

# LAND AT HEADFOLDSWOOD FARM, LOXWOOD

Masterplan promotion document  
for submission to  
Chichester District Council

## *Introduction*

Crownhall Estates and Martin Grant Homes are delighted to put forward this submission for an exciting opportunity to create a sustainable urban extension to the western edge of Loxwood.

This document sets out the following:

- The Vision
- Planning Policy and Context
- A description of the site
- Context Appraisal
- Identification of the site's constraints and opportunities
- Development Concept
- Masterplan
- Supporting Consultant Information



# The Vision

“ The vision for these proposals is to create a settlement extension providing high quality new homes in an attractive semi-rural setting which is complimentary to the existing village and which provides an attractive new place where people will aspire to live. ”



Creating a high quality and locally distinctive place with a strong sense of place where people will want to live

Provision of attractive, landscaped open spaces for informal recreational amenity and children's play

Exploring the opportunity to provide a new community and sensitive extension to this part of the village

# *Planning Policy and Context*

## *Planning Background*

This document has been prepared on behalf of Crownhall Estates and Martin Grant Homes who are promoting land at Headfoldswood Farm, Loxwood. The site has been promoted alongside Chichester District Council's work to review their current Local Plan. Following early work on the Local Plan a number of constraints to their current strategy mean that the District Council are now assessing alternate options for housing delivery in the District. It is understood that this could comprise a greater quantum of development to the northern part of the District, beyond the South Downs.

The documents responds to planning policy officer's request for further information to demonstrate the deliverability of the site for development purposes.

The site within our clients control measures 57.334 hectares and can be considered as a strategic housing site that would deliver an alternate and more balanced distribution of housing across the District and support the viability of the services and facilities in the northern villages. Its allocation would also reduce the impact upon highways and the Solent, which is a constraint on additional development along the coastal plain.

We understand that a number of options are being considered and the Council have requested that the landowner undertakes various technical work to demonstrate the sites deliverability.

The landowner confirms that the land is available for development.

## *Site Background and Description*

The site is located to the west of the village of Loxwood, which is situated to the northeast of the District. The High Street (B2133) runs through the village, connecting the A281 and A272.

The village has an infant and junior school, as well as a medical practice, local shops and community facilities, including a village hall. The Council regards Loxwood as a sustainable location for accommodating a modest scale of growth.

The site itself wraps around the western side of the village of Loxwood, abutting the residential properties fronting the High Street and the properties within Loxwood Place Farm and Hall Hurst Close.

The site comprises a series of arable fields, separated by a variety of mature trees, hedgerows and ditches. The southern and western site boundaries are defined by the route of the Wey and Arun Canal, which is bordered by mature tree belts. An area of woodland also extends from the southern boundary.

## *National Planning Policy Framework*

National Planning Policy Framework (NPPF) informs local authorities and the public of the Government's planning policies for England how these are expected to be applied. They have been written not to prevent development but to allow for development in suitable locations which are viewed as sustainable. Paragraph 8 specifically addresses sustainability with paragraph 11 stating that:

*"there is a presumption in favour of sustainable development, which should be seen as golden thread running through both plan-making and decision-taking".*

The NPPF is in place to allow for sustainable and appropriate development in the correct locations and in our opinion the land edged red and the land edged blue are in a sustainable location. As such, it is our view that the site is suitable for residential development in the early part of the Plan Period.



THE SITE

BNG LAND

Loxwoodhills Pond

Quillford Road

Post Office

Loxwood Primary School

Station Road

Loxwood Road

Loxwood Medical Practice

High Street

Canal

# Planning Policy and Context

## Sustainability

The National Planning Policy Framework (NPPF) runs at the heart of the all planning decisions and must be read in conjunction with deciding if land is suitable for residential or commercial development. The site must be considered sustainable with footpath links to town centres and local amenities.

The updated National Planning Policy Framework (NPPF) was published in July 2021. The document sets out a presumption in favour of sustainable development that recognises the importance of transport policies in facilitating sustainable development. It also indicates that planning decisions should have regard to local circumstances.

In promoting sustainable transport, the document identifies at paragraph 105 that:

*“The planning system should actively manage patterns of growth...” however “... opportunities to maximise sustainable transport solutions will vary between urban and rural areas.”*

## Sustainability Assessment Criteria

In support of a report to the Council's Full Council meeting on the Local Plan Progress (Dec'19) the key 'Assessment Criteria' considered in the Sustainability Appraisal appended to the recommendation report to Full Council has been considered further below. Whilst further detailed assessment of the site and options for development to the north are to be undertaken,

the following matters are highlighted as benefits of development to the north of the District:

### SA Response:

**The nearest access to the rail network are at Billingshurst (5.9 miles to the south-east) and Haslemere (11.1 miles to the west). Development on this scale could make rural bus services more viable.**

The site is located within the village of Loxwood, whereas the SA considers all villages within the north of the District. Loxwood itself benefits from a significant greater frequency of bus services, which would be further supported by any additional development in Loxwood. Accordingly, it would certainly support the viability of existing bus services. As noted above, these connect with Billingshurst, Horsham, Cranleigh Guildford and Worthing.

### SA Response:

**This option reduces the impact on the Harbours through recreational disturbance. However it has the potential to impact protected sites in the north, including the Mens and Ebernoe common through impacts on bats flight lines and potentially Arun Valley SSPA through water quality issues.**

The first matter above falls significantly in favour of development to the north and potentially avoids any future barrier to housing development, which is being experienced by the PUSH Authorities. It is noted that water quality issues may be of concern, however, through appropriate ecological enhancement and additional foul drainage capacity, this matter could

be addressed through Master planning work for the land west of Loxwood. As noted above, the above responds to the wider northern plan area, rather than specifically to Loxwood. As is currently proposed in the Regulation 18 version of the Plan for Fishbourne, the same principle of ecology corridors could be created through the development.

### SA Response:

**Small developments in the E/W corridor will not interrupt connection between the Harbour and the Downs. Localised impacts in the northern plan area but overall less impact than other options.**

Development to the north is noted as a positive outcome and therefore a matter that falls in favour of developing land west of Loxwood. The site itself is not subject to any specific ecological designations, which is notable in comparison to a number of sites in the current Local Plan that directly adjoin the Chichester Harbour AONB and SPA.

### SA Response:

**More large sites, maximises the opportunities for incorporating low or zero carbon technologies.**

### SA Response:

**Loss of Grade 3 and 4 land only.**

Whilst there are a number of other matters to be considered, it is clear that there could be significant benefits from redistributing a significant quantum of housing to the north of the Plan area. It should also be noted that this could benefit from the major employment areas, outside but close to the Districts northern

# Planning Policy and Context

boundary, such as Dunsfold Park which is 4 miles to the north in Waverley Borough, as well as Horsham and Gatwick, which is not taken in to account in the current Sustainability Appraisal.

