

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APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Mr Steve Homewood to produce a Landscape and Visual Statement for the proposed dwelling to the rear of 1 Hawksfold House, Hawksfold Lane (West), Fernhurst, GU27 3JW.

WHLandscape has an established track record of appraising development proposals. The practice has considerable experience in the field of landscape and visual assessment and uses tried and tested techniques developed and recognised by the Landscape Institute, Institute of Environmental Management and Assessment, and Natural England.

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1. INTRODUCTION

1.1 This report provides a statement of the potential landscape and visual issues associated with the proposed dwelling on land to the rear of 1 Hawksfold House, Fernhurst.

1.2 The application will see the construction of a new, low carbon single storey dwelling of timber construction. It will have a pitched green roof, solar panels, sky lights, timber framed windows, and be clad in timber. The new dwelling will measure approximately 4.50 metres (m) to the ridgeline and approximately 3.00m to the eaves.

1.3 Access to the proposed dwelling will be created from the existing driveway for 1 Hawksfold House (also owned by the applicant). The proposals include a wildlife pond to the south-east of the dwelling as well as an indicative landscape scheme including hornbeam (*Carpinus betulus*) hedging and tree planting. Domestic planting proposals have been provided by one-world design architects and are supported by ecological reports produced by aLyne ecology. The findings of the landscape and visual appraisal will be used to suggest mitigation planting in the wider garden where necessary.

1.4 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2023) and the South Downs Local Plan 2014 -2033 (2019). The baseline landscape character has been taken from the West Sussex Landscape Character Assessment (2003) and the South Downs Landscape Character Assessment (2020). Also of relevance to this project are the South Downs National Park Partnership Management Plan 2020-2025 (2020), the South Downs National Park Dark Skies Technical Advice Note (2021), and the South Downs National Park Design Guide Supplementary Planning Document (2022).

2. LANDSCAPE PLANNING CONTEXT

2.1 The following policy has been taken from the planning documents which are pertinent to the development of the site. The following policy extracts are considered to be relevant to the application. The policies listed will be used to guide the appraisal of the proposed development.

2.2 NATIONAL PLANNING POLICY FRAMEWORK

2.2.1 Originally published in March 2012, with subsequent revisions in July 2018, June 2019 and most recently in September 2023, the NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Of particular relevance to this assessment is Section 15. Conserving and enhancing the natural environment, specifically paragraph 174 which states that “Planning policies and decisions should contribute to and enhance the natural and local environment by”:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

and:

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

2.2.2 Furthermore, in terms of the protection given to designated landscapes Section 15, paragraphs 176 and 177, state:

Paragraph 176

Great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 177

When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

2.2.3 Also of relevance to this project is Section 12. Achieving Well-designed Places, specifically paragraph 130, which states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

2.3 SOUTH DOWNS LOCAL PLAN

2.3.1 Adopted by the South Downs National Park (SDNP) Authority in July 2019, the South Downs Local Plan covers the entire National Park. The Local Plan is part of the statutory development plan for the whole National Park and sets out how development will be managed between 2014 – 2033.

STRATEGIC POLICY SD4: LANDSCAPE CHARACTER

1. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:
 - a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;

- b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;
 - c) They will safeguard the experiential and amenity qualities of the landscape; and
 - d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.
2. Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.
 3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.
 4. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.
 5. The restoration of landscapes where features have been lost or degraded will be supported where it contributes positively to landscape character.

STRATEGIC POLICY SD5: DESIGN

1. Development proposals will only be permitted where they adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:
 - a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;
 - b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;
 - c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;
 - d) Create high-quality, clearly defined public and private spaces within the public realm;
 - e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;
 - f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;

- g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;
- h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;
- i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;
- j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and
- k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

STRATEGIC POLICY SD6: SAFEGUARDING VIEWS

1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.
2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study:
 - a) Landmark views to and from viewpoints and tourism and recreational destinations;
 - b) Views from publically accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;
 - c) Views from public rights of way, open access land and other publically accessible areas; and
 - d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation & Analysis Study, heritage assets (either in view or the view from) and biodiversity features.
3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.

STRATEGIC POLICY SD7: RELATIVE TRANQUILLITY

1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:
 - a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;
 - b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and
 - c) Experience of users of the PRow network and other publicly accessible locations.

2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.
3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.

STRATEGIC POLICY SD8: DARK NIGHT SKIES

1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.
2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:
 - a) The installation of lighting is avoided; and
 - b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:
 - i. Any adverse impacts are avoided; or
 - ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.’
3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below¹.

DEVELOPMENT MANAGEMENT POLICY SD11: TREES, WOODLAND AND HEDGEROWS

1. Development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands.
2. Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan.
3. The removal of protected trees, groups of trees woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.
4. Development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking

¹ Please see <<https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/>> for the table.

account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees.

5. A proposed loss or damage of non-protected trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.
6. Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.
7. Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages.

3. BASELINE LANDSCAPE AND VISUAL STUDY

3.1 SITE LOCATION AND CONTEXT

3.1.1 The site is located on a parcel of land at 1 Hawksfold House, just off Hawksfold Lane (West), a shared private road, on the south-western edge of the village of Fernhurst. In its wider context, the village lies between the towns of Haselmere (to the north) and Midhurst (to the south). The site sits at between 85m and 90m Above Ordnance Datum (AOD).

3.1.2 The site forms part of the existing residential curtilage of 1 Hawksfold House (a Grade II listed building, now three individual dwellings) and is mainly managed grassland with some trees and shrub planting. The southern part of the site falls within Percy Copse, a small woodland block which has been identified as Ancient Woodland. To the north, east, and west the site is bounded by residential development (including associated curtilages), whilst to the south is Hawksfold Lane East, which is also Footpath 1263, with open countryside beyond.

3.1.3 The entirety of the study area falls within the SDNP, which confers a national landscape designation onto the area. The two statutory purposes for National Parks in England and Wales are:

1. Conserve and enhance the natural beauty, wildlife and cultural heritage.
2. Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public.

Additionally, when national parks carry out these purposes, they also have the duty to:

Seek to foster the economic and social well-being of local communities within the national parks.

3.1.4 In 2016, the SDNP was designated as an International Dark Sky Reserve (IDSR), which confers an internationally recognised landscape designation onto the entire study area. This designation is given to provide protection of the starry night and the nocturnal environment for its scientific, educational, cultural, heritage, and public enjoyment.

3.2 LANDSCAPE AND VISUAL RECEPTORS

LANDSCAPE RECEPTORS

3.2.1 The following landscape receptors have been identified as being aspects of the landscape resource that have the potential to be affected by the replacement dwelling:

The established landscape components which define the landscape in which the site is located, including:

- ♦ The unique qualities and characteristics of the SDNP
- ♦ The unique qualities and characteristics of the IDSR
- ♦ Local character of the development along Hawksfold Lane (East)

The historic environment, including associated visual character

Existing on-site and boundary vegetation and its importance in respect of the site itself, as well as part of the wider study area

VISUAL RECEPTORS

3.2.2 The following visual receptor locations have been identified as having potential intervisibility with the proposed dwelling:

Footpath 1263/Hawksfold Lane (East)

Shared driveway and access road

3.3 LANDSCAPE CHARACTER

3.3.1 The South Downs Landscape Character Assessment (2020) provides the most detailed and up to date assessment of the unique landscape character of the site and the surrounding area, it and has been used as a basis for determining those features which are most likely to be impacted by the proposals.

