Barnham, Eastergate and Westergate

1 Settlement Analysis
1.1 Barnham, Eastergate and Westergate are located towards the centre of the district, approximately 7km to the south-west of Arundel. The settlements are located within 2km of the National Park to the north.
1.2 Barnham, Eastergate and Westergate are part of a group of villages located within close proximity to each other on the upper coastal plain to the north of Bognor Regis. Westergate and Eastergate have effectively merged together, but Barnham has retained a degree of separation to the east.
1.3 Eastergate and Westergate have developed as linear settlements, north-south along the A29, and east-west along the B2233. Westergate is surrounded by a mosaic of horticulture, paddocks, pasture and small scale parcels of land associated with low density dwellings.
1.4 To the west, land falls slightly towards Aldingbourne rife, and the upper reaches of Lidsey rife is within close proximity to the east of Westergate. Further east the landscape consists of large scale arable field with varying degrees of enclose, crossed by railway lines. To the north there are scattered low density dwellings, areas of land historically associated with market gardening, horse paddocks and associated equestrian land uses.
1.5 To the south and south east of the three villages of Westergate, Eastergate and Barnham there are the hamlets of Lidsey and Shripney connected to the A29. Lidsey is a collection of houses around Sack Lane and along the A29. Shripney is a hamlet or small village which has a stronger identity and has a conservation area and collection of listed buildings.

2 Site Assessment
2.1 The site occupies a large area between Barnham, Eastergate and Westergate, stretching from the hamlet of Lidsey in the south northwards between Eastergate and Barnham and wrapping around Eastergate to the north. The site itself varies in character and has been divided into nine areas - 5a, 5b, 5c, 5d, 5e, 5f, 5g, 5h and 5i.
2.2 Area 5a is located to the north of Eastergate, and occupies a large tree covered area which incorporates grazing fields and traditional orchards. Area 5b and 5c are located in the gap between Eastergate and Barnham with 5b consisting of rough grassland, and 5c used for horticultural purposes including glass houses. Area 5d consists of large scale arable fields. 5e is the linear landscape associated with Lidsey rife. Areas 5f and 5g are located between the rife and the eastern edge of Westergate and include small parcels of land with non-agricultural uses. Area 5h is another large scale arable field, separated from Area 5d by the rife. 5i is a medium sized agricultural field to the east of the A29 and Lidsey Caravan Park.
2.3 The nine areas are assessed in detail on the following pages.

3 Landscape Capacity for Housing Development
3.1 Detailed landscape sensitivity and value assessments for each area of the site are set out on the following pages. The landscape capacity of each area has been determined by combining the sensitivity and value, using the inverse matrix shown on page 2. Areas with a higher sensitivity and/or value have a lower suitability for development than areas with lower sensitivity and/or value.
3.2 The resulting landscape capacity of each area is summarised in the following table and diagram.
3.3 Areas 5a, 5b, 5c, 5d, 5e and 5h have substantial sensitivity, which relates in large part to their contribution to the separation between settlements, and are judged to have low or low/medium landscape capacity, making them unsuitable for significant development in landscape terms.
3.4 Areas 5f and 5g are less sensitive, with a medium/high landscape capacity and could therefore accommodate further development, provided identified constraints are taken into account, in particular the surrounding settlement pattern, visual amenity, and the adjacent flood zone.

4 Green Infrastructure
4.1 Existing vegetation within Areas 5f and 5g, presents the opportunity to enhance the landscape structure of these areas with supplementary tree planting to help limit the visual impact of housing development in these areas, particularly on view from footpaths to the east, including those which cross the riparian landscape associated with the adjacent rife landscape to the east.
<table>
<thead>
<tr>
<th>Landscape Sensitivity</th>
<th>Landscape Value</th>
<th>Landscape Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>5a Moderate</td>
<td>Slight</td>
<td>Medium / High</td>
</tr>
<tr>
<td>5b Substantial</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>5c Substantial</td>
<td>Slight</td>
<td>Low / Medium</td>
</tr>
<tr>
<td>5d Substantial</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>5e Substantial</td>
<td>Moderate</td>
<td>Low</td>
</tr>
<tr>
<td>5f Moderate</td>
<td>Slight</td>
<td>Medium / High</td>
</tr>
<tr>
<td>5g Moderate</td>
<td>Slight</td>
<td>Medium / High</td>
</tr>
<tr>
<td>5h Substantial</td>
<td>Slight</td>
<td>Low / Medium</td>
</tr>
<tr>
<td>5i Substantial</td>
<td>Moderate</td>
<td>Low</td>
</tr>
</tbody>
</table>

**KEY**

See diagram left, based on mapping data licensed from Ordnance Survey. Crown copyright.