## Site Principles

The Masterplan promotion document and associated supporting assessments demonstrates the following:

- The site is largely unconstrained by environmental designations, as it comprises predominantly open arable land
- Small sections of woodland and tree cover is noted, but that is limited and would not significantly constrain development of the site
- Access and connectivity can be achieved from the existing village at a number of points
- Opportunity to improve and connect with the Wey & Arun Canal
- Development potential for a mix of uses
- Water neutrality strategy identified
- Biodiversity net gain land between River Lox and Wey & Arun Canal, deliverable in client ownership

The site is well placed to connect with the existing village and the Wey & Arun Canal provides a clear boundary to the south and west and clear separation from the village of Ifold beyond.

## Deliverability

The NPPF has more emphasis on a site's deliverability. The definition of deliverable in the NPPF is the following:

*'Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

For the past 6 months, initial works have been carried out to understand the sites deliverability. Details of these works are as follows:

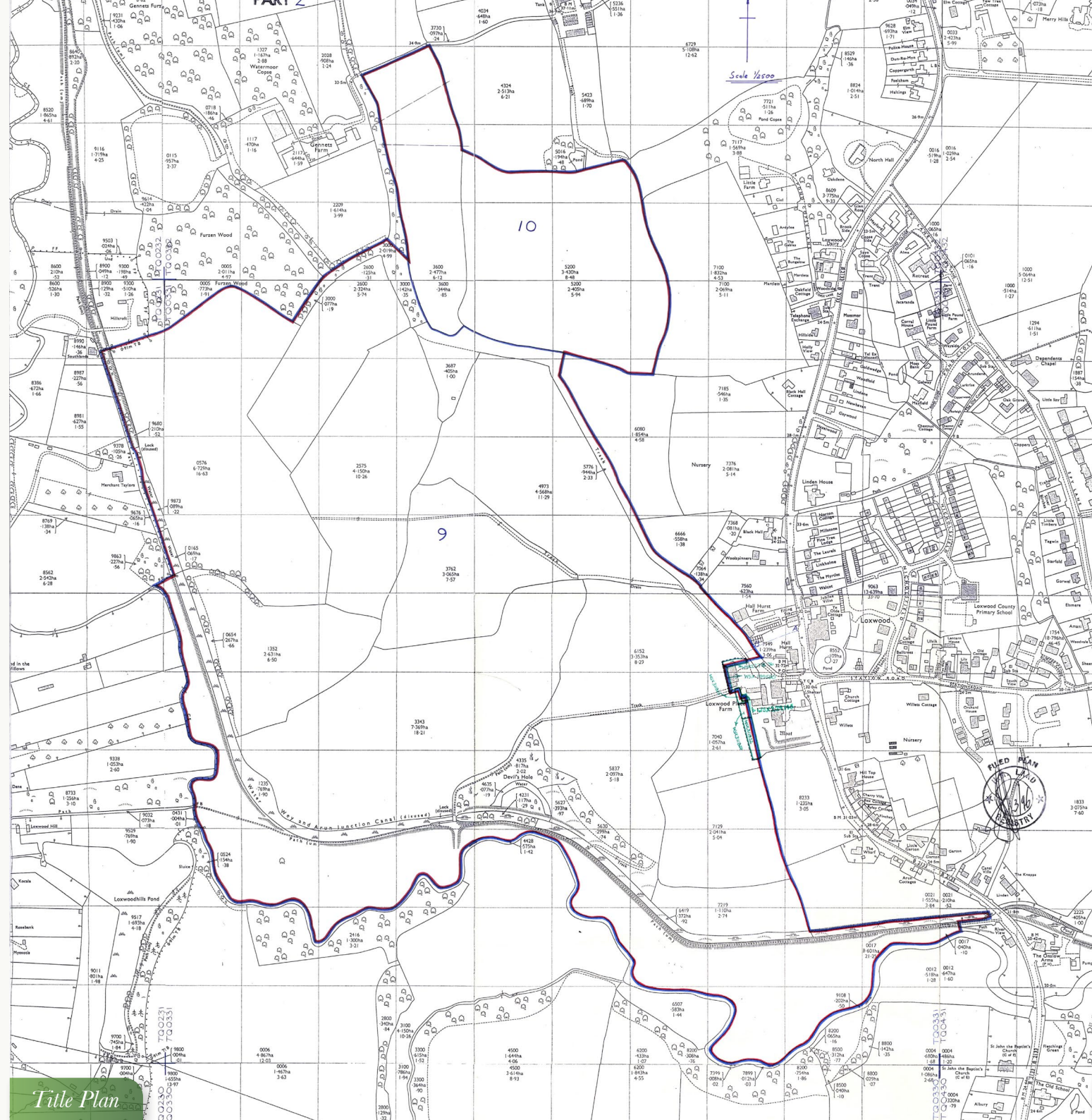
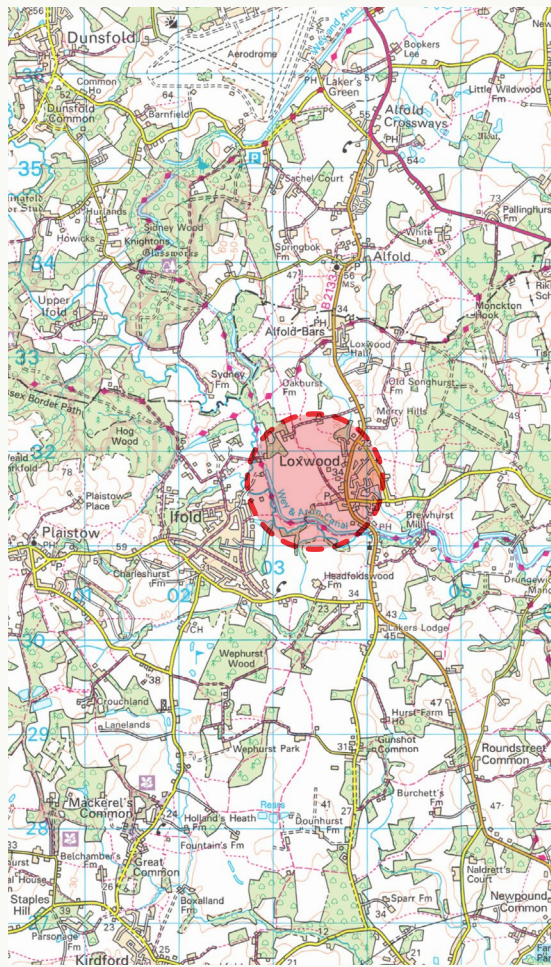
- Topographical Survey
- Access feasibility assessment and formal pre-application enquiry to WSCC Highways
- Ecology surveys / Biodiversity net gain
- Landscape impact assessment
- Feasibility layout
- Hydrology / Water neutrality
- Services and utilities
- Arboricultural considerations

Accordingly, following any draft allocation, Crownhall Estates and Martin Grant Homes would be in position to prepare and submit a planning application. However, it would be their intention to work with the Council and bring forward an application at the appropriate time, with the support of the Local Plan.