3.3.2 Only information pertaining to the Landscape Character Area (LCA) in which the site is located has been listed. Due to the extent of individual LCAs, some of the listed information may not be wholly relevant to the site and surrounding landscape.

3.3.3 The site is located within LCT P: Low Weald, specifically LCA P1: Milland Basin.

LCT P: LOW WEALD

General Description:

The Low Weald comprises a gently undulating lowland vale landscape found on the dense Weald clays that are located in the north of the South Downs. This landscape type forms only a small part of the area known as the Low Weald that extends north and east well beyond the boundary of the South Downs.

Key Characteristics:

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

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.

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.

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

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.

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

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.

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

A deeply rural, tranquil and enclosed landscape with an essentially medieval pattern.

LCA P1: MILLAND BASIN

Location and Boundaries:

The Milland Basin comprises a lowland clay vale at the western extremity of the Low Weald. It is enclosed to the north, south and west by the steep scarp slope which defines the inner boundary of the Greensand Hills. The enclosure provided by the scarp landform accentuates the low-lying character of the vale and distinguishes it from the adjoining Northchapel Basin.

Key Characteristics:

Lowland clay vale encompassed and enclosed by the steep scarp slopes of the Greensand Hills.

Cut by a number of streams (e.g. Hammer Stream) which have carved narrow valleys into the Weald Clay – some dammed to form hammer ponds or mill ponds (e.g. Cook’s Pond).

Areas of marshy grassland and semi-improved grassland add to the ecological and visual diversity of the landscape.

An organic mosaic of predominantly pasture fields interspersed with woodland and shaws, much of which is ancient and of ecological importance.

Small-scale to medium sized irregular fields defined by intact dense hedgerows and sinuous woodland edges.

Mature hedgerow oaks are a feature within hedgerows and also as specimen trees (remnant field boundaries) within pasture.

Fernhurst and Milland, both of which are mostly post-1800 in date, represent modern infill around an original dispersed medieval core.

Where woodland permits, the Greensand Hills provide a prominent, dark backdrop in views.

A deeply rural, tranquil landscape with an essentially medieval pattern.

3.4 THE LOCAL AREA AND RECEIVING LANDSCAPE

3.4.1 The study area has developed over a bedrock comprising various sandstone and mudstone formations which has resulted in the undulating landform across the South Downs National Park. The high point of the study area is 125m AOD to the north close to Greenhill House, whilst the low point is 65m AOD to the south along the water course at Lower Hawksfold.

3.4.2 Slowly permeable, seasonally wet acid soils dominate the study area with areas of loamy soils with naturally high groundwater found to the west where superficial deposits of Head can also be found away from the village. The landscape of the study area has been identified as ALC Grade 3 (Good to Moderate – no sub-grade specified) with patches of land identified as ‘Other land primarily in non-agricultural use’ to the north and south away from the village.

3.4.3 Land use within the study area is largely dominated by the village of Fernhurst; however, away from the settlement the land use is agricultural with fields mainly in pastoral use. Fields are irregular small to medium sized, defined by intact dense hedgerows and sinuous woodland edges. A large portion of the woodland within the study area, in particular surrounding Fernhurst, has been identified as Ancient Woodland. There is one Site of Special Scientific Interest within the study area, about 200m to the north of the site.

3.4.4 Settlement within the study area is defined by the village of Fernhurst with a number of scattered farmsteads to the west. Fernhurst has expanded around its original medieval core from the 1800s onwards with the arrival of the (now defunct) railway. Construction materials generally reflect the period in which the building was constructed, with common materials on Hawksfold Lane West being brick with tiled roofs.

3.4.5 There are number of listed structures within the study area, the majority of which are located within the Fernhurst Conservation Area (approximately 350m east of the site), including the Grade II* listed The White House, all other listed structures are Grade II.

3.4.6 Vehicular access through the study area is defined by two key roads, the A286 Midhurst Road and the Vann Road; the A286 provides access from Fernhurst to Haselmere in the north and Midhurst in the south, whilst Vann Road provides access to Liphook in the north-west and Milland in the south-west. There is a network of more minor roads through the village providing access to the residential areas as well as some roads and tracks providing access to the farmsteads away from Fernhurst. Pedestrian access through the study area is provided by a network of PRoWs including footpaths and restricted byways.

3.5 LANDSCAPE STUDY

3.5.1 The site is currently part of the residential curtilage of 1 Hawksfold House and the proposals will see the construction of a new dwelling within it. LCA P1: Milland Basin notes a number of development considerations for the area, including the need to “soften the built edges of Milland and Fernhurst”. Whilst this is in reference to use of appropriate planting schemes, the use of timber cladding and green roofs for the proposed dwelling will soften the built form. Moreover, there are also opportunities for strategic planting which will soften the built form on the edge of Hawksfold Lane.

3.5.2 Despite the materials not being in keeping with the established character of built form along Hawksfold Lane, the SDNP Design Guide does note that there is a tradition of timber clad buildings (both residential and agricultural) across the National Park. Additionally, the proposals will reflect the pattern of built form along Hawksfold Lane (East and West) with the development being a detached dwelling set to one end of its curtilage.

3.5.3 Due to its designation as an IDSR, the SDNP produced a Technical Advice Note (TAN) to guide design principles for developments which states that “New lighting should not adversely degrade the sky quality beyond the immediate area to be lit”. The proposed dwelling will be seen as a new light source within the nocturnal environment. However, the proposals would only represent a minor change to the nocturnal environment due to the size of the proposed dwelling and its location within an established residential area. Furthermore, the existing woodland to the south of the site will reduce

the impact of the light spill as it can be considered “sufficient mitigation” due to its density, as noted in the Dark Skies TAN:

If the lighting development is surrounded by sufficiently dense and high vegetation it may offer a suitable mitigation against lighting. In such cases, the vegetation will constrain the lighting footprint closer to the development and prevent wider landscape impact.

Overall, the lighting associated with the proposed development will not be visually intrusive, nor will it change the established character of the nocturnal environment. It is not considered that the proposals would result in a material impact upon Dark Skies over and above the baseline condition, with the proposals benefiting from both direct and indirect mitigation.

3.5.4 In order to facilitate the construction of the proposed dwelling, two trees will need to be removed: T2, a U grade weeping willow (*Salix babylonica*) and T18, a C grade holm oak (*Quercus ilex*). As these trees are protected by a Tree Preservation Order (TPO), SDNP Policy SD11 Tree, Woodland and Hedgerows states that all protected trees should be subject to “replacement of an appropriate number, species and size in an appropriate location” if permission is granted for their removal. These trees can be replaced within the site, further details of which can be found on drawing WHL-1743-04 Landscape Scheme. Two further trees have been marked for removal: T5 and T10, both dead silver birch (*Betula pendula*), which are also protected by the TPO and one (T5) of which is located within the Ancient Woodland to the south of the site. Further details of the trees on site can be found in the arboricultural report produced by Dryad tree specialists (dated September 2023).

