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Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of Site Suitability

Report for Mid Sussex District Council
Prepared by LUC
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1 Introduction

Purpose of this review

- 1.1 Mid Sussex District Council (MSDC) commissioned LUC to review selected site appraisals undertaken for the Strategic Housing Land Availability Assessment (SHLAA). The purpose was to provide a detailed and robust assessment of the potential for development, with a focus on landscape and visual impact considerations.
- 1.2 Alongside the consideration of other aspects of site suitability, achievability and obtainability, the assessment will provide further evidence regarding the capacity of the District to accommodate development on greenfield sites. This in turn will inform the housing strategy to be presented in the forthcoming Mid Sussex District Plan.

Context

- 1.3 The Mid Sussex District Plan was submitted to the Secretary of State in July 2013. This made provision for 530 houses to be developed in the District per year, as well as between 20 and 30 hectares of employment development. Most of this development would be focussed in the town of Burgess Hill (around half of the total housing development over the lifetime of the plan), as it is less constrained than Haywards Heath and East Grinstead, with the rest of the development being delivered in other towns and villages.
- 1.4 During initial examination hearings the Inspector queried whether or not the District Council had met its Duty to Co-operate, particularly with respect to potentially delivering some of the housing requirements of neighbouring coastal authorities, and advised the Council to withdraw the plan. This means the Council cannot proceed to the next stage of hearings until it has carried out a more detailed assessment of SHLAA sites.
- 1.5 The first stage in carrying out that work was to commission a capacity study which examined the capacity of the District to accommodate additional development. The *Capacity of Mid Sussex District to accommodate development* assessment (July 2014 - henceforth the 2014 Capacity Report), which LUC carried out on behalf of the Council, identified primary and secondary constraints to development and identified the most and least sustainable locations for development.
- 1.6 The 2014 Capacity Report included an assessment of landscape capacity which was largely inherited from the District's 2007 Capacity Report¹. The 2007 study identified 75 landscape character areas covering those parts of the district considered most likely to offer some scope for development and used a range of sensitivity and value criteria to score each area and arrive at a capacity rating. The methodology for this assessment was, with minor alterations, reused in the 2014 Capacity Report to add assessments for a further five landscape character areas.

Scope of this review

- 1.7 MSDC's SHLAA assessments were based on an approach, set out in the District's 2008 *Strategic Housing Land Availability Assessment Methodology*, that assesses sites in terms of availability, achievability and suitability. MSDC's assessment of SHLAA site suitability considered landscape constraints alongside other constraints, such as accessibility to services, highways impact, ecology, flood risk, utilities and more. The text in MSDC's SHLAA assessment that relates to landscape considerations is contained in the database field labelled *suitability notes*, but this field

¹ Mid Sussex Landscape Capacity Study by Hankinson Duckett Associates (2007)

also identifies non-landscape factors that would affect the suitability of the site for the identified number of dwellings, such as distance to services or the capability of the highway network to accommodate additional traffic. There are also selection box options that allow the assessor to identify whether development would potentially affect conservation areas or listed buildings. The landscape capacity rating for the character area in which each site is located, as recorded in the 2014 Capacity Report, informed MSDC's assessment.

- 1.8 The scope of this review is limited to landscape considerations, which form part of the District's consideration of site suitability. MSDC is reviewing other aspects of site suitability. The review draws on the 2014 Capacity Report and the earlier 2007 Capacity Report by using the same (with one addition) criteria for assessment of landscape sensitivity and landscape value. The District's SHLAA guidance states that the 2007 Capacity Study should inform assessment of 'strategic' sites which have a potential yield of over 250 dwellings, but the criteria for assessment of sensitivity and value are equally applicable at a smaller scale.
- 1.9 It is appropriate to follow the methodology used in the 2007 and 2014 Capacity studies to ensure a consistent approach to judgements. Continuity and consistency between the different levels of capacity assessment will help to assist understanding and ensure that the conclusions can stand up to scrutiny.
- 1.10 The assessment of landscape character area capacity, however, cannot be directly replicated at site level using the definitions for capacity levels in the 2014 study, as these related sensitivity and value to the *scale* of development that might be feasible, e.g. a high capacity rating indicated that a landscape was "likely to be able to accommodate significant allocations of development". All landscape character areas defined in the 2007 and 2014 studies are large enough to accommodate strategic development, but at an individual site level the size of that site is clearly a key factor in the potential scale of development, with a number of sites only having the capacity for a single-figure number of dwellings, regardless of landscape sensitivity and value.
- 1.11 This review considers 99 SHLAA sites, varying in size from single dwelling plots to sites large enough to accommodate over 1000 dwellings. A key requirement of this assessment is to identify any significant variations in landscape character or visual sensitivity across a site such that parts of the site could be developed without detrimental effect. Our assumption in judging where to propose areas for potential housing is to avoid locations where landscape sensitivity and value are such that there is a high likelihood of unacceptable adverse effects on landscape character or views. In the absence of specific development proposals this can only be an informed professional opinion.
- 1.12 This assessment does not provide specific developable area, density or yield figures, as these can all be influenced by non-landscape considerations, but it provides an indication of the *scale* of development that could be acceptable in terms of landscape and visual character on all or part(s) of a site, and assesses the level of *landscape suitability* that would apply to that scale of development.
- 1.13 Outputs also consider, at a high level, any mitigation that would be required to achieve the potential scale of development suggested.
- 1.14 Our assessment conclusions consider sites in isolation but also make reference, where appropriate, to potential interactions with adjacent or nearby sites that are either included in the SHLAA or already have planning approval for development.

2 Methodology

Landscape Sensitivity and Value Assessment

- 2.1 To provide a clear comparison to character area landscape capacity work previously carried out, this study uses the criteria applied in the 2014 capacity study, in turn inherited from the 2007 capacity study², to assess landscape sensitivity and value at site level. For consistency the terms *sensitivity* and *value* have been retained, although the most recent Landscape Institute guidance³ uses the term *susceptibility* rather than sensitivity, with sensitivity being the product of susceptibility and value.
- 2.2 One additional assessment criterion has been added: visual receptors. Although not specifically referenced in the SHLAA methodology or the capacity studies, consideration of impact on visual receptors – i.e. those viewing the landscape as opposed to the landscape as a resource in its own right – forms an aspect of the assessment of development impact. At landscape character area scale it is difficult to generalise about effects on visual receptors but at site level we can make a judgement. This uses a combination of mapping to identify any sensitive receptor locations - such as tourist attractions, promoted viewpoints and national trails - and fieldwork to judge the contribution that the site makes to views and the visual sensitivity of the site.
- 2.3 Sensitivity assessment criteria definitions used in this assessment are given in Table 1 below, and value assessment criteria definitions are given in Table 2. Whilst the criteria are unchanged from the 2014 Capacity Report, the definitions have been refined to suit site-level assessments. This is not considered to affect the comparability of the character area and site level assessments.
- 2.4 Most of the assessed sites lie within character areas identified and assessed in either the 2007 or 2014 studies. Where a site lies outside of these areas, the 2005 Landscape Character Assessment for Mid Sussex has been consulted to assist in the assessment of landscape sensitivity and value.
- 2.5 Ratings for sensitivity and value reflect the typical situation within the site, but the accompanying comments will identify any smaller areas within the site where characteristics vary to make the assessment for a component of sensitivity or value distinctly different.
- 2.6 The 2007 and 2014 studies both used an approach in which individual ratings were summed to give combined scores for sensitivity and value, those scores were converted to an overall sensitivity or value rating on a scale of slight – moderate – substantial and a matrix was used to relate the overall sensitivity and value ratings and give a capacity rating on a scale of low – low-medium – medium – medium-high - high. At a site level, however, individual factors do not have equal weight, so overall sensitivity and value ratings are not made on the basis of summing individual ratings but by making a professional judgement. Summary comments for sensitivity and value will reflect any weighting that has influenced the judgements. The terms low – low-medium – medium – medium-high – high are used to equate to the numeric values 1-5 for sensitivity and value.
- 2.7 Character area capacity ratings from the 2007 and 2014 studies are provided. The definitions used for capacity levels in LUC's 2014 capacity study are set out in Table 3.

² The 2014 study made minor amendments to the 2007 study output, combining two of the criteria – 'contribution to settlement setting' and 'consistency with form or pattern of existing settlement' – into one 'settlement setting' criterion.

³ Guidelines for Landscape and Visual Assessment v3 – The Landscape Institute and IEMA (2013).

Landscape and Visual Sensitivity Assessment Criteria

Landscape condition

The condition and intactness of the physical landscape from visual, functional and ecological perspectives. This takes into consideration topographical form within the site and the nature of land cover and any other landscape elements within the site.

Lower sensitivity	→			Higher sensitivity
1	2	3	4	5
The landscape is very degraded and detracts from local landscape character – e.g. the natural landform and/or landcover have been largely lost and any landscape features are fragmented and/or in poor condition. It lacks functional value.	The landscape makes very little positive contribution to local landscape character – e.g. it has no significant slopes, it has fragmented boundaries and lacks landscape elements that enhance its character. It has limited functional value – e.g. paddocks.	The landscape has some limited characteristics that contribute to local landscape character – e.g. the landscape has reasonable hedgerow boundaries but is undistinctive in terms of landform or land cover. It may be grazed pasture or arable land.	The landscape has a number of characteristics that contribute positively to local landscape character – e.g. the topography is undulating, and/or varied in slope direction, and has good hedgerow boundaries. It is likely to have a positive, functional value.	The landscape makes a strong contribution to local landscape character – e.g. it has a distinctive landform, an intact, natural landscape with hedgerows, trees and other features of interest, such as ponds or watercourses. It is likely to have a positive, functional value.

Settlement setting

The extent to which an area contributes to the identity and distinctiveness of a settlement, by way of its character or its role as a settlement edge, and the consistency of the area with the form and pattern of existing adjacent settlement and underlying landscape structure.

Lower sensitivity	→			Higher sensitivity
1	2	3	4	5
The landscape either lacks association with existing settlement or, conversely, is strongly associated with an existing settlement and would not, if developed, have any effect on its form – e.g. a gap between existing houses within	Development would extent settlement boundary in this location, but would be consistent with adjacent parts of settlement boundary and would have little effect on form/pattern; or may be development of an open area within settlement boundaries	The landscape contributes to the setting of a settlement but is not overly distinctive. Development would be perceived as settlement advancement into the countryside but would not represent a step-change in	The landscape provides a distinctive setting but only to a limited settlement area; or development would have a poor relationship with existing settlement form but would not be perceptible over a wide area.	The landscape provides a distinctive setting to one or more settlement areas, and would have a poor relationship with existing settlement form if developed – e.g. the extension of settlement beyond a ridge

Landscape and Visual Sensitivity Assessment Criteria				
settlement boundaries.	which has a minor role as setting for nearby housing.	settlement form.		crest or into a valley.
Visual receptors				
The extent to which the landscape contributes to views from sensitive visual receptor locations, or to which development in this area would intrude on sensitive views. Locations such as tourist attractions, promoted viewpoints and national trails will be more sensitive than local footpaths. Private views have less sensitivity than public viewpoints.				
Lower sensitivity		→	Higher sensitivity	
1	2	3	4	5
The landscape is well screened from public or private view.	There are partial/filtered views from lower sensitivity receptors (e.g. localised rights of way), in which the site doesn't contribute much to the character of views.	There is clear visibility from public rights of way in the immediate vicinity, to which the site makes a limited positive contribution, but little intrusion on public views from the wider landscape.	There is clear visibility from public rights of way in the immediate vicinity, to which the site makes a distinct positive contribution; or the site makes a positive contribution to brief/passing views from a more sensitive receptor.	There is clear visibility from sensitive receptor locations where the undeveloped character of the landscape contributes to view quality.
Sense of rurality				
The extent to which there is a sense of being in the countryside rather than in an urban area.				
Lower sensitivity		→	Higher sensitivity	
1	2	3	4	5
An area heavily influenced by existing development of an urban character, in which there is little sense of connection with the countryside.	A location which has rural characteristics but also strong exposure to modern development of an urban character	A location in which there is some sense of detachment from the urban edge but where there is still a perception of being close to a developed area – e.g. an enclosed field in the vicinity	A location with rural characteristics and little perception of modern/urban development, but which is contained and does not feel part of a wider rural	An area screened from urban development and activity, with a strong sense of connection, through land cover and terrain, with a wider rural landscape.

Landscape and Visual Sensitivity Assessment Criteria				
		of a busy road.	landscape.	
Settlement separation				
The extent to which an area contributes to a perceived gap between settlements, the loss of which would increase coalescence. Higher levels of sensitivity would typically apply to gaps between large settlements than gaps between a larger settlement and an outlying hamlet or farmstead.				
Lower sensitivity		→	Higher sensitivity	
1	2	3	4	5
An area which does not contribute to the separation of settlements, in which significant parts of the developed area are already closer to the neighbouring settlement.	An area which development would have a very limited physical or perceptual effect on the gap between a settlement and an outlying farmstead or hamlet.	An area contributes to the gap between large settlements, but where development would not have a strong effect on the perception of separate settlements; or where development would be perceived as bringing a town closer to an outlying farmstead or hamlet but would still leave some sense of separation.	An area which is important in the perception of a gap between a large settlement and an outlying farmstead or hamlet that has a distinct character.	An area which is important in the perception of a gap between distinct, large settlements.

Table 2.1: Landscape and Visual Sensitivity Assessment Criteria

Landscape Value Assessment Criteria

Landscape designations
 The presence of nationally designated landscapes. A location within a designated area has higher sensitivity, but a location in the vicinity/influence of a designated which to a degree shares the qualities of the designated area will have value as a buffer.

Lower value		→			Higher value
1	2	3	4	5	
An area which is not within or near a designated landscape.	An area which is in the vicinity of a designated area, but not directly adjacent, and which shares some of its key qualities; or an area immediately adjacent to the designated landscape but which has clear separation and does not reflect its key qualities.	An area which is adjacent to a designated landscape and shares some of its key qualities.	An area which is contained entirely within a National Park or AONB but does not display the special qualities of the designated area to any significant extent.	An area which is contained entirely within a National Park or AONB and which displays the designated area's special qualities.	

Other environmental designations
 The presence of sites designated for non-landscape reasons, but where landscape or visual character is enhanced by the presence of those valued features, and/or shares similar landscape characteristics. A national designation has a higher value than a local one. Designations are principally ecological, including SPAs, SSSIs, Local Nature Reserves, Sites of Interest for Nature Conservation and Ancient Woodland, but also PPG17 open space. The contribution of the site to the value/condition of the designated area – e.g. the value of open grassland between ancient woodlands in providing habitat connectivity – is not a landscape consideration.

Lower value		→			Higher value
1	2	3	4	5	
An area which is not within or near an environmentally designated landscape.	An area which is adjacent to a designated site but is distinctly different in character.	An area which borders a designated site and where the designated site contributes positively to landscape character.	An area which is wholly or largely covered by environmental designation(s) but where the designated area(s) do not make much	An area which is wholly or largely covered by environmental designation(s), where the designated area(s) contribute	

Landscape Value Assessment Criteria				
			positive contribution to landscape character; or a smaller designated area within the site which makes a greater contribution.	positively to landscape character.
Setting of valued assets and features				
Contribution to the setting of valued assets and features within the landscape. These include designated assets such as registered parks and gardens, listed buildings and conservation areas, but may also include undesignated features that are considered to contribute to landscape character, such as distinctive trees or landforms.				
Lower value		→	Higher value	
1	2	3	4	5
There are no valued assets in the vicinity, or the site is detrimental to a valued asset.	There are valued assets nearby, but with little visual or land-use connection to the site.	The landscape forms part of the setting of an asset but where setting does not contribute significantly to its value – e.g. a listed building in which views are not a key aspect of value, or in which the historic setting of the building has already been greatly altered by modern development.	The landscape contributes to a limited extent to the value of an important asset in which setting is a key element of value – e.g. forms a visible part of the backdrop to a registered parkland in which other modern development is already visible.	The landscape contributes significantly to the value of an important asset in which setting is a key element of value – e.g. forms a visible part of the undeveloped backdrop to a registered parkland.
Cultural and historical associations				
The extent to which the landscape has 'time-depth' – a sense of being a historic landscape – and/or has cultural associations – e.g. features in art or literature, or is associated with an important historical figure. Information from the Sussex Historical Landscape Characterisation (HLC) on field/land use types has also been used to inform the assessment.				
Lower value		→	Higher value	
1	2	3	4	5

Landscape Value Assessment Criteria				
A landscape with no cultural or historical influence or associations, in which field forms have no historic value.	A landscape with visible historic elements or cultural associations which are not of particular significance, but which has little historic character and does not form part of a wider area with stronger historic character – e.g. fields known to be medieval assarts but have been diminished or isolated by adjacent landscape change/development.	A landscape with visible historic elements or cultural associations which has some historic character but which is not part of a wider historic landscape; or a site with little historic character but which forms part of an area that does have some historic character.	A landscape with visible historic elements or historic/cultural associations which form part of an area with some historic character – e.g. medieval assarts with associated ancient woodland shaws and distinctive field forms.	A landscape with a strong, intrinsic historic character, or associations with important historic/cultural persons or events, that is not diminished by modern human influence.
Perceptual qualities				
Perceptual qualities include scenic value, remoteness and tranquillity.				
Lower value		→	Higher value	
1	2	3	4	5
An area with a disturbed landscape, strongly influenced by development/activity.	A disturbed landscape but with some limited qualities/elements that add landscape character.	A landscape with scenic qualities and/or some sense of separation or isolation, but with some distinct intrusive elements – e.g. road noise or an abandoned character resulting from a lack of management.	A landscape with high scenic value but with some intrusive elements that reduce tranquillity and/or a sense of remoteness; or a landscape with a sense or remoteness or tranquillity but with limited scenic value.	A highly tranquil and scenic landscape, lacking intrusive elements.

Table 2.2: Landscape Value Criteria

Landscape capacity rating	Description in current study
Low	A Low rating for landscape capacity indicates that development is likely to have a significant and adverse effect on the character of the landscape area as a whole and is thus unsuitable for strategic scale development.
Low-medium	A Low/medium capacity rating indicates that development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development.
Medium	A Medium capacity rating indicates that there is the potential for limited smaller-scale development to be located in some parts of the character area, so long as there is regard for existing features and sensitivities within the landscape.
Medium-high	Medium/high capacity landscapes generally have lower sensitivity to development, therefore may be able to accommodate larger-scale development, but may have special considerations that need to be taken into account, such as more valuable/sensitive areas close by.
High	Landscapes with a high capacity to accommodate development are the least constrained, and are likely to be able to accommodate significant allocations of development (proposals should still take care to minimise adverse impact on the wider landscape).

Table 2.1: Landscape Capacity Rating Definitions (from 2014 Capacity Study)

Desktop and Field Study

- 2.8 The 2014 Capacity Report identified primary and secondary environmental constraints, and mapped these in a GIS database. These were used to inform the field assessment of sites. Field maps showed environmental constraints and also the locations of other SHLAA sites and sites for which development has been approved.
- 2.9 Site visits were made to the sites themselves and also the surrounding areas, to identify the extent of intervisibility. By means of the site visits and, in some instances with the aid of aerial photography, it was possible to gain sufficient understanding of all the sites and their landscape and visual context to make informed judgements.

Development Assessment

- 2.10 On the basis of the comments made in the landscape sensitivity and value assessment, conclusions were drawn as to whether any development that would be appropriate for a site. If the judgement was that unacceptable adverse landscape effects would be likely to occur were any housing development to take place, the *landscape suitability* of the site was assessed as *low* and no housing locations are suggested.
- 2.11 If the view was that some level of development could potentially take place without unacceptable adverse landscape effects then locations for housing were identified on a site map and a judgement was made as to the scale of development that could be accommodated in that area.
- 2.12 *Development yield* was assessed using the ranges detailed in Table 4 below. This is not a specific calculation based on a calculated land area and a density per hectare value, but a more general estimate based on the assessment comments. The text indicates where it is considered that the

density of development should reflect that of existing nearby housing and where there is potential to increase density without a significant impact on local landscape character or views. It will also indicate any considerations that would affect the proportion of the mapped area(s) that could be built on – e.g. the preservation of trees or hedgerows.