# Location plan and Land ownership

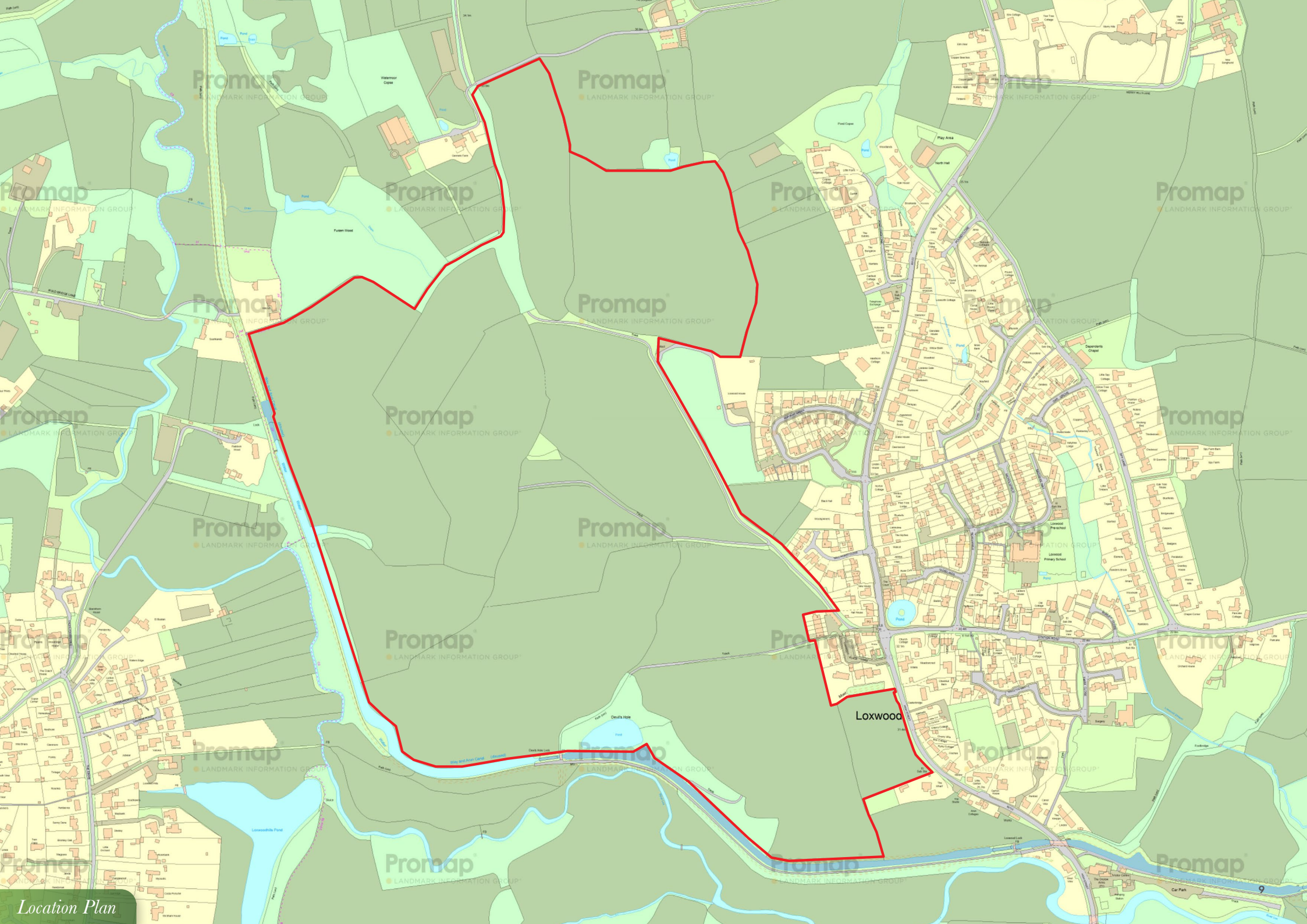
The Location plan shows the red line boundary of the site relative to the village.

Title plans indicate the extent of the respective land ownerships.



Title Plan





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Loxwood

# *Context Appraisal / Vernacular images from Village*

Loxwood Village is located on the B2133 Guildford Road which runs north-south through the village and at the junction with Loxwood Road from the east.

Loxwood Place Farm and Loxwood Post Office are located on the western side of the High Street opposite the junction with Station Road.

The bulk of the village is located to the east of Guildford Road.



# *Context Appraisal / Vernacular images from Village*

Older buildings of greatest heritage value are generally located along the High Street and Guildford Road frontage.

Buildings are generally of single or 2 storeys in height with the occasional 2.5 storey building with attic storey rooms in the roof.

Buildings are typical of the West Sussex vernacular with regular use of plain tile hanging to upper storeys often with the use of decorative 'pin tiles'. Bricks are most commonly stock facing bricks of a reddy brown colour. Roofs are generally of plain tile in a complimentary colour which is most often slightly darker than the wall tiles. Windows are generally white casement style with secondary glazing bars providing a gridded appearance.



# Constraints and Opportunities

In promoting and explaining the proposals to the Local Planning Authority it will be important to demonstrate the development of the scheme from clear design principles which are embedded in the site and local context. The design team that would work with Crownhall Estates and Martin Grant Homes have extensive experience in developing similar sites as urban extensions to existing settlements.

## Constraints

A number of physical design considerations have informed the way in which development will be arranged on the site. These include the following:

