



THAKEHAM

District Plan Examination

# **Mid Sussex District Plan 2021-2039**

**Hearings Statement relating to: Matter 7 – Site  
Allocations**

Submitted by Thakeham Homes

## Matter 7: Site allocations

For each of sites DPSC1, DPSC2, DCSP3, DCSP4, DCSP5, DCSP6, DPSC7, DPA7 and DPA12

2,142 Words

### Whether the plan adequately lays the framework for the sustainable development of each site

- 7.1. The draft Local Plan has allocated Thakeham's site at the Land to the West of Burgess Hill/ North of Hurstpierpoint under **Policy DPSC1**. The policy sets out that the development capacity of the site is 1,350 dwellings, 300m<sup>2</sup> of employment, 500m<sup>2</sup> of retail and community provisions, and other associated infrastructure and facilities.
- 7.2. Thakeham is principally in support of the site allocation and very much welcome it. Thakeham does however, query some of the policy wording within the District Plan and the Sustainability Appraisal and seek amendments, some of which are factored into the proposed Main Modifications (July 2024) (MM77 – MM83) (see the Statement of Common Ground between MSDC and Thakeham, specific to Policy DPSC1 - **Appendix 1**) which might need to be revisited during the course of the Examination Hearings. Thakeham understands that the policy amendments, as worded in Appendix 1 are acceptable to MSDC, as per the SoCG. Thakeham's two relevant Regulation 19 representations on DPSC1 are #1189800 and #1191735.



Figure 1: Illustrative Masterplan of the Land to the West of Burgess Hill/ North of Hurstpierpoint (Policy DPSC1)

***Issue a) How good urban design would be created, including good building design, legible layouts, attractive streets and open spaces, active frontages, the integration of sustainable transport and climate change mitigation***

- 7.3. The Vision Document created and issued by Thakeham sets out the placemaking and urban design objectives for the West of Burgess Hill which generally accords with the policy wording of DPSC1 in the emerging District Plan. This led to the Illustrative Masterplan (see Figure 1).
- 7.4. Thakeham does, however, wish to comment on the Active Travel Policy Requirement set out within Criteria 7a of Policy DPSC1. The policy requirement seeks the delivery of a cycle link between Sayers Common and Burgess Hill Station, passing through the Land West of Burgess Hill. Whilst Thakeham supports a contribution to pedestrian and cycle networks, it would be inappropriate to attribute the delivery of a Sayers Common – Burgess Hill cycle link to Policy DPSC1 because it is unlikely that the delivery of the scheme would generate additional trips to Sayers Common. The policy should, instead, be more specific and referring only to the sections of the cycle link that are within Thakeham's control and should seek to solely connect the site to Burgess Hill only. This would be an effective outcome.
- 7.5. Table B-43: *Sustainability performance of Policy DPSC1* within the Sustainability Appraisal (November 2023) states that the scheme would have a 'minor negative effect' in relation to energy and waste. Thakeham are committed to delivering a net zero development with new net zero carbon homes being delivered as part of the scheme to include various types of renewable technology. For this reason, we believe that the scheme would have a neutral effect on energy and waste, not a minor negative. Whilst this does not affect the emerging Local Plan wording, it is important that the evidence base updates (required should further Main Modifications be required) is updated.
- 7.6. Changes requested: -
- Amend criterion 7a) to remove reference to Sayers Common
  - Evidence base updated in respect of energy and waste.

***Issue b) The implications for the wider transport network (including the impact on nearby communities) and how necessary mitigation measures would be delivered***

- 7.7. Within the Infrastructure section of Policy DPSC1, it says that the scheme will make financial contributions of '*Improvements at Burgess Hill Station*' as part of its delivery.
- 7.8. Thakeham would like to query whether the development would give rise to any implications that would require a financial contribution to Burgess Hill Station. No evidence demonstrating a need for a financial contribution has been made available to us thus far, so we therefore request that the Council provides evidence demonstrating that a financial contribution would be necessary. If an evidenced need can be demonstrated, then we would then ask that the Council reviews the effects of this, in collaboration with Thakeham, on the viability of the project. A more effective and justified policy would simply ensure that fair and reasonable transport contributions are made.
- 7.9. Change requested:
- Delete the reference to Improvements to Burgess Hill station

***Issue c) The implications for the impact on, and provision of, social and community facilities (such as schools and health facilities) and how necessary new facilities would be funded and provided***

- 7.10. The on-site infrastructure contributions within Policy DPSC1 of the Local Plan includes the provision of a multi-use games area (MUGA). Thakeham understands that this is now to be omitted from the infrastructure contributions altogether since both Thakeham and MSDC consider it unnecessary. The recent development at Brookleigh is set to provide a range of outdoor sports facilities which will be located immediately north of Gatehouse Lane. Therefore, Thakeham believe it is not necessary to double up on the provision of outdoor areas. Hence, on this aspect only, the emerging Local Plan is not justified.

- 7.11. The draft District Plan also indicated that DPSC1 will provide financial contributions towards the provision of a SEND school off site. The intention of Thakeham is, however, that the primary school provided on site will include SEND facility provision to contribute to the SEND needs of the local area. Thakeham therefore request that the 'SEND school' is removed from the financial contributions section of policy DPSC1. Thakeham notes MM80 which proposes to delete the policy wording of DPSC1 to delete reference to the potential for SEND facilities, it is the financial contribution aspect which is still questioned.
- 7.12. The outstanding change requested is the deletion of financial contributions toward SEND. It is understood that the policy is to be amended to delete reference to MUGA as per the SoCG.

***Issue d) The implications for access to retail and employment centres***

- 7.13. Policy DPSC1 sets out that the scheme will produce 300m<sup>2</sup> of employment space and 500m<sup>2</sup> of retail and community space. Thakeham is in agreement with this quantum. Thakeham understand that the policy wording is to be amended to make clear that 800 m<sup>2</sup> of Commercial is to be provided, which would incorporate both retail and employment (as per the SoCG). Thakeham supports this change.

***Issue e) The effect on the appearance of the area including the character of the countryside, taking into account any mitigation measures***

- 7.14. Within the Sustainability Appraisal submitted to support the emerging Local Plan, it indicates that the development would have an overall 'minor negative' impact on the landscape character (SA Objective 8). A Landscape and Visual Baseline Appraisal previously conducted on the Site concludes that the Site provides a limited contribution to the positive key features and characteristics of the LW10: Eastern Low Weald, and Landscape Character Area 4: Hickstead Low Weald Landscape Character Assessments (LCA's) (see **Appendix B**).
- 7.15. The Proposed Development will be largely contained within the current field pattern, with the intervening ridges and shallow vales affording opportunities to enhance the Green Infrastructure across the area. The high degree of enclosure will be maintained through the retention and extension of vegetation cover to ensure an established setting to sensitively assimilate the proposals into the landscape.
- 7.16. On this basis, it is Thakeham's position that the Proposed Development should have an overall neutral effect on the landscape due to the limited harm on the key features of the Landscape and the mitigation measures that are proposed. Whilst this does not affect the emerging Local Plan wording, it is important that the evidence base (required should further Main Modifications be necessary) is updated.

***Issue f) The protection of wildlife and biodiversity and opportunities for enhancement***

- 7.17. Thakeham does not object to any of the specific biodiversity measures in DPSC1 on the basis of the amended policy text (see SoCG - **Appendix 1**).
- 7.18. On the wider policy matter, as set out in the opening paragraph of the Inspector's letter idjb-02, policies in the plan should be consistent with the NPPF (noting the new draft version of it). It goes on to identify that emerging Policy DPN2 should delete the requirement for 20% biodiversity net gain on Significant Sites and Significant Sites allocations. Thakeham support this approach. Hence a Main Modification is now anticipated in respect of BNG.
- 7.19. In representations submitted to the Regulation 19 public consultation, and in the vision document for DPSC1, it was outlined that DPSC1 (Land west of Burgess Hill) could deliver 20% BNG. Thakeham is content that delivering 10% BNG in accordance with PPG guidance on Biodiversity Net Gain and the Inspector's proposed modifications to the Plan is the correct approach to take and would be in accordance with national planning policy and the PPG.
- 7.20. The site will remain capable of delivering an appropriate policy-compliant level of wildlife and biodiversity enhancement opportunities.

**Issue g) The protection of heritage assets**

- 7.21. Thakeham does not object to any of the specific heritage measures in DPSC1 on the basis of the amended policy text (see SoCG - **Appendix 1**).

**Issue h) The funding and delivery of necessary infrastructure and other necessary mitigation measures**

- 7.22. Thakeham has no further comments to make regarding the delivery of infrastructure. Please refer to what was previously said in Issue (b) regarding the financial contribution to Burgess Hill Station and (c) regarding the SEND and MUGA.

**Issue i) The position regarding the existing condition of the site and its deliverability**

- 7.23. All of the land parcels within the site boundary are in Thakeham's control and will be available for development now. The existing use of the land comprises almost completely of farmland and only very minor sections being occupied currently by dwellings and other forms of building. The site is therefore deliverable immediately, subject to the relevant planning approvals. All landowners within the Site are committed to facilitating the delivery of the proposed development.
- 7.24. MSDC is fully engaged as landowner, in order to deliver the east-west bus link, the Site requires access across land owned by MSDC to the west of Jane Murray Way (see paragraph 2.2 of the SoCG - **Appendix A**). The Parties will work collaboratively over facilitating an agreement for this point of access.

**Issue j) Whether the Council's assumptions are realistic in respect of densities, start dates, number of suggested outlets and build out rates, and hence the delivery trajectory**

- 7.25. Thakeham is in agreement with MSDC in respect that: -
- The site may proceed promptly as a planning application shortly after the adoption of the Local Plan (see 4.9-4.10 in the SoCG – **Appendix A**).
  - The site may be delivered over a 1-9 year housing trajectory (see 4.10-4.12 in the SoCG).
  - Key infrastructure is secured or can be secured via the pooling of s106 contributions from a range of developments.
  - The Proposed Development is viable, noting the findings of the Mid Sussex Local Plan Viability Study (HDH, May 2022).
- 7.26. The quoted densities for housing, employment and retail for the Land West of Burgess Hill are reasonable and in accordance with Thakeham's strategy for the site. Thakeham also do strongly believe that the quoted start date within MS-TP02 is a realistic timeframe (Year 6). Thakeham therefore have no comments to make in regard to the assumptions made for the Land West of Burgess Hill.
- 7.27. An indicative trajectory for the delivery of the development and broad sequencing of key infrastructure is provided in the Statement of Common Ground in **Appendix A**. This demonstrates that the whole site may be delivered between years 1-9 post planning permission. This would be possible on the basis of three separate development outlets. Thakeham has provided further commentary on broader housing trajectory matters in the Matter 5 Statement.

Crabbet Park

- 7.28. Separately, Thakeham does question the revised timeframes for the Land at Crabbet Park, allocated under policy DPSC2 of the District Plan. Document MS-TP02 (Housing) has updated the housing delivery strategy for site DPSC2 to provide them with an extension of one year in their delivery timeframe to provide an extra 450 dwellings on site. Thakeham question whether the extension of one year will be sufficient time to deliver such an increase in housing quantum. Based on the evidence provided in Matter 5, sites of this scale should realistically expect to be built out at an average rate of 100-188 dwellings per annum, therefore necessitating a further extension to the delivery timeframe of Crabbet Park. Thakeham does not question the deliverability nor the allocation of DPSC2.

## **Appendix A: Statement of Common Ground - Mid Sussex District Council and Thakeham Homes Limited**

Mid Sussex District Council

# **Statement of Common Ground**

Mid Sussex District Plan

Land West of Burgess Hill

Policy DPSC1

Mid Sussex District Council and Thakeham Homes  
Limited

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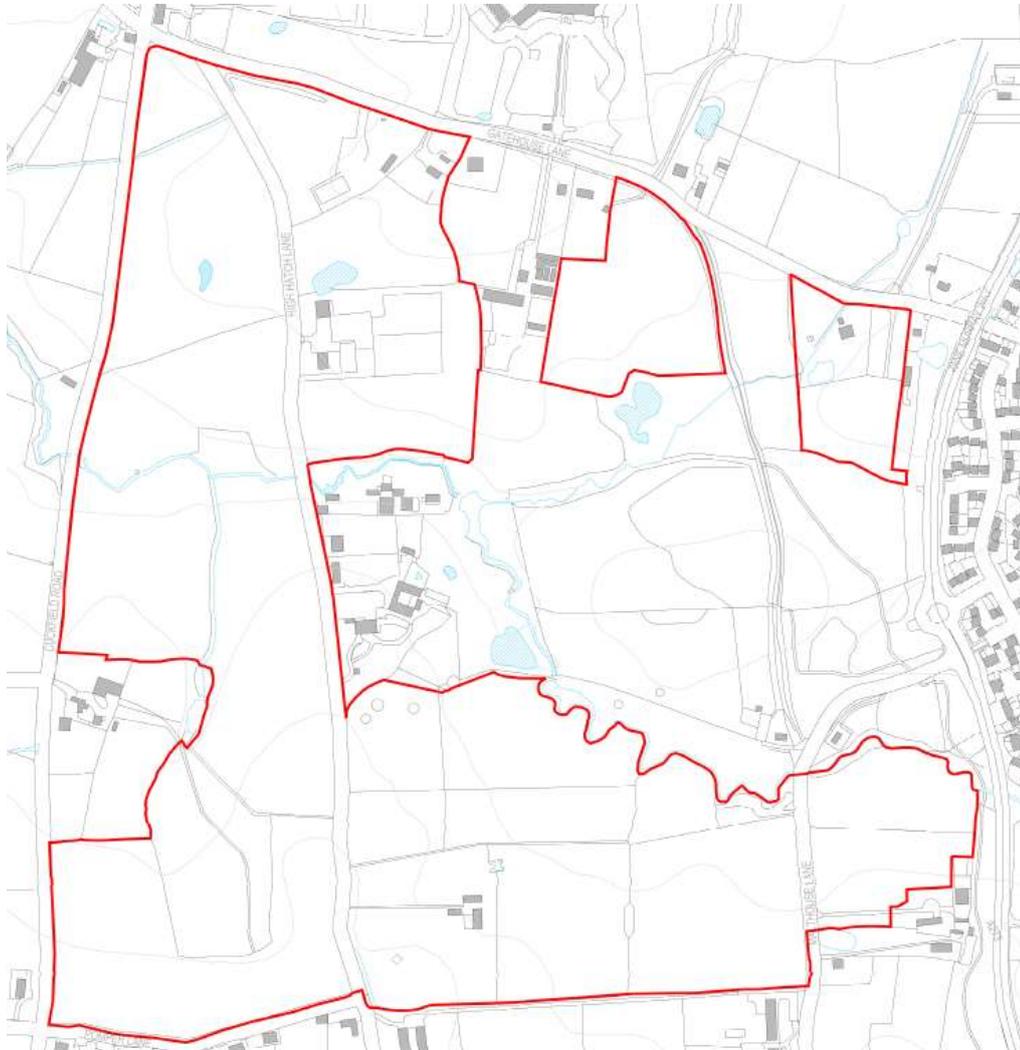
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## 1.0 Introduction

- 1.1 This Statement of Common Ground ('SoCG') is a jointly agreed statement between Thakeham Homes Limited ('Thakeham') and Mid Sussex District Council ('MSDC'), hereafter referred to as "the Parties", in relation to the preparation of the Mid Sussex District Local Plan ('MSDLP'). This SoCG is focused on the Land West of Burgess Hill allocation under policy DPSC1, hereafter referred to as "the Site".
- 1.2 This SoCG is provided to inform the Examination into the soundness of the MSDLP. It comments upon land ownership and the policy specific requirements of the Reg 19 MSDLP as understood between the Parties, including the infrastructure requirements, underpinning the delivery of the proposed allocation; deliverability, including joint working, the Illustrative Masterplan, planning application timeframes, indicative phasing, build programme/ trajectory, and the co-ordinated delivery of S106 and infrastructure requirements: all carefully developed between the Parties to ensure the prompt and managed delivery of new housing and the phased and co-ordinated provision of key services and infrastructure.
- 1.3 It is appreciated that liaison in relation to the matters included in this SoCG is ongoing and will be subject to review. Moreover, this SoCG is not binding on any party and is agreed without prejudice to further matters of detail that any party may wish to raise subsequently through the Examination of the MSDLP.

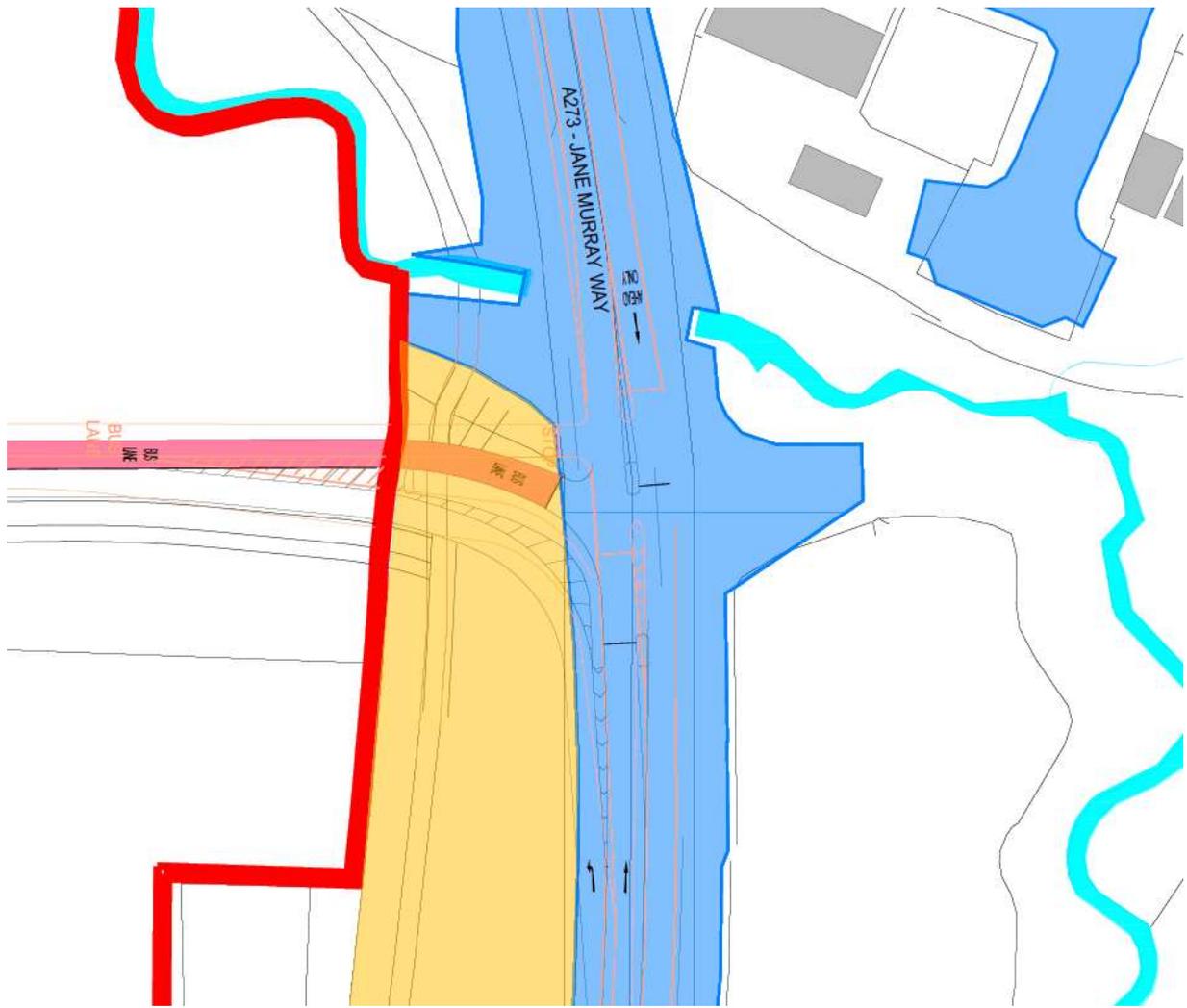
## 2.0 Land Ownership and Control

- 2.1 Thakeham has a legal interest in the full area of the Site defined by the red line boundary shown below in Figure 1. All landowners within the Site are committed to facilitating the delivery of the proposed development.