- **High / Very high**
- **Low / Medium**
- **High**
- **Low**
- **Medium / High**
- **Negligible / Low**
- **Medium**
- **Negligible**
Lines of vegetation within site

Footpath 300

Photograph 14: View west from Footpath 300

Site boundary along the A29

Fontwell Avenue A29

Photograph 15: Panorama east from A29
Landscape Sensitivity:

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<tr>
<th>Inherent landscape quality (intactness and condition)</th>
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<th>Contribution to setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
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<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
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<td>3</td>
<td>3</td>
<td>2</td>
<td>2</td>
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<td>MODERATE</td>
</tr>
</tbody>
</table>

The site is made up of a series of small open fields and areas of scrub and traditional orchards. To the north east there are fruit trees within the site, areas of open rough grassland, a pastoral field and nettles, shrubs and trees. The eastern boundary is formed by a footpath with a barbed wire fence and brambly hedge along it. There are some large trees including oaks along this footpath. The northern and southern boundaries are an undefined line across the fields, with pony grazing on fields to the north of the site and associated equestrian land uses. The eastern boundary is a wooden fence, wall and confier hedge along the A29. The site is entirely Grade 1 Agricultural Land.

There are large trees on site including oak, orchard trees and rough grassland. The site is to the north of Eastergate which has its historic core to the south of Barnham Road. The modern development pattern has expanded one or two houses deep along the north side of Barnham Road and along the A29. The site is adjacent to a newly permitted housing site which is north of Barnham Road.

The site is to the north of Eastergate which has its historic core to the south of Barnham Road. The modern development pattern has expanded one or two houses deep along the north side of Barnham Road and along the A29. Development here would reduce the gap between Fontwell and Eastergate to the north and Barnham and Eastergate to the east.

The site is inward looking and is not visually prominent. It is part of the rural continuum between Barnham and housing along the A29. However, the wooded boundaries of the site form a strong part of the edge of settlement along Barnham Road and the trees within the site form part of the wooded character of the village on the approach into Eastergate from Barnham to the east and in views south from Eastergate Lane to the north.

The site is flat and well contained by vegetation within and around the site. There are localised views from a large number of houses along Barnham Road, the A29 and houses and businesses on Eastergate Lane. However, there are views through gaps in the hedgerow along the public right of way which forms the eastern boundary to the site. There is a good landscape structure of planting within the site on which could be used to mitigate visual effects. Mitigation should address the loss of orchard trees and aim to retain these where possible.

There is a rural quality to the site from the public right of way to the east although housing is visible at Barnham which exerts urban influences on the site.

Areas associated with flood plain habitats should be retained as open space.

Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
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<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/locally valued spaces</th>
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</tr>
</thead>
<tbody>
<tr>
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<td>3</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

None.

There is a large area of flood zone within the north east of the site. The site is distinctive for the patchwork of trees, including traditional orchards, which are on site. These make a limited contribution to the approach to and setting of the village of Eastergate.

The site is close to a conservation area but not adjacent. There are no listed buildings nearby. The site has historical associations with orchards and market gardening. The site is close to the National Park boundary but there is no intervisibility and the site makes no contribution to it.

The site has no formal or informal public access. It is adjacent to Footpath 318 which runs along the eastern boundary and has some visual access onto the site.

From the south east corner there are sounds of a nearby road but these are distant. To the north west road sounds from the A29 become more dominant. There is a rural quality to the site from the public right of way to the east although housing is visible at Barnham which exerts urban influences on the site.
Photograph 16: View from within western edge of the site, looking north and east.

South Downs visible on the horizon

Public footpath to the west of boundary vegetation

Housing adjacent to the east of the site

Plan not to scale
See plans on pages 40 and 41 for wider context and key to symbols
## Landscape Sensitivity:

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<tr>
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<tbody>
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<td>5</td>
<td>4</td>
<td>3</td>
<td>5</td>
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</tr>
</tbody>
</table>

The site consists of grassland with a mature hedgerow and tree boundary to the west and south of the site. There is also a clipped hedge along the north-south track that goes through the site. Also contains fenced car related light industrial area. Grade 1 Agricultural land classification.

There are limited habitats within the site but the vegetated boundary creates connectivity. The site is inconsistent with Eastergate to the west, which has mainly spread in a linear pattern along the B2233. However it would not be dissimilar to the adjacent settlement within Barnham, which has a spread northwards.