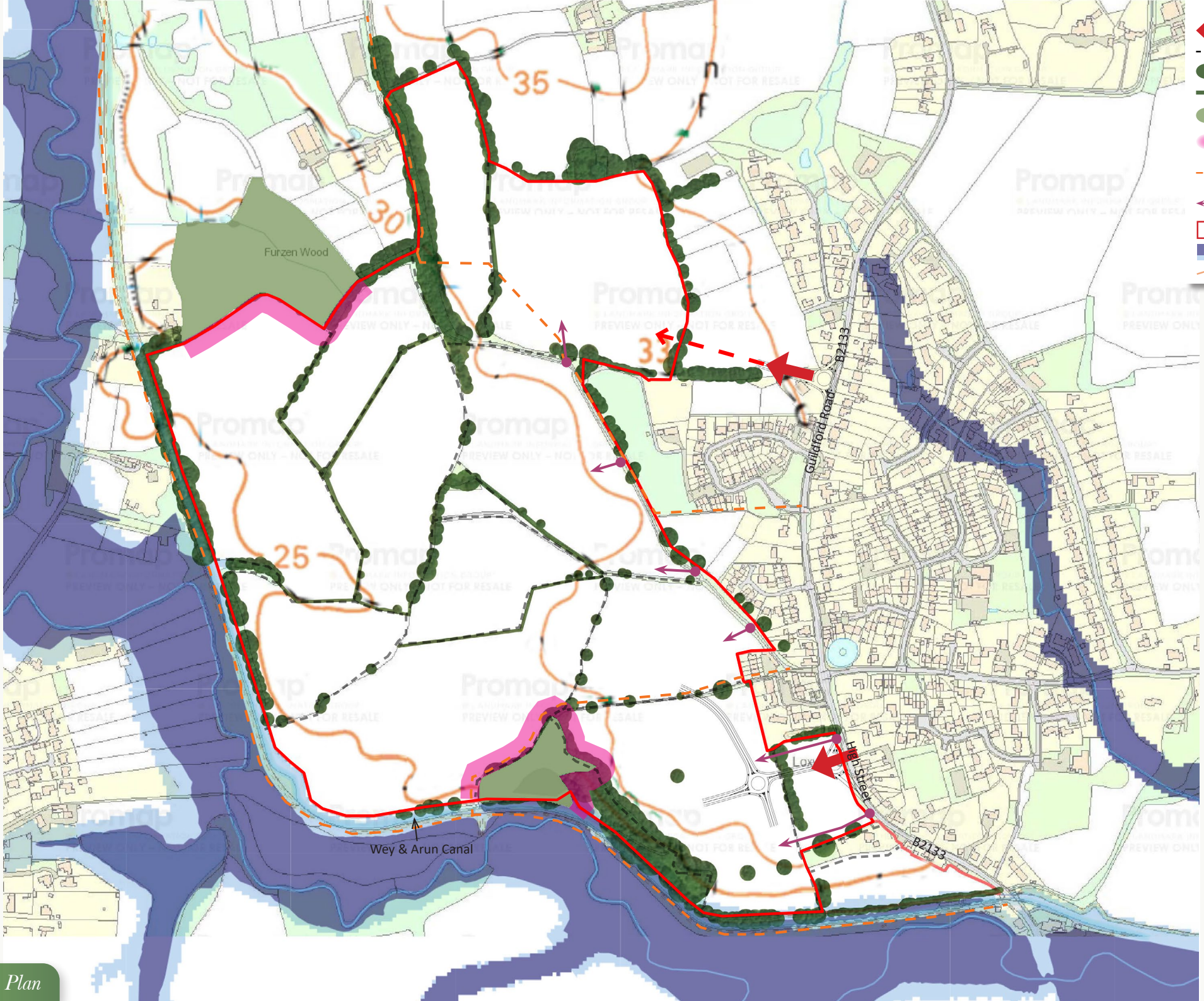
- Site access from Guildford Road / High Street through approved site
- Topography
- Existing trees (Subject to a future topographical and arboricultural survey)
- Existing field boundary hedgerows subject to surveys as above
- Ancient woodland and associated 15m minimum width buffer zone
- Public footpath route running east-west through the site
- Pedestrian and cyclist access points from Guildford Road/High Street and lane along eastern boundary

## Opportunities

The site offers the following opportunities for the local context and community. These include the following:

- Potential to provide a significant number of new and affordable homes to assist in meeting housing need
- Potential to create a more appropriate transition from the urban edge of Loxwood to the wider countryside
- Potential to provide a network of accessible recreational open spaces on the western edge of Loxwood to benefit the local community
- Opportunity to create an attractive and safe network of routes between the existing urban edge and the wider countryside
- Potential to introduce ecological features to enhance the amenity value of the green space and add potential for increased biodiversity





- Key:
- ➔ Vehicular access
  - - - Field Boundaries
  - Existing Tree Cover
  - Existing Hedgerows
  - Ancient Woodland
  - 25m Buffer Zone to Ancient Woodland
  - - - Footpaths / Public Rights of Way
  - ➔ Potential Pedestrian / cyclist Access Points
  - ▭ Site Boundary
  - Flood Zone
  - Contours (Explorer)

# Development Concept Plan

The plan opposite illustrates the form of development which it is considered would be appropriate for this site. It incorporates the following features:

- Access from Guildford Road via the adjoining residential development site
- Retained trees and field boundary hedgerows defining in a series of development clusters within the landscape setting
- Low to medium density development which will reflect the grain of the existing village
- A central village street with a network of streets and lanes served from it
- A network of green infrastructure comprising greens and informal open space and buffers around the site perimeter and along retained hedgerows
- Play provision for a range of ages integrated into the green framework
- Retention and integration of the existing Public Right of Way along the retained hedgerow
- A network of SuDS features as part of a drainage strategy for the site
- Biodiversity land
- Identified water neutrality credits



## *Illustrative plot based Masterplan to inform capacity*

The plan opposite illustrates a more granular approach to the proposals in response to the opportunities which the site offers. It illustrates the proposed gradation of grain and density away from the central village street where the density is highest comprising small apartment buildings and semi-detached houses with the occasional detached house and short terrace, to the green space frontages around the perimeter of the site where there are predominantly detached houses.

The proposed layout illustrates the potential for the site to deliver up to 325 new homes with a rich mix comprising one and two bedroom apartments and two, three and four bedroom houses. It is proposed that 30% of the new homes will be affordable in a mix of tenure, and the site will offer the potential to be compliant with the Council's SHMA recommendations.

Parking will be provided to meet West Sussex County Council's and Chichester's parking standards and parking will be incorporated into the scheme to ensure this does not dominate the public realm and to ensure that there is sufficient provision to serve residents and visitors and located to be convenient for use.

A key consideration of the site proposals will be to deliver a sustainable and energy efficient development which responds to the challenges of the climate emergency and provision for water neutrality.



## Summary

The proposed site will have the capacity to deliver:

- Up to 325 new homes
- 30% of the total number of homes as affordable to meet local need
- A diverse mix of dwelling size which responds to the Council's SHMA requirements
- Buildings which are of a scale which is complimentary to the existing village
- A form of development which responds to its edge of settlement and semi-rural context
- Buildings, infrastructure and green space designed to create an attractive place where people will aspire to live
- Layout arranged around a strong green infrastructure framework
- A clear, legible, and permeable layout which is well-connected to the surrounding area
- Retained trees and hedgerows integrated within the layout
- A network of pedestrian and cyclist routes which is integrated with the vehicular movement routes to ensure that it creates a safe and attractive new residential neighbourhood
- A network of integrated features as part of a Sustainable Drainage Strategy
- Parking to meet WSCC standards







**Approximately 325  
new dwellings**



**Landscaped buffers to  
soften development  
edges**



**Large areas of public  
open space**



**Pedestrian & Cycle  
network through open  
spaces**



**A range of formal  
children's play areas**



# APPENDIX

Appendix document from consultants to support the proposals.

- Planning Statement -  
*Henry Adams*
- Drainage Commentary -  
*IDOM Merebrook Limited*
- Heritage and Archaeology Summary -  
*ACD Environmental*
- Ecology Summary -  
*CGO Ecology*
- Transport Summary -  
*Motion*
- LVIA and Bio-Diversity Summary -  
*Sustain*
- Water Neutrality Summary -  
*Water Environment Ltd*

# *Hydrology Statement*

The Loxwood proposed housing development would be sited on existing greenfield land and located to the north and east of the River Lox and west of the village of Loxwood. The existing topography is gently rolling slopes towards the south and southwest with local steepening of grades nearing the Arun Canal.