**Figure 1: Land West of Burgess Hill site boundary.**

- 2.2 It must be noted however, in order to deliver the east-west bus link, the Site requires access across land owned by MSDC to the west of Jane Murray Way. The Parties will work collaboratively over facilitating an agreement for this point of access.



**KEY**

-  Development Boundary
-  MSDC Land
-  Highway Boundary

2.3 An Illustrative Masterplan has been prepared by Thakeham, together with its external team of environmental consultants, to show how the Site can be integrated into the local built and natural context and delivered holistically.



**Figure 2 – Illustrative Masterplan of the Site**



## 3.0 Policy Specifics and Infrastructure Requirements

3.1 The Regulation 19 wording of Policy DPSC1 states:

*Development shall provide all of the following:*

- 1. Approximately 1,350 new homes, including provision for an extra care housing (C2 Use Class) facility.*
- 2. New 2FE primary school with associated playing pitches, provision of Early Years and Special Support Centre Provision.*
- 3. Potential for Special Education Needs and Disability (SEND) facilities.*
- 4. A Neighbourhood centre with up to c.800sqm floorspace, including a range of commercial uses which could comprise:*
  - shop(s), café and/or restaurant*
  - Self-service library*
  - Co-working space*
  - Open space/play space/‘village green’*
  - Community orchards*
  - Community allotments*
- 5. Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons’ Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.*
- 6. A Transport mobility hub close to/within the Neighbourhood Centre with public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.*
- 7. A layout which prioritises active and sustainable travel connections throughout the site:*
  - a) Linking to Burgess Hill town centre, with potential to support delivery of a shared route with other allocated sites at Sayers Common (potential route shown at Appendix 3), and links to employment uses centred around the A2300 and the strategic allocation of Brookleigh to the north.*
  - b) Integrating green travel corridors for active travel throughout with links to the ‘Green Circle’, exploiting potential for High Hatch Lane as a pedestrian/cycle priority Quiet Lane, and integrating and enhancing the existing PRow which cross the site.*
- 8. Demonstrate a coordinated approach and collaboration with the delivery of strategic allocation Brookleigh, to deliver high-quality placemaking which supports the 20-minute neighbourhood principles to ensure development is complementary, and to the benefit of the community as a whole.*
- 9. Address any impacts associated with areas of Ancient Woodland (on and adjacent to the site) including Northend Copse, Jackson’s Pit and Parson’s Withes which will be excluded from development.*

10. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience. Development will be expected to:

a) Exploit opportunities to deliver river restoration measures to the currently classified 'poor' main river, Pook Bourne Stream to provide terrestrial and aquatic habitat net gain.

b) Be informed by a detailed site survey which determines the nature and exact location of any watercourses on site (open or culverted), and the potential to daylight any culverted watercourse as part of the development of the site.

11. Phase occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider, and provide necessary easement to Southern Water's infrastructure which crosses the site.

12. Provide a layout and design which have been informed by a Heritage Statement and which preserve the setting of Grade II Listing Buildings at North End Farm to the west, The Sportsman Inn to the north and Kent's Farm House to the south of the site.

13. Retain and enhance the historic routeways of High Hatch Lane and Pangdean Lane. Layout and design shall take account of and be informed by the historic landscape character of the site.

14. Provide effective acoustic design to address impacts associated with potential noise impacts of the adjacent allocated Existing Employment Site SA34 (Site Allocations DPD).

15. Address any impacts associated with the brick clay (Weald clay) Minerals Safeguarding Area and metal recycling consultation area.

16. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.

17. Meet the requirements of other relevant development plan policies.

3.2 MSDC is proposing Modifications to Policy DPSC1 (references M77 and M79-M83) as set out in The Schedule of Proposed Modifications (DP2). In addition to these Proposed Modifications, the Parties agree that further modifications should be made to Policy DPSC1 to enable the policy to read as follows:

Indicative Development Capacity

Net Residential Dwellings: 1,350

~~Employment: 300m<sup>2</sup>~~

Older Persons Accommodation: Contribution towards identified need

~~Retail/Commercial~~ / Community: ~~5~~Up to c.800m<sup>2</sup>

Gypsy and Traveller Provision: Provision of equivalent financial contribution towards off-site provision of pitches

Infrastructure:

On site:

- Land for education provision and associated 2FE Primary School with ~~Early years and~~  
~~Special Support Centre Provision and land -~~  
~~Space~~ for the provision of full-day care nursery for Early Years.

- ~~Self-Service Library~~
- Neighbourhood centre ~~–retail, leisure and workspace–~~(including a range of commercial and community uses)
- Local Community Infrastructure including allotments, public realm, public rights of way, cycle ~~tracks~~routes
- Extra Care housing provision
- Play areas
- ~~Other outdoor provision including a MUGA~~ Other outdoor provision
- Informal outdoor space including community orchards

Financial contributions towards the provision of:

- Improvements at Burgess Hill Station
- SEND School
- Community buildings, where need not met on-site
- Health
- Emergency services
- Outdoor sports, where need not met on-site

Provision of:

- Sustainable transport measures and provision
- Highways works
- Foul water infrastructure and pumping station(s)
- Sewerage network upgrades

Land to the west of Burgess Hill, as shown on the inset map, is allocated as an urban extension to Burgess Hill. Development shall provide all of the following:

1. Approximately 1,350 new homes, including provision for an extra care housing (C2 Use Class) facility.
2. New 2FE primary school with associated playing pitches, provision of Early Years and Special Support Centre Provision.

~~3. Potential for Special Education Needs and Disability (SEND) facilities.~~

4. A Neighbourhood centre with up to c.800sqm floorspace, including a range of commercial and community uses which could comprise:

- shop(s), café and/or restaurant
- Self-service library
- Co-working space
- Open space/play space/‘village green’
- Community orchards
- Community allotments

5. Extra care housing to contribute towards the overall identified need, as set out in Policy DPH4: Older Persons’ Housing and Specialist Accommodation. Such provision should be located near to the Neighbourhood Centre.

6. A Transport mobility hub close to/within the Neighbourhood Centre with public transport connections with co-location of delivery lockers and shared transport facilities – cycle/E-bike, Car Club, Electric Vehicle charging points, taxi pick-up/drop-off point.

7. A layout which prioritises active and sustainable travel connections throughout the site:

a) Linking to Burgess Hill town centre, with potential to support delivery of a shared route with other allocated sites at Sayers Common (potential route shown at Appendix 3), and links to employment uses centred around the A2300 and the strategic allocation of Brookleigh to the north.

b) Integrating green travel corridors for active travel throughout with links to the ‘Green Circle’, exploiting potential for High Hatch Lane as a pedestrian/cycle priority Quiet Lane, and integrating and enhancing the existing PRow which cross the site.

8. Demonstrate a coordinated approach and collaboration with the delivery of strategic allocation Brookleigh, to deliver high-quality placemaking which supports the 20-minute neighbourhood principles to ensure development is complementary, and to the benefit of the community as a whole.

9. ~~Address~~ Avoid any direct or indirect impacts associated with areas of Ancient Woodland and Veteran Trees (on and adjacent to the site) including Northend Copse, Jackson’s Pit and Parson’s Withes which will be excluded from development.

10. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience. Development will be expected to:

a) Exploit opportunities to deliver river restoration measures to the currently classified ‘poor’49 main river, Pook Bourne Stream to provide terrestrial and aquatic habitat net gain.

b) Be informed by a detailed site survey which determines the nature and exact location of any watercourses on site (open or culverted), and the potential to daylight any culverted watercourse as part of the development of the site.

~~11. Phase occupation of development to align with the delivery of sewerage infrastructure, in consultation with the service provider, and provide necessary easement to Southern Water’s infrastructure which crosses the site.~~

12. ~~Provide a layout and design which have been i~~ informed by a Heritage Statement and provide a layout and design which preserve or enhance the setting of Grade II Listing Buildings at North End Farm to the west, The Sportsman Inn to the north and Kent’s Farm House to the south of the site.

13. Retain and enhance the historic routeways of High Hatch Lane and Pangdean Lane. Layout and design shall take account of and be informed by the historic landscape character of the site.

14. Provide effective acoustic design to address impacts associated with potential noise impacts of the adjacent allocated Existing Employment Site SA34 (Site Allocations DPD).

15. Address any impacts associated with the brick clay (Weald clay) Minerals Safeguarding Area and metal recycling consultation area.

16. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.

~~17. Meet the requirements of other relevant development plan policies.~~

- 3.3 The Parties agree that the allocation at Land West of Burgess Hill and the associated strategic road infrastructure has been assessed within the strategic highway model developed by SYSTRA, to underpin the Mid Sussex Transport Study and test the impact of planned development on the strategic and local highway network; and that this modelling work is robust and demonstrates a transport strategy for the Site to enable the development to deliver significant benefits to the local highway network.
- 3.4 The Parties agree that the development of the Site could be served by suitable bus routes to enhance modal choice. Further, the Parties agree that suitable walking and cycling routes can be provided to connect the Site to surrounding areas, together with targeted enhancements to the existing public rights of way and bridleway networks. The sustainable principles of the transport modelling work are supported, and it is agreed the Site has the ability to deliver pedestrian and cycle infrastructure required to facilitate this. All Parties agree with this approach to integrate sustainable travel infrastructure to drive modal shift away from the private car.
- 3.5 The infrastructure requirements have been assessed by MSDC's viability consultant, HDH Planning & Development Ltd, and input into the MSDLP viability model. This concludes that based on the assumptions made that all scenarios are viable when set against a benchmark land value of £500,000 per gross hectare. It is recognised that the nature of Viability Assessments at this stage of the Local Plan process are necessarily high level and that the range of assumptions could change over time.
- 3.6 The evidence work prepared and referred to above concludes that the proposed delivery of growth can occur over the plan period provided that the necessary strategic infrastructure is delivered to enable housing and employment to be developed and that appropriate measures are put in place to mitigate any impacts.
- 3.7 Policy DPSC GEN provides for an Infrastructure Delivery Strategy to be submitted to and approved by MSDC in relation to DPSC1, as part of a future planning application. The Infrastructure Delivery Strategy will demonstrate how the infrastructure will be delivered in a phased and timely manner to meet the needs of the new community and to mitigate impacts of the development on the existing community.
- 3.8 The Parties agree that further work is required to develop and refine the schedule of infrastructure required to support the proposed growth from that included within the Viability Appraisal and Infrastructure Delivery Plan. Whilst it is agreed that what is included in the Viability Appraisal and Infrastructure Delivery Plan is sufficient in terms of informing the MSDLP policy,

further work is required to aid delivery on the ground. This information will be produced through ongoing discussions with the key stakeholders. This will include details of contributions towards the on and off-site highway works, sewage infrastructure upgrades, having regard to the clarity sought above, and education, health, and community facilities.

## 4.0 Deliverability

4.1 The Parties agree on the principle of allocating the Site to accommodate significant scale growth. The Site is suitably located in a sustainable area immediately west of Burgess Hill (which is identified as 'Category 1 – Town' in the Settlement Hierarchy, as the highest level of sustainability), and outside of any national landscape designations.

4.2 The growth proposed will play a key role in contributing to the housing needs of the District over the plan period.

### **a) Joint working**

4.3 The Parties are committed to constructive joint working to bring forward and deliver the proposed growth. Joint working has already been a large factor in the preparation of the submission MSDLP, the preparation of this SoCG, the Illustrative Masterplan and in progressing pre-application discussions.

4.4 The Parties will continue to work together, and are committed to public consultation, community involvement and stakeholder liaison in respect of the Site. This will include engaging with parish councils, and other local interest groups. The Parties are aware of local concerns about the scale and the potential impact of the proposed development and, whilst it is a shared position between the Parties that none of these concerns fundamentally make the area unsuitable for development, the Parties will seek to work with those stakeholders to ensure the development is designed to seek to minimise impacts upon the existing communities and deliver the vision and objectives for the Site.

4.5 There will be continued joint working with statutory consultees, building on the constructive discussions undertaken to date.

4.6 For the avoidance of doubt, Thakeham fully support the principle and ambition of the draft allocations, and any outstanding objections to the District Plan do not affect the commitment to constructive joint working with MSDC.

### **b) Illustrative Masterplan**

4.7 Thakeham has prepared an Illustrative Masterplan for the sustainable extension of Burgess Hill. The Illustrative Masterplan (shown at Figure 2 and enclosed at Appendix 1) is landscape-led and has been informed by site opportunities and constraints. The Illustrative Masterplan provides indicative information on land uses, layout, green and blue infrastructure and the access and movement strategy and infrastructure requirement / delivery strategy; and thus,

how development envisaged by policy DPSC1 can be delivered and that on-site infrastructure requirements can be accommodated within the Site with the provision of 1,350 dwellings.

- 4.8 It is acknowledged that Policy DPSC GEN provides for the delivery of an allocation-wide Masterplan for DPSC1, which must be informed by a community engagement exercise and consider relationships with existing settlements and other Site Allocations in order to ensure all future development is integrated with the existing community, and that this will be brought forward separately, but having regard to the enclosed. This is required as part of the planning application process.

### **c) Planning Application Timeframes**

- 4.9 A Planning Performance Agreement (PPA) will be negotiated between the Parties to progress discussions on DPSC1. This PPA will address both pre-application discussions and an application for scoping of an EIA. The PPA will run up to the determination of a planning application. The aim of the PPA is to continue to facilitate joint collaborative working.
- 4.10 Thakeham is currently intending to commence pre-application discussions after receipt of the Inspector's initial findings, in anticipation of submitting planning application(s) for DPSC1 after the adoption of the MSDLP and preparation of the allocation-wide Masterplan. On the assumption that EiP will take place during February 2026 and the Inspector's Initial Report is published by Summer 2026, which overall finds the Plan sound and DPSC1 a suitable allocation; Thakeham intends to commence preparation of an application, with the aim of submission by late 2026, and securing application determination by Summer 2027.

### **d) Indicative Phasing**

- 4.11 Whilst Policy DPSC GEN provides for the delivery of a phasing plan for DPSC1, an indicative high level phasing plan has been produced and forms part of the Illustrative Masterplan. This is enclosed at Appendix 2 and illustrates one way of sequencing development. Where appropriate, the delivery of the Site and the phasing of the infrastructure necessary to facilitate its delivery is a matter that is subject to detailed discussions with MSDC and the statutory providers to ensure the sustainable development of the area. To this end, work on a detailed schedule of infrastructure delivery, including key trigger points, remains ongoing and all Parties expect to have further information in this regard at the Examination.

## e) Indicative Trajectory

4.12 In the context of the above, Thakeham anticipate completing its first dwellings in year 2 following planning permission. An indicative delivery trajectory is set out in the table below. It is envisaged Thakeham will be responsible for the delivery of the infrastructure and the residential dwellings, alongside third parties, to deliver a sustainable mixed community in line with the proposed trajectory. It is envisaged that other third-party delivery partners will deliver some parcels including C2 provision, 'build to rent' and self/custom build.

	Annual Housing Total	Cumulative Housing Total	Active Housing Flags	Infrastructure Delivery		
				Residential Servicing	Community Delivery	Offsite
<b>Year 1</b>	0	0	0	Cuckfield Rd primary site access early phase site enabling (roads, drainage & services)		Gatehouse Lane / Cuckfield Road Improvements
<b>Year 2</b>	56	56	1	-	Village Green open	-
<b>Year 3</b>	102	158	3	A273 site access and local phase enabling (roads, drainage, services)		Malthouse Lane Improvements & A273 ped/cycle crossing  Bus Improvement Works (potential  Bishopstone Lane / A2300)
<b>Year 4</b>	166	324	3	Wider site enabling (roads, drainage, services) including connection of spine road through development	School and Village Centre Community Hub open	Wider site enabling (roads, drainage, services) including connection of spine road through development
<b>Year 5</b>	168	492	3	Self Build Servicing	Allotments open	Offsite bus improvement scheme (town centre), A2300/Bishopstone Lane
<b>Year 6</b>	265*	757	3	Final enabling works (roads, drainage, services)		
<b>Year 7</b>	248*	1005	3		Village Centre Retail open	
<b>Year 8</b>	243*	1248	3		C2 use open	
<b>Year 9</b>	102	1350	2			

\*The three years with delivery upward of 200 completions per year is due to anticipated bulk completions associated with extra care / C2 delivery and Private Rented Sector (PRS) dwellings, in addition to market and affordable housing.

## **f) Infrastructure Delivery**

- 4.13 The Parties recognise and agree that the infrastructure requirements associated with the proposed growth are such that there will be a requirement for the cost and delivery of the infrastructure required to support the Site to be shared equitably between the other site allocations where this is necessary. The Parties agree that consideration should extend to the potential of pooling s106 contributions from other developments in the District to assist in the delivery of certain strategic infrastructure.
- 4.14 In the context of the above, Thakeham note that MSDC approved Position Statement 2: Infrastructure (December 2025), as a material consideration, to provide developers and other stakeholders with information on how developer contributions will be calculated and secured from new development. It is accepted that the infrastructure requirements for the proposed development will be funded and delivered in general accordance with the wording of DPSC1 and Position Statement 2: Infrastructure where appropriate.
- 4.15 In an instance where there is justifiable reason to deviate from this approach however, i.e. if Thakeham was to off-set requested infrastructure contributions against on-site infrastructure delivery, this will first be negotiated and agreed with MSDC.

## **h) Viability**

- 4.16 The Parties agree that the Site is deliverable with the proposed infrastructure requirements and agree with the findings of the Mid Sussex Local Plan Viability Study (HDH, May 2022) and associated viability note(s).

## **Summary**

- 4.17 This sub-section demonstrates that the proposed growth of Land West of Burgess Hill is capable of delivering approximately 1,350 dwellings before the end of the plan period to support the housing growth within the District.
- 4.18 The Parties are committed to working together to ensure the infrastructure associated with this growth is delivered in a timely fashion and that the development as a whole is integrated with the wider area in a holistic manner.

## 5.0 Conclusions

- 5.1 The above is agreed as a shared position; and the Parties, jointly look forward to delivering a vibrant and sustainable new urban extension to Burgess Hill.