3.5.5 Despite being within the landscape setting of Hawksfold House, the proposals will have a limited effect on the landscape setting of the Grade II listed building. Currently the house and development have a higher level of intervisibility due to a lack of boundary vegetation and the introduction of new built form into the existing residential curtilage will have an initial impact on the setting of the listed structure. However, the landscape setting of this building has been subject to a level of change over the years due to the construction of the houses along Hawksfold Lane (East and West) as well as direct changes to the house, including the addition of a conservatory and being divided into separate dwellings. This initial higher level of intervisibility can be offset through the use of structural boundary planting, as detailed by one-world design architects in the Design and Access Statement, which will soften the development and contribute to the landscape setting of both the development and Hawksfold House.

3.6 VISUAL STUDY

REPRESENTATIVE PHOTOGRAPHS

3.6.1 For the purpose of this report, close views are between 0m – 500m from the proposed development and medium views are between 500m – 1000m. Where appropriate, specific viewpoints have been organised into groups to help better determine the visual impact of the proposed development. Views are representative and not totally exclusive. (See Appendix 2: Viewpoint Photographs for enlarged copies of the selected viewpoints).

3.6.2 The Viewpoints were visited in November 2023 when leaf cover was in decline. The seasonal differences (seasonality), in respect of potential effects arising from the varying degree of screening/filtering of views by vegetation that will apply in summer and winter, have been considered in the appraisal of all recorded viewpoints; as per the recommendation of GLVIA3. It is important to note that the recording of viewpoints during different seasons is not a prerequisite of the consideration of seasonality, particularly in this case where seasonality is not an issue.

VIEWPOINT 1

Approximate distance from site: 15m

OS map elevation: Between 80-85m AOD



Close distance view, south; taken from [redacted] Hawksfold House. Whilst the proposals see an increase in built form, this is seen in context with the existing residential built form of Hawksfold Lane. It should be noted that this is a cul-de-sac which only provides access to Hawksfold House and a small number of other dwellings. The proposed naturalistic materials of the dwelling will help to soften its appearance as will the indicative domestic planting proposals (provided by one-world design architects). Although the proposals will see the removal of the U grade weeping willow, the site provides opportunities for additional tree planting which will further soften and break up views from the driveway.

VIEWPOINT 2

Approximate distance from site: 30m

OS map elevation: Between 80-85m AOD



view, north-west; taken from Hawksfold Lane (East)/Footpath 1263. The proposals will be screened by the evergreen hedge along the southern boundary of the residential curtilage of Broad Street of the site.

Approximate distance from site: Adjacent

OS map elevation: Between 80-85m AOD

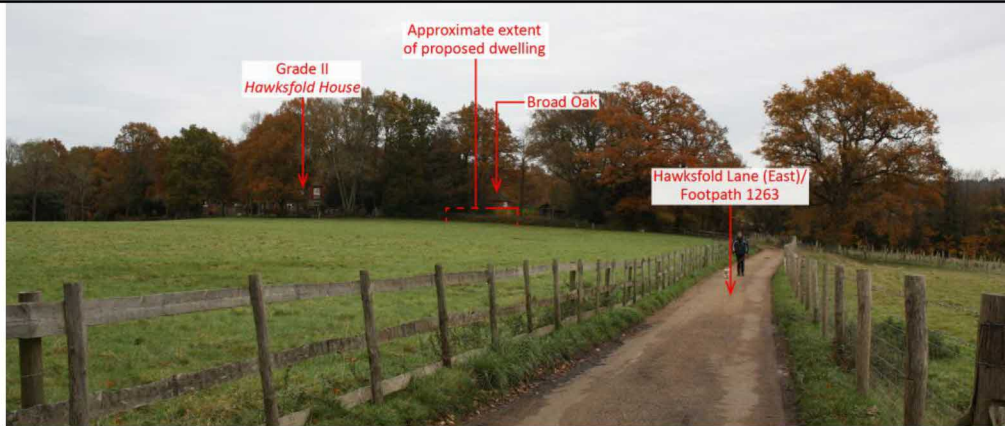


view, north; taken from Hawksfold Lane (East)/Footpath 1263. There is a partial, transient view of the proposed dwelling which will be seen in context with the established residential context of the edge of Fernhurst as receptors pass along the lane/footpath. Whilst visible, the naturalistic materials chosen for the dwelling will help it blend with the existing mature vegetation to the south of the site. Furthermore, the site presents opportunities for strategic planting along the boundary which would further break up views of the proposed dwelling.

VIEWPOINT 4

Approximate distance from site: 140m

OS map elevation: Between 75-80m AOD



Close distance view, north-east; taken from Hawksfold Lane (East)/Footpath 1263. There will be a glimpsed view of the proposed dwelling as receptors pass along the lane/footpath. However, due to the height of the dwelling, the majority will be obscured by the existing vegetation of Percy Copse. Where visible, the dwelling will be seen in context with the existing residential properties on Hawksfold Lane.

VIEWPOINT 5

Approximate distance from site: 190m

OS map elevation: Between 75-80m AOD



Close distance view, west; taken from The Palings. The site is obscured by the residential built form of The Palings.

POTENTIAL RESIDENTIAL VIEWS (NOT RECORDED)

3.6.3 There are potential upper storey residential views from Broad Oak, a dwelling to the east of the site. However, this dwelling already has views of the other properties along Hawksfold Lane; therefore, the proposed single storey dwelling will be seen in the residential context of the area.

SUMMARY OF VISUAL EFFECTS

3.6.4 Receptors using Hawksfold Lane (East)/Footpath 1263 to the south will have limited intervisibility with the site. There will be glimpsed views of the proposed dwelling, however, the height and naturalistic materials proposed will help to blend the development with the mature vegetation around the site. Whilst change will be visible, this is from an extremely limited number of locations, with the dwelling being seen in context with existing properties on the residential edge of Fernhurst. Furthermore, there are also opportunities for strategic planting, particularly along the south-eastern boundary with the lane/footpath, which will further break up the limited glimpsed views of the site as per the development considerations of LCA P1: Milland Basin.

3.7 CONSTRUCTION EFFECTS

3.7.1 No new access points will be required in order to facilitate the construction of the proposed dwelling with the existing access from the shared driveway with 1 Hawksfold House being used.

3.7.2 Machinery working on the site will be visible from the majority of viewpoints that have intervisibility with the proposed built form, however, these visual effects will only be temporary and will have no lasting adverse effects on recorded visual receptors.

3.7.3 Appropriate storage of construction materials and equipment will help minimise any effects during construction.

4. REVIEW AND CONCLUSIONS

4.1 The key considerations when determining the acceptability of the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development and how far any effects are/can be mitigated. Of particular importance to the consideration of the development's overall effect is whether the proposed dwelling, adversely affects the character and visual amenity of the local area, in particular the unique character of LCA P1: Milland Basin.