Development Yield	Number of dwellings
Low	Up to 6
Low-medium	7-20
Medium	21-50
Medium-high	51-150
High	More than 150

Table 4: Development Scale Definitions

- 2.13 The identified development areas, which are labelled on the site map as A, B, etc..., are referenced as such in the assessment text. For each identified area an assessment is made as to the level of landscape suitability that applies to that location for the suggested development yield, in accordance with the definitions in Table 5 below.
- 2.14 It should be noted that, whilst a development yield figure is given where landscape suitability is assessed as *low-medium*, there would, depending on the precise nature of the development and mitigation proposed, still be considerable potential for unacceptable landscape effects.

Landscape Suitability	Definition
Low	Landscape has a high sensitivity to housing use. Development would be very likely to give rise to unacceptable adverse landscape and/or visual effects.
Low-medium	Landscape has medium-high sensitivity to housing use. Development would be very likely to give rise to adverse landscape and/or visual effects but these may not reach an unacceptable level.
Medium	Landscape has a moderate sensitivity to housing use. Development would be likely to give rise to some adverse landscape and/or visual effects but these will potentially be limited in extent and therefore acceptable.
Medium-high	Landscape has a moderately low sensitivity to housing use. Development may give rise to some minor adverse landscape and/or visual effects but these would be unlikely to be sufficient to make development unacceptable.
High	Landscape has a low sensitivity to housing use. Development would be very unlikely to give rise to unacceptable adverse landscape and/or visual effects.

Table 5: Landscape Suitability Definitions

2.15 Assessments are accompanied where appropriate by high-level suggestions for mitigation. The assessed levels of impact assume that this mitigation is included in the development.

Outputs

2.16 This report illustrates the overall assessment findings in four maps:

- Two Development Scale maps, one for the northern part of the District and one for the southern, use different colours to identify which of the five scales of development yield, from low to high, is considered appropriate in terms of landscape character and views at each site. Sites or parts of sites considered unsuitable for development are left unshaded
- Two Development Impact maps, for northern and southern parts of the District, use different colours to identify the landscape suitability rating associated with the scale of development judged to be appropriate. Sites or parts of sites considered unsuitable for development are left unshaded.

2.17 The maps are accompanied by tables which:

- List the development yield and landscape suitability ratings for each site
- Total the number of sites by scale and landscape suitability.

2.18 Text is provided to:

- Summarise the assessment findings in terms of geographical distribution
- Comment on any particular differences to MSDC's findings
- Identify sensitivity or value factors which were found to have a particular importance in influencing the assessment outcomes.

2.19 Appendix A presents the following for each site:

- A plan showing the site and primary and secondary constraints (as identified in the 2014 Study) within a 3km diameter area
- LUC's comments and ratings for landscape sensitivity and value, set in tabular format alongside the comments made for the landscape character area in question
- A plan showing the site in its immediate landscape context, with areas for potential development labelled
- LUC's development assessment, with suggested development scale and landscape suitability ratings.

2.20 LUC's assessment has been entered into an Access Database table, on a separate Landscape tab, which MSDC can use as required to supplement their SHLAA database and to inform strategic judgements and reconsideration of yield figures in light of the assessment findings.

3 Assessment Summary

Results

- 3.1 Appendix A contains the assessments of sensitivity and value, overall landscape suitability and potential yield for each site, or part of a site, carried out in accordance with the methodology set out in Section 2. The landscape suitability and yield ratings for each site in which are also listed in Table 6.
- 3.2 The landscape suitability for development of the assessed sites is illustrated spatially in Figure 1 and Figure 2.
- 3.3 The potential development yields that could be achieved within the scope of the assessed suitability ratings are illustrated spatially in Figure 3 and Figure 4.
- 3.4 Table 7 totals the number of sites, or parts of sites, with each combination of landscape suitability and yield rating. It also, for comparative purposes, indicates the number of sites in Mid Sussex DC's SHLAA assessment that have been identified as having potential yields in each of LUC's defined ranges and the number of those sites identified in the SHLAA as being suitable for development.

Conclusions

- 3.5 With reference to Table 7, only 2 sites, or parts of sites, are assessed as having more than a LOW level of landscape suitability for providing a HIGH housing yield, compared to 4 sites identified as suitable in the Mid Sussex SHLAA.
- 3.6 13 areas are identified as having more than a LOW level of landscape suitability for providing a MEDIUM HIGH housing yield, compared to 7 sites identified as suitable in the Mid Sussex SHLAA, but for 9 of the 13 the level of suitability is LOW-MEDIUM (indicating some potential for a scheme to be unacceptable in landscape impact terms).
- 3.7 For smaller yields an increased number of areas with high levels of suitability are identified. This in part reflects the identification of subdivisions of larger sites that are considered to have greater suitability but in consequence lower yields. Of the 97 areas identified as having more than a LOW level of suitability for development in terms of landscape more than a third, 34, are considered only to have the potential for LOW yields (i.e. up to 6 dwellings).
- 3.8 The chief conclusions to be drawn from the maps in Figures 1-4 are that there are more sites with higher levels of suitability in the central and southern parts of the District than in the north, and that the Haywards Heath area offers the highest potential yields at the lowest potential landscape 'cost'.
- 3.9 The assessments presented in this report address landscape sensitivity. There may be non-landscape reasons, or a combination of landscape considerations and other factors, that make a site unsuitable in overall terms for housing development or, conversely, justify development despite landscape issues.

SHLAA ID	Name	Sub Area	Landscape Suitability	Development Yield
3	Land at Trinity Road, Hurstpierpoint	A	Medium-High	Low
4	Wintons Farm, Folders Lane, Burgess Hill	A	Medium	Medium
5	Land adjoining Acacia Cottage, 151 Crawley Down Road, Felbridge	A	Medium	Low
6	Land at Gravelye Lane and Scamps Hill, Lindfield	A	Medium-High	Medium-High
13	Land west of Kemps, Hurstpierpoint	A	Medium-High	Medium
18	Crabbet Park, Old Hollow, Near Crawley	B	Low-Medium	Medium
18	Crabbet Park, Old Hollow, Near Crawley	C	Low-Medium	Low-Medium
18	Crabbet Park, Old Hollow, Near Crawley	A	Low-Medium	Medium-High
21	Land south of Cophthorne Road, Felbridge	A	High	Low-Medium
22	Land to rear of Dunnings Mill Sports Club Dunnings Rd, East Grinstead	A	Low-Medium	Low
26	Glebe Farm, Haywards Heath Road, Balcombe	A	Medium	Low-Medium
57	Land at Foxhill (Gamblemead Lane), Foxhill, Haywards Heath	C	Medium-High	Low
57	Land at Foxhill (Gamblemead Lane), Foxhill, Haywards Heath	A	Medium	Medium
57	Land at Foxhill (Gamblemead Lane), Foxhill, Haywards Heath	B	Low-Medium	Medium
58	Hazeldens Nursery, Albourne	A	Medium	Medium
58	Hazeldens Nursery, Albourne	B	Low-Medium	Medium
70	Front field (Village field), Jeffreys Farm, Horsted Keynes	A	Low-Medium	Low-Medium
89	Land at Whitemans Green, Cuckfield	A	Low-Medium	Medium
127	Land at St. Martin Close, Handcross	A	Medium	Medium
138	Land south of Hammerwood Road, Ashurst Wood	A	Medium	Low-Medium
139	Land between 98-104 Maypole Road. Ashurst Wood	A	High	Low
145	Land east of Fairlight Lane, Holtye Road, East Grinstead	A	Low-Medium	Low
148	Land north of Top Road, Sharpthorne	A	Low-Medium	Low-Medium
150	Land to the west of the Rectory, Haywards Heath Road, Balcombe	A	Low-Medium	Low
151	Land east of Portsmouth Wood Close, Lindfield	A	Medium-High	Medium
156	Pine Lodge and Pine Cottage, London Road, Bolney	A	Medium-High	Low
160	Land in Valebridge Road, Burgess Hill	A	Medium	Low
164	Land to the rear of 78 Wickham Hill , Hurstpierpoint	A	Medium	Low
166	Land north of Oaklands, Sayers Common	A	Medium-High	Low
173	Land north of 149 College Lane, Hurstpierpoint	A	Medium-High	Low
173	Land north of 149 College Lane, Hurstpierpoint	B	Low-Medium	Low
183	Constance Wood Recreation Ground, Hamsland, Horsted Keynes	A	Low-Medium	Low-Medium
184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	A	Low-Medium	Low-Medium
206	Land to the rear of 60a-78 Folders Lane, Burgess Hill	A	Low-Medium	Low-Medium
216	Land at Birch Grove Road/Danehill Lane, Horsted Keynes	A	Low-Medium	Low
220	Land north of Kingsland Laines, Sayers Common	A	Medium-High	Medium

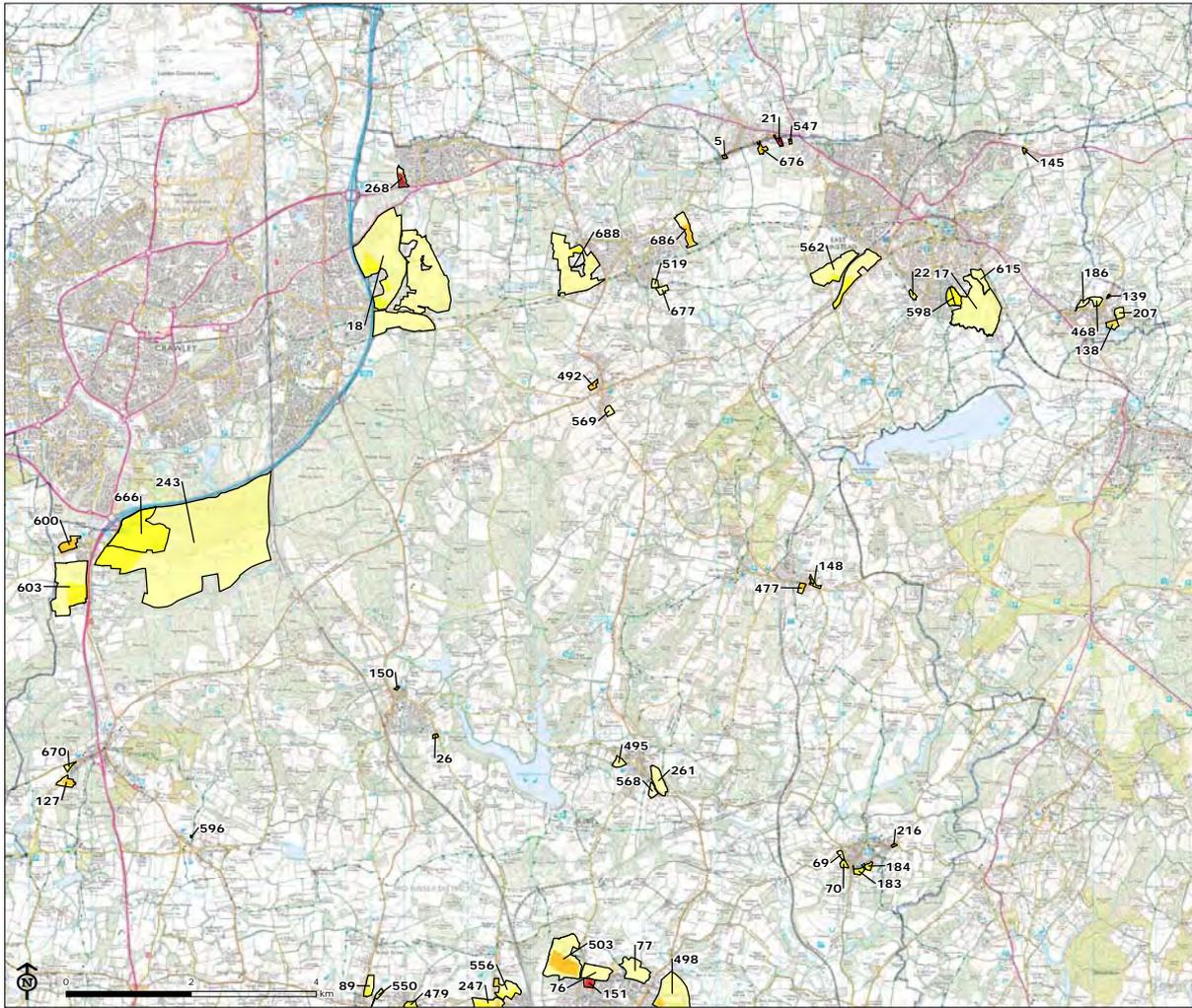
220	Land north of Kingsland Laines, Sayers Common	B	Low-Medium	Medium
221	Land to the north of Shepherds Walk, Hassocks	A	Medium	Medium-High
221	Land to the north of Shepherds Walk, Hassocks	B	Low-Medium	Low-Medium
240	Land north of Cuckfield by-pass, Cuckfield	A	Medium	Low-Medium
243	Land at Lower Tilgate, East of Pease Pottage	A	Low-Medium	Medium-High
246	Hurst Farm, Hurstwood Lane, Haywards Heath	A	Medium-High	High
246	Hurst Farm, Hurstwood Lane, Haywards Heath	C	Medium-High	Medium
246	Hurst Farm, Hurstwood Lane, Haywards Heath	B	Medium-High	Medium
247	Penland Farm, Haywards Heath	B	Medium	Low-Medium
247	Penland Farm, Haywards Heath	A	Low-Medium	Medium
264	Land south of Ryecroft Road, Bolney	A	Medium	Low
268	Land at Holly Farm, Copthorne Way, Copthorne	A	High	Medium
286	Land at the Ham, Hassocks	C	Medium-High	Low
286	Land at the Ham, Hassocks	A	Medium	Medium
286	Land at the Ham, Hassocks	B	Low-Medium	Medium
468	Land northeast of Woods Hill Lane, Ashurst Wood	A	Low-Medium	Low-Medium
477	Land adjacent to Cookhams, south of Top Road, Sharpthorne	A	Medium	Low-Medium
479	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield	A	Low-Medium	Medium
483	Land to the east of Northlands Brook and south of Scamps Hill, Lindfield	A	Low-Medium	Medium
483	Land to the east of Northlands Brook and south of Scamps Hill, Lindfield	B	Medium-High	Low-Medium
487	Land at the junction of Hurstwood Lane and Fox Hill, Haywards Heath	A	Medium-High	Low
492	Old Vicarage Field, Church Road, Turners Hill	A	Medium	Medium
496	Land south of Rocky Lane & to the west of Weald Rise and Fox Hill Village, Haywards Heath	A	Low-Medium	Medium-High
498	Land north east of Lindfield	A	Low-Medium	Medium-High
498	Land north east of Lindfield	B	Medium	Medium
498	Land north east of Lindfield	C	Low-Medium	Medium-High
503	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	A	Medium	High
507	Caru Hall, Bolnore Road, Haywards Heath	A	Medium-High	Low-Medium
526	Land east of Paynesfield, Bolney	A	Low-Medium	Low-Medium
527	Land north of Ryecroft Road, Bolney	A	Medium	Low
534	Land south of Folders Lane (to the east of Wintons fishing lakes), Burgess Hill	C	Medium-High	Low
534	Land south of Folders Lane (to the east of Wintons fishing lakes), Burgess Hill	B	Medium	Low-Medium
534	Land south of Folders Lane (to the east of Wintons fishing lakes), Burgess Hill	A	Low-Medium	Medium-High
541	Land Adjacent to Packway House, Bolney	A	Low-Medium	Low-Medium
547	Land rear of 'Mulberry Gate', Copthorne Road, Felbridge	A	Medium	Low
556	Land east of Borde Hill Lane, Haywards Heath	B	Medium	Low
556	Land east of Borde Hill Lane, Haywards Heath	A	Low-Medium	Low-Medium

556	Land east of Borde Hill Lane, Haywards Heath	C	Low-Medium	Low
557	Land south of Folders Lane and east of Keymer Road, Burgess Hill (Site H, west)	A	Low-Medium	Medium
562	Land at Hill Place Farm to the south west of East Grinstead, west and east of the Bluebell Railway Line	A	Low-Medium	Medium
582	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	A	Medium	Low
585	Glebelands, Lodge Lane, Bolney	A	Medium-High	Low
598	Land south of Edinbugh Way, East Grinstead	A	Low-Medium	Medium-High
600	Golf Club Driving Range, Horsham Road, Pease Pottage	A	Medium	Medium-High
603	Land south of Pease Pottage, west of Old Brighton Road	A	Low-Medium	Medium-High
613	Land at Whitehorse Lodge, Furzeland Way, Sayers Common	A	High	Low
617	Land at Foxhole Farm, Bolney	B	Medium	Low-Medium
617	Land at Foxhole Farm, Bolney	A	Low-Medium	Medium
626	Land south of Barn Cottage, Cuckfield Road, Ansty	A	Medium	Low
627	Land adj. Holly Bank, Deaks Lane, Ansty	A	Medium-High	Low
627	Land adj. Holly Bank, Deaks Lane, Ansty	B	Low-Medium	Low
631	Challoners, Cuckfield Road, Ansty	A	Medium	Low
631	Challoners, Cuckfield Road, Ansty	C	Low-Medium	Low
631	Challoners, Cuckfield Road, Ansty	B	Low-Medium	Low
665	Hangerwood Farm, Foxhole Lane, Bolney	A	Medium	Low-Medium
666	Hardriding Farm, Brighton Road, Pease Pottage	A	Low-Medium	Medium-High
670	Land at Coos Lane, Horsham Road, Handcross	A	Low-Medium	Low
676	Land south of 61 Crawley Down Road, Felbridge	A	Medium	Low
686	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	A	Medium	Medium-High
688	Land to west of Turners Hill Road, Crawley Down	A	Low-Medium	Low-Medium
690	Hassocks Golf Club, London Road, Hassocks	A	Medium	Low

Table 6: Site Landscape Suitability and Potential Development Yield

		Development Yield				
		Low	Low-medium	Medium	Medium-high	High
No. of SHLAA sites with potential yield		5	19	23	24	28
No. of SHLAA sites assessed as suitable		3	12	9	7	4
Landscape Suitability	Low	0	0	0	0	0
	Low-Medium	10	12	12	9	0
	Medium	12	8	7	3	1
	Medium-High	10	2	5	1	1
	High	2	1	1	0	0