# 6.0 Signatories

6.1 This statement has been prepared and agreed by the following organisations:

<p>Mid Sussex District Council</p> <p>Signature</p>  <p>Date: 12/02/2026</p>	<p>Thakeham Homes Limited</p> <p>Signature</p>  <p>Date: 06/02/2026</p>
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# Appendices



0m 50m 250m

Northern Arc -  
Centre for  
Community  
Sports

S07	27.11.2023	Minor amends to colours
S06	27.11.2023	Minor amends to background
S05	22.11.2023	Minor amends to colours
S04	15.11.2023	Minor amends to base
S03	07.11.2023	Minor client amends
S02	01.11.2023	Various client amends
S01	05.10.2023	First Issue

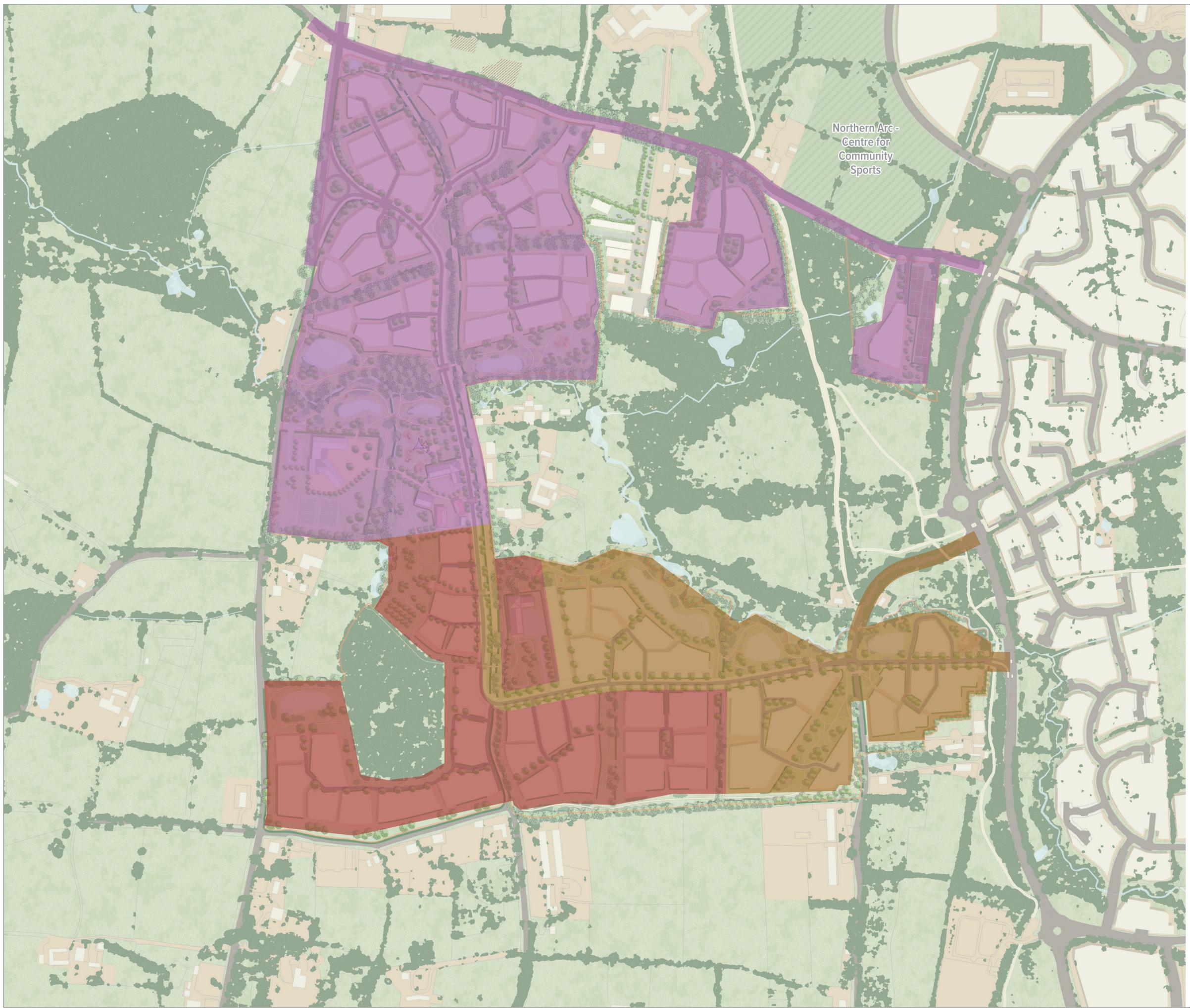
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CLIENT	THAKEHAM				
PROJECT	Land west of Burgess Hill				
TITLE	Illustrative Masterplan				
STATUS	Sketch				
NUMBER	DLA	2128	DR	L	20 S07
	Scale	1:5000	Size	A3	

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0m 50m 250m

- Phase 1
- Phase 2
- Phase 3

Northern Arc -  
Centre for  
Community  
Sports

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Landscape\Drawings\Sketch\DLA.2128.L.20 Illustrative Masterplan

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CLIENT	 <b>THAKEHAM</b>				
PROJECT	Land west of Burgess Hill				
TITLE	Illustrative Masterplan Phasing				
STATUS	Sketch				
NUMBER	DLA 2128	DR	L 20	S07	
	Scale 1:5000	Size	A3		

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## **Appendix B: Landscape and Visual Baseline Appraisal, prepared by Davies Landscape Architects**

LAND WEST OF BURGESS HILL  
Landscape and Visual Baseline Appraisal  
February 2024

DLA/2128/LVBA/RPT/01/V5

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**THAKEHAM**

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## NOTICE

This document has been produced on behalf of Thakeham Homes Limited by Davies Landscape Architects for the sole purpose of planning for the project below:

Land West of Burgess Hill

DOCUMENT REFERENCE:DLA.2128.LVBA.RPT.01V5

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### Document History

Rev.	Purpose	Author	Checked	Reviewed	Authorised	Date
V1	Initial Draft	SH/NP	GR	MD	SH	27.07.22
V2	Final Draft Issue	SH/NP	CN	MD	SH	10.01.23
V3	Issue For Council Comments	NP	SH	MD	SH	04.09.23
V4	Issue For Council Comments	NP	SH	MD	SH	05.09.23
V5	Final Draft Issue	NP	SH	MD	SH	09.01.24

### Revision Description Of Changes

Revision	Description Of Changes
V2	Updated boundary extent
V3	Additional parcel areas added
V4	Minor Amends
V3	Updated boundary extent
V4	Updated text
V5	Updated format

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## EXECUTIVE SUMMARY

The landscape led proposals have been informed by the relevant landscape character assessments, planning policies and guidance to deliver a high quality residential-led mixed use development, including:

1. Approximately 1,350 new homes, including provision for an extra care housing (C2 Use Class) facility;
2. New primary school with associated playing pitches, provision of Early Years and potential for Special Educational Needs Disability (SEND) facilities;
3. A Neighbourhood centre to include:
  - A range of E class commercial uses which could comprise: (shop(s), nursery, café and/or restaurant);
  - Community hub;
  - Self-service library;
  - Co-working space;
  - Transport hub;
4. Open space/ play space / 'village green';
5. Community allotments;
6. Community orchard.

There are no known statutory landscape, heritage or ecological designations covering the site, however there are limited areas within the site identified as Ancient and Semi Natural Woodland and Priority Habitat Deciduous Woodlands.

As part of the Landscape and Visual Baseline Appraisal (LVBA) the site has also been tested against the Mid Sussex Landscape Capacity Study (July 2007) and Capacity of Mid Sussex District to accommodate development (June 2014) criteria, which results in a Medium to Medium/High capacity for residential development with appropriate mitigation.

### LANDSCAPE CHARACTER

The LVBA concludes that the site provides a limited contribution to the positive key features and characteristics of the LW10: Eastern Low Weald, and Landscape Character Area 4: Hickstead Low Weald Landscape Character Assessments (LCA's).

The key characteristics pertaining to the site are reflected in the low lying ridges and sinuous streams that contribute to the wider topography of the area. In tandem with the high levels of scattered woodlands, shaws and mature vegetation, this creates an enclosed and wooded landscape with a rich mosaic and variety of habitats.

Several routes including Cuckfield Road, High Hatch Lane, Pangdene Lane and Malthouse Lane also influence the site forming part of the strong north south network of narrow rural lanes through the area. These routes are often flanked by mature vegetation and verges, sunken in places and reflecting the wider rural character.

Overall, the site reflects the relatively intact landscape pattern of small and larger arable and pastoral fields identified within the LCA's. It's western extent (west of High Hatch Lane) is considered to reflect a more rural quality in comparison to the east which is influenced by the urban context of Burgess Hill, although the strong vegetation framework across the site and immediate area reduces this to a good degree.

The proposals will be largely contained within the current field pattern, with the intervening ridges and shallow vales affording opportunities to enhance the Green Infrastructure across the area. The high degree of enclosure will be maintained through the retention and extension of vegetation cover to ensure an established setting to sensitively assimilate the proposals into the landscape.

Separation with Burgess Hill will also be maintained, and the strong character of the immediate north south road network will continue to form a positive contribution to the rural qualities of the site and wider LCA, with High Hatch Lane in particular retained as 'green lane' within the proposals.

### VISUAL

The Low Weald provides a high level of mature vegetation cover that results in the enclosure and containment of the site and surrounding area. The assessment concludes that the visual influence of the site is limited to a very localised radius of approximately 200m, and that the site is not discernible from elevated experiences from within the South Downs National Park 2.8km to the south, or the High Weald National Landscape (formerly Area of Outstanding Natural Beauty) 2.7km to the north. There is also no intervisibility with Hurstpierpoint Conservation Area.

Visual receptors are typically limited to the local road network, a small number of Public Rights of Way, and several residential properties and farmsteads bordering the site. These afford opportunities for a range of close views from open to heavily filtered. In general, wider appreciation and experiences across the site are restricted and truncated by the intervening topography of the local ridgelines and mature vegetation cover.

Experiences of urban development at Burgess Hill to the east are reduced by the mature woodland and established tree belts aligning Jane Murray Way. This also forms a physical settlement edge and visual barrier between the site and proposals.

The landscape strategy will retain, enhance and extend the Green Infrastructure (GI) of mature field boundary hedgerows, woodlands and tree belts to continue the high level of screening afforded to the area whilst allowing visual breaks through. These enhancements will also ensure species diversity and longevity of the existing network.

Existing PRoW's will be set within green corridors, and consideration has been afforded to the relationship between existing and proposed development to reduce potential visual impacts.

Additional tree and hedgerow planting along the main routes and within the development will also further filter and assimilate the proposals into the immediate and wider receiving landscape.

### POLICY

The proposals are considered compliant with the various policies outlined within both the Adopted Mid Sussex District Plan 2014-2031 (March 2018) and the Mid Sussex District Plan 2021 - 2039 Submission Draft (Regulation 19) Council (December 2023).

The proposals have been landscape led, with the Landscape Strategy and proposed GI carefully considered to embody the aspirations of the relevant landscape policies identified within the LVBA to deliver a well-considered new settlement that responds positively to the wider landscape character.

The LVBA concludes that with appropriate mitigation, landscape enhancements, scale, density and layout design, the site can accommodate the proposed development scheme in line with all relevant landscape policies.



Figure 01 - Illustrative Masterplan

# 1 INTRODUCTION

## 1.1 Site Location & Proposals

1.1.1 This initial Landscape and Visual Baseline Appraisal (LVBA) has been prepared on behalf of Thakeham Homes Limited (Thakeham) to provide background information as to the landscape character and visual amenity of Land West of Burgess Hill.

1.1.2 The site equates to 142.85 acres (57.81 ha) and lies within the administrative boundary of Mid Sussex District Council (MSDC), directly west of the town Burgess Hill, West Sussex (OS reference centred TQ 28893 18979) as illustrated on Figure 02.

1.1.3 It comprises several landholdings which include a mix of arable and pastoral farmland, small commercial units, residential properties and woodland. It is broadly contained by Gatehouse Lane to the north, Malthouse Lane to the east and Cuckfield Road to the west. The southern limits are defined in part by Pomper Lane, Danworth Lane and Carmans Farm.

1.1.4 This report will form the basis of further detailed assessments as the project progresses. As such, the landscape baseline will be significantly influential in the initial development proposals. The LVBA has been produced to aid in the determination of an appropriate layout and design response to the landscape character and setting of the site and its context.

1.1.5 Site visits were undertaken in June and July 2022 and August 2023.

## 1.2 Purpose

1.2.1 The structure of the report is set out as follows:

### Introduction

- A summary as to the purpose of the document, identification of the site location and study area, and a brief outline of the proposals.
- A description of the methodologies and techniques applied throughout the assessment along with other technical resources used within the assessment.
- An overview of the relevant landscape related policies and guidance, and their bearing on the proposals.

### Landscape Analysis

- An overview of identified assets and key characteristics within the site context and study area relating to the following:

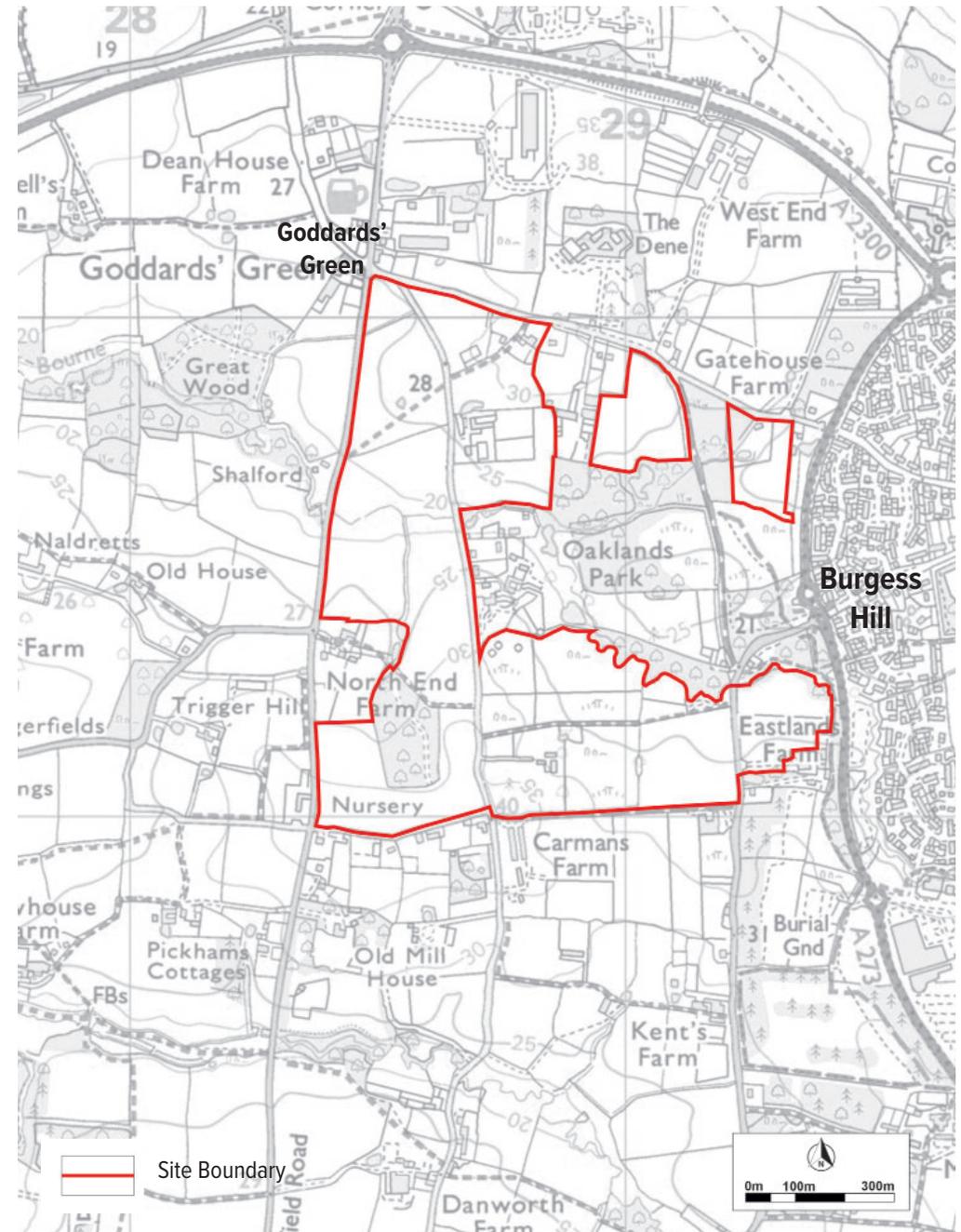


Figure 02 - Location Plan

- Designations
- Access
- Topography and Hydrology
- Historic Character
- Settlement & Landuse Patterns

**Key Character Features, Contribution to Landscape Character**

- Landscape Character
- Landscape Value, Sensitivity & Capacity

**Visual & Perceptual Analysis**

- A series of photographs showing extent of views from potential receptors, character analysis and initial mitigation considerations (See Appendix 1).

**Landscape Considerations & Recommendations**

- Initial high level landscape considerations and constraints
- Landscape and Green Infrastructure (GI) strategy with objectives and recommendations for mitigation measures.

**1.3 Methodology**

1.3.1 While intrinsically linked, Landscape and Visual Appraisals are essentially separate procedures (Landscape Appraisal and Visual Appraisal). It is often the case that an impact on one will give rise to or be related to an impact on the other. The assessment process relies on a combination of objective and subjective judgment through evaluating quantitative and qualitative data and it is fundamental to the credibility of the work, therefore a structured, consistent and recognised approach is used.

1.3.2 The assessment has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the following guidelines:

- ‘Guidelines for Landscape and Visual Impact Assessment’ - Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition);
- Assessing landscape value outside national designations - Landscape Institute Advice Note TGN 02-21;
- Landscape Institute ‘Visual Representation of Development Proposals’ Technical Guidance Note 06/19 17 September 2019; and

- An Approach to Landscape Character Assessment - Natural England October 2014.

1.3.3 A full methodology including assessment techniques and criteria are given in **Appendix 2**.

**Photographic Material**

1.3.4 Photographs have been taken from within and around the site to demonstrate landscape features, the surrounding context and possible view receptors. These fall into three types:

**Representative Viewpoints (RVP)**

1.3.5 Chosen to provide a representation of the potential views from different types of receptors where significant effects are likely to differ.

**Specific Viewpoints (SVP)**

1.3.6 Specific key views that are often promoted, or identified locations that have particular associations such as areas of landscape designations, recreational value or views with particular cultural or historical landscape associations.

**Illustrative Viewpoints (IVP)**

1.3.7 These have been included to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a public viewpoint.

**Other Technical Sources**

1.3.8 As part of the process, the following technical reports have been produced and used to inform this LVBA and design strategies:

- Ecological Technical Note - Prepared by BMD
- Arboricultural Tree Survey - Prepared by ACD Environmental
- Heritagae Technical Note - Prepared by HCUK Group
- Drainage Technical Note - Prepared by Cannon

## 1.4 Study Area

- 1.4.1 The study area has been determined through a combination of desk study, contour maps, sectional analysis and subsequent field survey. It identifies the extent upon which the proposals have the potential to affect, either directly or indirectly, the landscape character or visual amenity of the area.
- 1.4.2 The study area and potential receptors have derived using GIS Zone of Theoretical Visibility (ZTV) analysis. The baseline ZTV has been prepared using a Digital Terrain Model (DTM) OS Terrain 50 data sets which provide an elevation accuracy of +/-4m. To determine potential receptors, a theoretical 12m high 'transmitter' representing a maximum ridge height for the development was located within the centre of the site. Existing woodland (10m) and buildings (8.5m) were also used, and the process was then run to determine the extent of the potential viewed.
- 1.4.3 Site visits were subsequently undertaken within this initial study area to determine and refine the Visual Envelope (VE) and to further assess the potential nature and magnitude of views within this area. The extent of the refined visual envelope is shown on Figure 17 and described in further detail in Section 4.0.
- 1.4.4 In summary, whilst the initial purple ZTV study area (Figure 03) shows the potential for views from the wider surrounding countryside and the South Downs National Park (SDNP) (circa 2.5km south), it was determined that due to the mature, enclosed vegetated setting the potential for views and changes to the character were limited to a very localised envelope.