4.2 Visually, the site is well contained within the landscape, with the site only visible from limited number of locations to the south-west along Hawksfold Lane (East)/Footpath 1263. There is a view from the shared driveway, however, receptors will only be those accessing properties at this end of Hawksfold Lane. Due to the level of built form and intervening vegetation there are no long-distance views of the site. The naturalistic material choices, although different to the properties within the vicinity, will help the proposed dwelling blend with the mature woodland of Percy Copse and further reduce its prominence where glimpsed. The site offers opportunities for additional planting over that proposed as part of the application, which will further break up and soften views from the lane/footpath.

4.3 LANDSCAPE RECOMMENDATIONS

4.3.1 There should be a focus on the retention, enhancement and management of existing boundary vegetation trees and hedgerows, as it is acknowledged that the established vegetation plays a key role in containing the site within the landscape.

4.3.2 The planting proposals for the site will focus on the creation of an appropriate setting for the dwelling using native species characteristic of the receiving landscape and offsetting the loss of TPO trees, removed to accommodate the dwelling.

4.3.3 The following recommendations are appropriate to mitigate views of the development, using an appropriate scheme of planting and management that, in and of itself, does not compromise the character and visual amenity of the area.

Management and Enhancement of Existing Planting:

Suitable root protection area stand-offs should be applied around all vegetation to be retained where necessary.

In the case of all hedgerows, a dense hedgerow structure should be maintained by not allowing hedgerow species to grow to tree sized proportions. Hedgerows should be cut in an “A” shape or a “topped A” shape to create tall bushy hedges with maximum wildlife potential. Tree and hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.

Proposed Mitigation and Planting:

The following recommendations should be taken into account in respect of plants being used for mitigation purposes:

- All new planting, including planting for the purposes of replacement should comprise appropriate native species characteristic of the area.
- Root barriers should be used where appropriate.

A mixed native hedge should be established along the south-western boundary with Hawksfold Lane (East) and the agricultural field. Hedging should be of a traditional, hawthorn (*Crataegus monogyna*) rich composition, grown and managed at a minimum of 1.50m in height.

Strategic native tree planting should take place around the site, to offset the loss of TPO trees and break up views of the development from Hawksfold Lane (East)/Footpath 1263.

Recommended Tree Species					
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
<i>Acer campestre</i>	Field maple	Standard	8-10	2.50/3.00	1.75/2.00
<i>Betula pendula</i>	Silver birch	Light Standard	6-8	2.50/3.00	1.50/1.75
<i>Crataegus monogyna</i>	Hawthorn	Light Standard	6-8	2.50/3.00	1.50/1.75
<i>Malus sylvestris</i>	Crab apple	Light Standard	6-8	2.50/3.00	1.50/1.75
<i>Salix x sepulcralis</i> var. <i>chrysocoma</i>	Golden weeping willow	Light Standard	6-8	2.50/3.00	1.50/1.75

Recommended Mixed Native Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	60-80	20
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	60-80	55
<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	60-80	5
<i>Ilex aquifolium</i>	Holly	Pot-grown (3ltr)	40-60	2.5
<i>Ligustrum vulgare</i>	Wild Privet	1 + 1 transplants	60-80	2.5
<i>Prunus spinosa</i>	Blackthorn	1 + 1 transplants	60-80	10
<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	60-80	5

4.4 CONCLUSIONS

4.4.1 As a result of the assessment undertaken for this report it has been determined that, due to the scale of the proposals coupled with the proposed materials and the extremely high level of containment of the proposed dwelling will have very limited adverse effects on the landscape and visual character of the receiving landscape.

4.4.2 Taking account of the proposed landscape mitigation and enhancement recommendations, the proposed development can be undertaken in compliance with the relevant guidance and policies in the NPPF and the South Downs Local Plan, specifically Policies SD4, SD5, SD6, SD7, SD8, and SD11.

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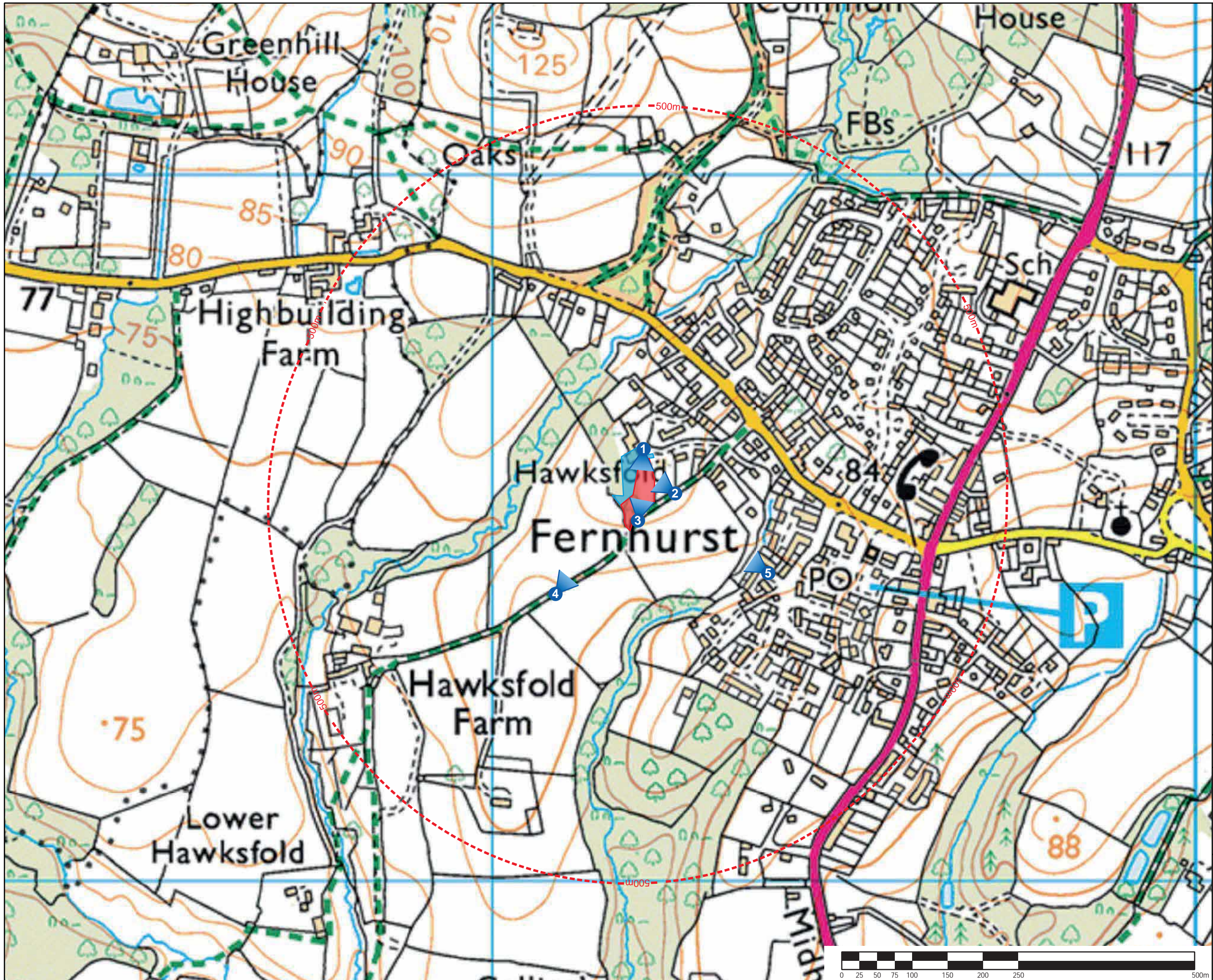
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ILLUSTRATIVE MATERIAL