The site is not at risk of flooding from either surface water or from rivers.

The ground conditions are considered to be unsuitable for soakaways but suited to SuDS features in order to manage surface water and enhance biodiversity – these would be located around the western and southern margins of the site and comprise a series of attenuation basins and swales with gravity connections towards the River Lox.

The introduction of swales and basins will enhance the amenity value of the green space and add potential for increased biodiversity.

The foul and storm drainage piped networks will be designed and constructed to comply with Sewerage Sector Guidance (SWG) and it is intended that this will be offered for formal adoption by the Drainage Undertaker.



# *Drainage Commentary - IDOM Merebrook Limited*

The Loxwood proposed housing allocation is sited on existing greenfield land and located to the north and east of the River Lox and west of the village of Loxwood. The existing topography is gently rolling slopes towards the south and southwest with local steepening of grades nearing the Arun Canal.

In respect of the topography the gradients would be considered ideal for the design and construction of surface water and foul drainage pipe networks in accordance with Sewerage Sector Guidance (Appendix C), requiring minimal maintenance and suitable for formal adoption by the Drainage undertaker.

In respect of flood issues and surface water management, this site and the proposed housing development is considered to be entirely appropriate for the following reasons: -

- i. The Government published flood records indicate that the site is at very low risk of surface water flooding,
- ii. The Government published flood records indicate that the site is at very low risk of flooding from rivers or the sea.
- iii. In such 'low risk' circumstances a more vulnerable development (as defined by Flood Risk and Coastal Change published by Ministry of Housing, etc), such as housing, is suitable.
- iv. West Sussex County Council (WSSCC), acting as the Lead Local Flood Authority (LLFA) have previously considered developments in this area and confirmed the 'low risk' status.

Potential areas of significant flooding are constrained to a corridor along the River Lox and Arun Canal which run outside of the planned development boundaries to the west and south. The proposed development would not impact on any areas at such risk and more than sufficient room would be allocated as green space and for Sustainable Urban Drainage (SuDS) features between the development and such higher risk areas. All such would be designed to consider and add appropriate amenity value as may be required together with opportunity to provide enhanced biodiversity.

Published soil classification information identifies the general area as having clayey soils with slow permeability characteristics and likely to have impeded drainage. As such it is not anticipated that infiltration solutions (soakaways) would be a suitable means of disposal of surface water within the site and the potential for any impact on underlying ground water is considered to be very small. However, if required, suitable infiltration tests could be carried out in order to confirm the local condition and inform the design of the surface water management for the development and any protection that may be necessary in respect of ground water.

The proposed development would create a significant area of impermeable roofs and pavement and a potential increase in surface water run-off over the greenfield condition. However, in accordance with good practice (CIRA C753 SuDS Manual) and current guidance (National Planning Policy Framework) for control of surface water and water quality appropriate methods of construction would be used to ensure full compliance with Environment Agency (EA) and LLFA requirements for SuDS using a combination of attenuation and flow control techniques to ensure that surface water is managed effectively and as required by the Regulators.

Design of SuDS is anticipated to include various features, such as: - source control / permeable pavement areas, filtration strips, swales and attenuation basins. All such features being designed to meet current Climate change standards (NPPF and EA publication Flood Risk Assessments: Climate Change Allowances) and prevent any adverse impact on the receiving watercourse or canal where a gravity connection is considered as being most appropriate. Subject to detailed design of drainage networks and SuDS features, agreement of routing, local surveys and any physical topographic constraints, it is expected that applications for formal connection to either River Lox or Arun Canal would be made to service the proposed site. Such connections are likely to require further discussion with the Canal & Rivers Trust and the Environment Agency.

# *Heritage and Archaeology Summary - ACD Environmental*

The following summary appraises the archaeological potential and likely heritage implications of allocation of an area of agricultural land west of Loxwood, West Sussex. ACD Environmental Limited previously completed desk-based assessment for the parcel of land with planning permission which lies between the site and High Street. This past assessment, as well as consultation with online sources has informed this appraisal.

Sources included historic Ordnance Survey maps available through the National Library of Scotland website, Historic England's National Heritage List for England and a search completed for Loxwood at the Heritage Gateway site. Loxwood Neighbourhood Plan 2013 – 2029 was also consulted.

Past research confirmed that very few known archaeological sites or records are recorded for Loxwood and its environs. Indeed, it is likely that the area was heavily wooded within the Weald and may only have been exploited from the medieval period. Early records appear to be limited to the recovery of a prehistoric flint knife and a fragment of a quern grinding stone which might also be prehistoric.

The earliest structures may be medieval, with a moat containing a high status house suggested at Loxwood Place Farm and the site of a chapel to its north. The evidence for the moat is inconclusive and no evidence was apparent during a site visit. Both of these sites are located east of proposed new development and related remains are unlikely to have extended to within the site.

The site is likely to have been agricultural from the medieval period. In accordance with current policy and guidance, field evaluation would be required to confirm whether any significant sub-surface remains might be affected by development. However, any such remains are likely to have been truncated by later cultivation or disturbed by tree roots. Any remains are unlikely to rate as of greater than local significance and could be dealt with through further investigation ahead of construction.

The most numerous of previously recorded heritage within the settlement are Grade II listed post-medieval buildings which are Grade II listed. The Neighbourhood Plan notes a total of fifty seven within the parish. Of these designated heritage assets, ten are located along High Street in the centre of Loxwood and north of the canal and a public house immediately to its south. These are recognised as important in the Neighbourhood Plan, as are older undesignated buildings in the village centre and to either side of the listed houses south of them east of High Street.

All are Grade II listed and post-medieval in origin: largely 17th to 19th century in date. They reflect the vernacular architecture of the area, with earlier structures having a timber frame and brick noggin infill and use of brick and hung rille on elevations and tile and Horsham stone tiles on roofs.

These listed and locally significant buildings east of the site are all focused on High Street and its environs and have relatively limited settings which enhance their significance. Sensitive boundary treatment within the draft allocation including reinforcement of existing hedgerows should avoid any harm to their significance.

Consideration of historic maps and recent aerial photographs indicate that the proposed allocation is agricultural and largely in arable cultivation more recently. As is typical of the area, fields are defined by mature hedgerows incorporating trees: these latter perhaps a reflection of the historical clearance of woodland. Hedgerows would be retained as far as practicable as part of future development. The agricultural landscape of the site is typical of the Weald and of no special historical interest.

The course of the Wey and Arun Canal runs south and west of the draft allocation. Although this is not designated, it would qualify as a non-designated heritage asset and is identified as an important village 'space' by the Neighbourhood Plan. Future development would need to be sensitive to its proximity, but is largely screened by woodland and trees to the south and lies at a greater distance to the west.