The site forms a significant part of the gap between Eastergate and West Barnham. The site provides glimpses of open space when travelling along the B2233, which is a contrast to the enclosed nature of the road when it travels through each settlement to the East and North.

The site is not widely visible, but it does provide an open aspect to the houses found to the east. It also provides glimpses of the open landscape for the B2233 between Eastergate and Barnham.

The site is overlooked by houses to the east, and is also briefly seen from the south from the B2233. The site can also be seen from the public right of way which is to the west of the site. There is intervisibility with wooded high ground on the horizon nearby to the north, but the views are generally localised.

If developed, the gap between Eastergate and Barnham will be lost, which is irreplaceable.

**SUBSTANTIAL**

## Landscape Value:

<table>
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<tr>
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<td>2</td>
<td>3</td>
<td>2</td>
<td>15</td>
</tr>
</tbody>
</table>

None.

The northern part of the site is within flood zone.

There are grass fields on the upper coastal plain, to the south of the more wooded transition to the downs to the north.

None identified.

The site is part of the wider setting to the National Park which it to the north, but it is not in visual continuity.

A public right of way runs along the entire western edge of the site.

The majority of the site consists of pleasant grass fields, but are overlooked by a settlement which reduces its sense of remoteness.

**MODERATE**
Photograph 17: View from B2233, looking south towards northern edge of the site

Plan not to scale
See plans on pages 40 and 41 for wider context and key to symbols
**Landscape Sensitivity:**

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</table>

The site is occupied by works, polytunnels, some new housing and remaining small fields.

Some mature boundary vegetation is also present within the site.

Grade 1 agricultural land classification.

None identified.

The site already contains developments, including light industrial and commercial works, plant nurseries and recent housing.

The site is part of the gap between Eastergate and West Barnham.

The site forms a gap between Eastergate and west Barnham to the south of the B2233 road, although the perception of the separation is limited due to the view of the green houses within the gap.

The site provides slightly less enclosed views along the B2233 than within Eastergate and West Barnham.

The vegetation along the south boundary provides a robust treed edge to open the countryside to the south.

The views are localised. With views of the boundary vegetation and glimpses into the site from the B2233 and the public right of way adjacent to the south.

The development will result in the loss of the gap between Eastergate and West Barnham which is irreplaceable.

SUBSTANTIAL

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<td>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>9</td>
</tr>
</tbody>
</table>

None.

None.

The site is a mixed use site.

None identified.

The site is part of the wider southern section to the National Park, but not in the visual continuity.

A public right of way runs along the south boundary.

There are informal incidental areas within the recent housing, but otherwise there is limited public access.

Land use including works, nurseries and housing, limit scenic quality, as well as any sense of tranquility or remoteness.

SLIGHT
Limited glimpses of the eastern edge of Westergate through gaps in vegetation along settlement edge and riparian vegetation associated with intervening rive.

Continued from above

Railway line

Dwellings along adjacent south-eastern edge of West Barnham

Plan not to scale
See plans on pages 40 and 41 for wider context and key to symbols
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<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>26</td>
</tr>
</tbody>
</table>

The site has an irregular pattern of arable fields, with mature trees and hedges in places, but a number of field boundaries are without vegetation. The majority of the site is grade 2 agricultural land classification.

None identified. Site consists of large scale parcels of farmland within the upper coastal plan, beyond the existing extent of settlement to the north and west, which is focused on the main roads to the north and west.

The site is part of the separation between Woodgate/Westergate and West Barnham and Eastergate. The site forms an open countryside setting to the settlements to the north, and is part of the rural continuum to the south.

The site is visible from numerous surrounding locations within the vicinity, including the public rights of way and the adjacent dwellings. The south downs are visible on the horizon, but the site is unlikely to be prominent in the view from the National Park.

Would be difficult to mitigate given the open character of the landscape and the potential loss of separation.

**SUBSTANTIAL**

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<td>2</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>16</td>
</tr>
</tbody>
</table>

None. A small part of the site is found within a flood zone. Recognisable upper coast plain farmland. Disused canal lies along the southern boundary, although it is overgrown. The site is the distant part of the wider setting to the National Park, found to the south. There are public rights of way both crossing the site and running adjacent to the site. There are also other informal dog walking routes. Being a large scale farmland area, it gives some sense of tranquillity and remoteness, although this is tempered by the nearby human influences.