Table 7: Summary of Landscape Suitability and Potential Development Yield



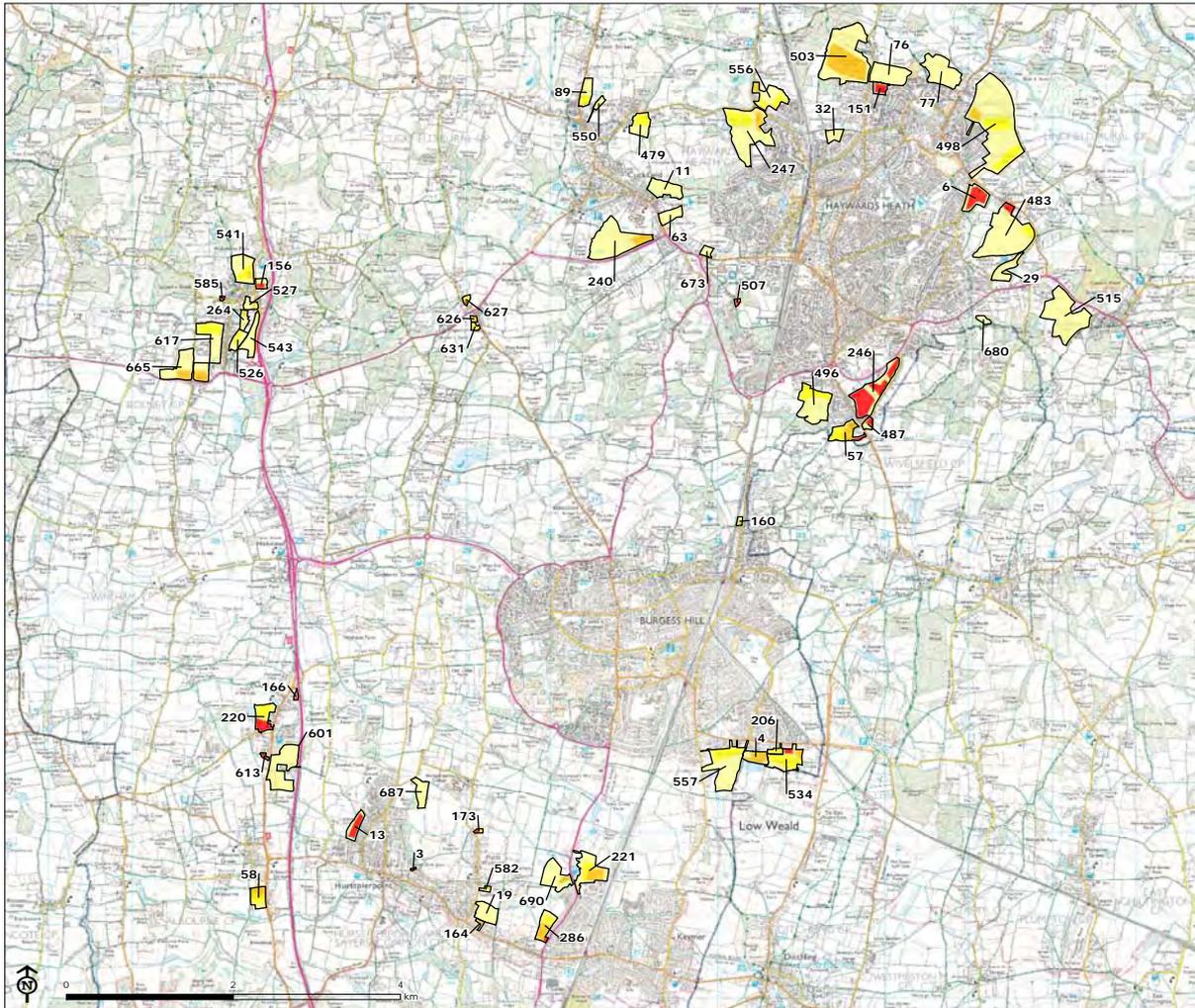
**Mid Sussex District SHLAA:
Review of Landscape and
Visual Aspects of Site
Suitability**

**Figure 1:
Landscape Suitability - North**

- SHLAA site
 - District boundary
- Landscape Suitability**
- High
 - Medium-High
 - Medium
 - Low-Medium
 - Low

Map Scale @ A3: 1:60,000





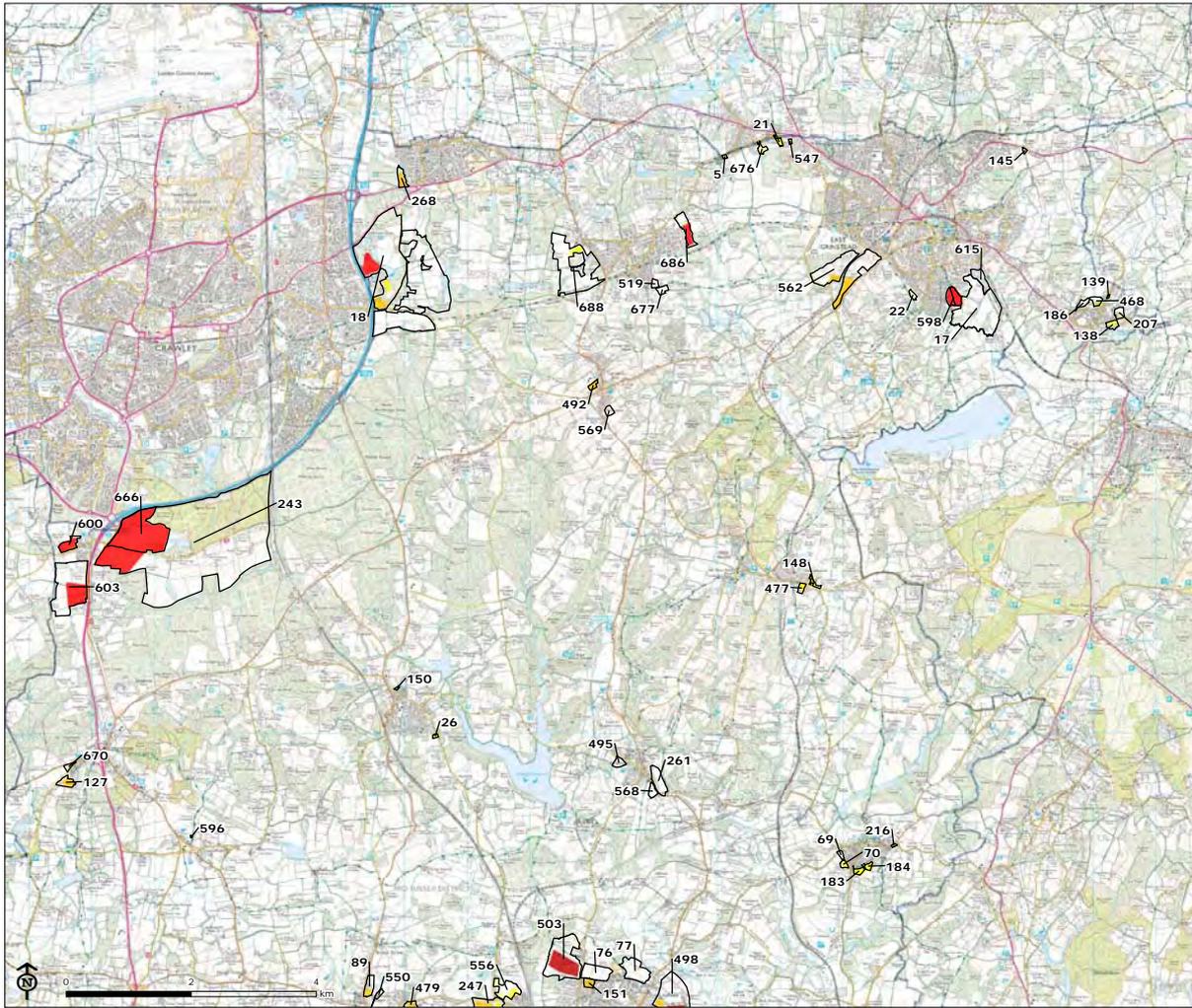
**Mid Sussex District SHLAA:
Review of Landscape and
Visual Aspects of Site
Suitability**

**Figure 2:
Landscape Suitability - South**

- SHLAA site
 - District boundary
- Landscape Suitability**
- High
 - Medium-High
 - Medium
 - Low-Medium
 - Low

Map Scale @ A3: 1:45,000





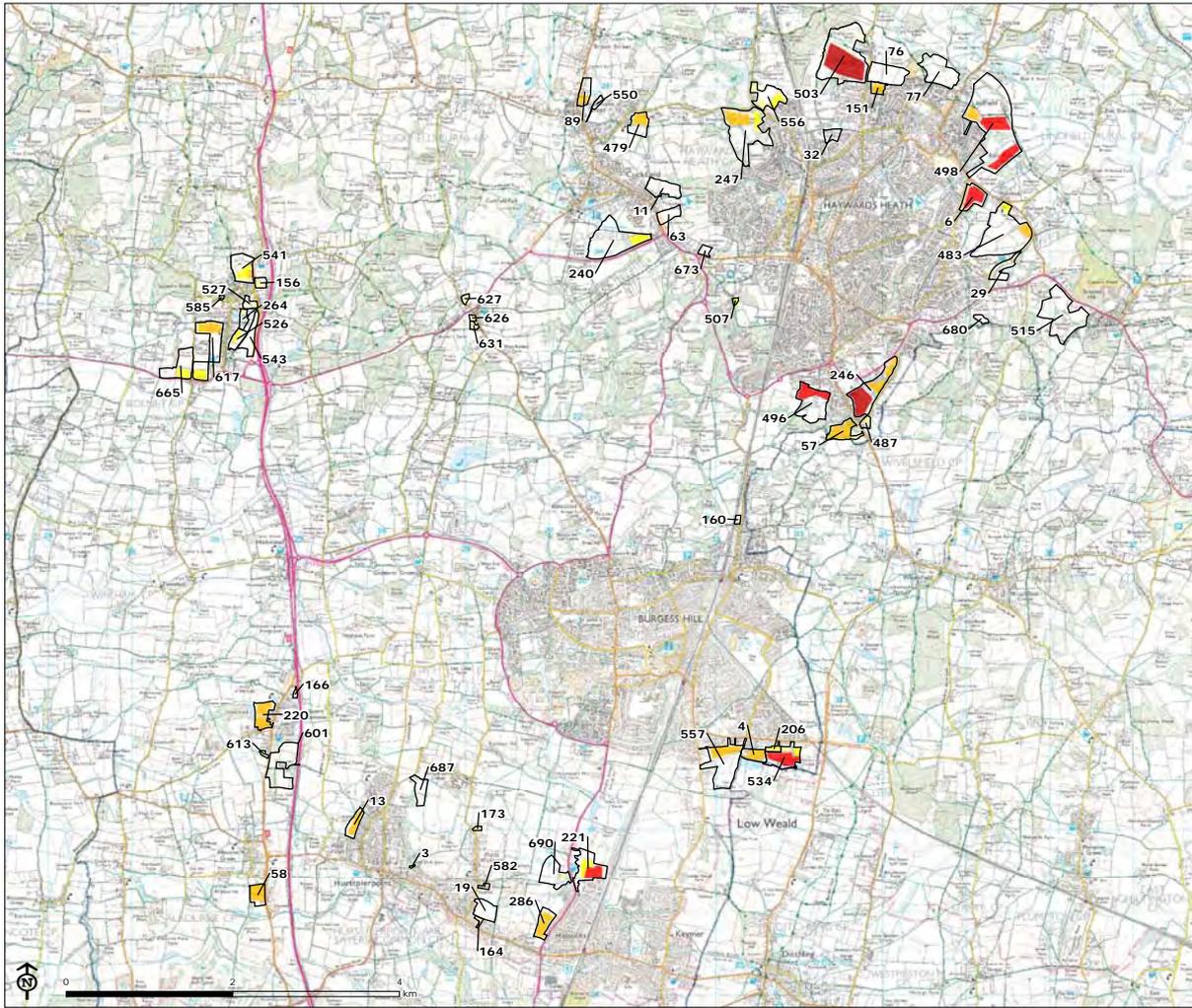
**Mid Sussex District SHLAA:
Review of Landscape and
Visual Aspects of Site
Suitability**

**Figure 3:
Development Yield - North**

- SHLAA site
 - District boundary
- Development Yield**
- High
 - Medium-High
 - Medium
 - Low-Medium
 - Low

Map Scale @ A3: 1:60,000





**Mid Sussex District SHLAA:
Review of Landscape and
Visual Aspects of Site
Suitability**

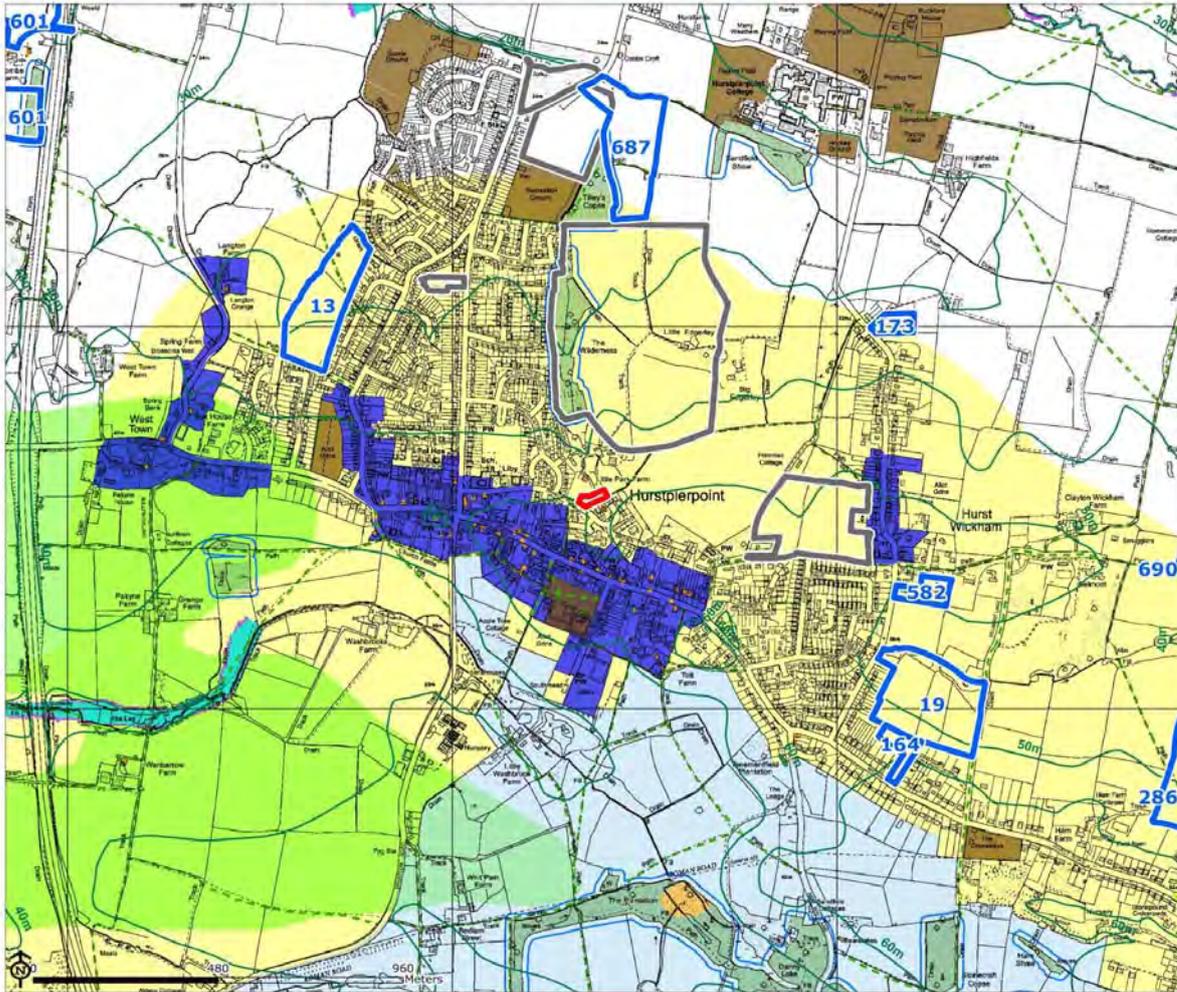
**Figure 4:
Development Yield - South**

- SHLAA site
 - District boundary
- Development Yield**
- High
 - Medium-High
 - Medium
 - Low-Medium
 - Low

Map Scale @ A3: 1:45,000



Appendix A: Site Assessments



Mid Sussex District Council
District Plan

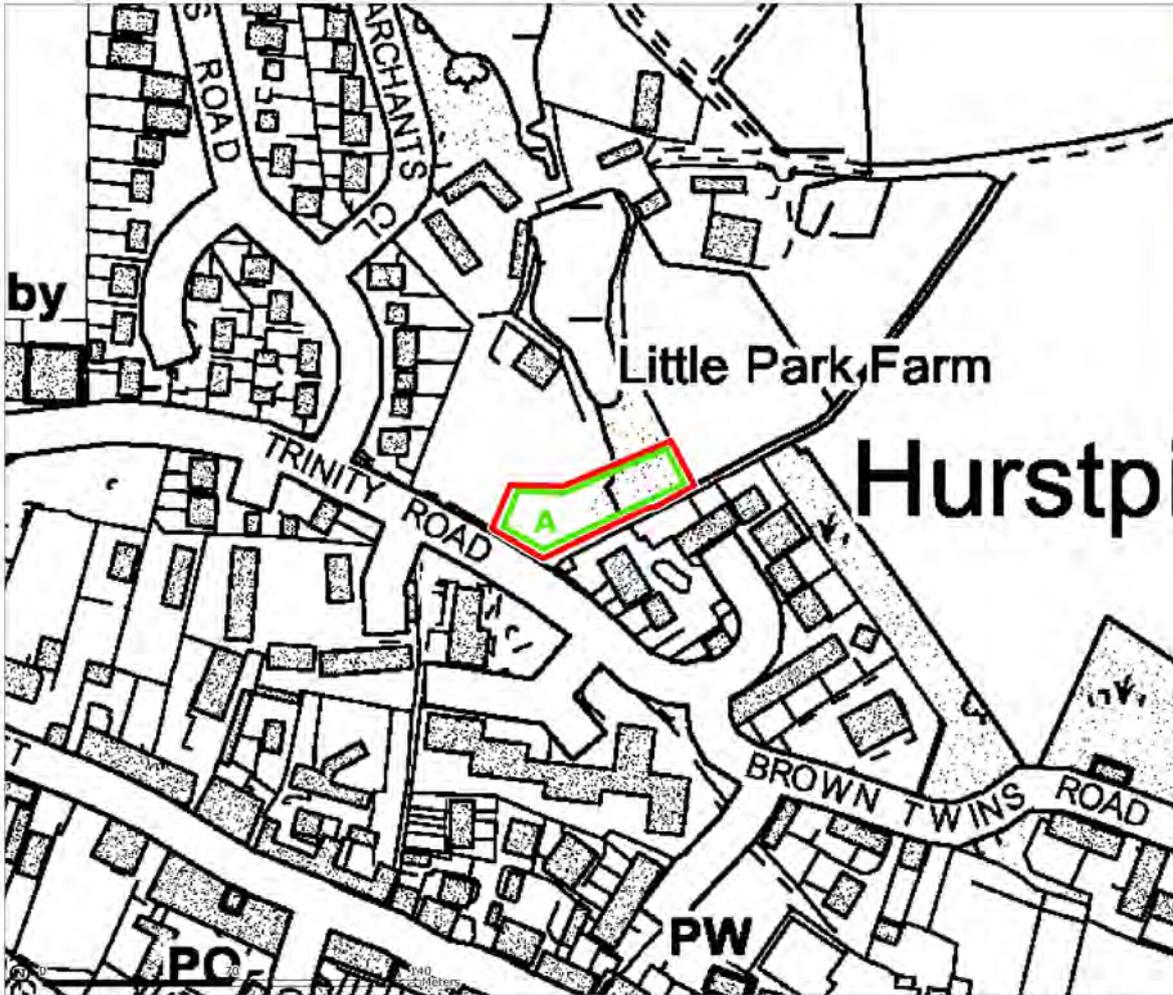
- SHLAA Site 3**
- Current SHLAA Site
 - Other SHLAA Sites
 - Planning Applications
 - District Boundaries
 - 10m Contours
- Primary Constraints**
- Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Nature Conservation Importance (SNCI)
 - Local Nature Reserves
 - High Weald Area of Outstanding Natural Beauty
 - South Downs National Park
 - Listed Building
 - Registered Park and Garden
 - Scheduled Monument
 - Flood Zone 3
 - Agriculture Land Classification - Grade 2
 - Public Rights Of Way
- Secondary Constraints**
- Ancient Woodland 15m buffer
 - Ancient Semi-Natural Woodland Site
 - Planted Ancient Woodland Site (PAWS)
 - Ashdown Forest 7km HRA Buffer
 - National Park and AONB - 1km buffer
 - Conservation Areas
 - Air Quality Management Area (AQMA)
 - Source Protection Zone 1
 - Flood Zone 2
 - 400kV Electricity Line - 100m buffer
 - Open space, sport and recreation areas (PPG17 Assessment 2006)
 - Sustrans National Cycle Route
- Map Scale @ A4: 1:14,000**



SHLAA Site:	Land at Trinity Road, Hurstpierpoint		SHLAA I	3	Landscape Character Area:	Hurstpierpoint Low Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.	2	Enclosed piece of land, formerly vegetated but cleared in recent times. Boundary to south, along PRoW, is historic but no distinctive trees. Modern conifer planting forms boundaries to north and east. Fenced frontage to road. Land slopes to low point near eastern end; OS map suggests stream crossing site here, connecting to ponds just to north but no indication of this on the ground in aerial views.		
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald	2	No importance in settlement form, with adjacent modern development to west and south. Little Park Farm provides a 'soft', rural-character edge to the developed area which could be affected by new housing to the north of the hedgerows (which filter views of the housing on Trinity Road); however this sensitivity can be expected to be greatly diminished by approved development on farmland to the north.		
Visual Receptors			2	PRoW immediately adjacent, but fence limits visibility. Could potentially be some limited visibility of development above tree line in views from PRoW to north-east.		
Sense of Rurality	4	South Downs.	2	Contained garden setting. The wider Little Park Farm complex retains a semi-rural character, but new development to the north will reduce this.		
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.	1	No role in settlement separation.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	2	LOW-MEDIUM.		
Landscape Value						
Landscape Designations	4	Proximity to AONB	1	Close to SDNP but separated by built-up area. Site does not display any special characteristics associated with the National Park designation.		
Other Environmental Designations	3	LBS, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	1	None.		
Setting of Valued Assets and Features	5	Setting to South Downs.	4	Within the curtilage of Little Park Farm, a grade II* listed 17th century house. Modern conifers and hedging separate the site from the listed building and other associated buildings, but there is still landscape value associated with the historic farmstead. Also almost adjacent to the Conservation Area, but modern housing development on Trinity Road and Brown Twins Road reduces any impact development of this site could have.		
Cultural and Historical Associations	4	Association with South Downs	4	Little Park was a deer park in Tudor times, in the same ownership as Danny House, and the nearby ponds date from this time or earlier. HLC classifies site as part of medieval to post-medieval large farmstead. No sense of historic character within the site area though.		

Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.	2	Enclosure restricts perception of wider setting. Can be considered part of urban area, with approved development of large site just to the north.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH.

LCA Landscape Capacity	Site Landscape Suitability
Low	Area A is considered to have MEDIUM-HIGH landscape suitability for development. It could accommodate a LOW yield. The key concerns relate to the historic character of Little Park Farm, and the listed farmhouse, but approved development to the north is likely to significantly change the character of the historic Little Park estate and also the setting of the Little Park Farm buildings. Sensitive development of a limited scale would be unlikely to have any great additional impact in this location, although it would be preferable for dwellings to be close to and oriented to the road frontage. The front boundary bank and fence would presumably need to be removed to facilitate access; this would have limited impact on landscape character as long as the footpath boundary trees were retained.

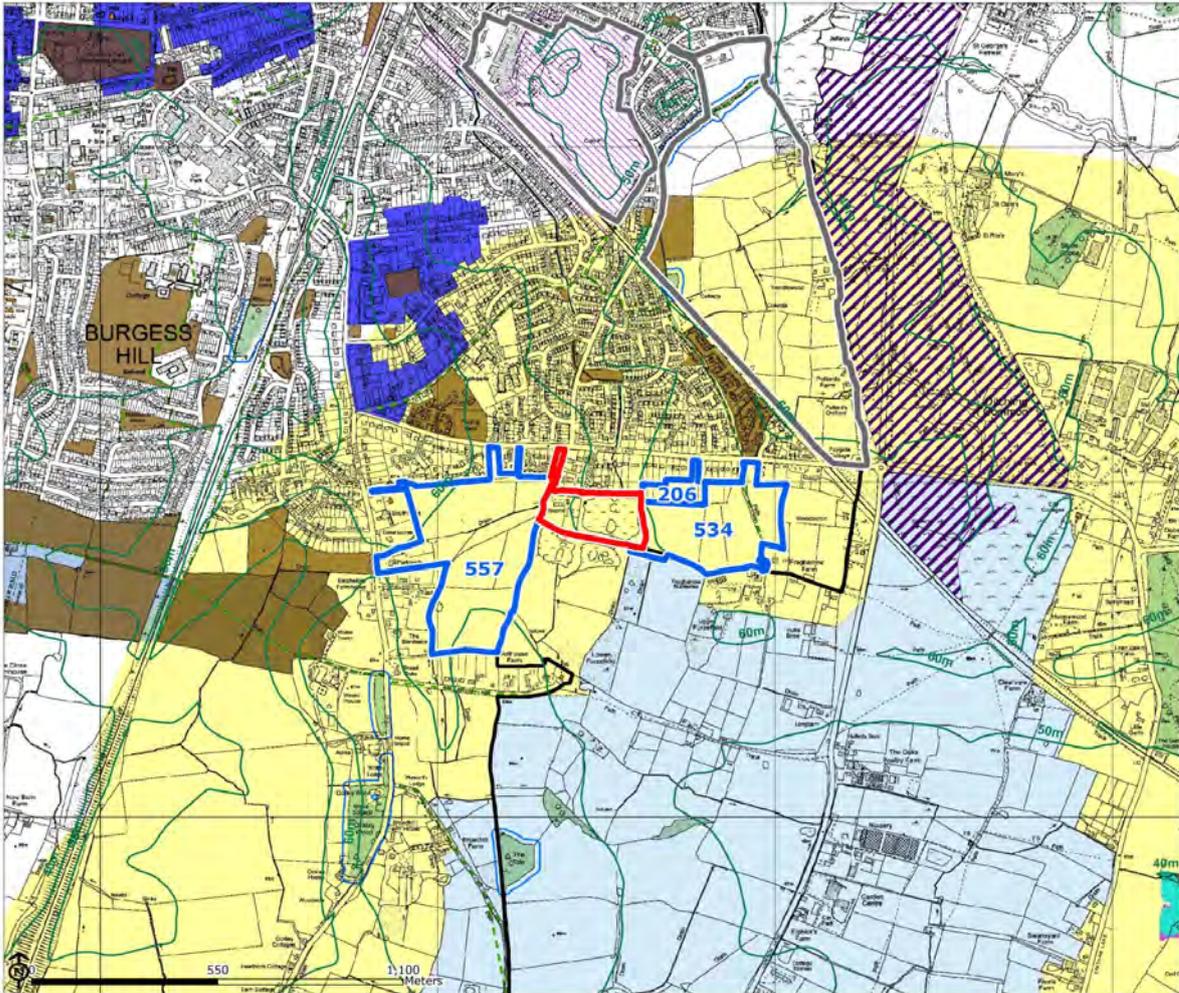


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- SHLAA Site 3**
- Current SHLAA site
 - Site sub-area
 - Adjacent SHLAA sites

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 Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 4

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

LUC

SHLAA Site:	Wintons Farm, Folders Lane, Burgess Hill		SHLAA I	4	Landscape Character Area:	Furzeheld Low Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Pastoral landscape with dense hedgerow network and low boundary loss.	3	The Site consists of a private house and garden (Wintons) and a fishing lake. The lake is one of three which form Wintons Fishery, a members-only angling club. The other two, in Lewes District, are also SHLAA sites. The condition of the landscape is much changed from its former agricultural use, but the lake constitutes a feature that has positive landscape attributes. The Site has strong hedgerow boundaries to the east, south and west, and a slightly thinner boundary to houses to the north which includes some conifers. Some remnant hedgerow trees have been preserved on islands within the lake, but otherwise landscaping is ornamental and modern.		
Settlement Setting	3	Boundary vegetation along urban edge. Very low intervisibility. Gently undulating plateau top. Similar topography to residential areas along Folders Lane.	4	The existing settlement edge to the south of Folders Lane is marked by a strong hedgerow boundary with mature trees, and development beyond this line has not yet occurred, other than adjacent to roads. Similar strong hedgerows would also form the outer edges of the extended settlement were this Site to be developed, but if this was to take place without development of adjacent sites to the east and west (557 and 534) it would represent more of an intrusion.		
Visual Receptors			2	The Site is very contained. Higher, wooded ground to the south screens views from the South Downs escarpment, any there are no views from public locations within the National Park. No PRoW pass through or adjacent to the Site but there are views from some residential properties.		
Sense of Rurality	3	Moderate. Very enclosed. Little intervisibility with surrounding landscape.	3	Vegetation creates a degree of separation from the urban area, and although the function of the site means that its character is not strongly rural there is still the sense that it is fringed by countryside.		
Settlement Separation	2	Minor contribution to wider gap between Burgess Hill and Ditchling.	2	Development in this area would physically reduce the gap between Burgess Hill and Ditchling, but the wooded character of the landscape means that there is no perception of the proximity of the settlements.		
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM. Screening from the urban area and the pastoral character of surrounding fields means that development in this area would represent an expansion of the town into the countryside.		
Landscape Value						
Landscape Designations	1		3	None apply to the site, but the south-eastern corner of the Site directly adjoins the South Downs National Park. There is no distinct edge to the National Park here - the strong field structure around the Site can be seen to represent a continuation of the field pattern within the designated area - but the Special Qualities are not greatly in evidence in the small area of the National Park which lies adjacent to the Site.		
Other Environmental	2	IRs, minor flood, PSI, PSI	1	None		

Other Environmental Designations	4		1	
Setting of Valued Assets and Features	3	Setting to Ditchling Common. Glimpses of South Downs.	1	Does not contribute any value as a setting.
Cultural and Historical Associations	3	Intact early post medieval and medieval.	2	Intact medieval field boundaries resulting from assarts are a feature of the National Park and the Weald. The boundaries of the Site are potentially of a similar age, but represent a more piecemeal, informal enclosure. The fishing lake has no cultural heritage value, having been dug in the 1980's, and Wintons house is 20th Century in origin.
Perceptual Qualities	3	Moderate scenic beauty, fairly tranquil due to enclosure.	3	The lakes and enclosing trees create a degree of tranquillity, although the land use gives an urban fringe character.
Overall Landscape Value	3	MODERATE	3	MEDIUM. Proximity to the National Park is the key element in terms of landscape value, giving the Site a role as a buffer to the urban area, but there are no specific elements within the designated area, or visual interactions, which serve to elevate its value.

LCA Landscape Capacity	Site Landscape Suitability
Medium	Area A is considered to have MEDIUM landscape suitability. This could accommodate development with a MEDIUM yield. The Site has sensitivities in terms of rural character, settlement form and proximity to the National Park, but landscape and visual impact on the designated area would be limited, assuming a generous buffer area were to be maintained. Given the presence of Wintons and relatively large houses along the urban edge to the north a low dwelling density would be more appropriate. It would be desirable to keep the hedgerows outside of private ownership, adjacent to access routes (for public use but also to facilitate management), and with wide buffer strips appropriately managed for biodiversity value. The remnant hedgerow trees on islands should be retained and there is potential to leave some smaller water features within the developed area.



Mid Sussex District Council
District Plan

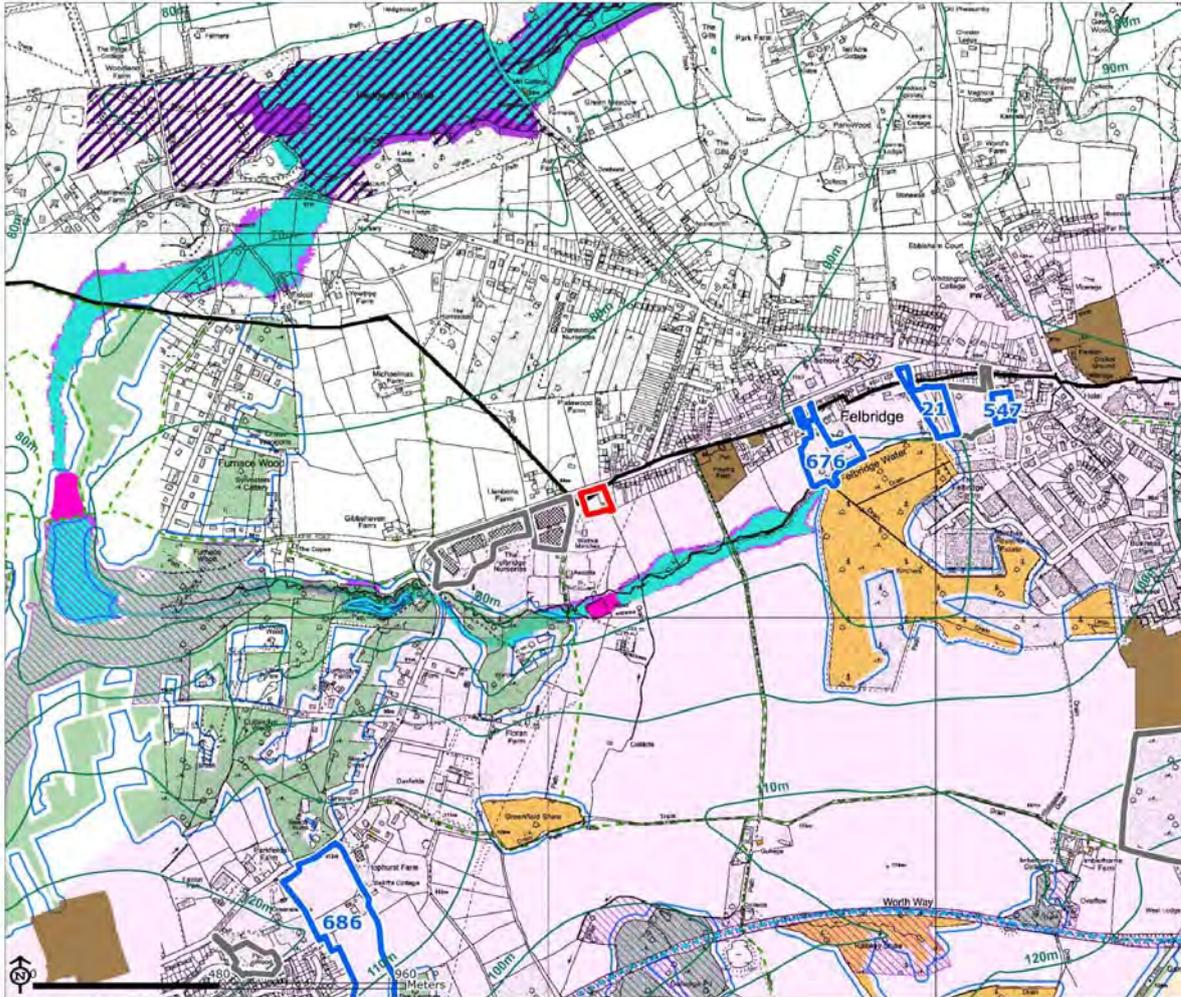
SHLAA Site 4

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 5

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km MRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

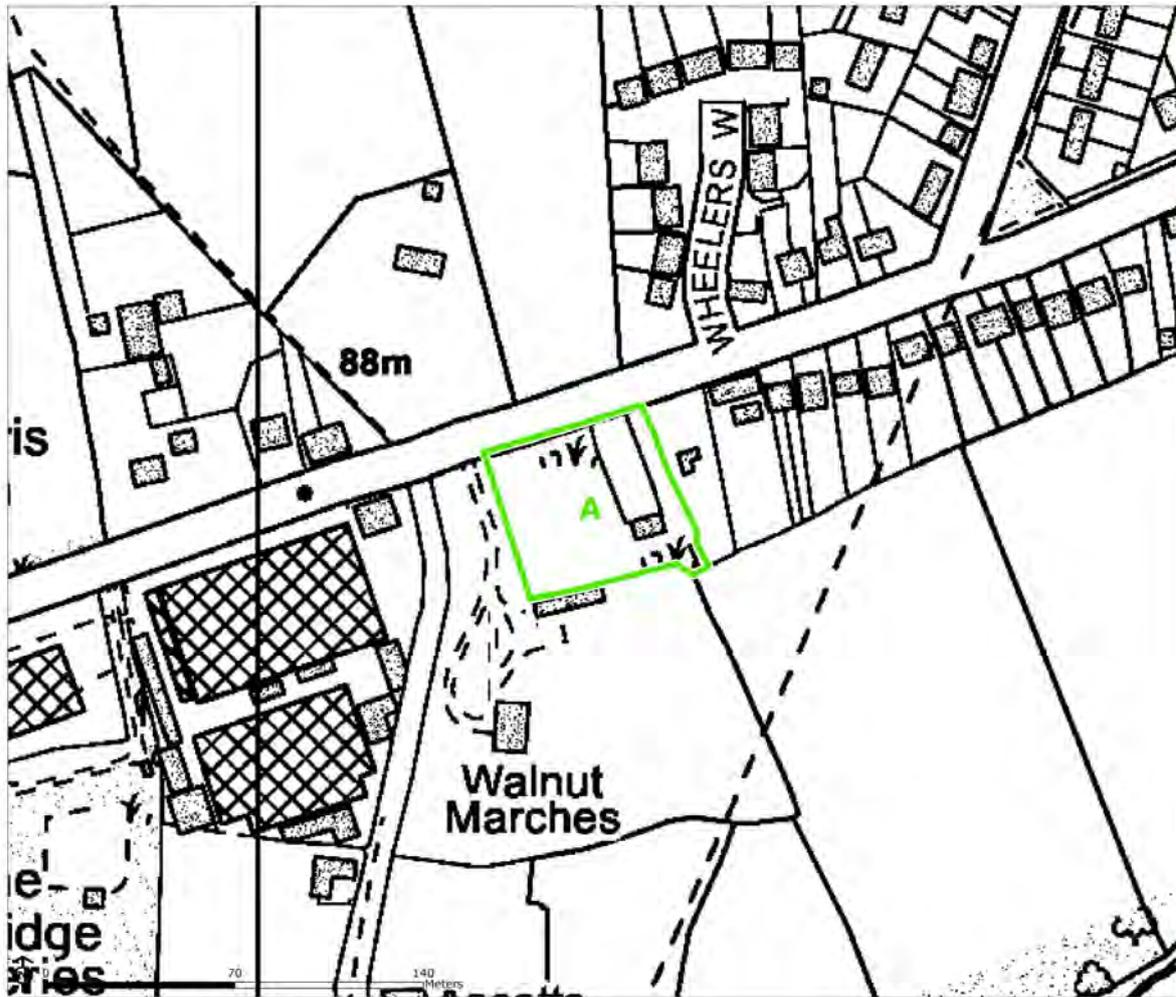
LUC

SHLAA Site:	Land adjoining Acacia Cottage, 151 Crawley Down Road, Felbridge	SHLAA I	5	Landscape Character Area:	East Crawley – Copthorne Settled Woodland Matrix
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	2	Moderate hedge network. Area of designed landscape.	3	Site is covered by dense trees with no access. Trees adjacent to the road give a rural character.
Settlement Setting	3	Wooded setting to Crawley and Copthorne. High Weald plateau.	3	Edge of settlement - transition to more wooded and rural landscape marked by trees. However current housing site further west already extends settlement along the road, reducing the importance of woodland at this location.
Visual Receptors			3	Public right of way to the west of the site.
Sense of Rurality	3	Contains large amount of scattered settlement, but perception of rurality aided by containing vegetation.	3	Contains large amount of scattered settlement, but perception of rurality aided by containing vegetation.
Settlement Separation	5	Provides separation between Crawley and Copthorne.	1	No separation - would be infill when considering development to the west.
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	MEDIUM

Landscape Value				
Landscape Designations	2	Minor abutment to AONB.	1	
Other Environmental Designations	5	LBs, SAMs, significant amount of Ancient Woodland, some floodzone, PSI, RSI, SSCI	1	
Setting of Valued Assets and Features	2	AONB to the south.	1	
Cultural and Historical Associations	2	Crabbet Park	1	HLC - states settlement expansion.
Perceptual Qualities	2	Moderate-low scenic beauty.	3	Trees along the road contribute to the feeling of an enclosed well wooded lane.
Overall Landscape Value	3	MODERATE	3	MEDIUM

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to be of MEDIUM landscape suitability to development. It could potentially accommodate a LOW development yield. In landscape terms it would be appropriate to retain mature or valuable trees within the site and to set development back from the road, retaining trees along the roadside.