# *Ecology Summary - CGO Ecology*

## *Introduction*

CGO Ecology Ltd (CGO) was appointed by Crownhall Estates Ltd to conduct an ecological scoping assessment of land at Headfoldswood Farm, west of Loxwood, Billingshurst, West Sussex, RH14 0SX. The 56ha site centred on Ordnance Survey grid ref TQ 034 316 comprises arable farmland and woodland. The client is considering an application for a residential development on the site.

## *Methodology*

A Sussex Biodiversity Record Centre (SxBRC) search was made in January 2022 for non-statutory sites and priority habitats within 1km, and for protected, rare, and notable species within 5km. Defra's MAGIC application was searched in January 2022 for mitigation licences, notable species, and statutory site designations within 5km.

An ecological scoping walkover was conducted by suitably-qualified and experienced ecologist Dr Chris Gleed-Owen MCIEEM in January 2022. This made a preliminary assessment of the habitat types present, and scoped the potential for protected and notable species. There were no limitations. The findings were considered in the context of current planning and nature conservation policy.

## *Baseline ecological conditions*

The SxBRC search showed one non-statutory Local Wildlife Site within 1km (150m northwest), and 485 protected/notable species (9642 records) within 5km. These include 12 bat species (551 records), hazel dormouse (100), water vole (5), red squirrel (1), barn owl (143), fieldfare (84), nightingale (575), redwing (97), turtle dove (78), yellowhammer

(121), great crested newt (54), slow-worm (113), grass snake (62), pearl-bordered fritillary (140), brown hairstreak (76), and numerous priority insects and plants. Among the 36 invasive species (543 records) are giant hogweed (62 records), Himalayan balsam (84), and Japanese knotweed (18).

The MAGIC search identified four statutory site designations within 5km. The nearest is Chiddingfold Forest SSSI (Site of Special Scientific Interest) 1.3km west. The Mens SSSI and SAC (Special Area of Conservation) and South Downs National Park are 4.9km south. MAGIC showed 24 European-protected species mitigation licences issued by Natural England within 5km, 15 for bats (seven species). Nine licences were for great crested newt (the nearest 400m southwest). The site lies in a Countryside Stewardship targeting zone for lapwing, and around 500m from a turtle dove record. It lies within a Nitrate Vulnerable Zone, and is in the Low Weald National Character Area. Soils here are loams of moderate natural fertility.

The walkover confirmed that most of the site is arable, with some areas of seminatural broad-leaved woodland (including ancient), and a network of hedgerows, many with larger trees, and ditches. There is a large pond within the southwest boundary, presumably an old clay working. Other habitats include improved grassland, patches of scrub, tall ruderal, building, and hardstanding.

Badger is present, with three main and three subsidiary/outlier setts around the edges of the site, and extensive foraging and latrining. Possible water vole burrows are present. The site has significant value to foraging and roosting bats. Hedgehog is likely. A wide range of farmland and woodland birds is likely to breed and forage on site. Lapwing and winter thrushes could overwinter. GCN, reptiles, and a range of notable invertebrates are likely to be present. A stag beetle grub was recorded. A stand of giant hogweed was observed in a ditch/hedgerow.

# *Ecology Summary - CGO Ecology*

## *Mitigation, compensation and enhancement recommendations*

Further surveys will be needed prior to a full planning application. These include Phase 1 habitats (or UKHab), bat roosts, bat activity, badger setts and activity (bait-marking), hazel dormouse, water vole, red squirrel, breeding birds, wintering birds, barn owl, nightingale, great crested newt, reptiles, invertebrates, invasive species.

Mitigation, compensation and enhancements will be necessary for all seminatural habitat loss (calculated using Biodiversity Metric 3.0). Impacts on protected and priority species will likely include mitigation/compensation for bats, badgers, barn owl, breeding birds, great crested newts, reptiles as a minimum. Invasive species will need to be eradicated.



## *Transport Summary - Motion*

The promotion site connects to local sustainable travel infrastructure offering future residents and visitors the opportunity to travel to and from the site by modes of transport other than the private car.

The southern and south-western parts of the promotion site may easily connect to the towpath along the Wey and Arun canal to provide access to the southern end of Loxwood as well as Ifold to the west. Locks and footbridges are provided at regular intervals over the canal and on the southern site there is a good all-weather gravel path (approximately 2-3m wide).

Cycling in the local area is largely on-street. The promotion site is around 6 kilometres west of National Cycle Route 223. This route runs between Chertsey and Shoreham-by-Sea, covering a mix of quiet roads, traffic free and bridleway sections.

Rail services are provided at Billingshurst, located circa 9.6 kilometres south-east of the promotion site and at Haslemere, located circa 17.9 kilometres west of the promotion site. The nearest bus stops are located on High Street within 110m of the edge of the potential development site. The bus services run to destinations such as Billingshurst, Horsham, Guildford and Worthing, as well as smaller towns and villages in the area.

The proposed vehicle access for the development is to be served by a simple priority junction. The access geometry and visibility are in line with MfS guidance and the proposal agreed in principle with WSCC Highways. A series of loops within the masterplan are proposed to achieve suitable access for emergency vehicles.





## *LVIA and Bio-Diversity Summary - Sustain*

The scheme proposed is for a residential development, with access road and associated open space, on Land west of High Street, Loxwood, West Sussex.

Fourteen viewpoints were selected, and visual assessments made, with further individual views considered, as indicative of surrounding features. Viewpoints are as shown on the location plan, with VPs 1 & 2 from south of the proposed site, 8, 9 & 10 from the north, 5, 6 & 7 from the eastern side, and 11, 12, 13 & 14 from the west. VPs 3 & 4 are from within the site, on FP816.

From the field study carried out, and the analysis of the viewpoints recorded, due to the undulating topography and mature vegetation in the local area, the potential for views of the site from the wider landscape are limited.

There are public footpaths around and through the proposed site area, used by walkers of high receptor sensitivity, and mitigation should be allowed for these routes, in the form of screening and softening belts of new tree planting.

The local area has considerable recreational value, firstly associated with the Wey & Arun Canal heritage asset and towpath PRoW, but also with the varied footpath network, including the Sussex Border Path immediately to the north of the proposed site.

The report has been prepared for an initial submission to Chichester District Council.

It is considered that the conclusions of this report are unlikely to change greatly at detailed planning stage, as the capacity studies have reached very similar conclusions to this landscape assessment.

The area falls within Character Area 121, of the Countryside Agency 1999 Countryside Character assessment. It was then studied in greater detail in the Horsham District Character Assessment 2003, as the P1 Upper Arun Valley, and character area LW3.

It is considered that the site areas to the northern, western and southern boundaries have the greatest landscape sensitivity, and the initial Capacity Study accords with this conclusion, as shown below.