- KEY:**
- Site
 - Other land under applicants' control
 - Off-set from site boundary
 - Viewpoint
- Public Rights of Way**
- Footpath
 - Restricted byway
- Roads**
- Main road
 - Secondary road
 - Road generally more than 4m wide
 - Road generally less than 4m wide
 - Other road, drive or track

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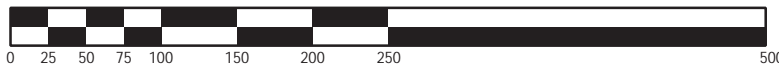
Project:
New Dwelling - Hawksfold House

On behalf of:
Mr and Mrs Homewood

Drawing title:
Location and Viewpoint Plan

Drawing number: WHL-1743-01	Rev:	Date: Dec 23
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Scale: 1:5000 @ A3	DB: ES	CB: WH
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Ancient Woodland



Grade II Hawksfold House

TPO Area 70/00459/TPO

Ancient Woodland

Ancient Woodland

KEY:

-  - Site
-  - Other land under applicants' control

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Project: New Dwelling - Hawksfold House

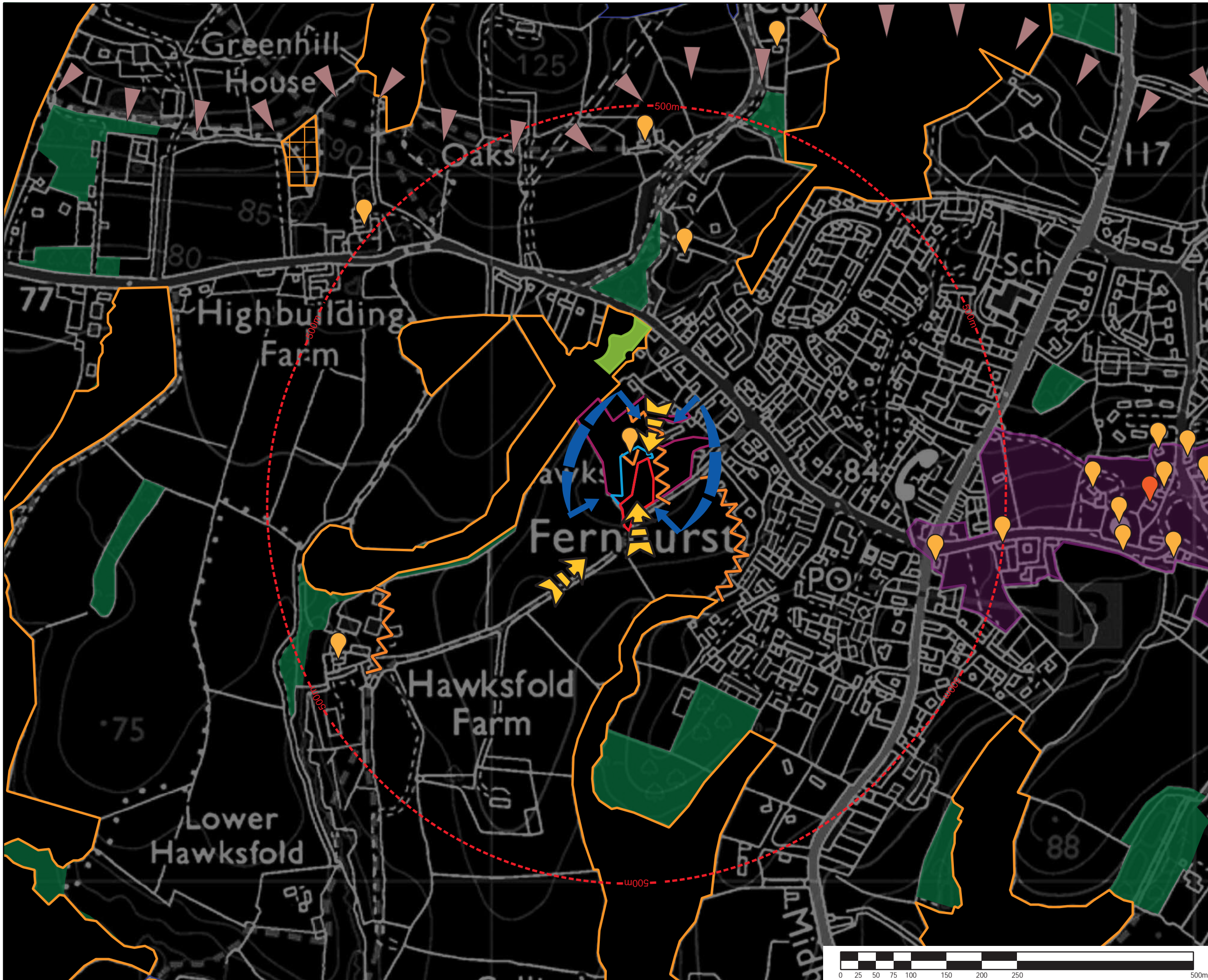
On behalf of: Mr and Mrs Homewood



Drawing title: Verbal Aerial

Drawing number: WHL-1743-02	Rev:	Date: Dec 23
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Scale: 1:1500 @ A3	DB: ES	CB: WH
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- KEY:**
-  - Site
 -  - Other land under applicants' control
 -  - Off-set from site boundary
 - Statutory Designations**
 -  - South Downs National Park
 - Natural Environment Designations**
 -  - Site of Special Scientific Interest
 -  - Ancient Woodland
 -  - TPO Area
 - Heritage Designations**
 -  - Conservation area
 -  - Grade II* listed structure
 -  - Grade II listed structure
 - Landscape and Visual Analysis**
 -  - Downslope
 -  - Significant vegetation
 -  - Notable development
 -  - Partial view
 -  - Views obscured by landform and vegetation

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Project:
New Dwelling - Hawksfold House

On behalf of:
Mr and Mrs Homewood

Drawing title:
Designations and Landscape and Visual Analysis

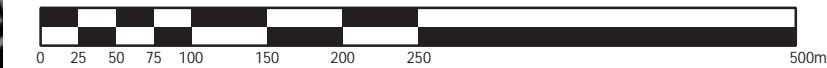
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WHL-1743-03

Rev:
Date:
Dec 23

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DB:
ES

CB:
WH





Recommended Tree Species						
Plan ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
Ac	<i>Acer campestre</i>	Field maple	Standard	8-10	2.50/3.00	1.75/2.00
Bp	<i>Betula pendula</i>	Silver birch	Light Standard	6-8	2.50/3.00	1.50/1.75
Cm	<i>Crataegus monogyna</i>	Hawthorn	Light Standard	6-8	2.50/3.00	1.50/1.75
Ms	<i>Malus sylvestris</i>	Crab apple	Light Standard	6-8	2.50/3.00	1.50/1.75
Ssc	<i>Salix x sepulcralis var. chrysocoma</i>	Golden weeping willow	Light Standard	6-8	2.50/3.00	1.50/1.75