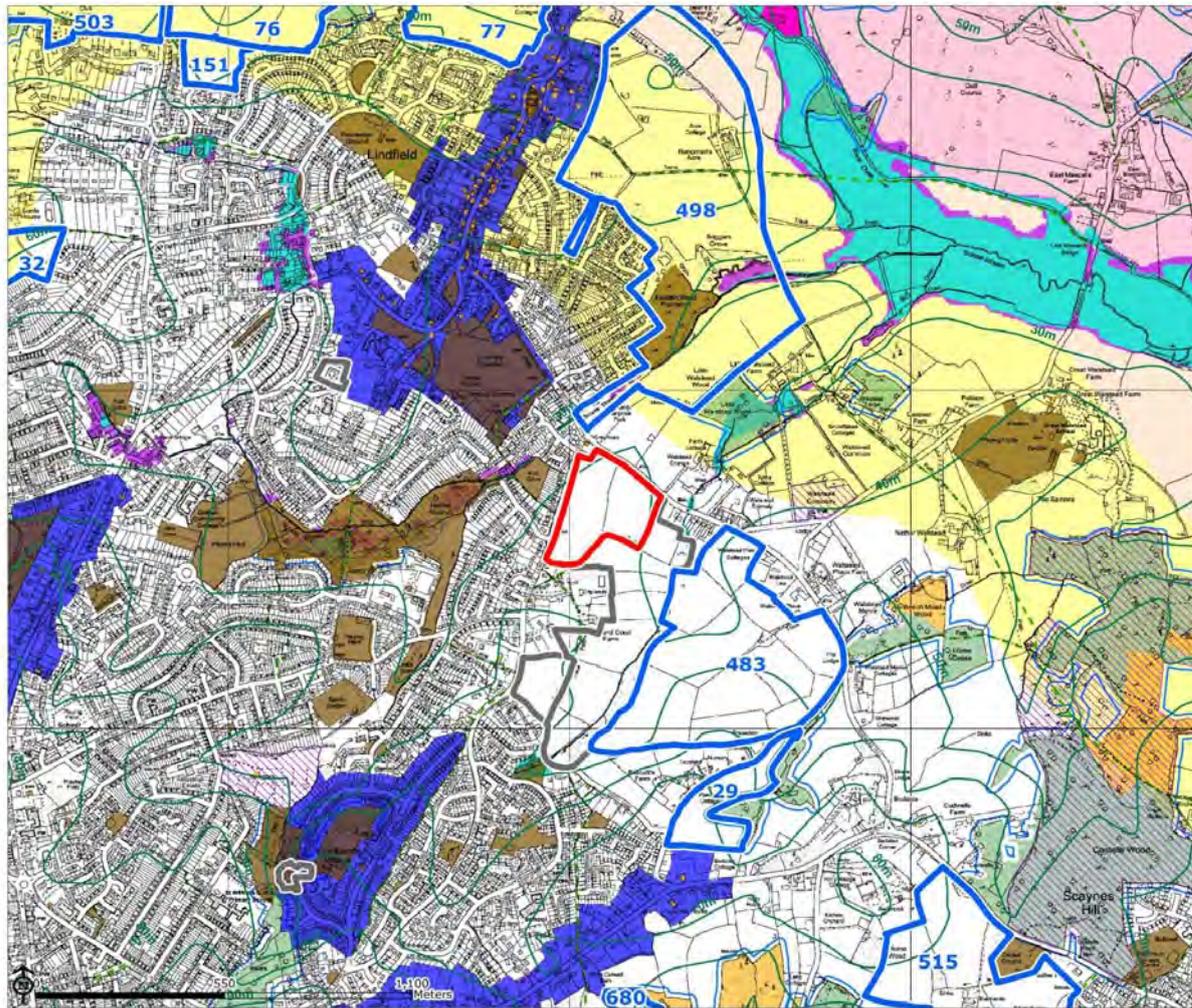
Map Series: Walnut Marches District Plan

- SHLAA Site 5
- Current SHLAA site
 - Site sub-area
 - Adjacent SHLAA sites

Source: Red Emma Design Council, LLC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 6

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

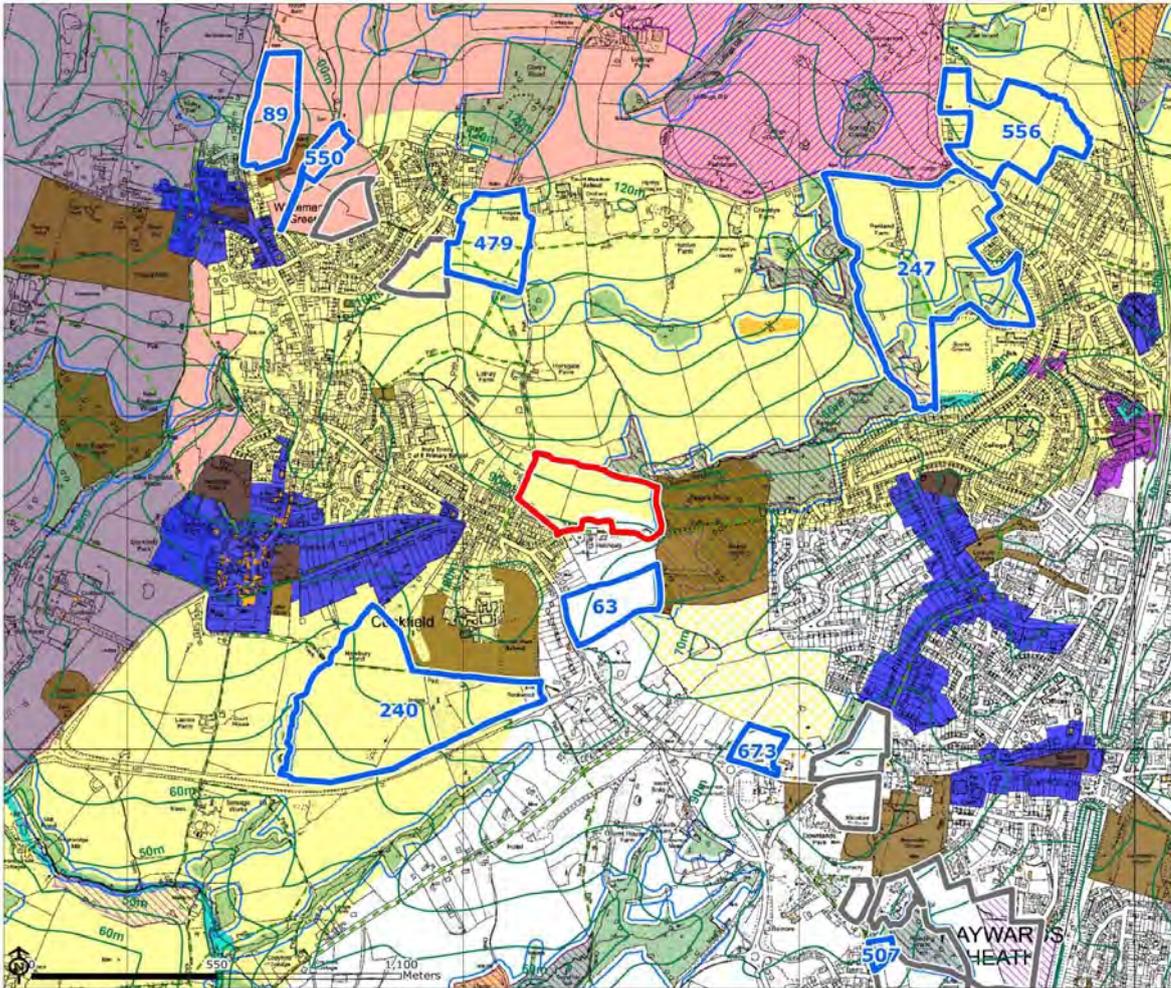
LUC

SHLAA Site:	Land at Gravelye Lane and Scamps Hill, Lindfield	SHLAA I	6	Landscape Character Area:	Haywards Heath Eastern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Varying hedgerow structure and boundary loss.	3	Site has very little management and is mostly scrubbed over. Strong boundary hedgerows and internal hedgerow, with some mature trees.
Settlement Setting	3	Some woodland edges to settlement. Land falling away from settlement towards Ouse Valley. Land falling away from settlement towards Ouse Valley.	2	Setting on high ground and wooded character forms a strong edge to existing settlement but internally site is very contained.
Visual Receptors			3	PRoW runs along eastern boundary. Limited visibility into site but contributes to semi-rural character of this route; however approved development to east will affect this. Housing would be visible from high ground in AONB to north, but unlikely to stand out.
Sense of Rurality	3	Urban influence limits rurality of CA	2	Proximity of busy Gravelye Road and condition of site give urban edge character despite enclosure.
Settlement Separation	3	Limited separation between Haywards Heath and Scaynes Hill.	3	Occupies all of gap between edge of Haywards Heath / Lindfield and Walstead hamlet, although retention of boundary vegetation would keep some sense of separation.
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM.

Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	4	Abuts CAs, significant number of LBs, minor Ancient Woodland, minor floodzone, PSI, RSI, Nature Reserve.	1	None.
Setting of Valued Assets and Features	3	Setting to Ouse Valley and Lindfield.	1	No setting role.
Cultural and Historical Associations	1		2	Fields are assarts but regular form and limited sense of timedepth.
Perceptual Qualities	3	Limited scenic beauty and tranquillity due to urban influence. More rural landscape to the east.	3	Containment creates some isolation from the town although traffic noise intrudes on tranquillity. AONB skyline visible but limited perception due to trees.
Overall Landscape Value	3	MODERATE	2	LOW-MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have MEDIUM-HIGH landscape suitability for development. It could accommodate a MEDIUM-HIGH yield. It would be important to maintain the strong boundaries and the internal hedgerow and to keep development away from site edges to minimise visibility and maximise ecological benefits. There would be green infrastructure benefits if good connectivity to the stream valley to the south-east could be maintained/enhanced.



Mid Sussex District Council
District Plan

SHLAA Site 11

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
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- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

LUC

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CB:Green, C EB:grson, c LUCGLA 6275-01_009_Constraints_A4 12/12/2014
Sources: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

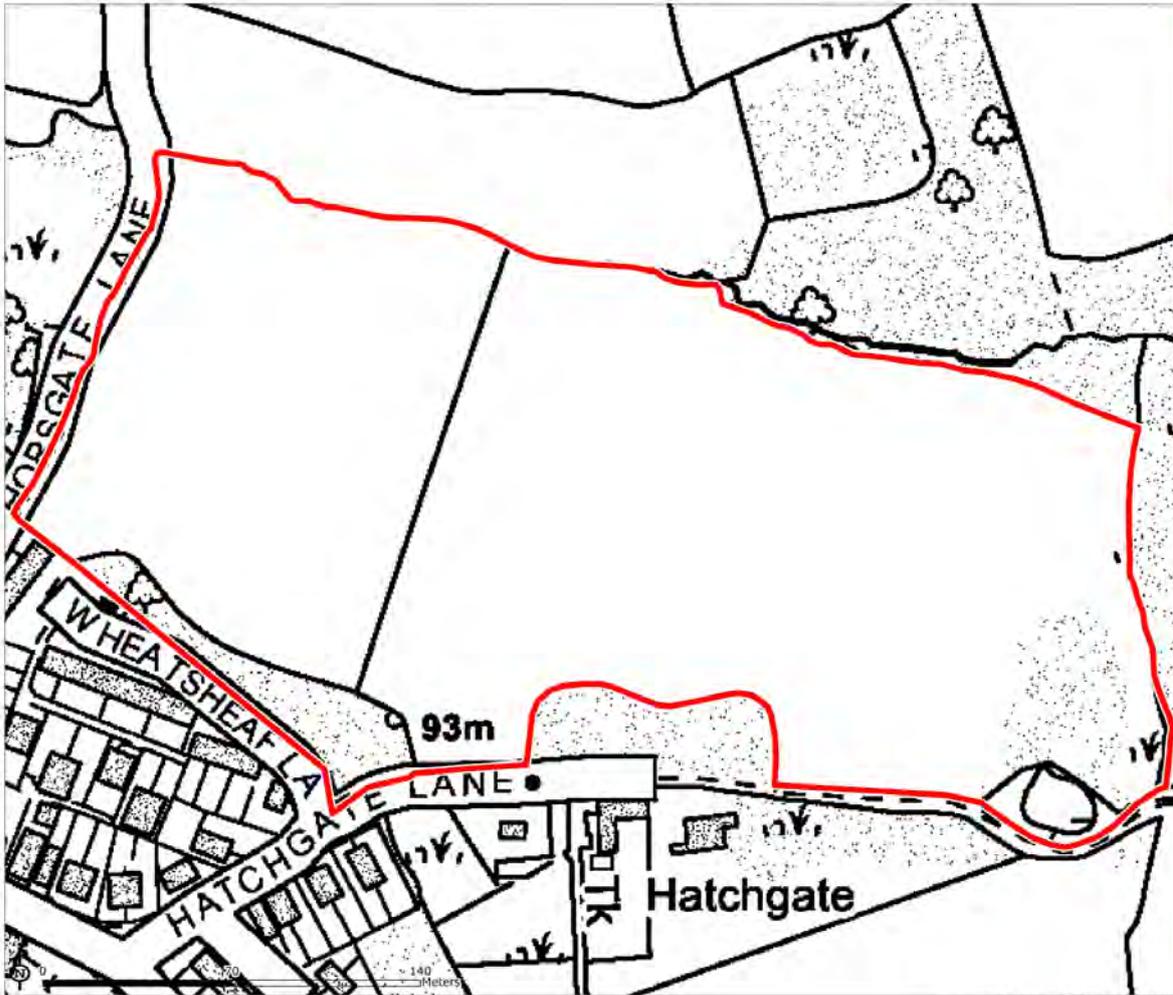
SHLAA Site:	Land at Wheatsheaf Lane, Cuckfield		SHLAA I	11	Landscape Character Area:	Cuckfield High Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments	
Landscape Condition	4	Hedgerow structure fairly intact. Low boundary loss. Blunts Wood and Paiges Meadow Nature Reserve.		4	Pasture site has strong boundaries, largely woodland, with the Scrase Stream forming the northern edge. Internal field boundary denuded.	
Settlement Setting	3	Contribution to setting of Cuckfield and Haywards Heath On slope below Cuckfield and above Haywards Heath.		5	Cuckfield is focused along a ridge top. This site is on the side of an undeveloped, well-wooded valley that's important in creating a setting for the settlement. Development here would stand out as being out of keeping with the existing settlement form, particularly on the lower slopes towards the stream.	
Visual Receptors				4	There are views across the valley to the wooded ridgeline on Hanlye Lane, with framed views of Horsgate House. PRoW run along the southern and western edges of the site, the former being a well-use, surfaced and lit route connecting Cuckfield to Haywards Heath. The site is screened from longer views.	
Sense of Rurality	3	Good vegetation pattern but some urban influence.		4	The valley has a rural character, with woodlands separating it from the urban area.	
Settlement Separation	5	Separation between Cuckfield and Haywards Heath.		4	The site physically occupies a large part of the gap between Cuckfield and Haywards Heath. Paige's Wood occupies the remainder of the gap, so there is visual separation locally, but there would be a clear perception of a reduced gap for users of the PRoW along the southern edge of the site. Perception of settlement separation from the PRoW along the high ground to the south of Hanlye Lane could also be affected.	
Overall Landscape Sensitivity	4	SUBSTANTIAL		5	HIGH.	
Landscape Value						
Landscape Designations	3	Abuts AONB.		2	Although not immediately adjacent to the AONB it is with 1km and the wooded valley is a characteristic High Weald feature.	
Other Environmental Designations	5	LBs, Ancient Woodland, PSI, RSI, SNCI, Nature Reserve		3	Partly bordered by a Local Nature Reserve / SNCI / Ancient Woodland that are part of the same valley landform.	
Setting of Valued Assets and Features	2	Setting to AONB		2	Relationship with framed view of/from Horsgate House has some value, although no designations apply.	
Cultural and Historical Associations	3	Some medieval time depth.		3	Rural character, view to Horsgate House and origin of fields as assarts give some cultural heritage value.	
Perceptual Qualities	2	Moderately low scenic beauty, low rurality,		4	Attractive valley with rural character. Long views to the north-east.	
Overall Landscape Value	3	MODERATE		3	MEDIUM.	

LCA Landscape Capacity

Site Landscape Suitability

Low/Medium

The site is considered to have a LOW suitability for development. It has a rural character, a landform that is distinct from the settled area and a role in settlement separation.



Mid Sussex District Council
District Plan

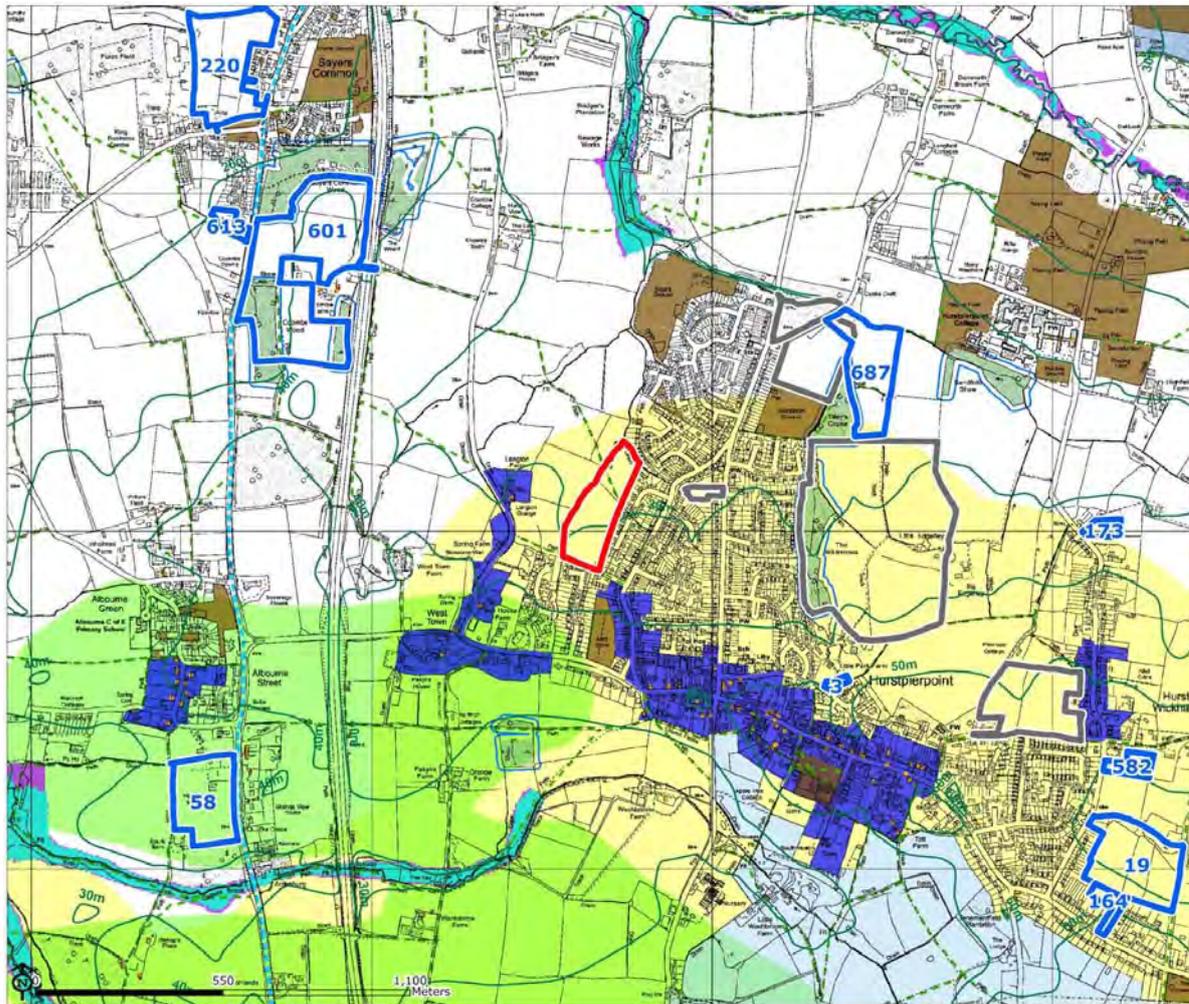
SHLAA Site 11

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OJC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 13

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km MRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

LUC

SHLAA Site:	Land west of Kemps, Hurstpierpoint		SHLAA I	13	Landscape Character Area:	Hurstpierpoint Low Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.	4	Fairly even ground. Good perimeter hedgerows with some nice mature trees and some scrub vegetation at northern end, except for boundary to settlement where hedge is generally more managed. A stream runs along the western boundary.		
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald	2	The stream along the western side of the site forms the settlement boundary to the north, and existing development to the south extends further westwards than this site, so settlement form would not be affected. The site forms part of a network of well hedged fields which create an attractive wooded setting to views of Hurstpierpoint, and Wolstonbury Hill beyond, from the direction of Sayers Common, but development in this site, assuming no loss of boundary vegetation, would be unlikely to have any impact on this due to the number of tree-edged fields that lie in between.		
Visual Receptors			3	PRoW crosses site and another runs along southern edge but well treed hedgerows limit views from valley to west and from PRoW on higher ground to north-west near Langton Lane (recent housing at The Grange, on higher ground, is very visible). Tracks suggest regular informal recreational use of the field edges.		
Sense of Rurality	4	South Downs.	3	Rural character is limited by visibility of housing on three sides, but rurality increases in fields to west. Development could have a knock-on effect in reducing rurality to the west.		
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.	2	No role in separation of larger settlements. Langton Farm and Langton Grange would still have some separation from the town if this site were developed.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	MEDIUM.		
Landscape Value						
Landscape Designations	4	Proximity to AONB	1	Within 1km of SDNP but no distinctive characteristics.		
Other Environmental Designations	3	LBS, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	1	None.		
Setting of Valued Assets and Features	5	Setting to South Downs.	2	Wooded slopes up to Hurstpierpoint contribute to views of South Downs, but development would not be expected to effect this. No impact on Langton Grange (listed building) or conservation area along Langton Lane.		
Cultural and Historical Associations	4	Association with South Downs	2	Fields here and to the west represent regular, piecemeal medieval to post-medieval enclosure. No particular historic character.		
Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.	3	Urban edge intrudes. No long views, but trees contribute		

scenic value.