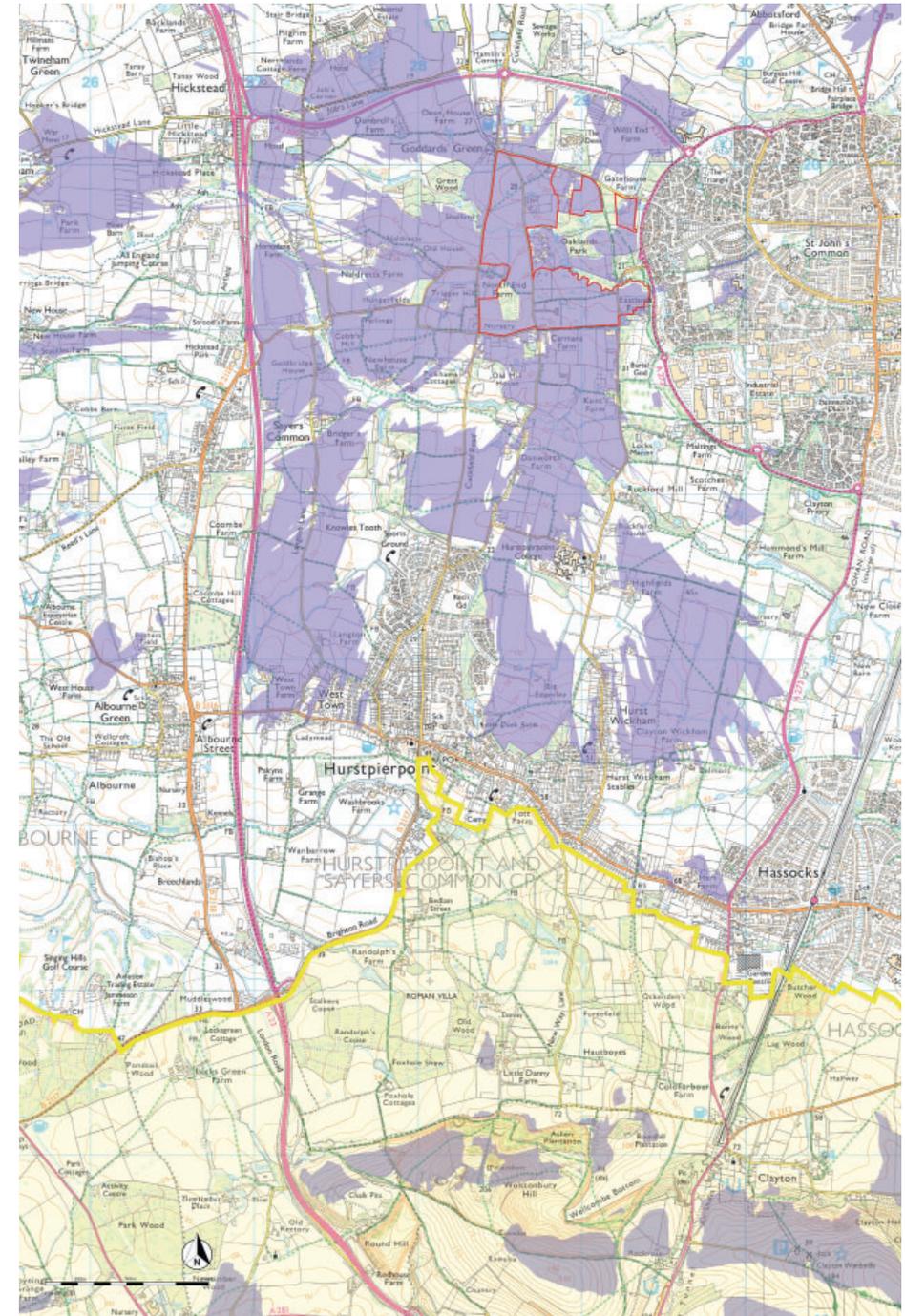
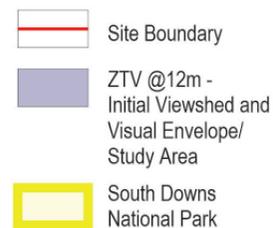


Figure 03 - ZTV

## 1.5 LANDSCAPE POLICY & CONSIDERATIONS

1.5.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development. These will be taken forward as part of the Site Considerations and will influence the landscape parameters.

1.5.2 The Local Planning Authority is Mid Sussex District Council (MSDC). The relevant current local plan resources are:

- Adopted Mid Sussex District Plan 2014 – 2031 (adopted March 2018).
- Hurstpierpoint and Sayers Common Parish 2031 Neighbourhood Plan.

1.5.3 The council are currently in the process of reviewing and updating the plan, with the Mid Sussex District Plan 2021-2039 Submission Draft (Regulation 19) published for council in December 2023 as part of the consultation process.

1.5.4 The plan includes the allocation of three new sustainable communities, of which the site is one (DPSC1: Land to the West of Burgess Hill - Figure 05). The policies within the draft plan have therefore also been considered as emerging policy within this report.

1.5.5 Table 01 sets out a summary of the relevant policy considerations alongside Figures 04 & 05, extracts from the adopted and draft policy maps. Full policies are available in **Appendix 2**.

1.5.6 As part of the district plan process several evidence bases were used to help determine changes in landuse and future growth. The following have been referenced in this assessment:

- A Landscape Character Assessment for Mid Sussex 2005.
- Landscape Character Assessment of West Sussex 2003.
- Mid Sussex Landscape Capacity Study (July 2007) - Prepared by Hankinson Duckett Associates, July 2007.
- Capacity of Mid Sussex District to accommodate development - Prepared by Land Use Consultants, June 2014.
- Mid Sussex District Council Landscape and Biodiversity SPD Nov 2003.
- Mid Sussex Design Guide SPD November 2020.

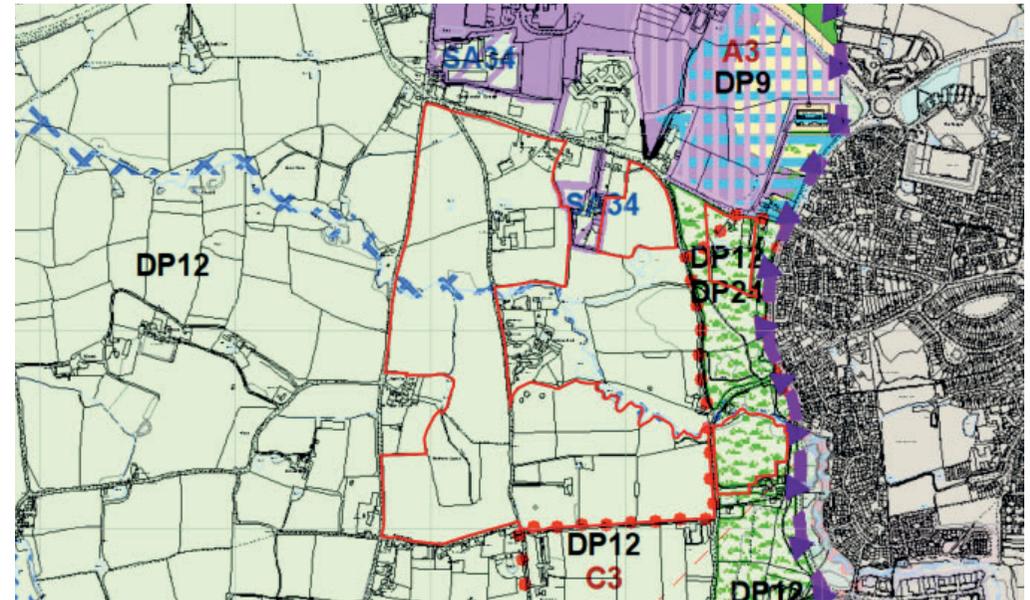


Figure 04 - Extract from adopted Mid Sussex District Plan 2014 - 2031

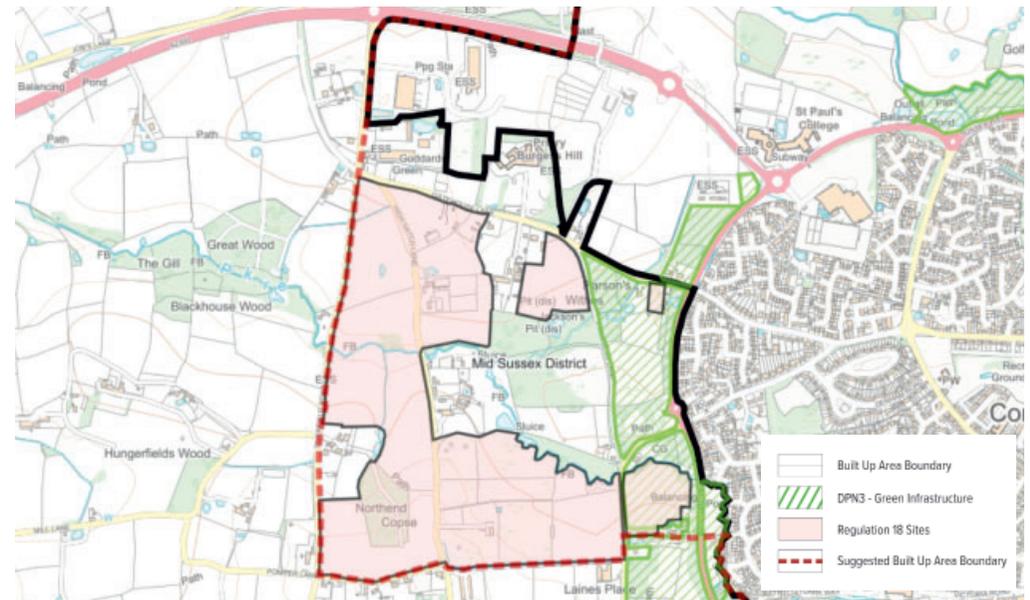


Figure 05 - Extract from draft Mid Sussex District Plan 2021 - 2039 - Interactive Map of Draft Proposals

Table 01 - Relevant Landscape Policy

LEVEL	POLICY	POLICY IN RELATION TO THE SITE
NPPF - December 2023	<b>Section 8 – Promoting Healthy and Safe Communities</b>	The Policy outlines the importance of encouraging and supporting healthy lifestyles and well-being. In landscape terms, the emphasis is placed on creating safe and accessible Green Infrastructure that delivers a wide range of facilities and benefits to communities. Developments should also seek to encourage walking and cycling, increase sports provision and open space, enhance nature benefits and address climate change. Public Rights of Way should also be protected and enhanced with opportunities to extend networks where feasible.
	<b>Section 12 – Achieving well – designed and beautiful places</b>	Paragraph 130 outlines the importance of good architecture, layout and landscaping in creating visually attractive design. Layouts should positively respond to and improve the local character and history of the built environment and landscape. The overriding policy sets out the need to establish a strong sense of place, through good urban design, creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.  Paragraph 131 sets out the importance of trees within design to create character, quality urban environments and mitigate climate change. Layouts should ensure new streets are tree lined and include opportunities for additional trees within areas such as parks and community orchards. Existing trees should be retained where possible.
	<b>Section 15 – Conserving and Enhancing The Natural Environment</b>	The policy reflects the requirement to contribute to enhancing the local and natural environment and the protection of 'valued' landscapes. The site does not have any such status but the strategy will be compliant in enhancing the intrinsic positive features that contribute to both the landscape character and biodiversity. Para 001 of the Natural Environment Planning Policy Guidance (NE PPG) identifies LCA's as an important tool within this process.
Adopted Mid Sussex District Plan 2014-2031 - adopted March 2018	<b>DP12: Protection and Enhancement of Countryside</b>	The policy requires the protection of valued landscapes for their visual, historical and biodiversity qualities and to provide opportunities for healthy lifestyles and recreation opportunities, both formal and informal. The following LVA utilises the information within The Landscape Character Assessment for Mid Sussex (2005), The Strategy for the West Sussex Landscape and the Capacity of Mid Sussex District to Accommodate Development Study (June 2014) to understand the baseline character, quality and value and how it is encompassed within the layout. The policy outlines the requirement to maintain or enhance the intrinsic beauty and tranquillity of the countryside outside of built up areas.
	<b>DP13: Preventing Coalescence</b>	The policy requires that towns and villages maintain their separate identity and not urbanise the areas between settlements. This will be particularly relevant to the eastern boundary. There should be a sense of separation and arrival. This has been considered at the various boundaries and thresholds. The policy relates back to the Local Gaps as defined within the Neighbourhood Plan.
	<b>DP18: Setting of the South Downs National Park</b>	The ZTV identified opportunities for the site to be visible from elevated locations within the SDNP. The site visit confirmed that the site is not visible from the SDNP or its setting.
	<b>DP22: Rights of Way and other Recreational Routes</b>	The GI strategy will incorporate all of the existing PROw and look to enhance and provide opportunities for improved connectivity and additional routes including opportunities increase the multifunctionally.
	<b>DP26: Character and Design</b>	The policy sets out a series of criteria to ensure good design and reflection of character. The layout has derived from a series of landscape character, features and visual considerations identified within the LVA baseline assessment. The layout and GI strategy has been designed to protect, enhance and improve the connectivity and longevity of all the key landscape features and key character elements. Cross sectional analysis will be used to inform and test the scale of development within the receiving and proposed landscape setting.
	<b>DP34: Listed Buildings and Other Heritage Assets</b>	The policy requires development to protect the 'visual' qualities. The landscape considerations will be led by setting identified within the Heritage Assessment. The visual assessment within the LVA will be focused on the visual amenity value but the mitigation will be a consideration of the two elements. Key features and landscape characteristics associated with heritage settings or historical landscape has been investigated as part of the LVA baseline and incorporated into the GI strategies.
	<b>DP37: Trees, Woodland and Hedgerows</b>	The existing trees, woodlands and hedgerow were identified as a key constraint and asset at the outset of the layout in accordance with the policy. An arboricultural survey will be undertaken to further refine any protection areas and help to identify suitable species for inclusion within the schemes. A 15m buffer has been used around the areas of ancient woodland within the site. The layout will include the enhancement of existing features and the improved connectivity and longevity of both existing and proposed features.
	<b>DP38 Biodiversity</b>	The policy requires Biodiversity to be protected and enhanced as part of the development. The GI strategy will be closely developed with the Ecology survey findings to improve, enhance, manage and restore habitats providing a net gain in biodiversity. Connectivity of these habitats will be closely aligned with the green corridors.
	<b>DP39: Sustainable Design and Construction</b>	In accordance with the policy the GI will incorporate elements such as SUDS and detailed considerations will look at introducing species and features that will be resilient to future climatic conditions and disease resistant.

Table 01 - Relevant Landscape Policy..... Continued

LEVEL	POLICY	POLICY IN RELATION TO SITE
Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19) Council 13th December 2023	<b>DPS6: Health and Wellbeing</b>	The policy aspires to create places that are inclusive and promote health and well being for all. GI, open spaces and recreational opportunities will be delivered throughout the scheme to ensure a healthy community.
	<b>DPN1: Biodiversity, Geodiversity and Nature Recovery</b>	Ecological networks and GI will be protected, enhanced and extended as part of a holistic landscape strategy to deliver policy goals. The proposals will have regard to existing assets, ensuring minimal impacts to features, habitats and networks.
	<b>DPN2: Biodiversity Net Gain</b>	The proposals will align with policy and legislation to deliver a net gain in biodiversity. This will be achieved through the enhancement of assets and creation of new habitats as part of a site wide landscape and GI strategy.
	<b>DPN3: Green and Blue Infrastructure</b>	The policy aspires to create an integrated GI network that strengthens ecological networks, health and well being and adaptability to climate change. The proposals will ensure the retention and protection of key landscape features and assets, whilst extending these networks through the development and creating new links and opportunities.
	<b>DPN4: Trees, Woodland and Hedgerows</b>	A BS:5837 tree survey has been undertaken to determine key assets, protection measures and mitigation. The proposals will retain all assets of value, where possible, and mitigate with suitable alternative planting or translocation where necessary. Areas of ancient woodland will form part of the wider GI strategy and development will be kept outside of the required buffer zones to ensure their protection. Recommendations based on landscape character and visual amenity will also be made as part of the landscape and GI strategy to ensure placemaking and suitability. A net gain in tree and hedgerow planting will also be promoted.
	<b>DPC1: Protection and Enhancement of the Countryside</b>	The site is being put forward within the District Plan as a new sustainable settlement. This LVBA is informed by The Landscape Character Assessment for Mid Sussex (2005), The Strategy for the West Sussex Landscape and the Capacity of Mid Sussex District to Accommodate Development Study (June 2014) to understand the baseline character, quality and value of the site in order to deliver a strong landscape strategy that will respect the rural qualities of the landscape and its character.
	<b>DPC2: Preventing Coalescence</b>	The policy outlines the need for settlements to retain separate identities. This will be achieved through retaining and enhancing the strong GI corridor and separation with Burgess Hill along the eastern extent of the site and ensuring the creation of high quality thresholds to the proposals. The retention of key mature vegetation will also continue to provide enclosure and containment to the proposals, providing an established setting and distinctive character in itself.
	<b>DPB1: Character and Design</b>	The policy sets out a series of criteria to ensure good design and reflection of character. The layout has derived from a series of landscape character, features and visual considerations identified within the LVBA. The layout and GI strategy has been designed to protect, enhance and improve the connectivity and longevity of all the key landscape features and key character elements. Cross sectional analysis will be used to inform and test the scale of development within the receiving and proposed landscape setting.
	<b>DPB2: Listed Buildings and Other Heritage Assets</b>	The policy requires development to have regard to listed buildings and their settings. The landscape considerations will be led by setting identified within the Heritage Assessment. The visual assessment within the LVA will be focused on the visual amenity value but the mitigation will be a consideration of the two elements. Key features and landscape characteristics associated with heritage settings or historical landscape has been investigated as part of the LVA baseline and incorporated into the GI strategies.
	<b>DPT2: Rights of Way and Other Recreational Routes</b>	The GI strategy will incorporate all of the existing PRoW and look to enhance and provide opportunities for improved connectivity and additional routes including opportunities increase the multifunctionally.
<b>DPSC1: Land to the West of Burgess Hill/North of Hurstpierpoint</b>	The policy sets out the requirements of the site to deliver a series of criteria including, but not exhaustive to, 1350 new homes, primary school, public open space and sports pitches, neighbourhood centre and care facilities, sustainable travel options and GI. The policy also aims to safeguard the historic assets of the site including the routeways of High Hatch Lane and Pangdean Lane and listed buildings. These will all be considered as part of the constraints and assimilated within the landscape and development strategy to deliver an appropriate masterplan response to the site and character.	
Hurstpierpoint & Sayers Common Parish 2031 Neighbourhood Plan	<b>POLICY Countryside HurstC1 Conserving and enhancing character:</b>	Requires development to maintain or where possible enhance the rural character of the parish.
	<b>POLICY Countryside HurstC3 Local Gaps and Preventing Coalescence:</b>	The eastern extent of the site lies within the Local Gap. The policy allows for development as long as it does not result in coalescence and loss of separate identity of neighbouring settlements.