**MODERATE**
Photograph 19: View from public footpath, looking east.
Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
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<tr>
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<td>3</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>SUBSTANTIAL</td>
</tr>
</tbody>
</table>

Formed by liner fields along Lidsey Rife, some riparian vegetation. The site is recorded as Grade 2 and 3 agricultural land classification.

The site has both rife and boundary connectivity. Largely disconnected from settlement to the west. The site contributes to part of the gap between Westergate and West Barnham. There is no significant contribution to the setting of the National Park to the North. There are views into the site from the public footpaths within the site, but layers of vegetation limit views into the site generally. The site is generally well contained by existing vegetation, but the loss of rife landscapes may be difficult to mitigate.

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<td></td>
<td></td>
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<td></td>
<td></td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

None. The site is partially within a flood zone. The site is part of the wider setting to nearby listed buildings.

The site has a distinctive landscape because of the rife and small scale, enclosed parcels of land. Although the site provides relatively limited wider visual links. None identified. No significant contribution to the setting of the National Park. The site contains public rights of way, as well as informal dog walking routes leading out from the adjacent settlement to the west. The site’s enclosure gives a sense of remoteness, and a degree of tranquillity although nearby urban influences are detectable.
Photograph 20: View from informal route through the site, looking north-west.

Regenerating scrub limits views of the eastern edge of Westergate to glimpses.

Plan not to scale
See plans on pages 40 and 41 for wider context and key to symbols.
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<td>2</td>
<td>3</td>
<td>3</td>
<td>1</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site contains small scale parcels of land with well vegetated boundaries, regenerating scrub/trees of varying quality.

The site is a grade 2 and 3 agricultural land classification.

Scrub/rough grass habitats. Adjacent to existing settlement edge which has advanced eastwards from the A29. Provides visual screening of the eastern settlement edge of Westergate, but the site has limited contribution of the wider gap to West Barnham. Provides vegetated buffer between the settlement edge and the rural landscape to the east. Largely obscured by vegetation in views from the wider landscape to the east, but can be seen at close range from the public right of way and informal routes through the site, and glimpsed from adjacent housing to the west. Maintain/enhance existing vegetative structure.

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<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

None. Site includes small area of flood zone. Enclosed, relatively unremarkable, scrubby area between settlement edge and rife landscape to the east. None identified. No contribution to any outstanding assets. Well used open resource for adjacent residents with public right of way and informal routes, including use by dog walkers. Enclosure provides a degree of remoteness, but scruffy appearance and glimpses of adjacent housing limit scenic quality.
Photograph 21: View from eastern end of Woodgate Road, looking east into the site.

Small scale urban edge usages including horse paddocks and associated buildings and activity.
E Barnham, Eastergate and Westergate: Site 5g

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<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>15</td>
</tr>
</tbody>
</table>

The site consists of small scale parcels of land used for paddocks, a nursery and farm buildings. Limited boundary vegetation, but some mature trees are still present. The site is grade 2 agricultural land classification.

No features with significant ecological sensitivity identified. The site already contains some low key development, but the main settlement is focussed along the A29, from the north to south. The site forms a limited part of wider separation, and this site already contains low key development. The site is largely obscured from both the settlement and landscape, with limited contribution to their settings. The site is contained by existing development to the west and south, and by vegetation, including that associated with the railway to the north and the Rife to the east. Housing development would be difficult to screen from the rife and farmland to the east, but the boundary planting would soften the visibility.

**MODERATE**

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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

None. There is a flood zone near to the east boundary. Unremarkable urban edge landscape. None known. There is no contribution to the National Park. There is no public access to the site. The tree cover and rural landscape to the east gives a degree of scenic quality to the site, but the tranquility and remoteness is limited by land use.

**SLIGHT**
Photograph 22: View through gap in boundary vegetation from adjacent public footpath to the south of the site, looking north towards the southern edge of Westergate.

Plan not to scale
See plans on pages 40 and 41 for wider context and key to symbols
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
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<th>Contribution to separation between settlements</th>
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<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2</td>
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<td>3</td>
<td>4</td>
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<td>4</td>
<td>22</td>
</tr>
</tbody>
</table>

The site consists of large arable fields with limited internal intact boundary vegetation.

Grade 2 agricultural land classification.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
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<th>Any historic/cultural/literary associations</th>
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</thead>
<tbody>
<tr>
<td>1</td>
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<td>2</td>
<td>1</td>
<td>1</td>
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<td>13</td>
</tr>
</tbody>
</table>

None.