Overall Landscape Value	4	SUBSTANTIAL	2	LOW-MEDIUM.
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LCA Landscape Capacity

Site Landscape Suitability

Low

The site is considered to have MEDIUM-HIGH landscape suitability for development. It could accommodate a MEDIUM yield. It would be important to retain a strong boundary to the western side of the site, set back from the stream and hedgerow with a buffer of landscaping - trees and grassland - managed for ecological benefit and visual screening. An application should verify that housing doesn't have any significant visibility in views from the PRoW between Sayers Common and Langton Lane.



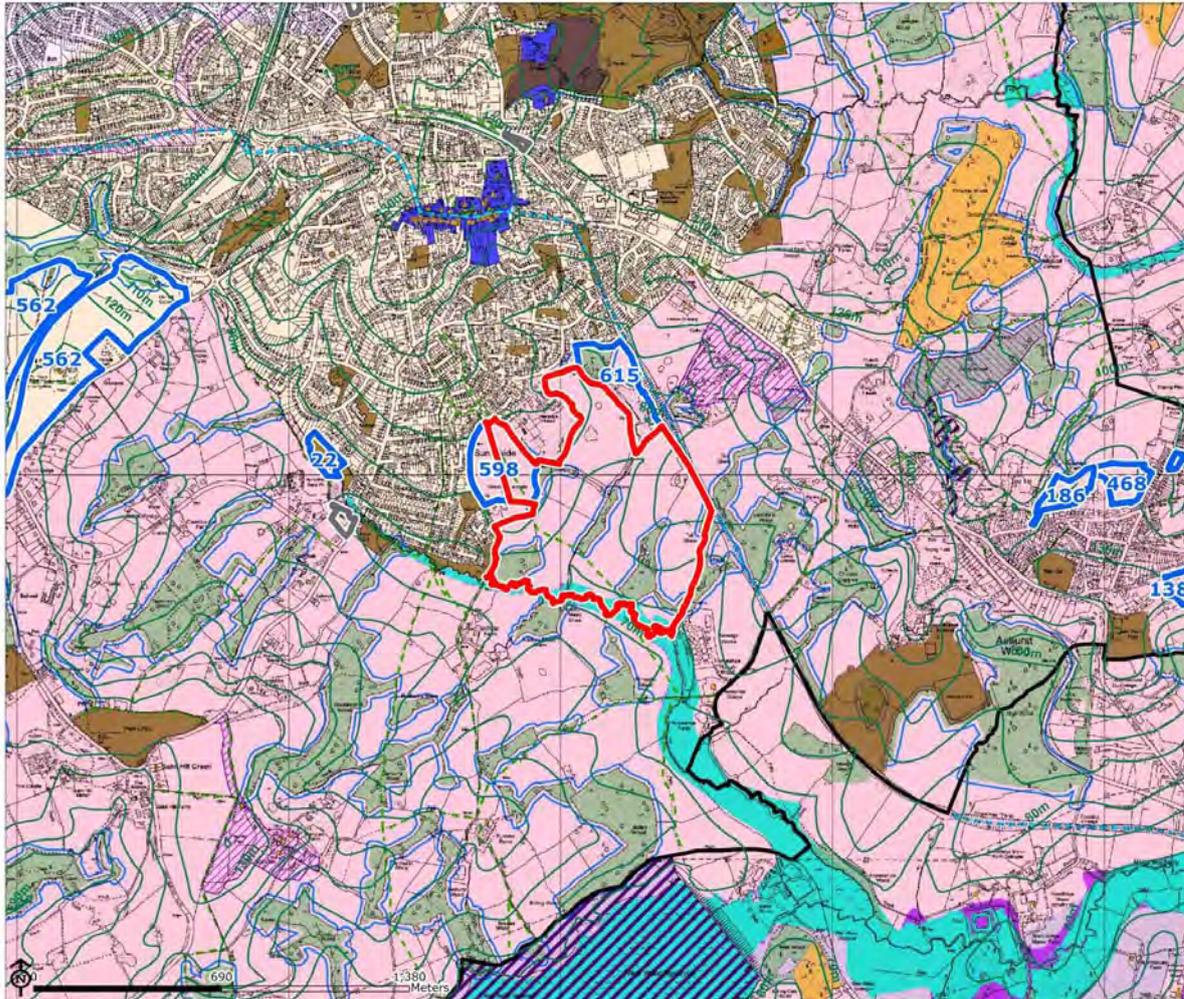
Map of SHLAA Sites (Current and Adjacent Sites)

SHLAA Site 13

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Scale: 1:4,000

LUC



Mid Sussex District Council
District Plan

SHLAA Site 17

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:20,000

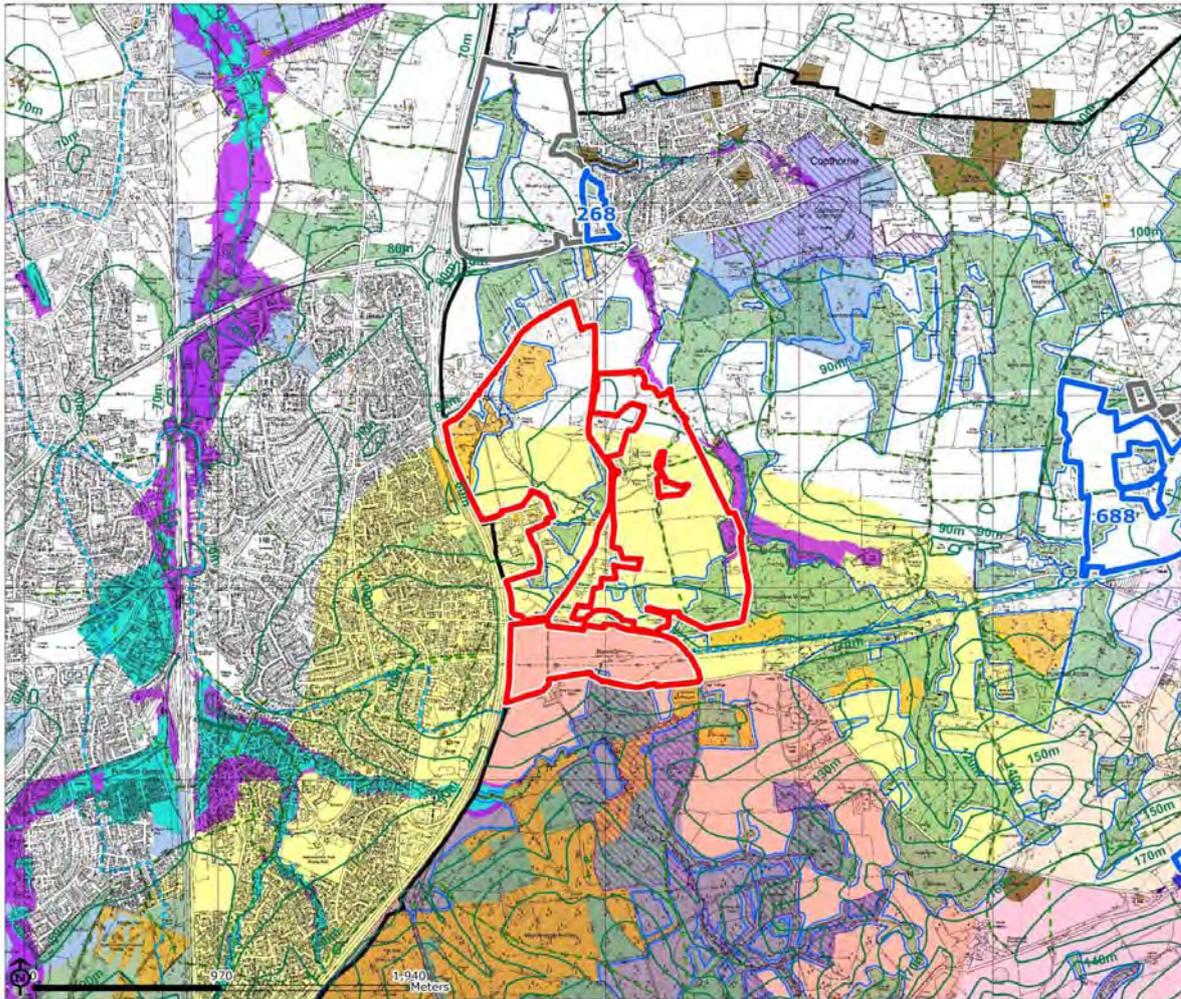
LUC

SHLAA Site:	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	SHLAA I	17	Landscape Character Area:	Sunnyside High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate woodland network.	5	Relatively high quality and intact woodland network. Some field amalgamation but some hedgerows intact. River and undulating fields.
Settlement Setting	2	Contribution to wider setting of East Grinstead. Relatively soft edge to development. Mostly in valley below East Grinstead.	5	Contribution to wider setting of East Grinstead. Relatively soft edge to development. Northern corner on plateau but the remainder of the site forms the undulating ground of the river valley.
Visual Receptors			5	Relatively high intervisibility with the AONB, and East Grinstead - view of church from northern section important. Site glimpsed from surrounding pros including Sussex Border Path & High Weald Landscape Trail.
Sense of Rurality	4	Rural, little settlement throughout most of CA except for minor settlement around Wallhall Farm between East Grinstead and Ashurst Wood.	4	Eastern section more rural, western section suburban influence of East Grinstead.
Settlement Separation	3	Partly contributes to wider separation between East Grinstead and Forest Row.	4	Partly contributes to wider separation between East Grinstead and Ashurst Wood.
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH

Landscape Value				
Landscape Designations	5	AONB	5	AONB
Other Environmental Designations	3	LBs, minor floodzone, some Ancient Woodland, PSI, RSI	3	Ancient woodland blocks within the site also link to ancient woodland outside of the site boundaries.
Setting of Valued Assets and Features	2	Setting to Brockhurst	1	None
Cultural and Historical Associations	2	Brockhurst. Some time depth.	4	Majority of the site consists of cohesive assarts and regenerated woodland - higher sensitivity
Perceptual Qualities	4	Moderate, scenic beauty	5	Rural scenic beauty - long attractive views across AONB, mixture of mature trees and areas of woodland including wet woodland, river, undulating land. Some detractors e.g. sewage works, conifers of adjacent suburban properties in some areas.
Overall Landscape Value	4	SUBSTANTIAL	5	HIGH

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have a LOW landscape suitability for development. The site is relatively complex mosaic of undulating landscape, ancient woodlands and views to other parts of the AONB as well as being within the AONB itself.



Mid Sussex District Council
District Plan

SHLAA Site 18

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:28,000

LUC

SHLAA Site:	Crabbet Park, Old Hollow, Near Crawley	SHLAA I	18	Landscape Character Area:	East Crawley – Copthorne Settled Woodland Matrix
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	2	Moderate hedge network. Area of designed landscape.	3	Varied hedgerow network but generally well wooded which gives a sense of enclosure, and woodland shaws in combination with individual trees give a relatively strong landscape structure.
Settlement Setting	3	Wooded setting to Crawley and Copthorne. High Weald plateau.	3	In and around the site existing settlement is characterised by large dispersed individual dwellings integrated well within the wooded landscape. The settlement of Crawley is contained within the well-defined boundary of the M23 to the west. Therefore dense residential development would not be consistent with existing character.
Visual Receptors			3	Relatively enclosed landscape. However, there are wider views in the open fields within the southern section of the site. Public rights of way cross through the eastern part of the site.
Sense of Rurality	3	Contains large amount of scattered settlement, but perception of rurality aided by containing vegetation.	3	Contains large amount of scattered settlement and influence of the motorway, but perception of rurality aided by containing vegetation.
Settlement Separation	5	Provides separation between Crawley and Copthorne.	5	Provides separation between Crawley and Copthorne. Development of smaller areas within the site would be less sensitive.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM - HIGH sensitivity overall - although some areas within the site will have lower sensitivity e.g. flat, regular fields which are enclosed and well screened whilst other areas will have high sensitivity.

Landscape Value				
Landscape Designations	2	Minor abutment to AONB.	4	The southern part of the site lies within the AONB. Other parts of the site display key qualities of the AONB including ancient woodland and ancient routeways.
Other Environmental Designations	5	LBS, SAMs, significant amount of Ancient Woodland, some floodzone, PSI, RSI, SSCI	4	Numerous blocks of ancient woodland and Planted Ancient Woodland (PAWS).
Setting of Valued Assets and Features	2	AONB to the south.	4	Listed buildings in Crabbet Park. Crabbet Park historic designed landscape (not registered) including fishponds.
Cultural and Historical Associations	2	Crabbet Park	4	Mixture of historic landscape character across the site. Crabbet Park informal parkland has been altered but dates from 17th century. There is also assart wood, cohesive assart and some modern field amalgamations.
Perceptual Qualities	2	Moderate-low scenic beauty.	4	Much of the site is attractive rural countryside despite its proximity to the urban areas of Crawley and the M23. In the centre and east of the site it becomes increasingly tranquil and intimate.

Overall Landscape Value 3

5 including ancient woodland and intact assart fields (other modern fields are of lower value).

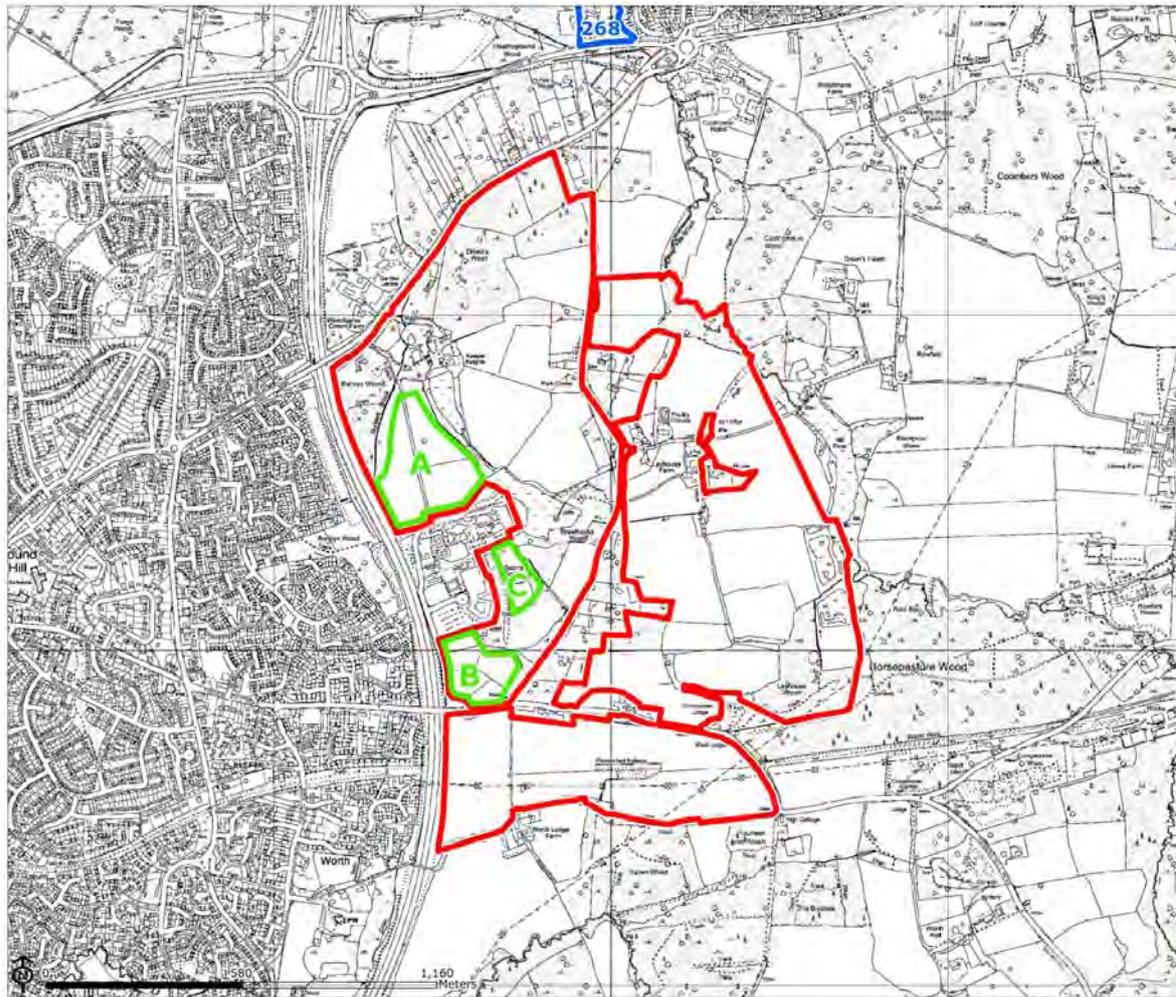
LCA Landscape Capacity

Site Landscape Suitability

Low/Medium

The majority of this site is considered to have LOW landscape suitability for development. This is due to the landscape's proximity to the AONB and key landscape characteristics, ancient woodland blocks and historic time depth including assarts, as well as the site forming a buffer between the settlements of Crawley and Copthorne.

There are smaller areas within the site which are slightly less sensitive in landscape terms, to development. These are shown on the plan as areas A, B & C, and all have a LOW-MEDIUM suitability for development. Area A could accommodate a MEDIUM-HIGH yield, area B could accommodate a MEDIUM yield and area C could accommodate a LOW-MEDIUM yield. Any development would need particular consideration of the landscape sensitivities of the area and surrounding site and should therefore either relate well to the settlement of Crawley or be well contained and not visually intrusive. Appropriate landscape treatment includes retaining important trees such as mature oaks (and especially ancient woodland blocks) and intact hedgerows. Development density would therefore be low.