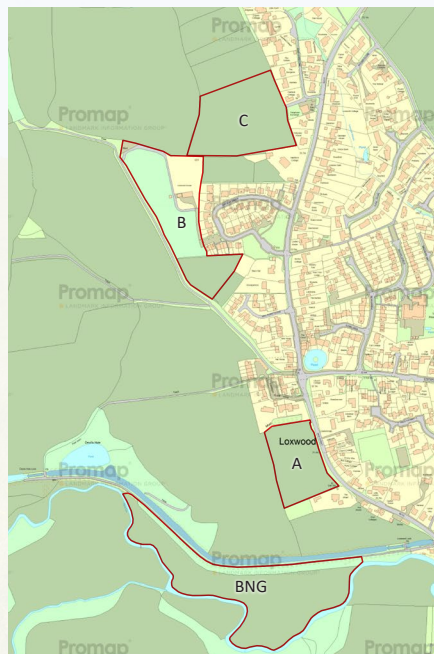
The proposed indicative layout above follows the capacity study and includes some important elements that this landscape study recommends, notably:

- Maintaining footpath routes as Green Infrastructure
- Retain views of open countryside at the end of footpath routes
- Set back development from the southern boundary
- Set back development from the northern and western sensitive boundaries

# LVIA and Bio-Diversity Summary - Sustain

It should be noted that there are additional 'parcels' of permitted/consented development land on the western edge of Loxwood, which will change the landscape relationship in the future, and these occur with the proposed site:

- **Parcel A** is the land immediately to the east of the proposed development area and largely screened by trees (see viewpoint to the south of Viewpoint 5)
- **Parcel B** to the west and north of viewpoint 6 (draft consent/resolution to grant planning permission)
- **Parcel C** directly to the south of viewpoint 8 and presently 'under construction'



A further assessment has been made of the Biodiversity Net Gain land offered as part this development parcel, between the River Lox and the Wey & Arun Canal. It is considered to have great potential for improved habitat biodiversity.

The proposed BNG land is typically riverine in character, with meadowland and pasture up to the bank of the river Lox, with woodland and level change to the south, typical of the character area. One meadow on the eastern end of the land strip is already wetland with reed beds, and of high ecological value, whilst the remainder of the grassland is currently species-poor.

There is considerable scope to vary levels and management structures throughout the proposed BNG land, whilst retaining the species diverse woodland belts between it and Wey & Arun Canal towpath. The biodiversity net gain can be achieved through the creation of permanent wetland areas, seasonal wetland zones, meadow grassland regimes, rewilding of the woodland edge zones, and the inclusion of additional waterside tree planting to provide habitat diversity.



Finally, there are ample opportunities to provide landscape mitigation planting, which will soften any views of the development, and provide additional landscape features. These should be considered as follows:

- Tree planting belts along eastern, northern and southern boundaries.
- Planting along the southern and western boundaries with the Wey & Arun Canal heritage asset.
- Tree planting between development zones and the public footpath routes
- Tree planting along the north-western boundary, to supplement existing vegetation and Ancient Semi-Natural Woodland.

# LVIA Viewpoints - Sustain

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 1: View from the Wey and Arun Canal and BW809



Vp1	Panoramic View canal towpath
Baseline Description	This is a view from the towpath BW809 on the Wey and Arun Canal, on the southern side of Loxwood and the most south-easterly point of the proposed land parcel which forms the development area. The canal is a significant heritage asset, and widely visited for its industrial archaeology interest, as well as a footpath. It is dominated by man-made features, but has a rural character, with natural vegetative backdrops. From this viewpoint, housing is evident in the view.
Predicted change	From this viewpoint, potential development would be intrusive if it replaced the natural backdrop, but not if set back to the existing building line. Receptors would have high sensitivity, but this would be mainly related to the canal features.

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 2: Panoramic view from Wey and Arun Canal towpath



Vp2	Panoramic View from canal towpath
Baseline Description	This is a view from BW809 FP816 on the Wey and Arun Canal, looking north to FP816, but still on the southern side of Loxwood of the land parcel which forms the development area. The canal is a significant heritage asset, and widely visited for its industrial archaeology interest, as well as a footpath. It is dominated by man-made features, but has a rural character, with natural vegetative backdrops and wider views over arable fields.
Predicted change	From this viewpoint, development would be very discernible and the degree of change would be significant, unless mitigation measures were introduced. Receptor sensitivity is high, although again concentrated on the heritage asset of the canal.

# LVIA Viewpoints - Sustain

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 3: Panoramic view from FP816 looking west



Vp3 Panoramic View FP816

Baseline Description	This is the view from FP816, from within the proposed site, looking west. The view is obscured by a tree and hedgerow belt, but still looks through to level arable fields, that rise above the Wey and Arun canal to the south. The timber footbridge crosses a field drainage ditch, which adds to the rural character of the setting.
Predicted change	From this viewpoint development would appear intrusive, and the change would be significant, unless mitigated by additional planting and layout set-back. Users of the footpath would have high sensitivity to the rural character and setting of the viewpoint.

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 4: View from FP816 looking east



Vp4 Panoramic View from FP816

Baseline Description	This is a view from FP816 towards Loxwood Farm Place. The land to each side of the footpath is arable farmland, with individual trees marking the route, probably a remnant of an older hedgerow, since removed. The farmland is level, and drops slightly to the south, towards the Wey and Arun Canal. The built edge of the village, and new development is very evident, although the character is still semi-rural.
Predicted change	From this viewpoint, development would have an impact on users of the PRoW, but would not alter the context of the village edge, which is currently perceived. It is important to note the beneficial softening that the trees and hedgerows provide, and any development should incorporate this principle in layout and design.

# LVIA Viewpoints - Sustain

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 5: View from the start of FP816 looking west.



Vp5	Panoramic View from FP816
Baseline Description	This is a view from FP816 looking away from Loxwood Farm Place, looking east towards VP4. The land to each side of the footpath is arable farmland, with individual trees marking the route, probably a remnant of an older hedgerow, a remnant of which is discernible in the foreground. The farmland is level, and drops slightly to the south, towards the Wey and Arun Canal. The distant views are of wooded land rising to the south, and the mid-distance hedgerow and woodland belt. Users of this path would high sensitivity receptors, focused on the rural path route, although having just left the semi-urban edge of the Loxwood.
Predicted change	From this viewpoint, development would be immediately discernible, but walkers would be aware of just having left the village semi-urban edge. The change would be major, but could be mitigated by maintaining a green infrastructure corridor, with clear and uninterrupted views of the countryside ahead.

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 6: View from FP795 looking west



Vp6	Panoramic View from FP795
Baseline Description	This is a view from FP795, which connects from Nursery Green and Guildford Road. The view is clearly semi-urban, with countryside beyond, new housing to the left and fencing and housing to the right of the viewpoint. It is clear that reptile clearance is in progress on the immediate site, which would indicate that development is imminent, and the view will become semi-urban in appearance, with only treetops of the boundary trees evident.
Predicted change	From this viewpoint the development of the land beyond the boundary would be partially discernible, but if the site to the left of the path is developed, there would be minimal change discernible.