## 2 LANDSCAPE ANALYSIS

### 2.1 DESIGNATIONS

2.1.1 There are no known statutory landscape, heritage or ecological designations covering the site.

2.1.2 The High Weald National Landscape (HWNL) (formerly Area of Outstanding Natural Beauty (AONB)) lies 2.7km to the north. Opportunities for experiences of the elevated landscape from within the site are very limited and discussed further in Section 4.0. Site visits concluded that there are no associations or identified opportunities for public views of the site from locations within the HWNL.

2.1.3 The South Downs National Park (SDNP) lies approximately 2.8km south of the site with elevated viewpoints including Wolstonbury Hill and the Jack and Jills Windmills. Views from these locations are discussed in Section 4.0. which conclude that the site is a negligible component within the much wider panoramic experiences.

2.1.4 There are limited areas within the site identified as Ancient and Semi Natural Woodland, and Priority Habitat Deciduous Woodlands.

2.1.5 There is no intervisibility with Hurstpierpoint Conservation Area, approximately 1.6km southwest, due to intervening topography and mature vegetation within the immediate locality.

2.1.6 The Heritage Technical Note has identified the following Listed Buildings within a 1km study area with potential to be affected by the proposed development:

- 1. The Sportsman - 19th Century Grade II listed Public House to the north of the site at Goddard's Green; and
- 2. North End Farm Barn - 18th Century Grade II listed barn to the east of Cuckfield Road.

2.1.7 Whilst the Heritage Assessment considers the setting to the asset, the potential visual sensitivity of the receptor and potential mitigation measures will be considered as part of this LVBA.

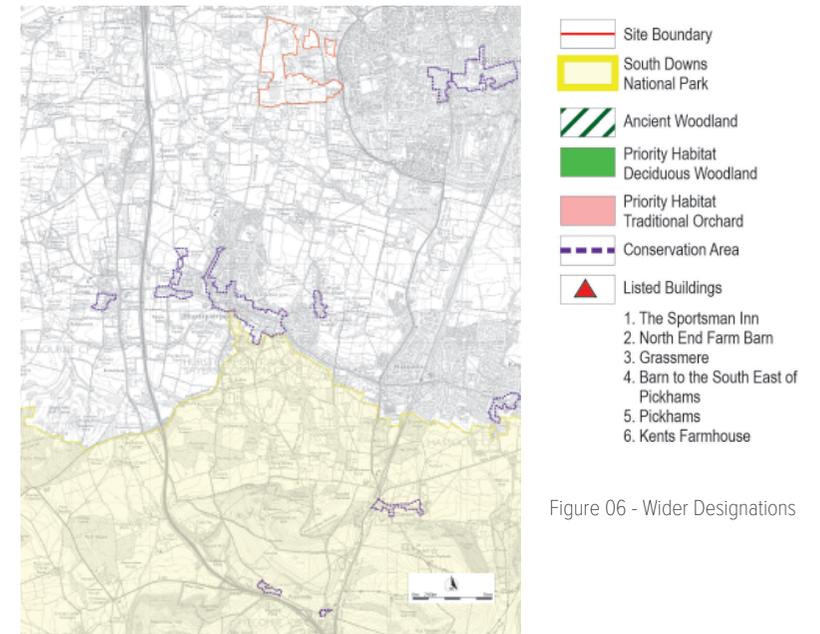


Figure 06 - Wider Designations

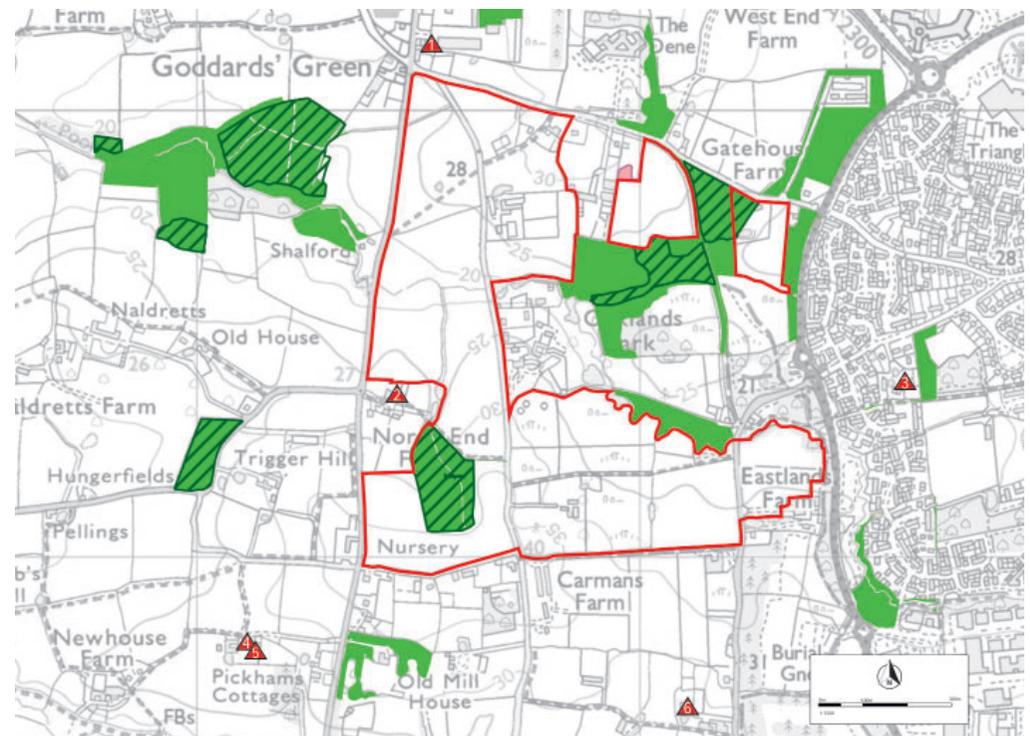


Figure 07 - Designations within 1.5km

## 2.2 Access & Public Rights of Way (PRoW)

2.2.1 The site lies to the south and west of two key routes, the A2300 Colebrook Road and A273 Jane Murray Way, which provide direct access towards and around the settlement edge of Burgess Hill.

2.2.2 Direct links to the site itself are afforded from **Cuckfield Road** which runs south from the A2300 through Goddards' Green to Hurstpierpoint. The road forms the western extent of the site and contributes to the local network of north by south lanes and roads which are characteristic of the LCA.

2.2.3 **Malthouse Lane** also provides an additional north by south link through the eastern part of the site from the A273. In contrast to Cuckfield Road, the lane reflects a more rural character with very limited wider links.

2.2.4 **High Hatch Lane** runs south from Goddards' Green and Gatehouse Lane. It runs broadly through the central area of the site and is a single track lane, sunken in places reflecting a rural nature. The lane continues onwards from the junction with Pomper Lane as Danworth Lane. It is noted within the LCA as a historic route.

2.2.5 **Pomper Lane** provides a short link east by west between Cuckfield Road and High Hatch Lane. Like the adjacent lane (High Hatch), it is slightly sunken towards its eastern end and provides access to a limited number of residential properties directly south. The lane forms part of the southwestern boundary to the site.

2.2.6 Pomper Lane also continues west, crossing Cuckfield Road and forming a short local loop with Mill Lane and a wider connection west to the A23.

2.2.7 **Gatehouse Lane** forms the northern limit to the site running east from Goddards' Green. The lane provides local access to properties and businesses along the lane but terminates prior to the A273 providing pedestrian and cycle links only.

2.2.8 **Pangdean Lane** follows the route of an historic drove way between Malthouse Lane and Gatehouse Lane. There is no vehicular access along the lane, and it now forms part of the Public Rights of Way network.

2.2.9 Bus stops are located along the A273 and A2300.

2.2.10 There are several Public Rights of Way (PRoW) which cross the site and local area affording potential opportunities for experiences of the site. The following PRoW were identified as having opportunities for views:

2.2.11 **FP18Hu** - The footpath provides a short link between Gatehouse Lane and Cuckfield Road, bypassing Goddards' Green and traversing through fields. There are no ongoing links. The eastern section runs along the curtilage of Oaklands and Orchard House which has a slight suburban influence on this section of the route due to garden boundary features including Conifer hedging. The footpath has therefore been afforded **Moderate Visual Sensitivity**.

2.2.12 **FP22Hu** - The footpath runs parallel to the west of Cuckfield Road and to the rear of Potters providing a short link to the wider network further southwest. Links to the east are obtained via FP48HU further north along Cuckfield Road. Views and experiences are limited by the roadside hedgerow aligning Cuckfield Road and influenced further west by the suburban qualities of the adjacent dwelling. The path is afforded a **Moderate Visual Sensitivity**.

2.2.13 **FP48Hu** - The footpath provides access across the western extent of the site between Cuckfield Road and High Hatch Lane. Connections to the east are afforded further south along the lane via FP49Hu. The footpath follows the driveway to North End Farm and North End House before passing through garden curtilage into woodland and grazing land further east. The western section of the footpath has a distinct residential character reducing the **Visual Sensitivity to Moderate**.

2.2.14 **FP49Hu** - The footpath provides access across the central site between Malthouse Lane and High Hatch Lane. The landscape immediately north and south of the path is mostly unmanaged with areas of rough grassland and pasture further influenced in places by security fencing and scrub. Ongoing routes from the paths to join to the wider network require pedestrians to walk along un-pathed sections of the country lanes. The footpath has been afforded a **Moderate Visual Sensitivity**.

2.2.15 **FP54Hu** - The footpath runs west through the suburban housing at Burgess Hill before crossing the A273 and continuing along the northern edge of the Pook Bourne. This western section of the path provides a wooded route west from Burgess Hill with wider links across the site afforded from FP49HU further south along Malthouse Lane. The route is assessed as having a **Moderate Visual Sensitivity**.

2.2.16 **BW50Hu** - The bridleway runs westwards from Malthouse Lane towards High Hatch Lane/Danworth Lane beyond the southern site boundary. Links to further routes are via the surrounding lanes. Whilst there are glimpses towards the South Downs, the quality of the view is dominated by the large commercial unit at the eastern threshold, poultry sheds and close board fencing at the western approach and pylons crossing the field. These reduce the quality of view and experience affording a **Moderate Visual Sensitivity**.

2.2.17 **FP51Hu** - The footpath aligns an access track to Kents Farm with longer views truncated by the surrounding field boundaries and low lying ridgeline. Ongoing links are limited to the east and require users to traverse the lane. Whilst a rural view it is not considered to afford high quality views or expectations and therefore assessed as having a **Moderate Visual Sensitivity**.

2.2.18 **BW80Hu/Pangdean Lane** - The bridleway/cycleway forms part of the Burgess Hill Circular green route. Whilst the path does not provide long distance views, it provides opportunities for attractive views and experiences of copses, glades and meadows and is a popular walking route with easy links to Burgess Hill. It also follows the route of an historic droveway and is therefore afforded a **High Visual Sensitivity**.

**2.2.19** **BW3734 & BW3735** - BW3734 runs southeast from Pangdean Lane providing a recreational route through the meadows. It forms part of the locally promoted Burgess Hill Green Circle route and continues southwards towards the burial ground and Malthouse Lane Meadows through the linear woodland running parallel to the A273. BW3735 forms a short link across the meadows between Pangdean Lane and A273. Both routes are afforded a **High Visual Sensitivity**.



- |                                      |                               |                                      |                                |                                    |
|--------------------------------------|-------------------------------|--------------------------------------|--------------------------------|------------------------------------|
| ① Properties at Goddards Green       | ⑤ Windmill Nursery            | ⑨ Eastlands Farm & Turrets           | ⑬ Northbrook                   | ⑰ Northend House + Northend Farm   |
| ② Properties south of Gatehouse Lane | ⑥ Downsview                   | ⑩ Eastlands Farm House               | ⑭ Properties along Pomper Lane | ⑱ Properties along High Hatch Lane |
| ③ Twin Oaks                          | ⑦ Houses NE of Gatehouse Lane | ⑪ Properties south of Malthouse Lane | ⑮ Potters                      | ⑲ Shalford                         |
| ④ Gatehouse Farm                     | ⑧ Eastlodge                   | ⑫ Carmans Farm                       | ⑯ Mallards House               |                                    |

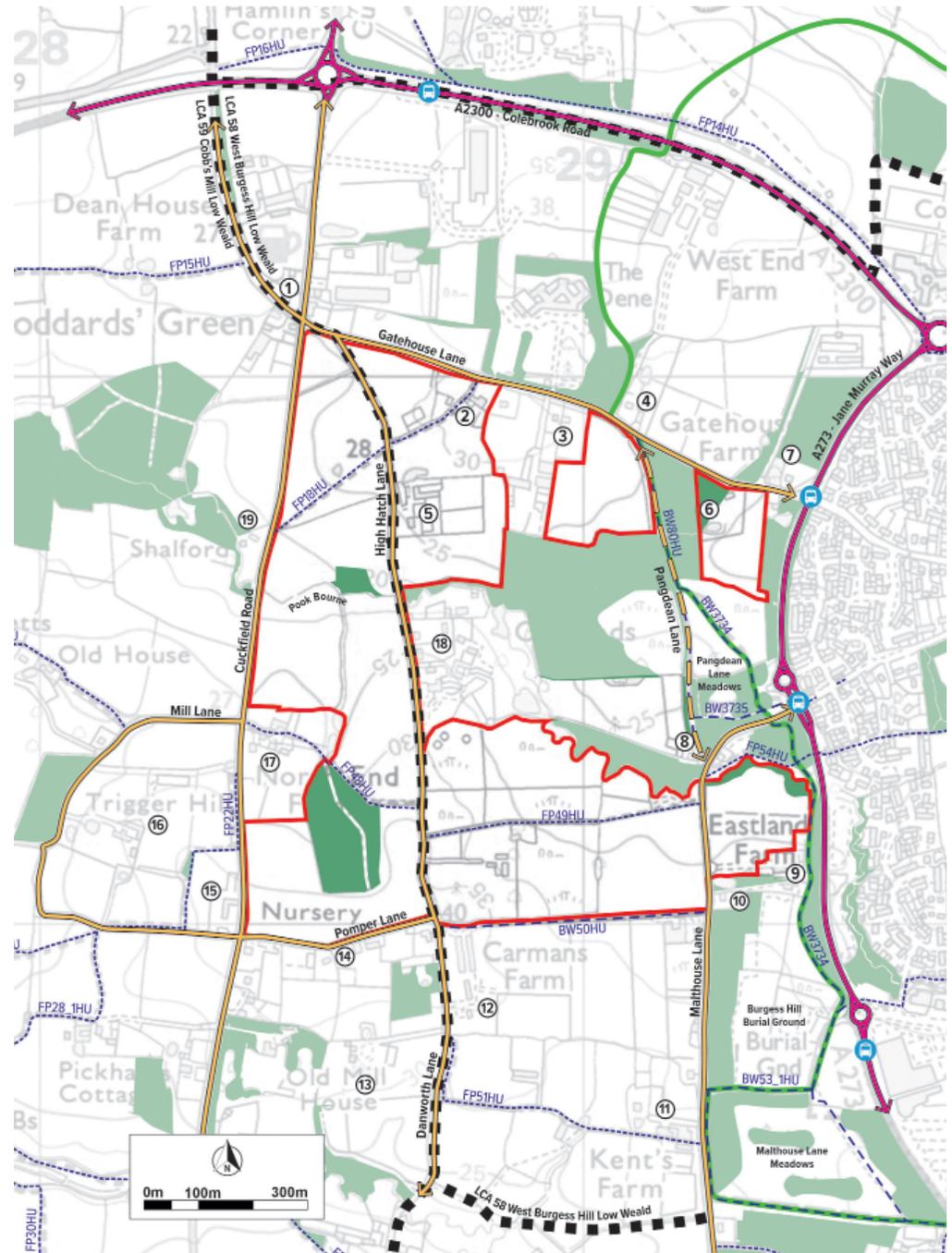


Figure 08 - Access

## 2.3 Topography and Hydrology

- 2.3.1 The site and immediate surroundings are consistent with the qualities described within both the NCA and LCA Context. At circa 20-30m AOD the site is typically low lying to the north with subtle undulations in topography evident within the central and southern sections as a result of the local valleys and ridges associated with the wider River Adur network.
- 2.3.2 The Pook Bourne forms a tributary to the Adur, flowing broadly northwest through the centre of the site to create a shallow valley. The topography to the south climbs gently to heights of circa 40m AOD forming a low ridgeline east by west across the site at Pomper Lane. This ridgeline is influential in truncating wider views further south, to the elevated South Downs, but provides some opportunities for slightly elevated experiences across the northern extent of the site and toward the distant High Weald hills.
- 2.3.3 The majority of the site lies within EA Flood Map for Planning Zone 1 and therefore has a low probability of flooding.
- 2.3.4 There are small localised areas of Flood Zones 2 and 3 which are associated with the Pook Bourne.
- 2.3.5 The geology of the site is described within Soilscape (England)<sup>1</sup> as comprising areas of Slowly permeable seasonally wet slightly acidic but base-rich loamy and clayey soils. Suitable habitats are identified as woodlands and seasonally wet pastures.