Flood zone along eastern boundary.

Coastal plain farmland with elements identifiable as characteristic of the area.

None identified, other than close proximity to former canal route along the southern boundary.

No significant contribution to the setting of the AONB to the north.

Public right of way runs along southern boundary, but there is no formal public access internally.

Pleasant farmland.

SLIGHT
E Barnham, Eastergate and Westergate: Site 5i

Photograph 23: Panorama west from Footpath 296_1

Photograph 24: Panorama south from north of site

Plan not to scale
See plan on page 40 and 41 for wider context and key to symbols

Plan not to scale
See plan on page 40 and 41 for wider context and key to symbols
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<tr>
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<td>5</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>5</td>
</tr>
</tbody>
</table>

The majority of the site is a medium sized arable agricultural field with two small irregular shaped fields to the north. To the south and east the boundary is a low single species hawthorn hedge. To the north and north east the hedges are mixed and of varying quality, some gaps within the hedgerows, with post and wire fences and some areas of denser vegetation and trees. Along the road and properties to the west boundaries are coniferous around houses and native along the road. Field boundaries have changed since the 1898 map. Varies between Grade 1, 2 and Grade 3 Agricultural Land.

A stream runs through the north east part of the site which is within flood zone 2 and 3 and classified as Coastal and Floodplain Grazing Marsh. There are mature trees in this location.

The site is adjacent to the small hamlet of Lidsey which is a small collection of houses and a caravan park. The site is not connected to any neighbouring major settlement, the nearest being Woodgate/Westergate to the north or the suburbs around Bognor Regis to the south.

The site makes a limited contribution to the gap between Woodgate/Westergate and Bognor Regis.

The site is part of the rural continuum north of the conurbation around Bognor Regis. The mature trees and vegetation to the north of the site are particularly visible in the landscape and contributes to views.

The site is quite well contained by boundary planting. There are long distance views to and from the fields to the east where there are gaps in the hedgerows in the north east corner of the site and views of the site boundary vegetation from Sack Lane. There are localised views from housing and Farms along Lidsey Road and Sack Lane. There are open views from Footpath 206_1 which runs through the site and filtered views from Footpath 200_1 along the line of the disused canal to the north of the site. There are views of the route of the disused canal from the site as it is marked by overgrown vegetation.

The site is distant from the nearest settlement which is at Woodgate. The route of the disused canal separates the site from 5h and sites further north. It would also be difficult to mitigate the effects on the rurality of the footpaths through and around the site.

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<td>2</td>
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<td>3</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>16</td>
</tr>
</tbody>
</table>

None.

There is an area of flood zone to the north of the site.

The parts of the site adjacent to the rile to the north of the site have a distinctive rural character.

The site is part of the rural continuum between Bersted and Westergate.

The line of the Historic disused Portsmouth and Arundel Canal forms the northern boundary of the site.

There are no views of the South Downs National Park to the north and no contribution to its setting.

Footpath 206_1 runs through the site and is well used by dog walkers. Footpath 200_1 runs along the northern boundary.

There is informal use of the small northern fields by dog walkers/walkers.

The site is part of the wider rural continuum and urban influences are low. Visual links to the south and east in particular are of a rural scenic quality. There are views of large agricultural buildings along Lidsey Road but other buildings all unobtrusively in the landscape.

There are sounds from the Southern Water works to the north east and railway line to the east.

The sounds from the road are limited to the north and east of the site.

---

E Barnham, Eastergate and Westergate: Site 5i

Landscape Capacity of Strategic Sites in Arun District
Landscape Capacity of Strategic Sites in Arun District
Fontwell

1 Settlement Analysis
1.1 Fontwell is a village located towards the centre of the district, approximately 6km to the west of Arundel. The settlement is located adjacent to the southern boundary of the National Park.

1.2 Fontwell is a relatively small village located on the upper coastal plain towards the foot of the South Downs dip slope. The settlement has two main areas, connected by Fontwell Racecourse along the A29 to the west, and low density dwellings along the more rural Wandleys Lane to the east. In the middle, between the two areas, are enclosed small scale paddocks to the east, and some larger scale, more open fields with mature tree lines characteristic of remnant parkland to the west.

1.3 Surrounding the village there is a small scale patchwork of paddocks, pasture, horticulture and parcels of land associated with low density dwellings.

2 Site Assessment
2.1 The site occupies the landscape in between the two main areas of Fontwell, bordered by settlement to the north and south, the A29 and Fontwell Racecourse to the west, and Wandleys Lane to the east. The varies in character slightly and has been divided into two areas - 6a and 6b.