**MW Sussex District Council
District Plan**

SHLAA Site 18

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Red Emma GeoData Limited, OLC

Map Scale @ A4: 1:16,000



SHLAA Site 19

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

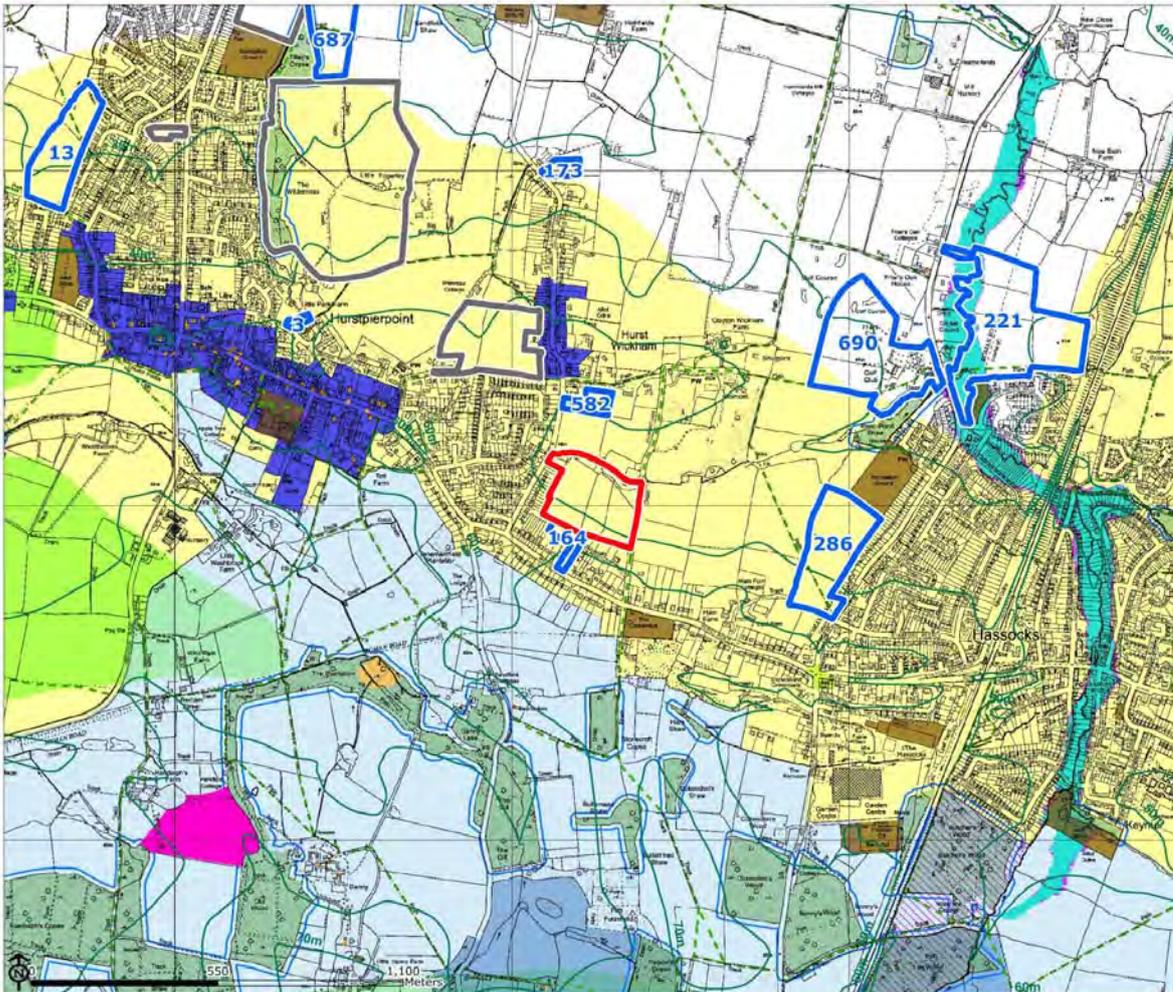
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



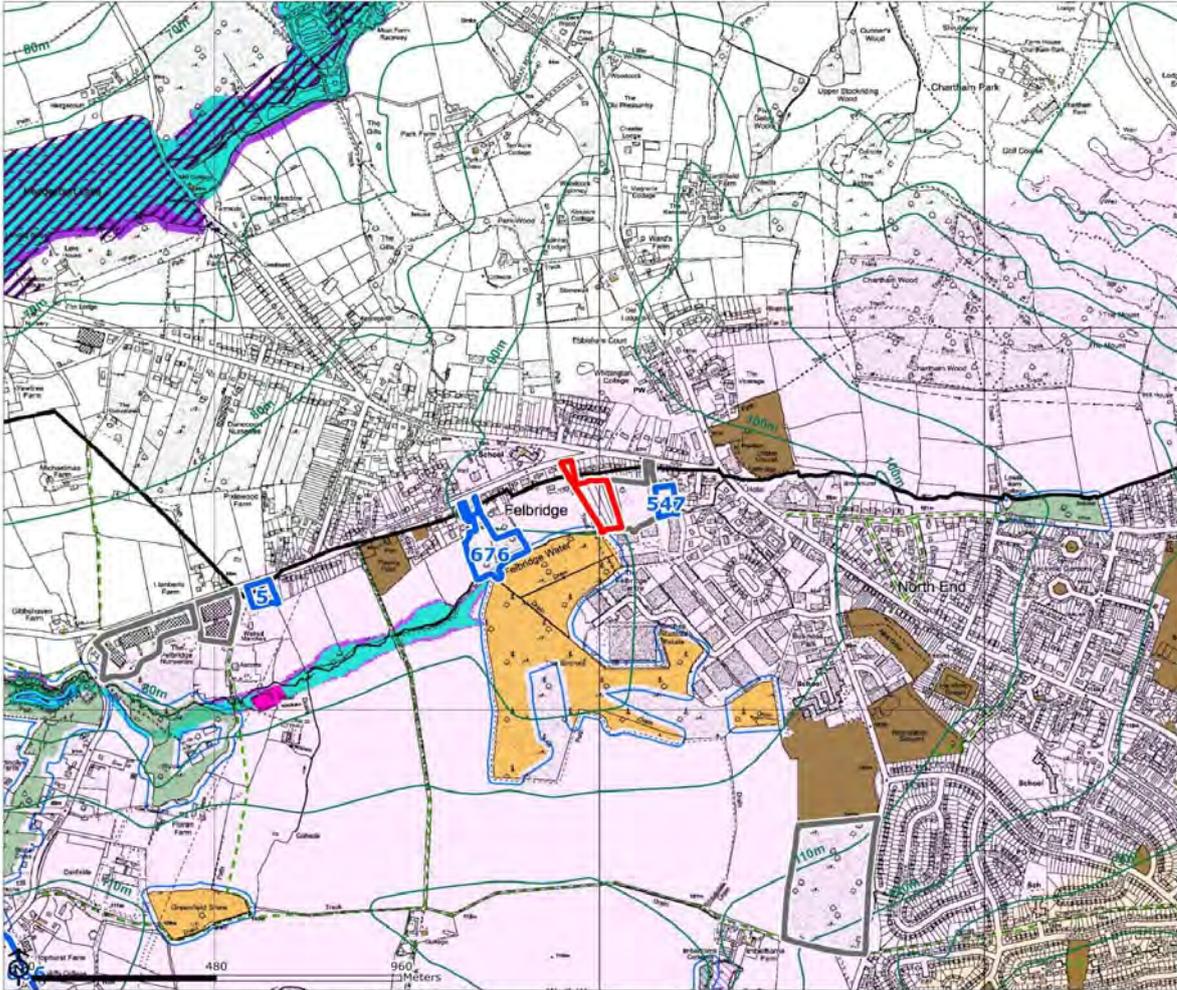
SHLAA Site:	Land east of College Lane, Hurstpierpoint	SHLAA I	19	Landscape Character Area:	Hurstpierpoint Low Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.	2	Shallow valley with pasture fields. There appears to have been considerable loss of internal field boundaries. The line of trees across the centre of the site is largely lacking in understorey/shrub vegetation.
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald	4	Settlement encloses site on two sides, and the hedge and tree-lined Belmont Lane forms a barrier to the east. The sloping site forms a setting to the linear ridgetop settlement along Wickham Hill. Surrounding Settlement is all on higher ground, so the development would be encroaching on valley floor.
Visual Receptors			2	Limited views through hedgerow from Belmont Lane (a PRoW).
Sense of Rurality	4	South Downs.	2	Sharp urban edge to west. Softer transition to housing on ridge to south, with more trees, but many are ornamental and contribute to urban-edge character. Wooded character to east add some rurality, but no extensive views.
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.	5	Constitutes a large part of the gap between the ridgetop settlement to the south and Hurst Wickham and also contributes to the east-west gap between Hurstpierpoint and Hassocks. Development to the west and south has already compromised settlement gaps, but this can be considered to add to the importance of this remaining open space.
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH.

Landscape Value				
Landscape Designations	4	Proximity to AONB	1	Close to SDNP boundary, but no common characteristics.
Other Environmental Designations	3	LBS, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	1	None.
Setting of Valued Assets and Features	5	Setting to South Downs.	1	Screened from the South Downs by Wickham Hill.
Cultural and Historical Associations	4	Association with South Downs	1	Medieval or post-medieval planned enclosures, but no sense of historic character. Internal field boundaries much altered.
Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.	2	Valley form provides views, with trees adding character, but too exposed to urban area to have any sense of tranquillity or remoteness.
Overall Landscape Value	4	SUBSTANTIAL	1	LOW.

LCA Landscape Capacity	Site Landscape Suitability
Low	The site is considered to have a LOW suitability to development. Sensitivity relates to settlement form and separation: development would reduce the limited rural character that exists, and would create an imbalance with the open, northern side of the valley. The wooded

character of Belmont Lane prevents intervisibility with the fields to the east, so development would not lead to visual coalescence of settlements, but the loss of remaining open space to the west of Belmont Road would nonetheless have a significant impact on the east-west gap between Hurstpierpoint and Hassocks. There is considerable scope to enhance the character and green infrastructure value of the valley floor.



Mid Sussex District Council
District Plan

- SHLAA Site 21**
- Current SHLAA Site
 - Other SHLAA Sites
 - Planning Applications
 - District Boundaries
 - 10m Contours
- Primary Constraints**
- Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Nature Conservation Importance (SNCI)
 - Local Nature Reserves
 - High Weald Area of Outstanding Natural Beauty
 - South Downs National Park
 - Listed Building
 - Registered Park and Garden
 - Scheduled Monument
 - Flood Zone 3
 - Agriculture Land Classification - Grade 2
 - Public Rights Of Way
- Secondary Constraints**
- Ancient Woodland 15m buffer
 - Ancient Semi-Natural Woodland Site
 - Planted Ancient Woodland Site (PAWS)
 - Ashdown Forest 7km HRA Buffer
 - National Park and AONB - 1km buffer
 - Conservation Areas
 - Air Quality Management Area (AQMA)
 - Source Protection Zone 1
 - Flood Zone 2
 - 400kV Electricity Line - 100m buffer
 - Open space, sport and recreation areas (PPG17 Assessment 2006)
 - Sustrans National Cycle Route
- Map Scale @ A4: 1:14,000

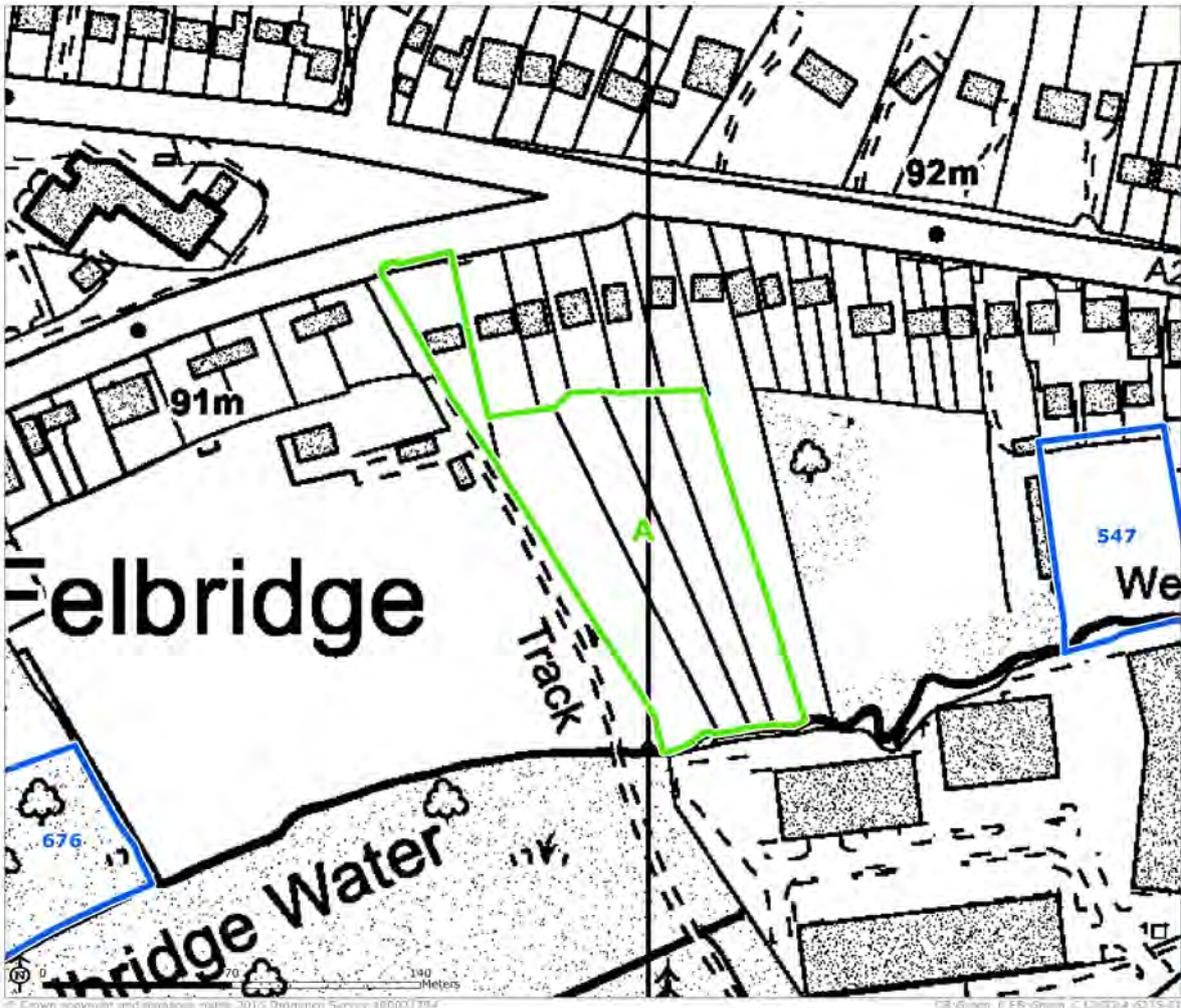


SHLAA Site:	Land south of Copthorne Road, Felbridge	SHLAA I	21	Landscape Character Area:	
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition			2	An unmanaged site of felled trees but a relatively strong woodland boundary retained.
Settlement Setting			1	Within the settlement of Felbridge - between linear development along Crawley Down Road and the industrial estate to the south - would be perceived as infill development.
Visual Receptors			2	Site is relatively well enclosed by trees and woodland.
Sense of Rurality			2	Suburban location behind existing housing/ industrial estate.
Settlement Separation			1	
Overall Landscape Sensitivity			2	LOW-MEDIUM

Landscape Value				
Landscape Designations			1	
Other Environmental Designations			3	Planted ancient woodland site adjacent to the south west corner - gives the site a wooded character.
Setting of Valued Assets and Features			1	
Cultural and Historical Associations			1	Historically the site is replanted woodland.
Perceptual Qualities			2	No access into the site itself but from the boundary the site does not appear of particular scenic value.
Overall Landscape Value			2	LOW-MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
	This site is considered to have a HIGH landscape suitability for development. This may potentially be able to accommodate a LOW-MEDIUM yield. Relationship with the wooded character of the landscape outside the site should be clear in proposed development designs, with trees retained/ planted on site linking to areas outside where possible.



**Mid Sussex District Council
District Plan**

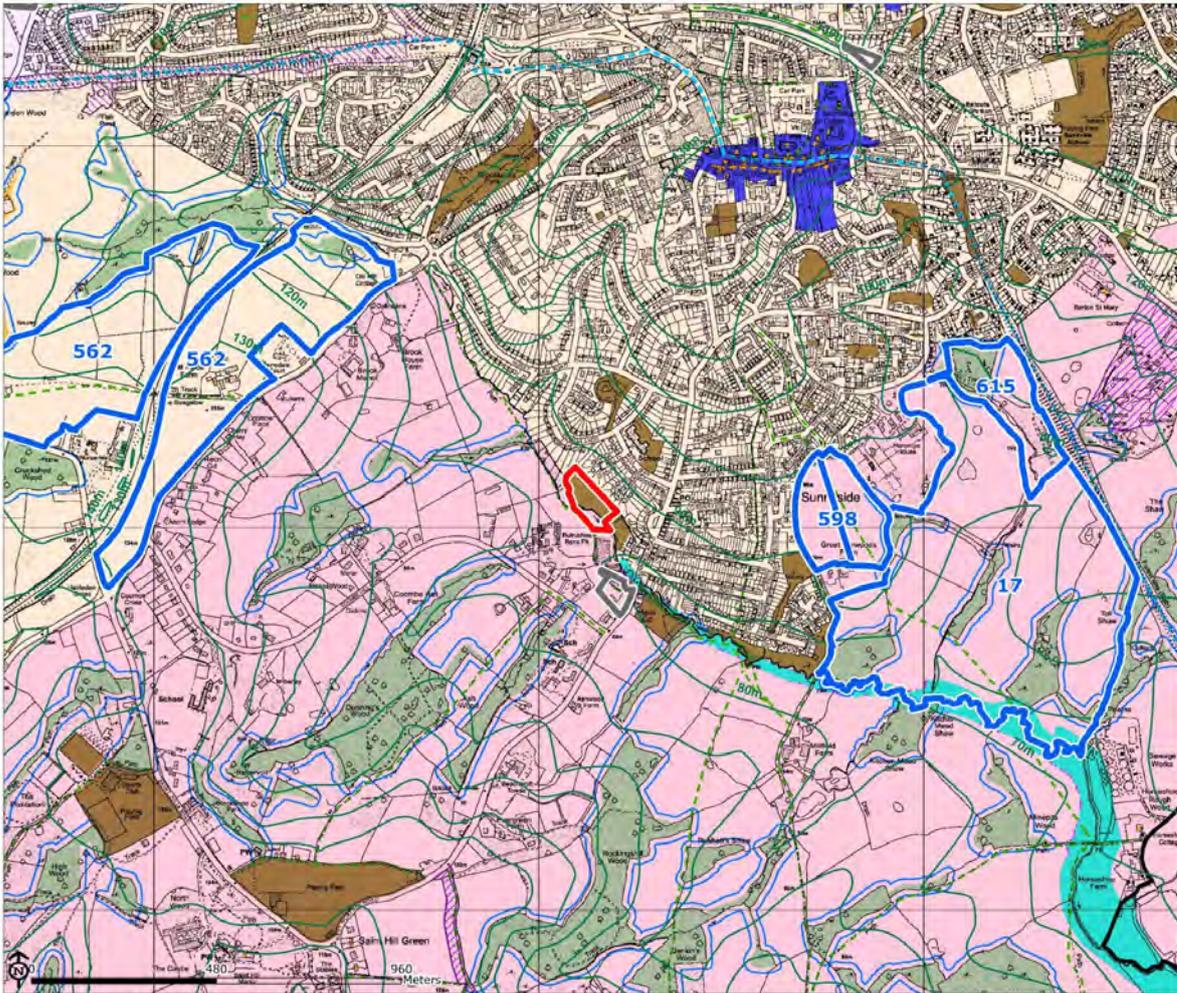
SHLAA Site 21

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 22

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Walled Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Asdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