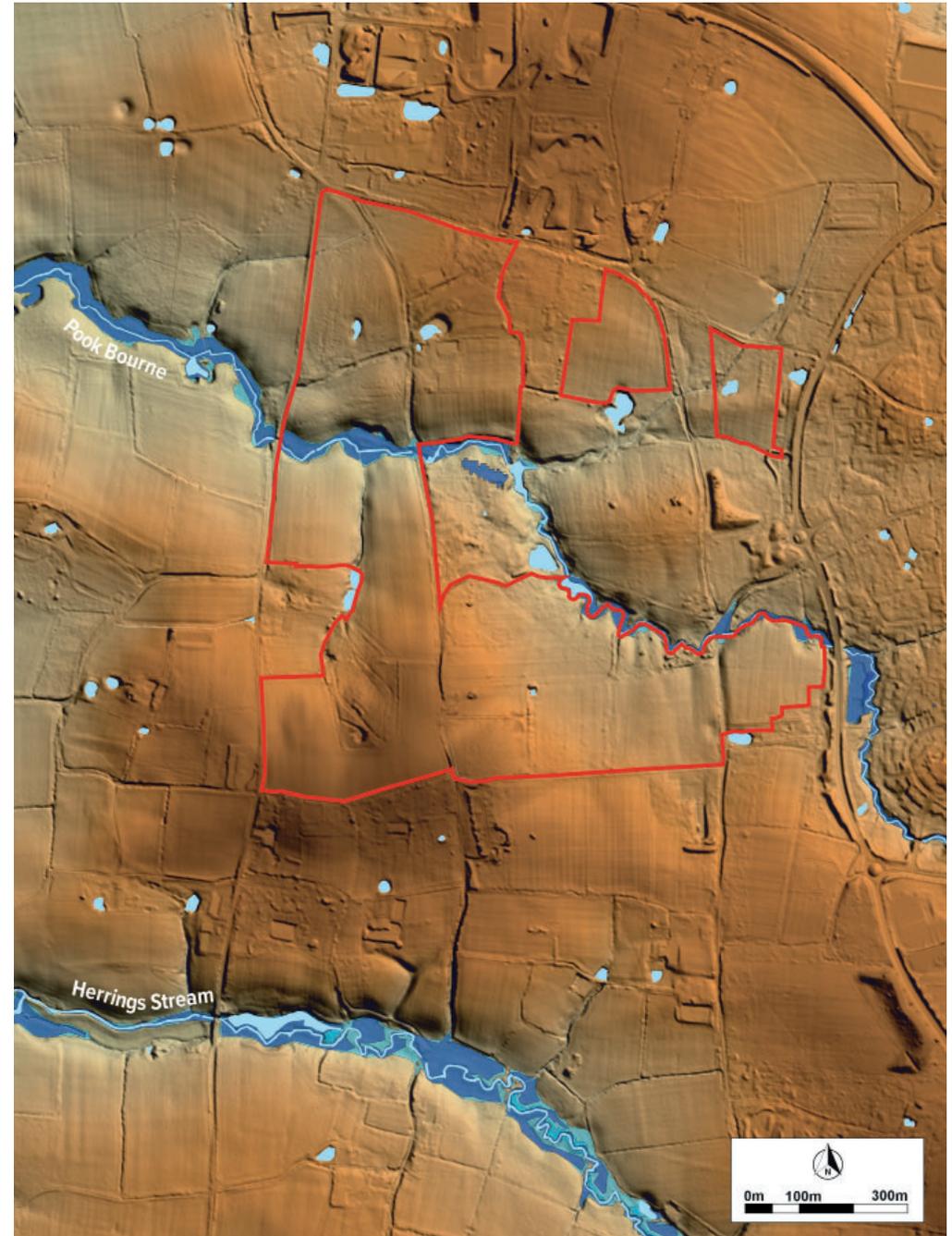
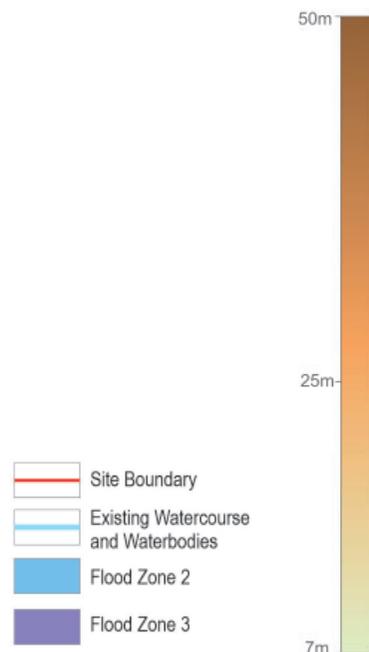


Figure 09 - Topography and Hydrology

1 <http://www.landis.org.uk/soilscape/soilguide.cfm>

## 2.4 Historic Character

- 2.4.1 Historic mapping of the site shows that the majority of the boundary features and landscape features remain intact. The maturity of these is fundamental in limiting the views and influence of the site to a localised area. There appears to be a loss of some tree cover within the parcels to the north and modern conifer hedging has replaced some of the historic native alignments.
- 2.4.2 The area around Oaklands Park, to the east of High Hatch Lane, appears to contain elements of a parkland/estate landscape providing some mature ornamental trees and potential parkland landscape along its former access and the stream corridor.
- 2.4.3 Pangdean Lane and High Hatch Lane are identified within the character assessments as historic routes. They are typically narrow and sunken in places and contribute to the wider north by south network of lanes which are a key characteristic of the LCA.
- 2.4.4 The notable change to the settlement pattern is the addition of development along Pomper Lane.
- 2.4.5 The mapping also indicates areas of orchard outside of the site. These appear to have been lost but could potentially form part of the landscape and biodiversity strategy.

Figure 10 - Historic Mapping

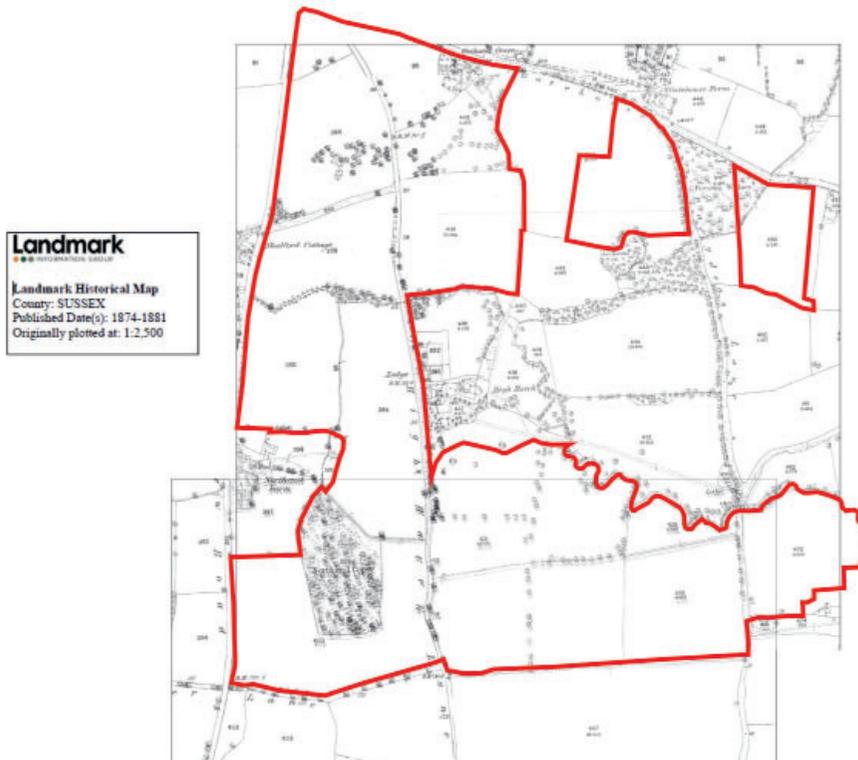


Figure 11 - Historic Map over aerial image to show evolution of landscape

## 2.5 Settlement & Landuse Patterns

- 2.5.1 Burgess Hill forms a main conurbation to the east of the site, physically contained by the A273 and further separated by a notable swathe of woodland along its western edge. Woodland, mature tree belts, shaws and hedgerows are consistent with the Low Weald character and provide an established setting that easily assimilates the settlement and restricts wider intervisibility across the LCA, and from elevated vantage points within the South Downs.
- 2.5.2 By contrast, the site and landscape to the west of Burgess Hill is typically rural and enclosed in character comprising mostly medium to large scale arable fields, enclosed areas of pasture and woodland.
- 2.5.3 Settlement is limited to small, scattered farmsteads and hamlets located along the local network of north by south lanes and ridgeline locations, such as Pomper Lane. These are typically edged with grass verges and hedges which are characteristic of the LCA, adding to its sense of rurality and seclusion.
- 2.5.4 Goddards' Green forms a small hamlet to the northwest of the site, however its rurality has been eroded by the large scale commercial units directly north. The site has the potential to restore its village character and create an attractive threshold to the development from the north.
- 2.5.5 Whilst not located within the site, Oaklands Park Farm, to the east of High Hatch Lane, reflects an historic former parkland style landscape with mature specimen trees and pond within its grounds. It is possible that the landscape directly south was once associated with the main house but has been subdivided over time. The parcel now forms a notable departure from the key LCA qualities as it currently forms a large area of mostly unmanaged grassland within the central section of the site. There is however potential to restore some former key qualities and characteristics as part of the development proposals.

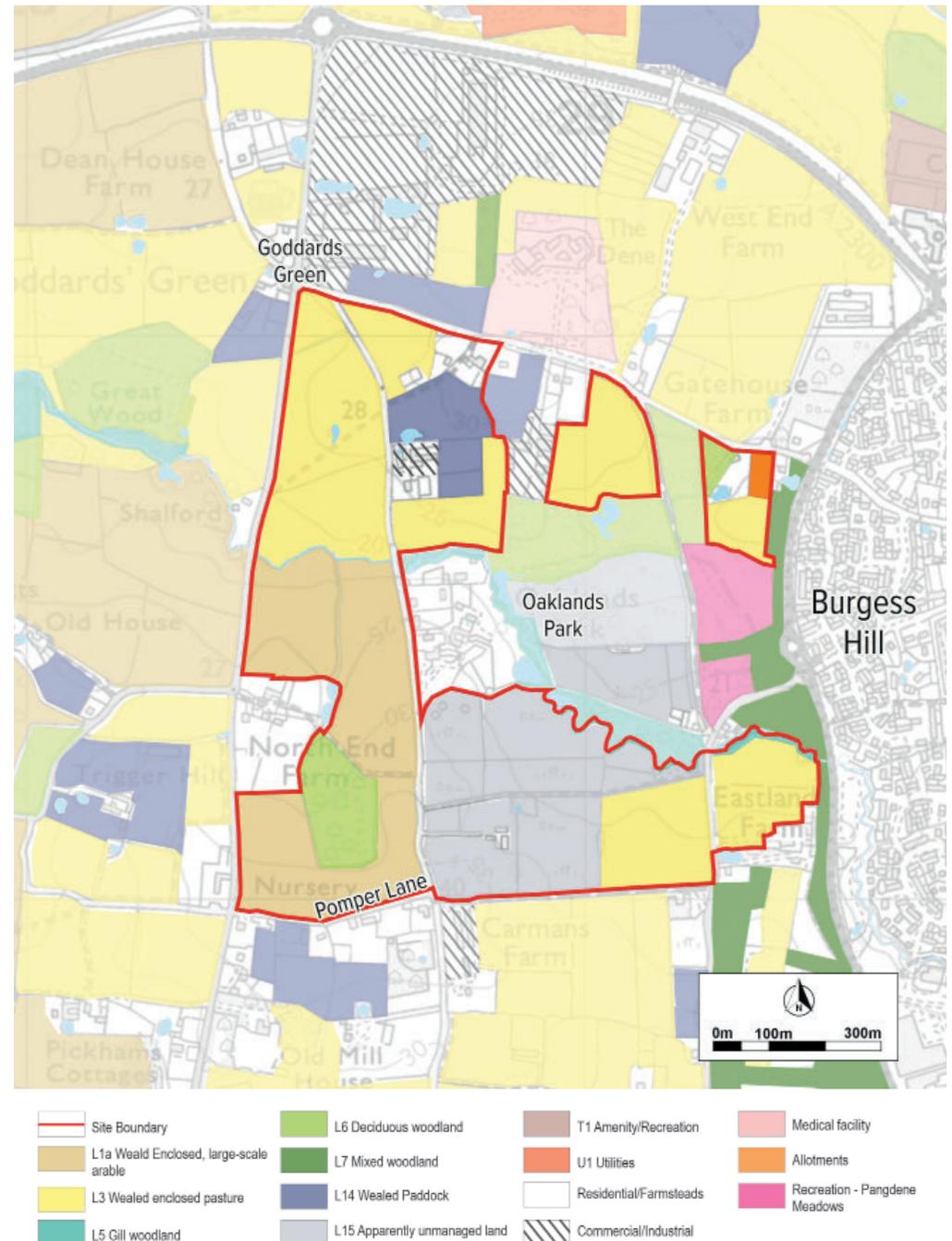


Figure 12 - Landuse

### 3 LANDSCAPE CHARACTER

3.5.1 Landscape character is defined as the distinct pattern or combination of elements that occur consistently in a particular landscape to make it different and unique from one place to another. It is how we perceive the interaction of a number of aspects recognised as the earth sciences, historical and cultural influences, biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place.

3.5.2 A desk study revealed that the following Character Assessments were applicable to the site and its context.

- National Landscape Character - National Character Area (NCA) – 121 Low Weald.
- County Landscape Character – Landscape Character Assessment of West Sussex 2003 – LW10: Eastern Low Weald.
- District Character – Landscape Character Assessment for Mid Sussex 2005 – Landscape Character Area 4: Hickstead Low Weald.

#### Positive Characteristics

- 1 - Low west-east ridges and clay vales create a gently undulating landscape.
- 2 - Sinuous streams run east x west across area forming part of the Upper Adur river network.
- 3 - Strong presence of scattered woodlands, shaws, mature tree belts and hedgerows contribute to the wider wooded weald character and reflects an enclosed and intimate landscape with high biodiversity.
- 4 - Strong north x south network of narrow rural lanes. Typically enclosed by trees and hedgerows.
- 5 - A variety of ponds scattered across the area - includes field ponds, ornamental, mill ponds.
- 6 - Limited views to High Weald from elevated locations.

#### Negative Characteristics

- 7 - Residential development includes non-native and ornamental species which depart from rural characteristics.
- 8 - Adjacent settlement at Burgess Hill reflects suburban quality with industrial/commercial to the south. Bound by main trunk roads and routes.
- 9 - Large scale farm buildings and dilapidated structures.

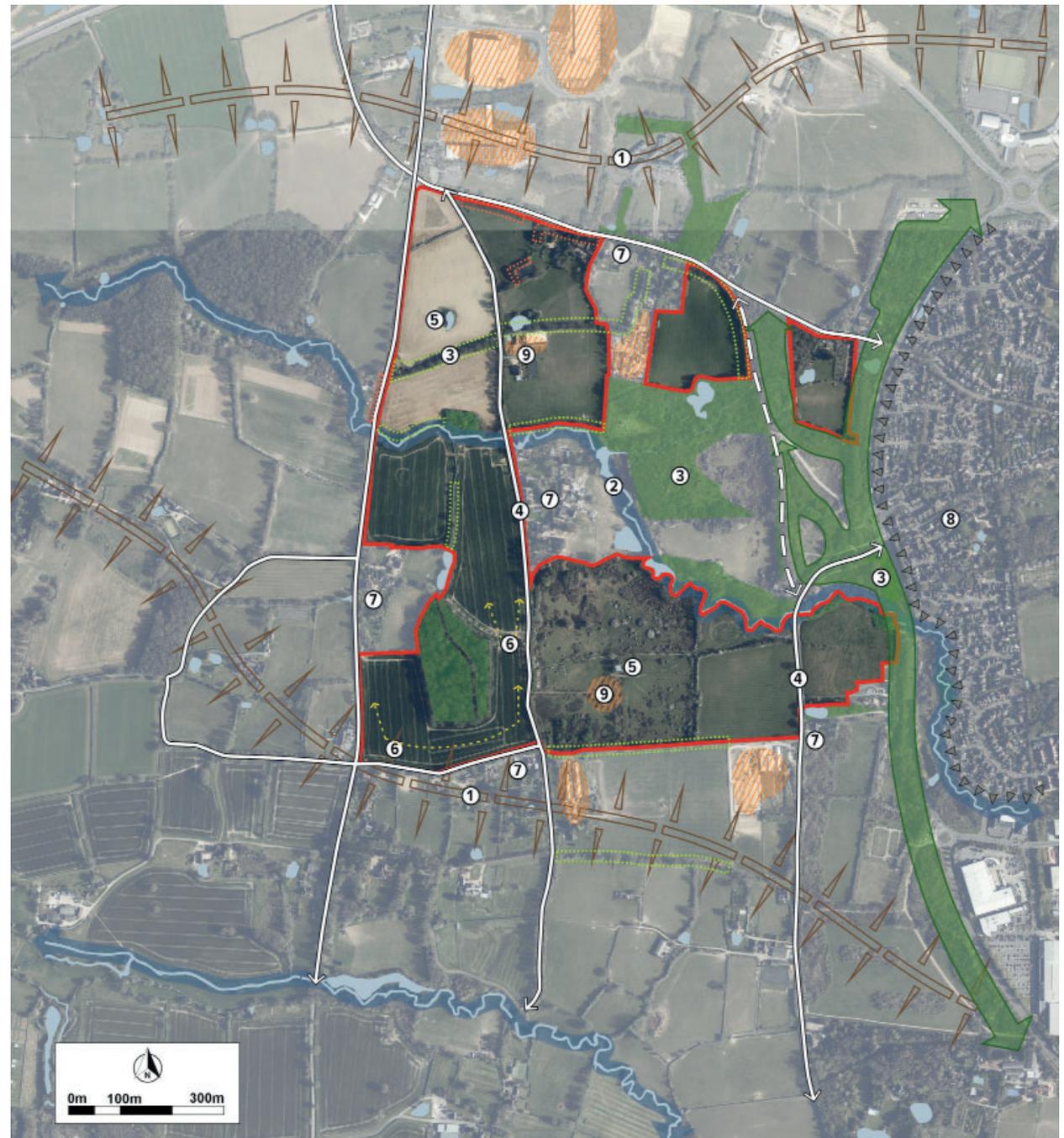


Figure 13 - Character Analysis

3.5.3 Due to the scale of the assessment the latter two are considered to provide a more locally relevant assessment on which to base potential effects. The assessments mirror the key features, issues relating to change, and landscape and visual sensitivities. The site has been tested against these criteria (set out in Appendix 2) and concludes that overall, the site provides a limited contribution to the positive features, characteristics, and landscape and visual sensitivities. These are identified as follows:

- **Alternating west-east trending low ridges with sandstone beds and clay vales carrying long, sinuous upper Adur streams.** While this is not a notable feature within the individual Parcels it can be appreciated where there are opportunities for views and intervisibility between parcels. The topography, along with mature trees, is integral to restricting views and experiences beyond the immediate locality.
- The site is consistent with the described **arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.** The site and surrounding area around Burgess Hill has a higher concentration of woodland and copses to the rest of the LCA, contributing to its enclosed nature and perception. These are identified within the LCA's landscape and visual sensitivities along with their contribution to biodiversity and habitats.
- The **views towards the South Downs and High Weald Fringes** are very limited from within the site and its immediate surrounds due to the gentle undulations and quantum of mature trees within the hedgerows and intervening copses. These create notable localised close horizons with only occasional glimpses to the elevated hills beyond. It is not considered that where these views are available they form a prominent part of the 'landscape' experience. Views from the Downs and High Weald are also considered within the LCA's landscape and visual sensitivities. The visual assessment has concluded the site will be negligible in these views.
- Ecology surveys have noted a variety of habitats that reflect **biodiversity in woodland, meadowland, ponds and wetland.** This is reflected in the presence of mature and ancient woodlands, stream corridors and land uses which contribute to a diverse habitat mosaic.
- The site and immediate area comprises a **mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.** This is particularly notable along Pomper Lane, which runs along a local ridge, and High Hatch Lane and Gatehouse Lane where development reflects a linear pattern along the routes. Additional scattered farmsteads and dwellings are also evident along Cuckfield Road.
- Whilst the site is not influenced by the A23, it is characterised by the north-south **rectilinear network of narrow rural lanes** described within the LCA. Cuckfield Road, High Hatch Lane, Malthouse Lane and Pangdean Lane border and dissect the site, flanked by mature hedgerows, trees and verges with sections sunken in places reflecting a rural character. Cuckfield Road lies furthest west and, whilst considered rural, it is a well used route and this detracts somewhat from its immediate boundaries.

3.5.4 The remaining LCA characteristics are not considered to positively contribute to a high quality landscape and

have resulted in localised detractors in places. They are not considered to strongly contribute to the character of the site or its setting.