2.2 Area 6a consists of the fields to the west, and Area 6b includes the smaller scale paddocks to the east.

2.3 The two areas are assessed in detail on the following pages.

3 Landscape Capacity for Housing Development
3.1 Detailed landscape sensitivity and value assessments for each area of the site are set out on the following pages. The landscape capacity of each area has been determined by combining the sensitivity and value, using the inverse matrix shown on page 2. Areas with a higher sensitivity and/or value have a lower suitability for development than areas with lower sensitivity and/or value.

3.2 The resulting landscape capacity of each area is summarised in the following table and diagram.

3.3 Both areas make no significant contribution to the southern setting of the National Park, despite its proximity to the north. Although varying slightly in scale and enclosure, both Areas 6a and 6b are judged to have moderate sensitivity and slight value and therefore are considered to have medium/high landscape capacity.

3.4 The site could therefore accommodate housing development, which would effectively ‘infill’ the central park of the settlement, provided identified constraints are taken into account, including existing landscape features, visual amenity, and the rural setting to Wandleys Lane.

4 Green Infrastructure
4.1 Existing vegetation within Areas 6a and 6b, presents the opportunity to enhance the landscape structure of these areas with supplementary tree planting to help limit the visual impact of housing development in these areas, particularly on the view from Wandleys Lane. Any built form should be set back from the A29, and the tree lined approach maintained.

<table>
<thead>
<tr>
<th>Landscape</th>
<th>Landscape</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sensitivity</td>
<td>Value</td>
<td>Capacity</td>
</tr>
<tr>
<td>6a</td>
<td>Moderate</td>
<td>Slight</td>
</tr>
<tr>
<td>6b</td>
<td>Moderate</td>
<td>Slight</td>
</tr>
</tbody>
</table>

KEY
See diagram left, based on mapping data licensed from Ordnance Survey, Crown copyright.
Photograph 25: View from A29, looking north and east.

Plan not to scale
See plan on page 62 for wider context and key to symbols

F Fontwell: Site 6a

Fontwell racecourse on opposite site of the A29 from the site

A29 road

Tree line along western edge of the site

continued from above
continues below

continued from above
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<td>1</td>
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<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

- The site consists of medium sized fields.
- Parkland style mature tree lines along the A29 and internal boundary vegetation.
- Grade 2 and 3 agricultural land classification.
- No significant ecological sensitivity features identified.
- The site is consistent with the scale and extent of existing development to the north and south, and along the A29.
- The site has no separation function between different settlements, only between parts of Fontwell.
- The site is part of the tree lined, semi-open approach to parts of Fontwell.
- There are glimpses and partial views of the site from the adjacent A29. No intervisibility with the National Park to the north.
- Potential for additional boundary planting, but risks being out of character.

### Landscape Value:

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<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

- None.
- The site is adjacent to a flood zone, found to the east.
- Part of identifiable approach into Fontwell opposite the race course.
- None identified other than association with Fontwell racecourse.
- No contribution to the setting of the National Park.
- No public access, although valued as visual amenity.
- The busy adjacent road detracts from tranquillity and the sense of remoteness.
Photograph 26: View from Wandleys Lane through gap in boundary vegetation, looking west.

Plan not to scale
See plan on page 62 for wider context and key to symbols
### Landscape Sensitivity:

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<td>MODERATE</td>
</tr>
</tbody>
</table>

This site consists of small scale and pattern of fields, with varying boundary vegetation.

There are mature trees along Wandleys Lane to the east and paddocks and equestrian facilities to the north-east.

Grade 2 and 3 agricultural land classification.

No significant ecological features identified.

The site is surrounded by developments of varying densities, but would represent a significant increase in settlement area.

Only separates parts of Fontwell itself.

Inward looking, but part of rural character setting along Wandleys Lane.

There are localised glimpses along the surrounding roads and from properties to the east.

The site is overlooked from gardens to the north.

There is no intervisibility with the National Park.

Site is well contained, but complementary planting could enhance boundary screening.

### Landscape Value:

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<td>1</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

None.

None.

The site has a rural character despite the surrounding developments.

The site is an enclosed part of the transition from upper coastal plain to the downs.

None identified.

The site is in close proximity to the South Downs National Park, but has no visual connectivity.

There is no public access to this site.

Tree cover provides enclosure and a degree of scenic quality but land uses detract from the sense of tranquillity and remoteness.