Recommended Mixed Native Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	60-80	20
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	60-80	55
<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	60-80	5
<i>Ilex aquifolium</i>	Holly	Pot-grown (3ltr)	40-60	2.5
<i>Ligustrum vulgare</i>	Wild Privet	1 + 1 transplants	60-80	2.5
<i>Prunus spinosa</i>	Blackthorn	1 + 1 transplants	60-80	10
<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	60-80	5

KEY:

- Site
- Other land under applicants' control
- Tree to be removed
- Existing vegetation
- Woodland belt
- Tree
- Hedgerow
- Indica ve grassed area
- Proposed vegetation
- Tree
- Mixed native hedgerow

Proposed dwelling with indicative domes c planing proposals (one-world design architecture)

Existing hedgerow

Hawksfold Lane (East)/ Footpath 1263

Existing hedgerow

Existing pedestrian access onto Hawksfold Lane (East)

Proposed mixed native hedgerow

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Project:
New Dwelling - Hawksfold House

On behalf of:
Mr and Mrs Homewood

Drawing title:
Landscape Scheme

Drawing number:
WHL-1743-04

Rev:
Date:
Dec 23

Scale:
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DB:
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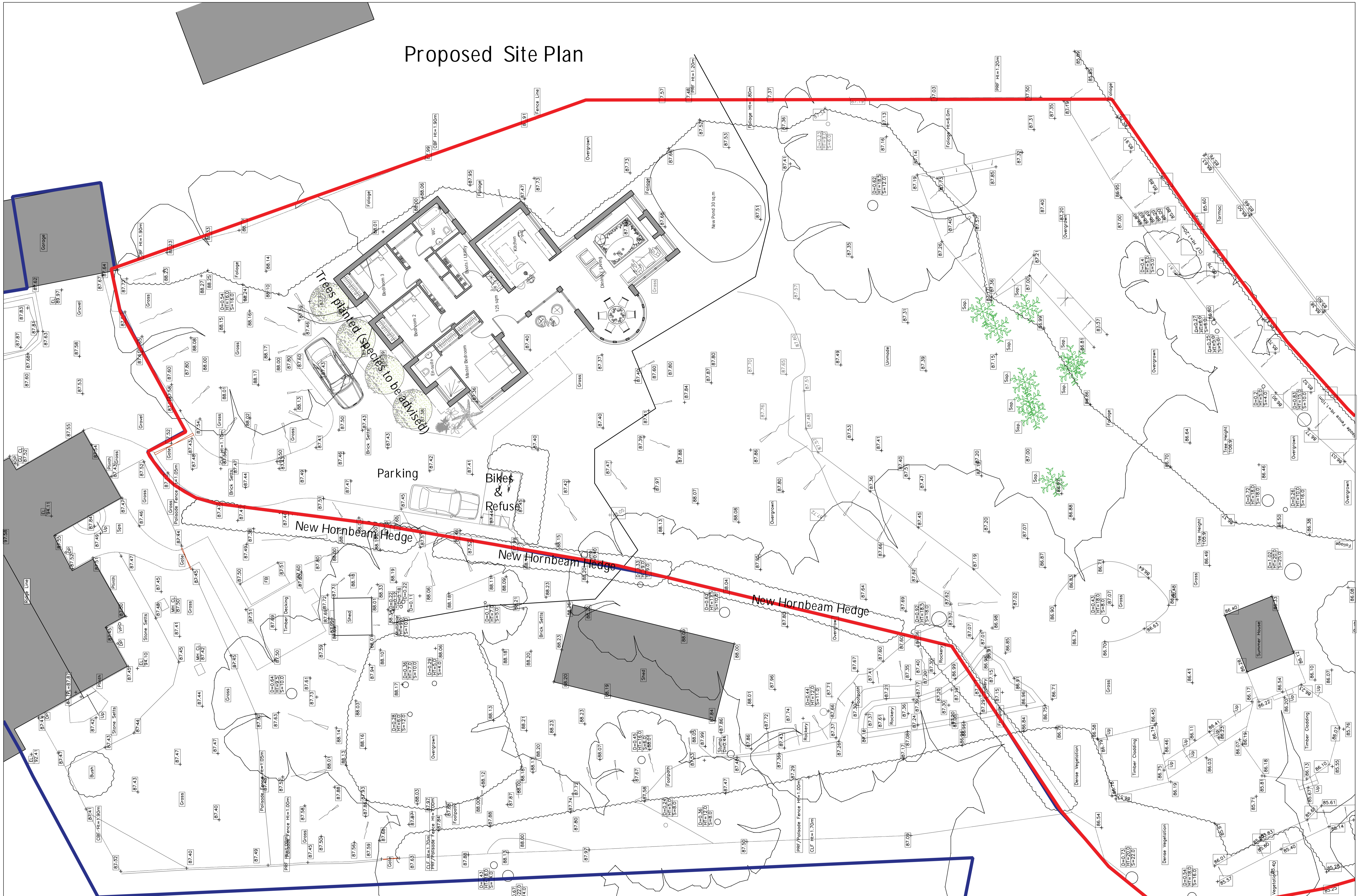
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APPENDICES

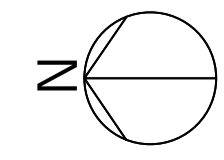
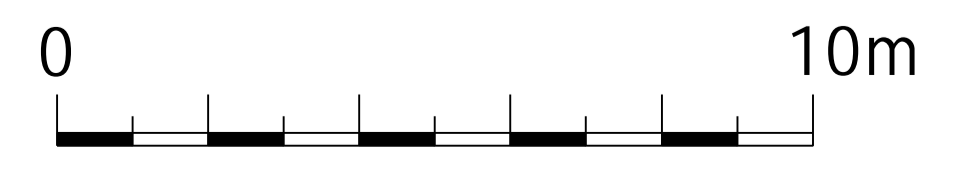
APPENDIX 1: DEVELOPMENT PROPOSALS