- The site lies to the west of Burgess Hill which is identified as being the higher developed area of the LCA. **The quieter and more secluded, confined rural landscapes are located further west of the A23.** The influence of Burgess Hill is more prevalent to the north/northeast of the site and detracts from the current rural character. The topography and hedgerows to the south and west afford more opportunities for views over the wider rural landscape and towards elevated horizons. The site will not affect the Landscape and Visual sensitivities associated with this part of the LCA.
  - The site is not viewed or experienced in conjunction with the **major transport routes (A23 and London to Brighton Railway)** identified within the LCA's.
  - Whilst there are examples of the described **varied traditional rural buildings built with diverse materials including timber framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging,** they do not strongly contribute to or form notable features within the landscape. These are predominately limited to the historic farmsteads which have been diluted by more modern developments and agricultural features such as large barns.
  - There is no association with the Hickstead All England Equestrian Showground or any visual links with designed landscapes or landmarks at Hurstpierpoint College.
- 3.5.5 The LCA's set out a series of key issues that are relevant to the area. These are contained within Appendix 2, and the following were noted as being relevant to the site. These illustrate how development is currently affecting the quality and perception of the baseline assessment in order to make a judgement about its current susceptibility to change.
- There has been some historic amalgamation of small fields and hedgerow loss. The longevity of the ageing trees and loss of hedgerow and field trees will form a consideration in the landscape strategy and is subject to further technical assessments.
  - Visual impact of new urban and rural development including modern farm buildings, horse riding centres and paddocks. This is more notable in the northern parcels.
  - Increasing pervasiveness of traffic movement and noise, particularly around Burgess Hill, and busy use of some rural lanes in particular Cuckfield Road.
  - Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
  - Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species. This is associated with the residential boundaries aligning Cuckfield Road, Pomper Lane and High Hatch Lane.

### 3.1 MID SUSSEX LANDSCAPE CAPACITY STUDY (JULY 2007)

3.1.1 The above study was undertaken as part of the Local Plan process to identify the potential for parcels within Mid Sussex that could potentially accommodate future development. This resulted in the identification of smaller assessment areas that could then be tested against a series of criteria in order to understand their Landscape Value and Sensitivity and potential Capacity to accommodate change.

3.1.2 Fig 14 shows the site lies across two Landscape Character Areas and reflects the following capacities:

- LCA 58: West Burgess Hill Low Weald – east of High Hatch Lane - **High Landscape Capacity.**
- LCA 59: Cobb's Mill Low Weald – west of High Hatch Lane - **Low Landscape Capacity.**

3.1.3 This study still reflects a relatively high level and covers a wider area than the site. It does not benefit from detailed technical survey work, but does set out a series of criteria on which to base further studies to identify features and perceptual qualities that need to be protected or enhanced as part of the development framework. As part of the assessment, sensitive features, landuse, access, historic/cultural associations and designations were identified.

### 3.2 Capacity of Mid Sussex District to accommodate development (June 2014)

3.2.1 As part of the evidence base for the current District Plan, an additional capacity study was undertaken in 2014 to assess wider areas within the district, not previously covered by any assessment. The study identified the following 4 areas as having an impact on the overall capacity;

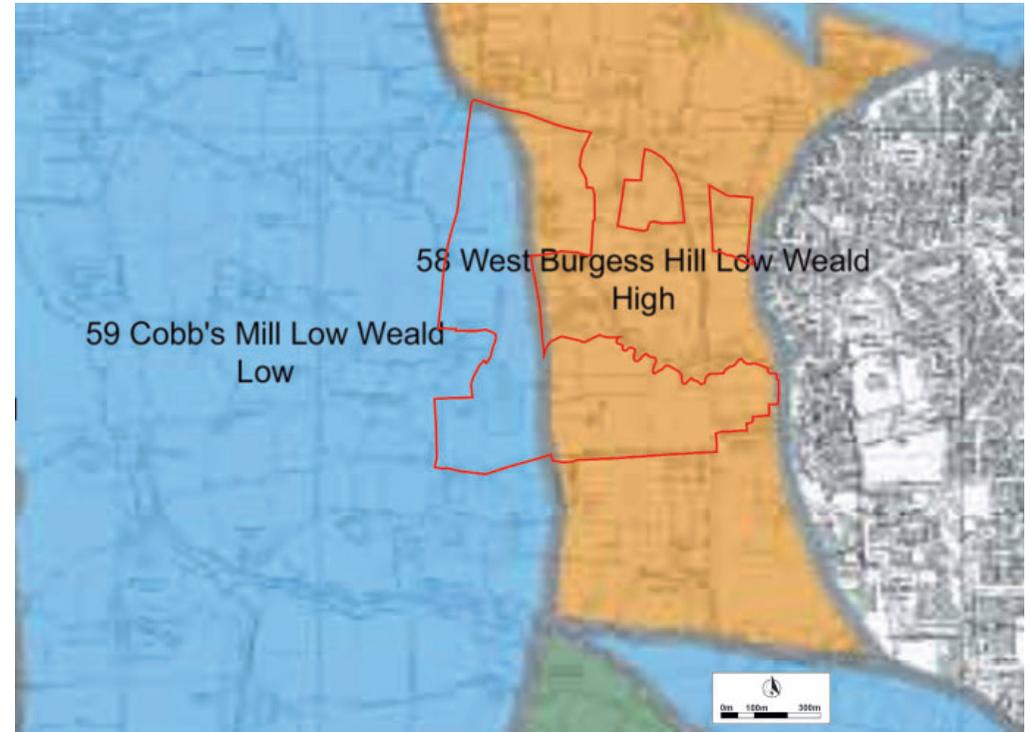
- Environment (biodiversity, landscape and heritage).
- Infrastructure (air quality, water, flood, soils, energy supply, GI and transport).
- Landscape Capacity (landscape sensitivity and value).
- Sustainability (facilities and services within the district including health, social, recreational, well being, cultural and economical).

3.2.2 A revised scoring system and redefined criteria for landscape capacity were also formulated as part of the assessment and applied to both the additional areas of land identified, alongside the parcels included within the 2007 study in order to establish the 'most sustainable areas for development'.

3.2.3 Under the revised scoring system, the study concludes the following:

- LCA 58 West Burgess Hill Low Weald - **Medium/High Capacity.**
- LCA 59 Cobb's Mill Low Weald - **Low/Medium Capacity.**

Figure 14 - Extract from 2007 Capacity Study



### 3.3 Site Level Capacity Assessment

3.3.1 For the purposes of this report, the site has been divided into a series of smaller Parcels (see Figures 14 & 15), and tested against both the 2007 and 2014 Landscape Capacity Study Criteria and GLVIA methodology (Appendix 2). The findings are summarised in this section and tabulated in full within Appendix 2 - D. Detailed descriptions of each parcel are described within the RVP and IVP sheets with contextual photographs within **Appendix 1**.

3.3.2 The application of the LVIA methodology has been used as a tool to check the findings of the capacity assessment. Overall, whilst differing terminology, the findings broadly correlated. For the purposes of the LVBA sensitivity, a Moderate susceptibility has been applied based on the findings of the refined capacity assessments (See Appendix 2).

**LCA 58: West Burgess Hill Low Weald - Comprising the following parcels east of High Hatch Lane**

Table 02 - Site Parcel Capacity Assessment (Parcels F-N)

Parcel	2007 Methodology			2014 Methodology			RVP/IVP
	Value	Sensitivity	Capacity	Value	Sensitivity	Capacity	
F	Negligible	Moderate	High/Medium	Low/Moderate	Low/Moderate	Medium/High	01, 04
G	Slight	Moderate	Medium/High	Low/Moderate	Moderate	Medium	05
H	Slight	Moderate	Medium/High	Moderate	Moderate	Medium	06 & IVPA
I	Slight	Moderate	Medium/High	Moderate	Moderate	Medium	07, 10 & IVPB
J	Slight	Moderate	Medium/High	Moderate	Low/Moderate	Medium	08, 09, 11, IVPC & IVPD
L	Slight	Moderate	Medium/High	Moderate	Moderate	Medium	15, 16, 17 & 19
M	Slight	Moderate	Medium/High	Low/Moderate	Low/Moderate	Medium/High	13 & IVPF
N	Slight	Moderate	Medium/High	Low/Moderate	Low/Moderate	Medium/High	14 & 18

**2007 Capacity Criteria Summary (Figure 15)**

- 3.3.3 The site level assessment concurred with the wider capacity study which identified a **Slight Landscape Value**.
- 3.3.4 At a Site level, the assessment concluded that the parcels did however reflect a relatively intact landscape with strong features which resulted in a **Moderate Sensitivity** compared to the Slight Sensitivity of the 2007 study.
- 3.3.5 This results in an overall minor reduction from the current High Capacity to a **Medium/High Capacity**. This is however still considered to be a viable location for development if all of the higher sensitivity features such as hedgerows and woodland features are retained as part of the development framework.

**2014 Capacity Criteria Summary (Figure 16)**

- 3.3.6 The revised scoring system applied in the 2014 assessment resulted in a reduction from the previous High Capacity of the LCA to **Medium/High Capacity**. The site level assessment broadly concurs with these findings with the majority of the parcels reflecting **Low/Moderate to Moderate Value and Sensitivity**.

**LVIA Criteria**

- 3.3.7 The application of the value criteria provided a slightly higher value due to the condition and connectivity of the key features such as hedgerows and tree cover. When combined with a moderate susceptibility however, this concurred with the Moderate Sensitivity.

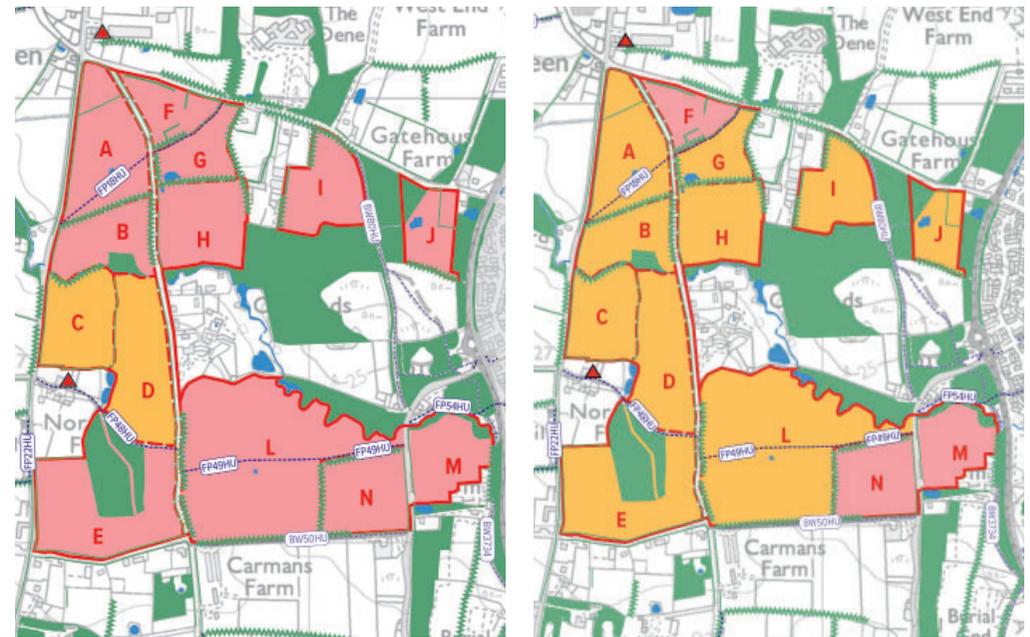


Figure 15 - Site Capacity Summary based on 2007 methodology Figure 16 - Site Capacity Summary based on 2014 methodology

**LCA 59: Cobb's Mill Low Weald - Comprising the following parcels west of High Hatch Lane**

Table 03 - Site Parcel Capacity Assessment (Parcels A-E)

Parcel	2007 Methodology			2014 Methodology			RVP/IVP
	Value	Sensitivity	Capacity	Value	Sensitivity	Capacity	
A	Slight	Moderate	Medium/High	Low/Moderate	Moderate	Medium	01, 02, 03
B	Slight	Moderate	Medium/High	Moderate	Moderate	Medium	30 & IVPI
C	Moderate	Moderate	Medium	Moderate	Moderate	Medium	26, 29 & IVPH
D	Moderate	Moderate	Medium	Moderate	Moderate	Medium	27
E	Slight	Moderate	Medium/High	Moderate	Moderate	Medium	20, 21, 22, 25, 28

**2007 Capacity Criteria Summary (Figure 15)**

- 3.3.8 The Low Capacity associated with LCA 59 relates primarily to its association with the South Downs and setting to the South Downs to the south of the LCA. The refined Site assessment has identified that the site has a Negligible

contribution to these criteria. Additionally, the value attributed to historic designations was also notably higher than that of the refined Site. This therefore reduces the Substantial Value score to a **Slight/Moderate Value**.

3.3.9 The refined parcel assessment also concluded that the western section of the site has a higher sensitivity relating to inherent landscape quality, intactness and contribution to the rurality of setting, however this would not increase the score above the current **Moderate Sensitivity**.

3.3.10 The site based assessment identified a **Slight/Moderate Value** score attributed to the wider LCA which results in **Medium to Medium/High Capacity**.

**2014 Capacity Criteria Summary (Figure 16)**

3.3.11 The assessment concluded an increase from a Low Capacity to a Low/Medium Capacity following the redefined criteria. Applying the criteria to the site, it is considered that the parcels represent an overall **Moderate Sensitivity** and typically **Low/Moderate Value** with some areas reflecting the more rural qualities associated with this LCA, albeit limited and reduced by detracting elements in places.

3.3.12 The overall capacity of the site is therefore assessed as **Medium Capacity**.

**LVIA Criteria**

3.3.13 The application of the value criteria provided some parcels with a reduced score due to some localised deterioration and decline in landscape condition and scenic quality. However, as with LCA 58, the area is considered to be appropriate for development within a well-considered and retained vegetation framework.

**3.4 Capacity Assessment Summary**

3.4.1 From professional judgement, it is considered that the 2007 study criteria and methodology reflects a more comprehensive methodology and rationale for its scoring. Overall however, whilst the two studies vary in methodology and criteria, when applied at a Site level, they both conclude that the site has **Medium to Medium/High Capacity** to accommodate development. It is however clear that the western extent of the site represents a more rural character with features reflecting a higher sensitivity than those to the east.

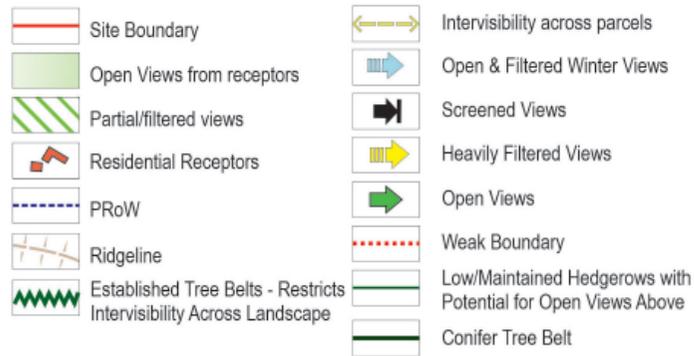
3.4.2 It should also be noted that the assessment forms a basis for the initial location of development and does not consider any potential future landscape framework or mitigation measures that could further increase capacity.

3.4.3 Going forward, the development framework will retain and protect all high quality and sensitive features identified within the capacity, character and technical assessment work.

## 4 VISUAL ANALYSIS

4.4.1 The analysis concluded that the high levels of vegetation and enclosure provided by the mature trees, woodlands and hedgerows significantly reduced the initial ZTV. A refined Visual Envelope is identified on Figure 18. Views from the SDNP are directed over the tree cover effectively screening the site and giving the perception of the area being well wooded. There were no identified views from the AONB.

4.4.2 The following narrative describes the local influences and perceptual character, along with potential mitigation measures to be incorporated into the GI and development strategy. Photographs and aerial images have been included to illustrate the potential for views from all of the identified receptors (See Appendix 1).



- |                                      |                                      |                                    |
|--------------------------------------|--------------------------------------|------------------------------------|
| ① Properties at Goddards Green       | ⑧ Eastlodge                          | ⑮ Potters                          |
| ② Properties south of Gatehouse Lane | ⑨ Eastlands Farm & Turrets           | ⑯ Mallards House                   |
| ③ Twin Oaks                          | ⑩ Eastlands Farm House               | ⑰ Northend House + Northend Farm   |
| ④ Gatehouse Farm                     | ⑪ Properties south of Malthouse Lane | ⑱ Properties along High Hatch Lane |
| ⑤ Windmill Nursery                   | ⑫ Carmans Farm                       | ⑲ Shalford                         |
| ⑥ Downsview                          | ⑬ Northbrook                         |                                    |
| ⑦ Houses NE of Gatehouse Lane        | ⑭ Properties along Pomper Lane       |                                    |

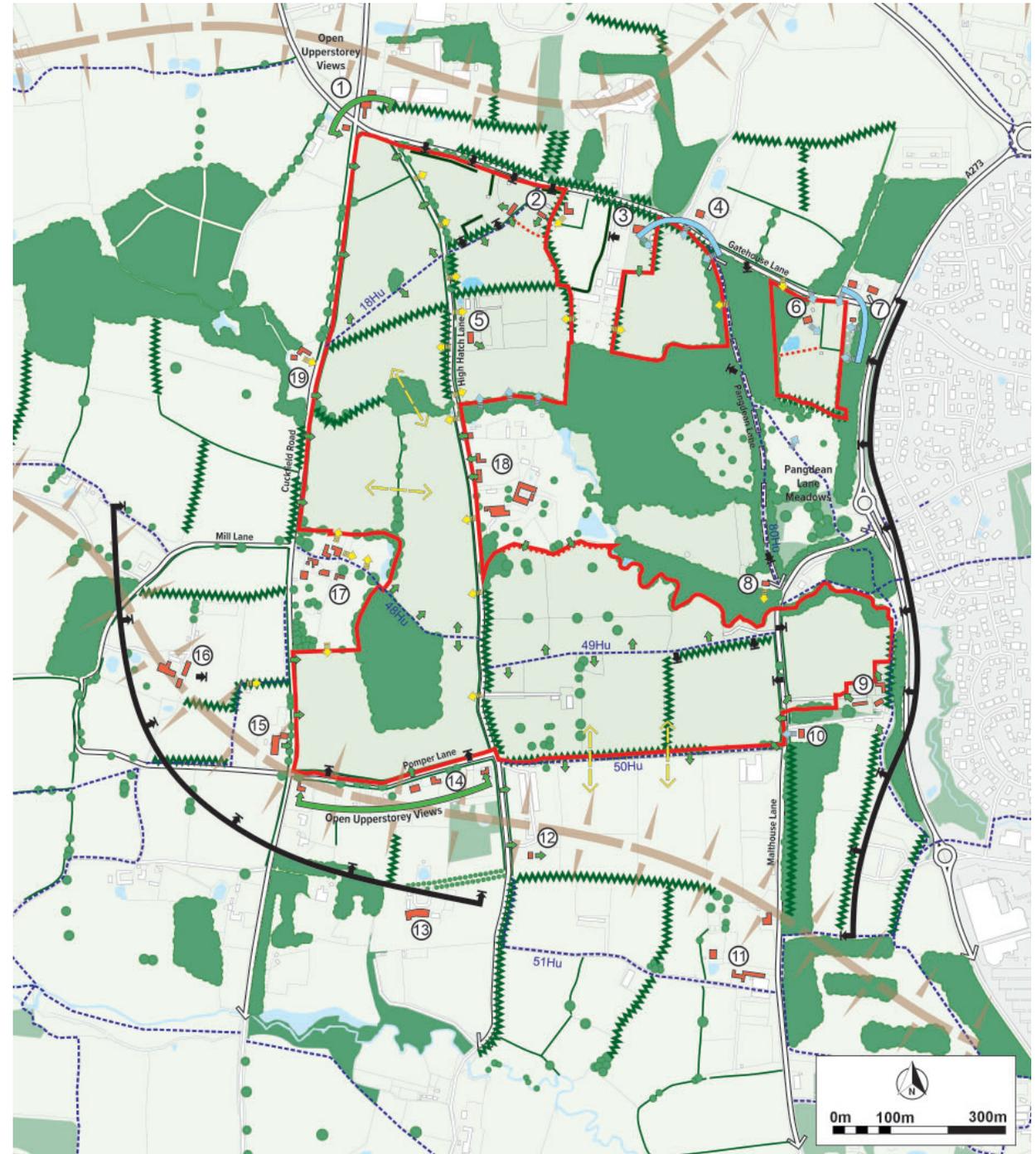


Figure 17 - Visual Analysis

## 4.1 Views from the North

4.1.1 The ZTV identified opportunities for the site to be viewed from the A2300 and the slightly elevated land beyond. The site visit concluded however that the topography, intervening mature treed field boundaries, large scale development and planting along the transport corridor screened all potential views beyond the northern alignment of the A2300.

