

Urban Design Considerations	Option C1 – West End Farm	Option C2 – Lowlands Farm	Option C3 – Theobolds	Option C4 – World’s End	Option C5 – Freckborough Manor	Option C6 – Fragbarrow Farm	Option C7 – Wellhouse Farm
Visual Impacts (cont)		Some wider visual impacts may be associated with the link road which can be ameliorated with localised woodland planting and ground modelling.	Some wider visual impacts will be associated with the link road to the north and south of the site which can be reduced with localised woodland planting.	Some wider visual impacts will be associated with the link road to the north and south of the site which can be reduced with localised woodland planting.	Some wider visual impacts will be associated with the link road to the north and the new junction to the south of the site which can be reduced with localised woodland planting.	Some visual impact may be associated with the link road between Option site C5 and C6, which can be reduced with woodland planting.	
Pedestrian/cycle links and Public Rights of Way,	Footpath connections can be connected into a number of existing Public Rights of Way and an east-west connection can be made via Gatehouse Lane.	The existing north-south lane, Freaks Lane, can provide a direct connection from the site to Burgess Hill town centre.	Opportunity exists to connect the existing residential neighbourhood via footpaths east-west to Public Rights of Way which pass through Great Ote Hall and Antye Farm.	Public Rights of Way crossing the site should be incorporated into the site layout, thus promoting access towards Wivelsfield and Ditchling Common Country Park (subject to assessment of impact on Ditchling Common SSSI).	Public Rights of Way, crossing the site east-west offer the potential to connect the site to Ditchling Common Country Park (subject to assessment of impact on Ditchling Common SSSI).	Potential to connect to the Public Right of Way which passes Folders Farm and runs south to connect with Fragbarrow Nursery access. More widely there is potential to connect to make new connections towards the railway station.	Opportunity to connect site to Well House Lane and beyond to Public Right of Way leading towards Clearview Farm and the Sussex Border Path.
Built and Natural Heritage	Setting of listed building will need to be preserved and enhanced with off-site planting along the western boundary of the site.	No listed buildings within site. Consideration of SINC site adjoining the eastern edge of the site.	Consider setting of Great Ote Hall as discussed above.	Consider setting of Great Ote Hall as discussed above.	No impact on areas of significant cultural heritage value. An assessment of the potential impacts of this development on the integrity of this SSSI will need to be undertaken (see para 3.3).	Consider setting of listed building adjoining eastern boundary of the site.	No impact on areas of significant cultural heritage value.
Flood plain	The southern boundary of the site adjoins the floodplain of the Pook Bourne. Sustainable urban Drainage System (SuDS) may be sought by EA.	The northern and western boundary adjoins the floodplain extending north from Fairplace Bridge along the watercourse. EA may seek SuDS.	The north eastern edge of the site adjoins the floodplain of a minor watercourse to the east of the site. EA may seek SuDS.	Flood plain for a minor watercourse bisects the southern edge of the site. EA may seek SuDS.	No floodplain considerations.	No floodplain considerations.	No floodplain considerations.

*While site surveys have evaluated the relative visual impacts of development upon the whole landscape area within the study area, detailed masterplanning should be informed by further assessment to fully establish impacts and mitigation measures