Proposed Site Plan



RevNo	Revision note	Date	Signature	Checked

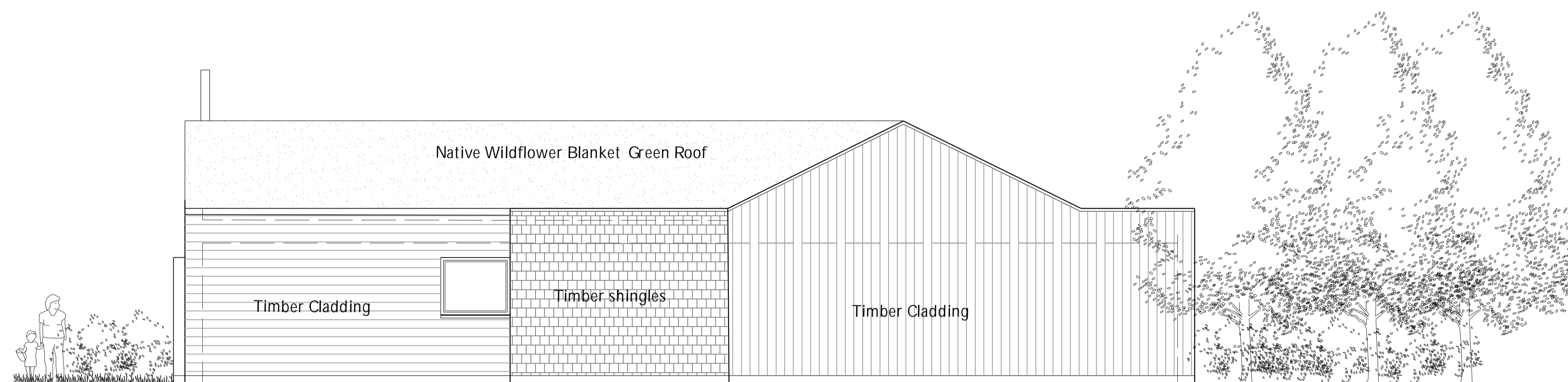
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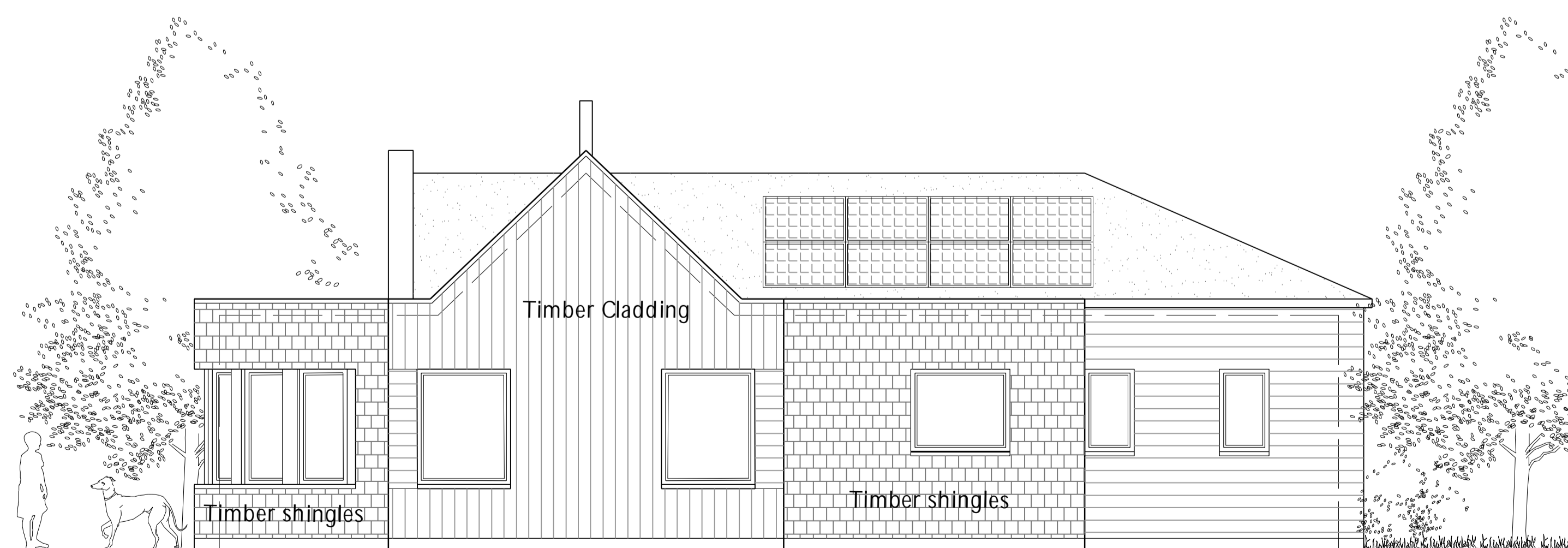
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			Hawksfold		
Proposed Site Plan			Sheet 1/1		



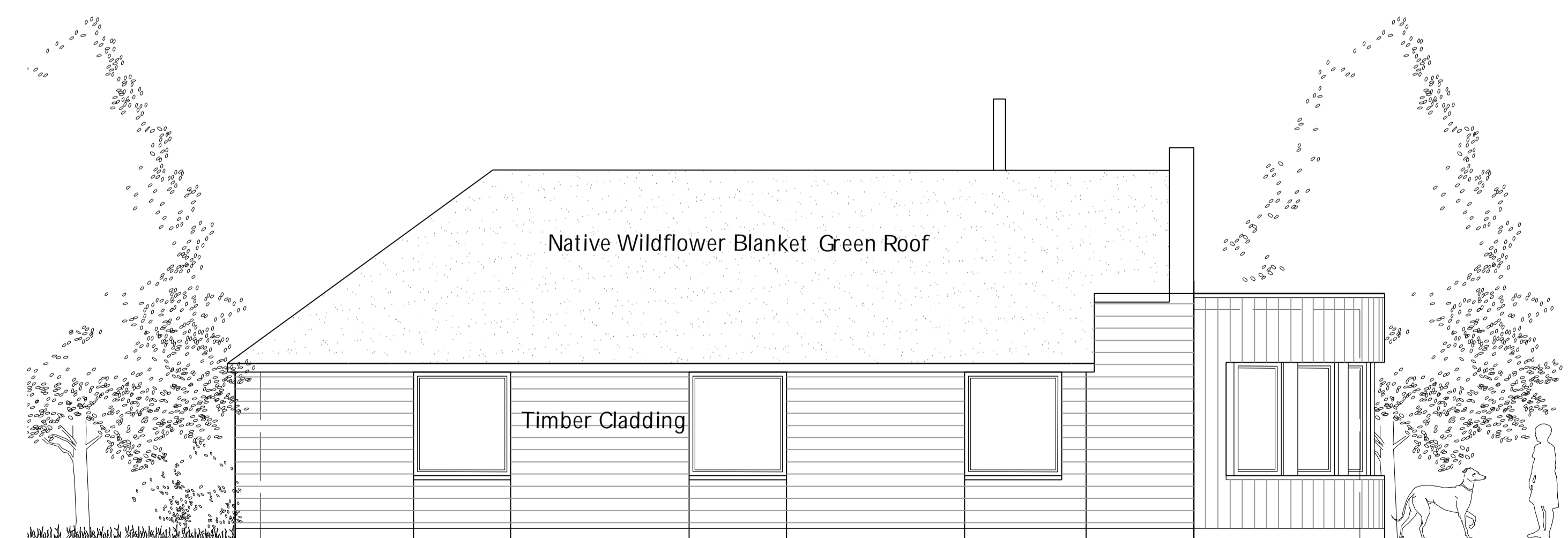
South West Elevation



North East Elevation



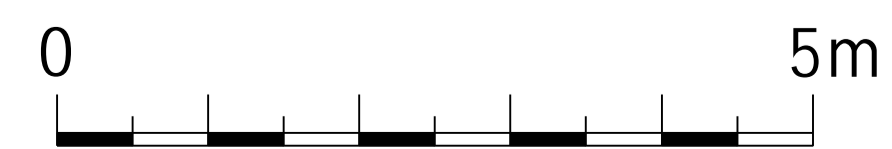
South East Elevation



North West Elevation

RevNo	Revision note	Date	Signature	Checked

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one-world design architects www.one-worlddesign.co.uk			Hawksfold		
Proposed Elevations			Edition -	Sheet 1/1	