4.1.2 There are very limited receptors between the A2300 and the site boundary along Gatehouse Lane. These include large scale warehouse/industrial units, such as the Jewson warehouse, and the Dene Private Hospital. Mature trees provide screening between their boundaries and Gatehouse Lane which defines the northern extent of the site.

4.1.3 The boundary along Gatehouse Lane is formed by a low native hedgerow which affords views across the northwest, and northern parcels of the site. Vegetation further east along the lane comprises mature tree belts and has been allowed to mature. It is also interspersed with non native garden boundary planting which limits the opportunities and extent of views towards the northeast parcels.

4.1.4 Mature woodland, copses and hedgerows restrict views across the site and landscape further south, including views towards the South Downs.

4.1.5 The following receptors were identified during the site visit and from further analysis of aerial photography:

- Cuckfield Road (north) (RVP01).
- Properties at Goddards' Green [1] - The Sportsman Public House, No 1 Cuckfield Road and Huntsmoor Farm – (RVP01).
- Gatehouse Lane (RVP01, 07, 08 & 09).
- FP18Hu, crossing the north east and north parcel (RVP02 & 05).
- High Hatch Lane (north) (RVP03, 04, 05, 06).
- Properties south of Gatehouse Lane [2] - Orchard House, Oaklands, Gothards (RVP04 & 05).
- Windmill Nursery [5] (RVP06 & IVPA).
- Gatehouse Farm [4] (RVP07).
- Twin Oaks (Local Lane) [3] (IVPB).
- Properties northeast of Gatehouse Lane [7] (RVP08, 09, IVPC & IVPD) - Blackthorn Cottage, Springfield & Downs View.
- Pangdean Lane BW80HU (North) (RVP10)

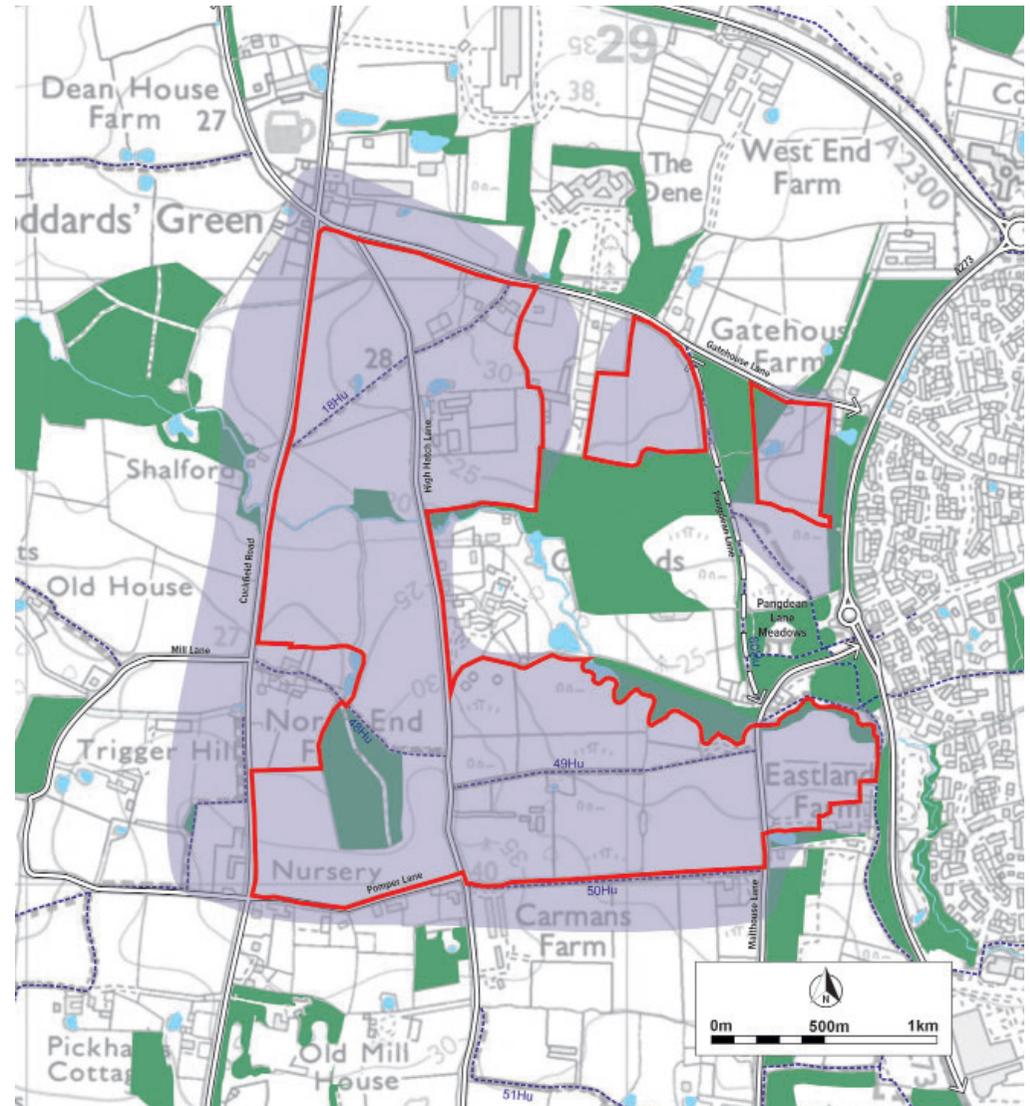


Figure 18 - Refined Visual Envelope



## 4.2 Views from the East

4.2.1 Views from the urban settlement boundary of Burgess Hill are screened by woodland between Jane Murray Way and the Burgess Hill Green Circular Route (Pangdean Lane and Meadows). The mature woodland along the route provides substantial vegetation screening, limiting potential receptors to the footpaths and properties immediately abutting or lying within the identified Site parcels.

4.2.2 The exception is a single parcel (M) located between Pangdean Meadows and Malthouse Lane Meadows, bordered by Malthouse Lane to the west and the wooded A273 corridor to the east.

4.2.3 There are no views from the burial ground.

4.2.4 Potential receptors are identified as:

- Pangdean Lane South (BW80Hu) and Pangdean Meadows (BW3734 & BW3735) (RVP11 & IVPE).
- Malthouse Lane (RVP12).
- Eastlands Farmhouse [10] (RVP13).
- East Lodge [8] (RVP14)
- FP49Hu (RVP14-16).
- Eastlands Farm & Turrets [9] (IVPF).
- Properties along High Hatch Lane (Gaybrook, Wall Cottage, The Old Ride, Oaklands Park Farm, North lodge and Oaklands Park) [18] (RVP15, RVP17, IVPG, IVPI, IVPJ & Aerial 01).

## 4.3 Views from the South

4.3.1 Experiences from receptors further south of the site are influenced by a low lying ridgeline with well treed hedgerows and copses. These are effective at truncating views identified within the ZTV from the wider landscape and receptors to the south.

4.3.2 Opportunities for long distance views are restricted to elevated locations within the South Downs National Park whereby receptors are afforded a wide and far reaching panorama. Analysis of these views concluded that the site formed a negligible element within views and experiences from the National Park.

4.3.3 Potential receptors are identified as:

- BW50HU (RVP's 18 & 19).
- Carmans Farm [12] (RVP19).
- High Hatch Lane (South) (RVP20).

- Properties along Pomper Lane [14] (RVP21 & 22).
- Cuckfield Road (South) (RVP22)
- Jack and Jills Windmills - Clayton Hill, South Downs National Park (RVP23).
- Wolstonbury Hill - South Downs National Park (RVP24).

4.3.4 No views are afforded from FP51Hu and properties south of Malthouse Lane [11] - (no's 1 & 2,) and Kents Farm house due to intervening topography.

## 4.4 Views from the West

4.4.1 The landscape to the west of the site comprises large woodland blocks, mature tree belts and a mix of well managed and tall hedgerows. This, along with a limited number of potential receptors, limits the opportunities for views to within 100m west of Cuckfield Road.

4.4.2 The topography in this area is influenced by a low east x west ridge which rises gently southwards towards Pomper Lane providing limited opportunities for slightly elevated views north towards the High Weald. Intervisibility with the landscape beyond Pomper Lane to the south and west of Cuckfield Road is truncated by this intervening ridge.

4.4.3 Potential receptors are limited to:

- Potters [15] (RVP25 - See also RVP22).
- Mallards House [16] (IVPH & RVP25).
- FP22Hu (RVP25 & IVPH).
- North End Farm and North End House [17] (RVP26 & IVPI).
- Properties along High Hatch Lane (Gaybrook, Wall Cottage, The Old Ride) [18] (IVPG, IVPI & IVPJ).
- FP48Hu (RVP26-28).
- Users of Cuckfield Road (RVP29 & 30).
- Shalford - property to the west of Cuckfield Road [19] (RVP30 & IVPJ).

## 5 LANDSCAPE CONSIDERATIONS & RECOMMENDATIONS

### 5.1 Landscape Considerations

5.1.1 The baseline analysis has identified the following high level considerations to inform the development framework and GI. These are intended to preserve the valued landscape features and visual characteristics of the site, its contribution to the wider setting and to ensure a robust framework to assimilation development into the landscape.

- Retain, manage and enhance existing Category A & B trees, hedgerows and woodland for screening purposes, continued contribution to enclosed Low Weald character, ecological connectivity and habitat potential. Ensure appropriate buffers to existing assets.
- Ensure minimum 15m natural/semi natural buffer to existing woodlands (including ancient woodland).
- Consider topography of site and wider influence of local ridgeline context and character. Locate development outside of flood zones and consider suitable areas for SUDS in accordance with site levels and water patterns.
- Ensure integrity of Pook Bourne corridor. Consider as part of holistic GI strategy to enhance character, provide opportunities for habitat creation and biodiversity.
- Maintain key positive characteristic of north by south road/lane network. Ensure integrity of rural historic routes and avoid impacts to their character and quality.
- Retain existing PRoW alignments and connections to local network. Set within appropriate buffers as part of GI strategy.
- Ensure appropriate setting to identified heritage assets.
- Consider visual amenity of existing residential receptors. Avoid adverse impacts through appropriate landscape treatments, scale, massing and layout of development proposals.

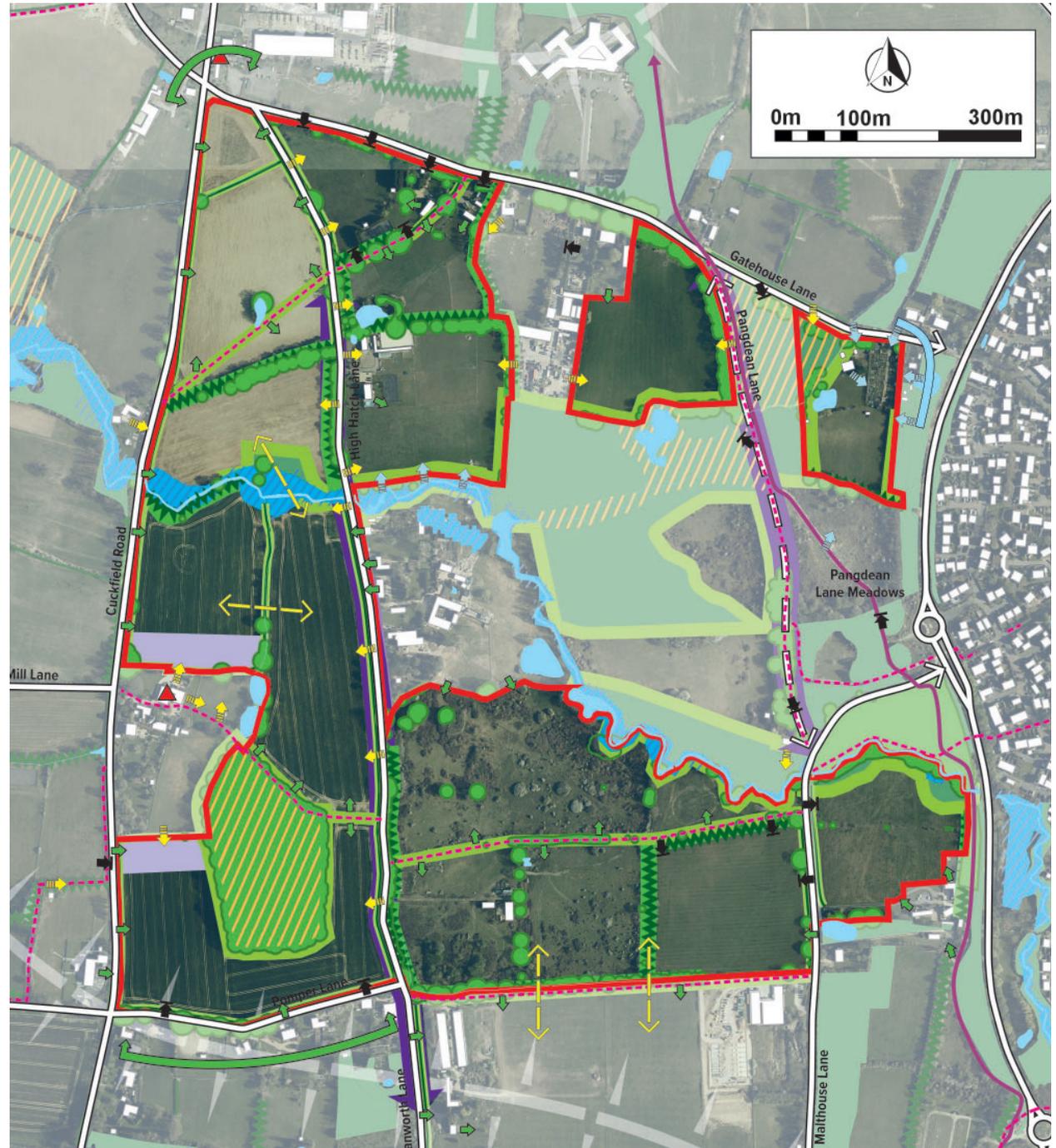
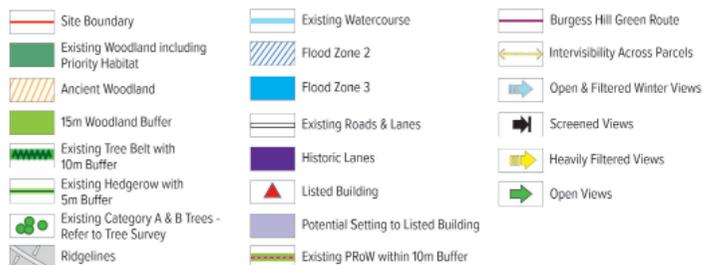


Figure 19 - Considerations

## 5.2 Landscape Character, Green infrastructure and Mitigation strategies

5.2.1 The following objectives and opportunities for enhancements have derived from the site considerations, relevant landscape policy requirements, landscape character and management guidelines. They have also been informed by the various technical surveys undertaken by the design team to date.

### Objective 1 - Ensure integration and screening of settlements is maintained through strong GI framework

- Maintain and enhance sense of wooded enclosure across LCA through retention of existing tree belts, hedgerows, woodlands and shaws. Ensure edges of development transition into woodlands and shaws with appropriate buffers.
- Promote additional connectivity and screening across new development areas through GI resources.
- Maintain 'green' buffer to Burgess Hill and A273, strengthening parcel boundaries with native planting where required.

### Objective 2 – Maintain rural character of LCA

- Maintain rural and enclosed character of local roads and historic lanes through retention and enhancement of native boundary treatments.
- Deliver a wide network of sustainable transport links across the development to reduce pressure on local road network and minimise impacts to character and historic patterns that represent key LCA features.
- Ensure development is of appropriate scale and vernacular, with materials that complement local qualities and characteristics.
- Ensure high quality thresholds to the proposed development along existing roads and lanes. Deliver attractive 'gateways' through well designed spaces such as village greens.
- Promote sense of place and character through characteristic features including grass verges along roads, small ponds, recreational routes and opportunities for wider views towards the High Weald NL from local ridgeline locations.

### Objective 3 – Conserve and enhance historic landscape

- Respect setting to existing listed buildings – provide suitable landscape buffer to development where necessary.
- Restore former qualities of historic landscape – Consider opportunities to extend parkland associations with Oaklands Park Farm to create an attractive open space. Potential to reinstate features such as parkland/specimen trees and meadows.
- Restore former field patterns in areas where these have been eroded. Consider reinstatement of hedgerows and

use as green pedestrian/wildlife corridors.

- Preserve rural enclosed nature of High Hatch Lane as an historic route. Ensure character is retained through enhancement and management of adjoining parcel boundaries where appropriate. Minimise vehicle crossing points into development.

### Objective 4 – Biodiversity & Blue Infrastructure

- Protect and enhance ancient woodlands through appropriate management and development buffers.
- Protect and conserve streams and waterbodies within the site. Provide enhancement of vegetation along these assets and consider additional wet woodlands, grassland and meadows for biodiversity.
- Ensure appropriate tree species within development to enhance existing GI network and promote longevity and diversity across LCA.
- Ensure connectivity of hedgerows, woodlands and shaws for wildlife corridors. Provide additional links across development.

## 6 CONCLUSION

6.2.1 Aside from limited areas of ancient woodland and priority habitat woodland, the site is not covered by any further known statutory landscape, heritage or ecological designations, and there are not considered to be any potential negative influences to any wider assets.

6.2.2 The proposals will deliver additional positive benefits through a well-considered and holistic landscape led strategy that includes additional opportunities for habitat, recreation, landscape character and setting.

6.2.3 The appraisal also demonstrates that there is a high level of enclosure, containment and screening afforded to the site which can assimilate the scale of the proposals into the immediate and wider context of the Low Weald whilst maintaining a clear separation to existing settlement at Burgess Hill.

6.2.4 Overall, it is considered that the positive features of the LCA can be retained, enhanced and extended as part of the development to create an established landscape framework for a new settlement that sensitively responds to the current baseline without undue adverse effects.



Figure 20 - Landscape and GI Framework Strategy

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