# LVIA Viewpoints - Sustain

Viewpoint 7: View from Pond Copse Lane



Vp7 Panoramic View looking west from Pond Copse Lane

Baseline Description	This is a view from the end of Pond Copse Lane, looking west towards the northern element of the proposed land parcel. Whilst open countryside is visible in the distance, the character is distinctly suburban, and management of the woodland to the right of the image is similarly suburban.
Predicted change	From this viewpoint the proposals will be barely discernible, even if extended to the northern limit of the land parcel.

Viewpoint 8: View from the PRoW at the end of Pond Copse Lane



Vp8 Panoramic View from the end of Pond Copse Lane

Baseline Description	This is a view from the rear of the property at the end of Pond Copse Lane, looking south over the northern element of the proposed land parcel. Whilst open countryside is visible in the mid distance, the new development in construction on the western edge of Loxwood is clearly visible. The view in immediate foreground is over a manure, which in itself is dominated by manmade features.
Predicted change	From this viewpoint, development would be discernible, but views would be softened by boundary vegetation, which could be supplemented with additional planting as part of a mitigation package. Although receptors would have high sensitivity in anticipation of a rural walk, they will be conditioned by the suburban walk along Pond Copse Lane, and their concentration will be on looking west along the footpath route.

# LVIA Viewpoints - Sustain

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 9: View from the northern extent of the land parcel



Vp9	Panoramic View from the northern extent of the site
Baseline Description	This is a view from the lane at the northern extent of the proposed development parcel, taken from the lane and PRoW, looking south. The landscape is arable and grazing land, interspersed with tree belts and hedgerows, and is rural in character.
Predicted change	From this viewpoint, development would have a significant impact on the quality of the landscape, and receptors would have high sensitivity as walkers in a rural setting. It is recommended that development should be set back from this edge, and be contained by tree and vegetation belts, reinforced with additional planting as part of any mitigation proposals.

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 10: View from northern extent of the proposed land parcel



Vp10	Panoramic View from PRoW
Baseline Description	This is a view from the northern edge of the proposed land parcel, looking south along the PRoW. The footpath is heavily enclosed by trees and hedgerows, but views are afforded to each side, across the adjacent arable farmland. New development on the western edge of Loxwood is also discernible to the left of the image, and the character is therefore not truly rural.
Predicted change	From this viewpoint, any development would be softened by the dense vegetation that borders the PRoW and, whilst new housing is evident, there would be a consequential reduction in the semi-rural character of the footpath surrounds. With high receptor sensitivity likely with walkers on rural footpaths, additional planting is strongly recommended as part of any mitigation package.

# LVIA Viewpoints - Sustain

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 11: View from canal towpath on the western side of the land parcel



Vp11	Panoramic View from canal towpath
Baseline Description	This is a view from the western edge of the proposed land parcel, accessed from Ifold rather than Loxwood, with a single property surrounded by woodland on the land parcel side of the path, and fenced boundaries on the western side. Arable fields are visible in the distance, but the immediate character is of enclosing woodland around a developed area of the site.
Predicted change	From this viewpoint there would be very little change to the view if development did occur, although it would be discernible.

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 12: View from BW809 FP816 on the Wey and Arun Canal



Vp12	Panoramic View from canal towpath
Baseline Description	This is a view from BW809 FP816 on the Wey and Arun Canal, looking south-east, but still on the western edge of the land parcel which forms the development area. The canal is a significant heritage asset, and widely visited for its industrial archaeology interest, as well as a footpath. It is dominated by man-made features, but has a rural character, with natural vegetative backdrops and wider views over arable fields. The Wey and Arun Canal Society are actively working on this section of canal, which is currently dry.
Predicted change	From this viewpoint, development would be very discernible, and the change would be significant. Whilst users of this path are principally interested in the canal and immediate environs, the landscape backdrop and environs provide an important setting to it. It is strongly recommended that development is set back from this edge, and significant landscape buffer planting is proposed on the western edge.



# LVIA Viewpoints - Sustain

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 13: View from BW809 on the Wey and Arun Canal



Vp13	Panoramic View from canal towpath
Baseline Description	This is a view from BW809 on the Wey and Arun Canal, looking south-east, on the western edge of the land parcel which forms the development area. The canal is a significant heritage asset, and widely visited for its industrial archaeology interest, as well as a footpath. This lock feature is typical of the archaeological man-made features, but has a rural character, and still has natural vegetative backdrops and wider views over arable fields. The Wey and Arun Canal Society are actively working on this section of canal, which is the boundary between the dry section of canal, and functioning full section.
Predicted change	From this viewpoint, any development would be discernible, and the change would be significant. Whilst users of this path are principally interested in the canal and immediate environs, the landscape backdrop provide an important setting to it. It is strongly recommended that development is set back from this area, and significant landscape buffer planting is proposed on the western edge

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint 14: View from BW809 on the Wey and Arun Canal



Vp14	Panoramic View from canal towpath
Baseline Description	This is a view from BW809 on the Wey and Arun Canal, looking north-east, on the south-western edge of the land parcel which forms the development area. The canal is a significant heritage asset, and widely visited for its industrial archaeology interest, as well as a footpath. This viewpoint is located at the junction of a PRoW from Ifold with the towpath, and has a rural character despite the man made nature of the canal, with natural vegetative backdrops and wider views over arable fields.
Predicted change	From this viewpoint, any development in the immediate proximity would be discernible, and the change would be significant. Whilst users of this path are principally interested in the canal and immediate environs, the landscape backdrop provide an important setting to it. It is again recommended that development is set back from this area, and significant landscape buffer planting is proposed on the

# LVIA Viewpoints - Sustain

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint: View from outside the proposed site, looking west towards Viewpoint 5



**Baseline Description** This is a view from FP795 with the residential surrounds to the site, with the PRoW between two houses in Loxwood Place Farm. The vegetation and close board fencing limit views to the land beyond.

**Predicted Change** The character of this location is typically rural residential, with a mixture of styles, and the change would not be easily discerned.

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint: View from the north of the proposed site, looking south



**Baseline Description** This is a view from the drive to an existing farmhouse complex on the northern boundary of the site, immediately to the west of the PRoW shown on Viewpoint 10. It is a typically rural view over farmland, with the farmhouse isolated from other development, and enclosed visually by deciduous woodland clumps.

**Predicted Change** There would be significant change if development occurred up to the boundaries of this property, and the setting of such existing houses and farms should be respected.

LAND WEST OF HIGH STREET, LOXWOOD, WEST SUSSEX  
Landscape Appraisal

Viewpoint: View from PRoW from Ifold towards the proposed site, looking east



**Baseline Description** This is a view looking east to towards Viewpoint 13 on the Wey and Arun Canal, from the extent of residential housing on the eastern boundary of Ifold. The PRoW is enclosed on both sides by garden land, with chestnut paling fencing clearly visible.

**Predicted Change** The proposed development landholding is not clearly visible from this location, and the site is more readily discernible from VPs 11,12 and 13 on the Wey and Arun Canal. Development on the proposed site would not therefore be visible from this location.

# *LVIA Viewpoints - Sustain*

Appendix 1

Photo Viewpoints



OSP