APPENDIX 2: VIEWPOINT PHOTOGRAPHS



VP: 1

Viewpoint direction: South

Approximate distance from site: 15m

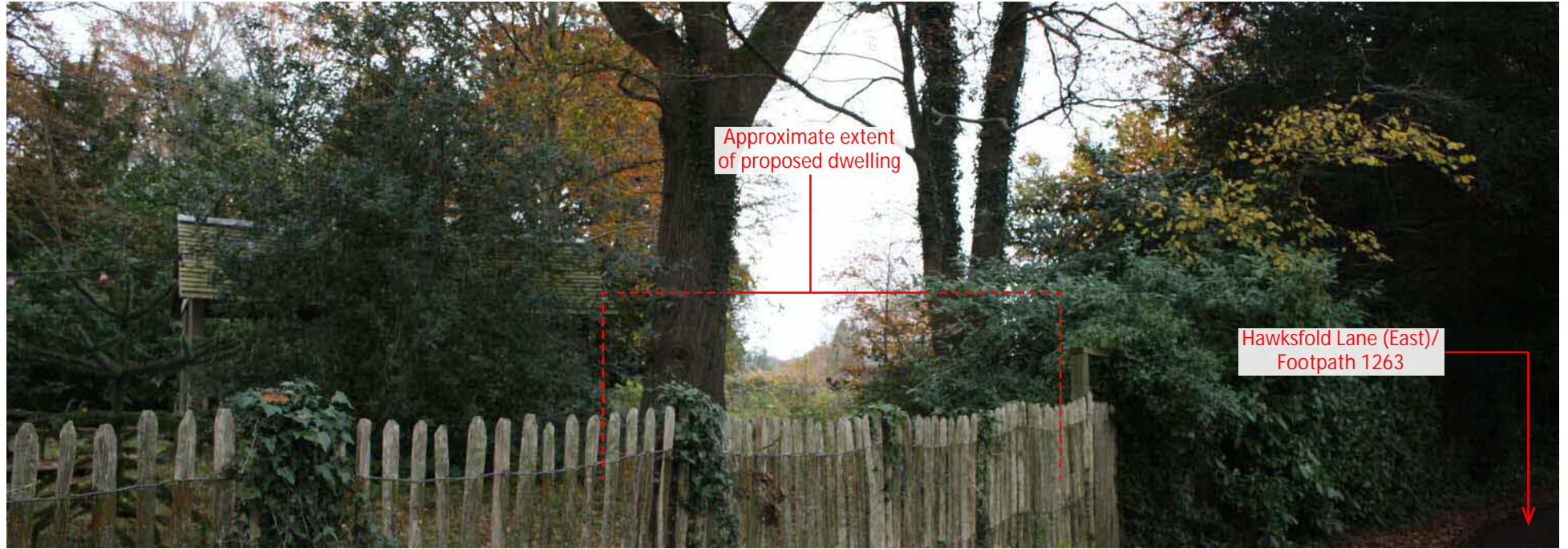
Taken by: ES

Photograph date: Nov 2023

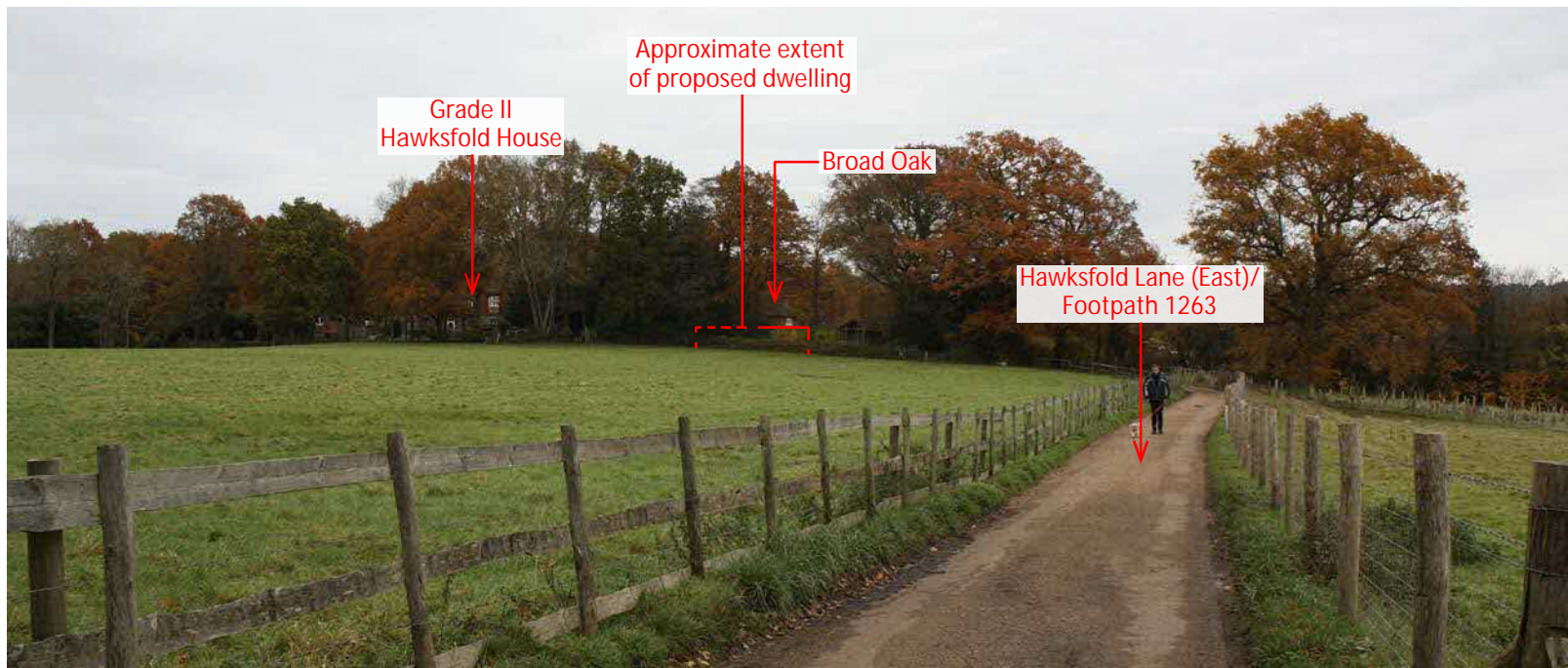
OS map elevation: Between 80-85m AOD



VP: 2	Viewpoint direction: North-west	Approximate distance from site: 30m
Taken by: ES	Photograph date: Nov 2023	OS map elevation: Between 80-85m AOD



VP: 3	Viewpoint direction: North	Approximate distance from site: Adjacent
Taken by: ES	Photograph date: Nov 2023	OS map elevation: Between 80-85m AOD



VP: 4

Viewpoint direction: North-east

Approximate distance from site: 140m

Taken by: ES

Photograph date: Nov 2023

OS map elevation: Between 75-80m AOD



VP: 5	Viewpoint direction: West	Approximate distance from site: 190m
Taken by: ES	Photograph date: Nov 2023	OS map elevation: Between 75-80m AOD