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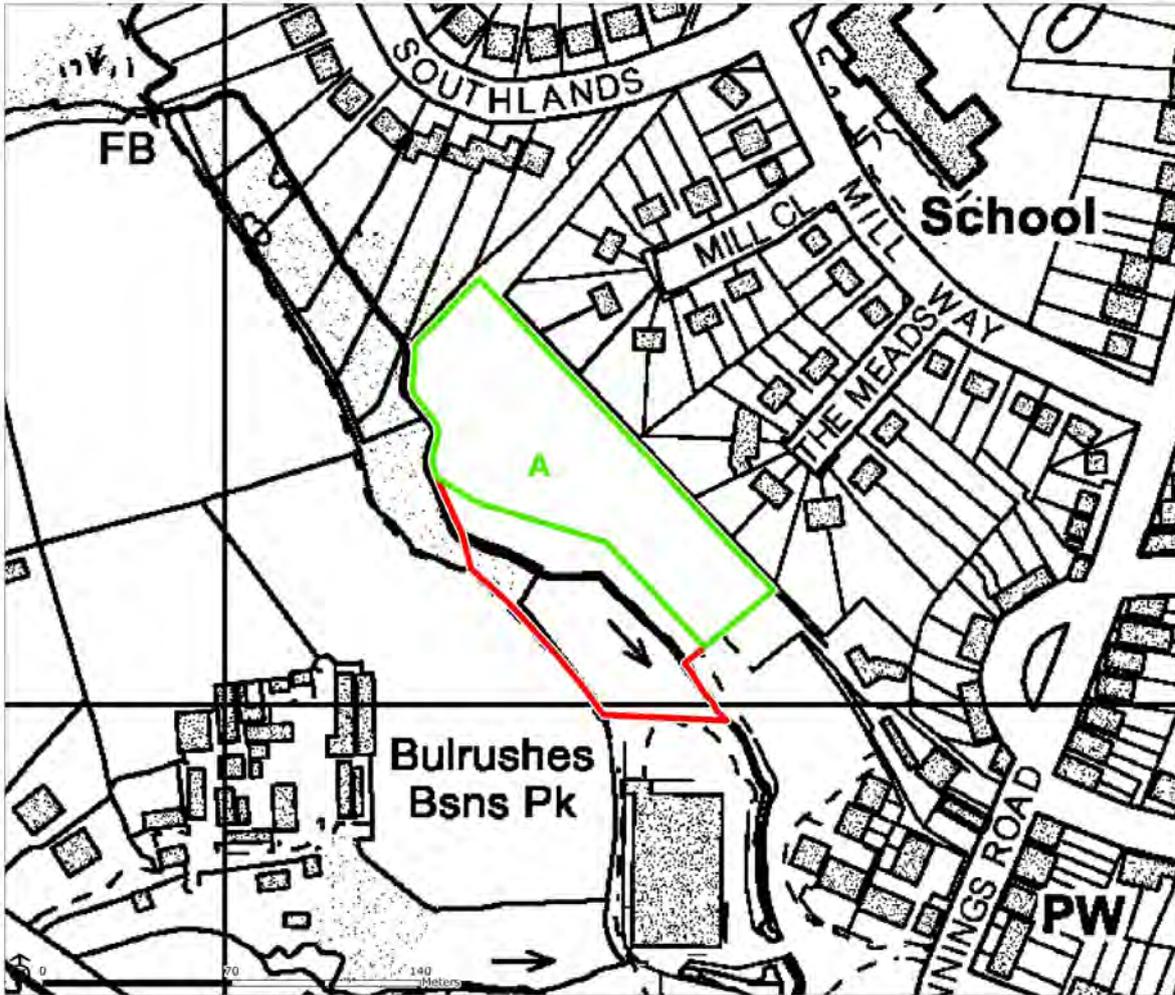
CB:Green_L EB:Green_L LUC/LA 6275-01_009_Constraints_A4 16/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land to rear of Dunnings Mill Sports Club Dunnings Rd, East Grinstead	SHLAA I	22	Landscape Character Area:	Rockwood High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate hedge and woodland network.	4	Well vegetated, river valley. Complex topography, relatively enclosed.
Settlement Setting	2	Contribution to wider setting of south west East Grinstead. Mostly in valley below East Grinstead. Includes significant low density development.	4	Very enclosed by woodland and topography. In valley below East Grinstead. Includes significant low density development. However, does form a buffer between the settlement and wider AONB landscape.
Visual Receptors			3	Enclosed by woodland and topography. High Weald Landscape Trail runs adjacent.
Sense of Rurality	2	Semi-rural but significant intervisibility with adjacent settlement.	2	Semi-rural but significant intervisibility with adjacent settlement.
Settlement Separation	1	No significant contribution to settlement separation.	1	No significant contribution to settlement separation.
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM-HIGH

Landscape Value				
Landscape Designations	5	AONB	5	AONB
Other Environmental Designations	2	LBs, some scattered Ancient Woodland, PSI, RSI	2	Much of the site designated open space.
Setting of Valued Assets and Features	1		1	
Cultural and Historical Associations	2	Some time depth.	2	Regenerated wood - less sensitive
Perceptual Qualities	2	Limited, scenic beauty, significantly settled.	3	Intimate, small scale. Complex and steep topography with stream.
Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have LOW-MEDIUM landscape suitability for development. The complex topography and presence of stream would mean that in order to accommodate any significant development, the landform and features of the site would need to be altered to such an extent that it would be very likely to have an adverse impact on landscape and AONB. The site may be able to accommodate a small number of very sensitively designed dwellings up to a LOW yield, that respond to existing landform and site constraints (including retaining valuable trees) but not strategic development.



**SHLAA Sites (SHLAA) District Councils
District Plan**

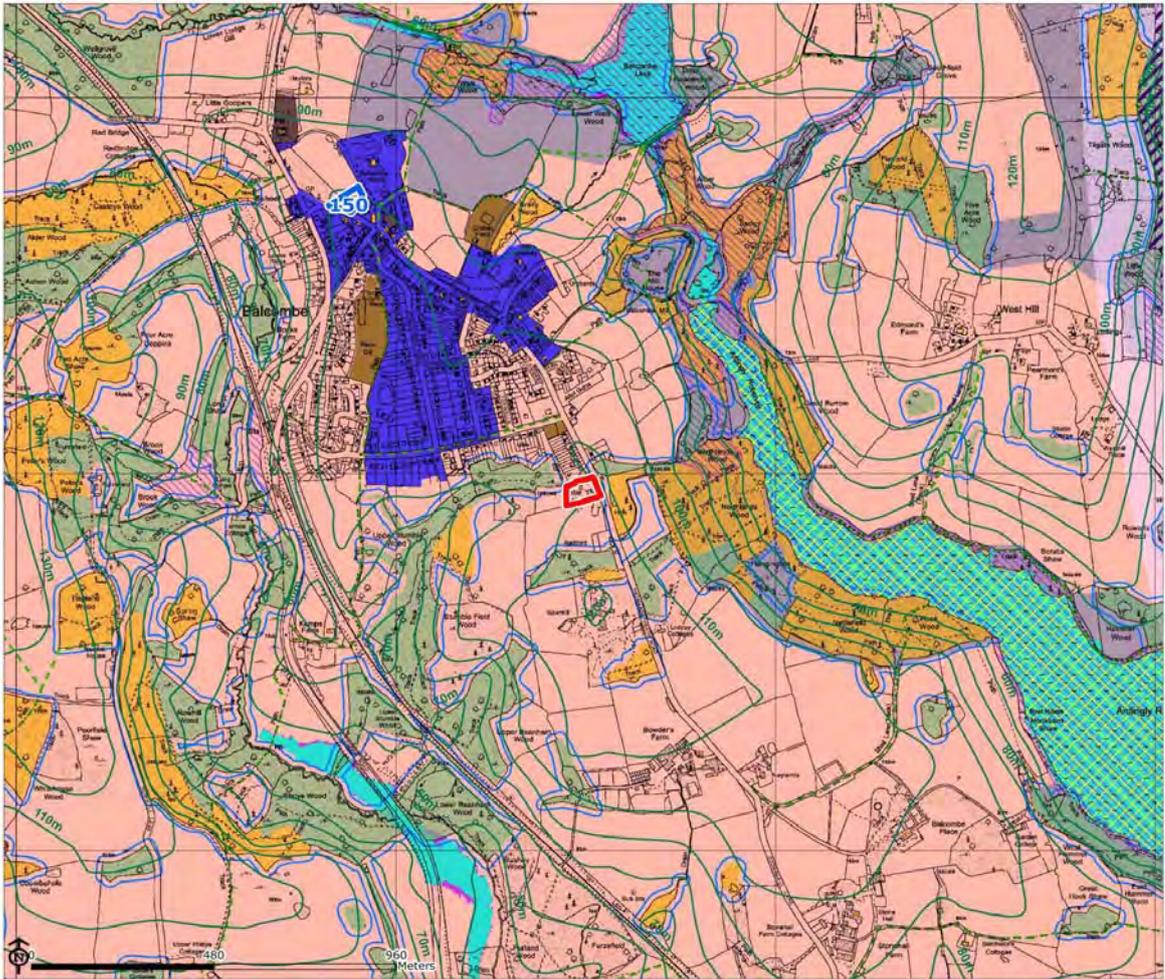
SHLAA Site 22

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Red Emma District Council, LLC

Map Scale @ A4: 1:2,000





- SHLAA Site 26**
- Current SHLAA Site
 - Other SHLAA Sites
 - Planning Applications
 - District Boundaries
 - 10m Contours
- Primary Constraints**
- Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Nature Conservation Importance (SNCI)
 - Local Nature Reserves
 - High Weald Area of Outstanding Natural Beauty
 - South Downs National Park
 - Listed Building
 - Registered Park and Garden
 - Scheduled Monument
 - Flood Zone 3
 - Agriculture Land Classification - Grade 2
 - Public Rights Of Way
- Secondary Constraints**
- Ancient Woodland 15m buffer
 - Ancient Semi-Natural Woodland Site
 - Planted Ancient Woodland Site (PAWS)
 - Ashdown Forest 7km HRA Buffer
 - National Park and AONB - 1km buffer
 - Conservation Areas
 - Air Quality Management Area (AQMA)
 - Source Protection Zone 1
 - Flood Zone 2
 - 400kV Electricity Line - 100m buffer
 - Open space, sport and recreation areas (PPG17 Assessment 2006)
 - Sustrans National Cycle Route
- Map Scale @ A4: 1:14,000**



SHLAA Site:	Glebe Farm, Haywards Heath Road, Balcombe	SHLAA I	26	Landscape Character Area:	Balcombe Western High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Highly intact hedgerows and woodland.	3	Intact woodland boundaries including mature oaks surrounding the site to the north and west and enclosing the site from the road to the east. The east of the site is occupied by light industrial buildings - indicating lower sensitivity.
Settlement Setting	4	Provides significant wooded edge to settlement. Steep slopes mostly below town which sits on top of ridge.	3	Occurs at the southern edge of the village of Balcombe, providing a break in the belt of woodland which would otherwise enclose the village. Nearby houses are in relatively large plots fronting the road. The surrounding woodland is very important.
Visual Receptors			3	Very enclosed and few footpaths nearby. However there are some longer distance views to the south (of fields and woodland) where the ground rises, and of the wooded ridge to the west.
Sense of Rurality	4	Highly rural and visible from valley below.	3	Rural but adjacent to the busy Stonehall Lane. Existing industrial use of site, however, at the western end of the site it feels secluded from the road, with sounds of wildlife and scenic rural views to the south.
Settlement Separation	1		1	Site does not form a gap between settlements.
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	Lower sensitivity adjacent to the road and higher sensitivity at the western end of the site which is much more connected to the surrounding rural landscape. Sits within the wooded edge to the village.

Landscape Value				
Landscape Designations	5	AONB.	5	AONB - and views to the west and south of the wooded slopes of the AONB.
Other Environmental Designations	3	LBS, Conservation Area, SNCI, RSI/PSI, Ancient Woodland.	2	None within the site; ancient woodland nearby to the north and east.
Setting of Valued Assets and Features	1		2	At the gateway to Balcombe - part of which is a Conservation Area.
Cultural and Historical Associations	2	Some time depth.	3	The HLC indicates the eastern part of the site is cohesive medieval assart which contributes to the character of surrounding fields in combination with ancient woodland. The western part is settlement expansion and would be less sensitive.
Perceptual Qualities	4	Attractive steep sloping wooded landscape.	2	Views to attractive steep sloping wooded landscape to the south and west - this area would be more sensitive. The site itself with light industrial use and some areas of small plantation does not have high scenic beauty.
Overall Landscape Value	3	MODERATE	3	The site sits within the AONB and is enclosed by mature

woodland belts which are of scenic value. The time depth associated with cohesive assarts are a key feature of the AONB as is ancient woodland which is in close proximity to the site.

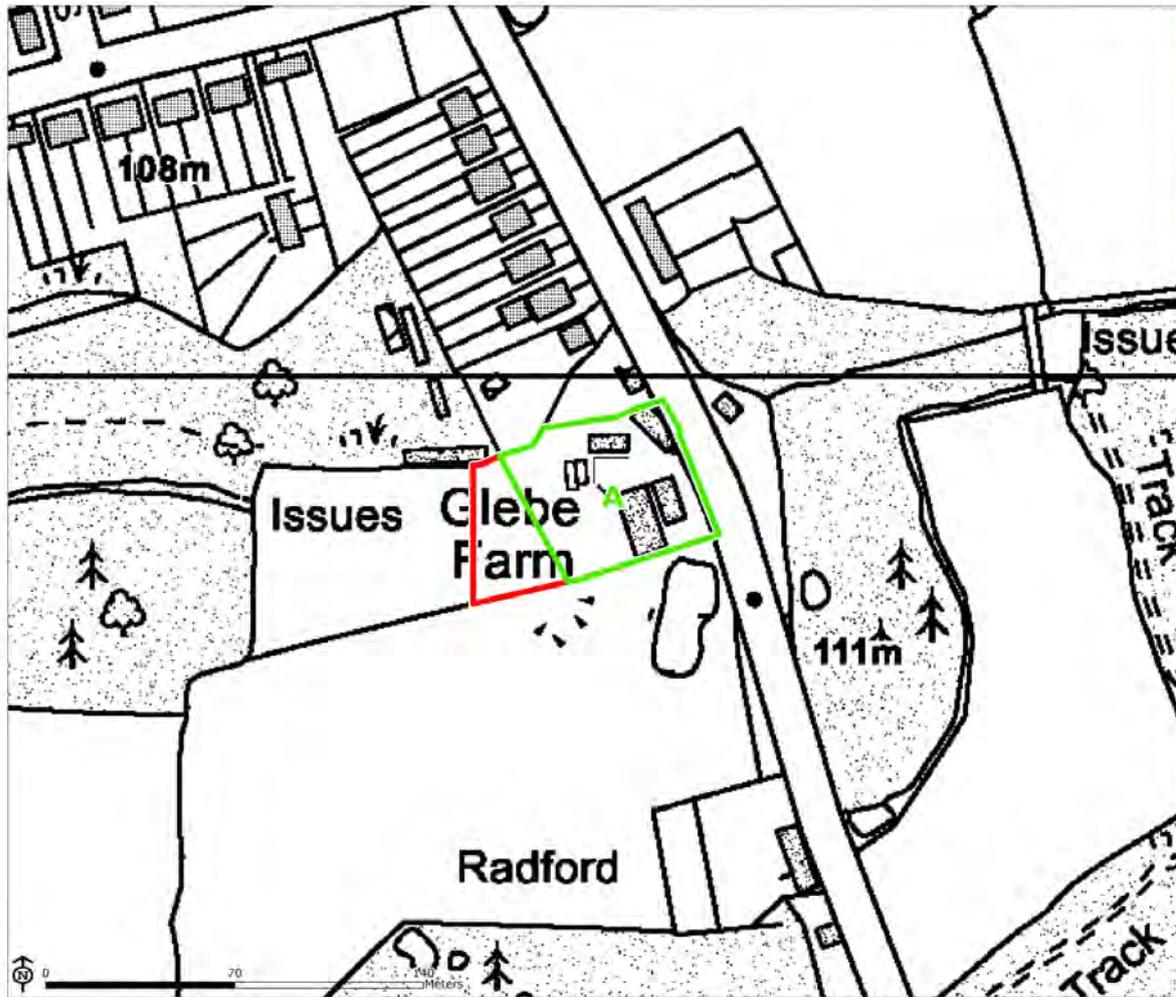
LCA Landscape Capacity

Site Landscape Suitability

Low/Medium

The majority of the site (Area A) is previously developed industrial site and is considered to have a MEDIUM suitability for development. This is providing key trees and vegetation along the road and any valuable trees within the site and boundaries are retained, and that development is set back from the road and is not prominent in views when approaching the village. The site has the potential to accommodate a LOW-MEDIUM yield.

The remainder of the site is considered to have a LOW landscape suitability for development.



Mid Sussex District Council
General Plan

SHLAA Site 26

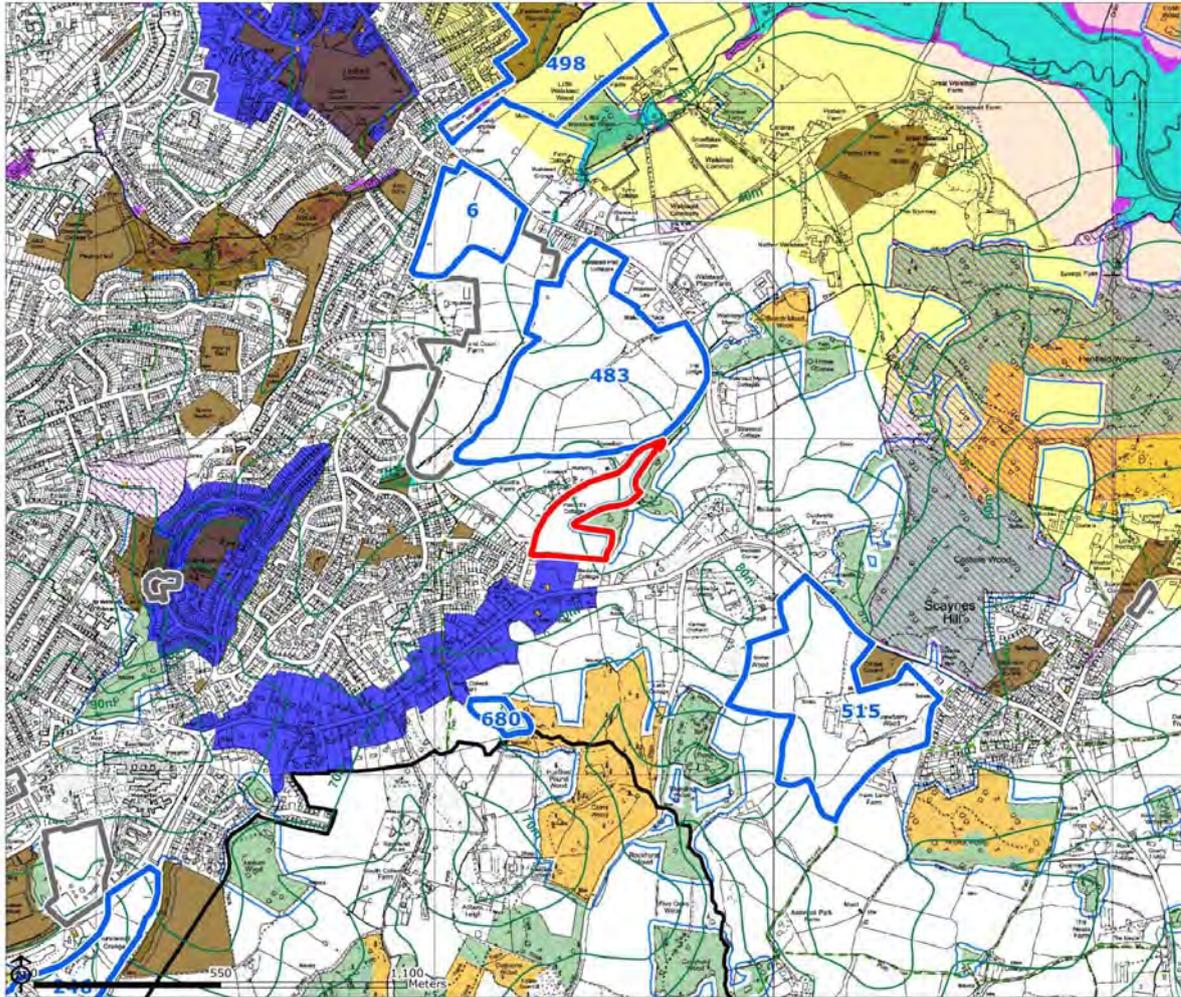
- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000



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Mid Sussex District Council
District Plan

SHLAA Site 29

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashtdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

LUC

SHLAA Site:	Land off Snowdrop Lane, Lindfield, Haywards Heath	SHLAA I	29	Landscape Character Area:	Haywards Heath Eastern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Varying hedgerow structure and boundary loss.	4	Narrow, sloping field with irregular margin to east where bounded by woodland.
Settlement Setting	3	Some woodland edges to settlement. Land falling away from settlement towards Ouse Valley. Land falling away from settlement towards Ouse Valley.	5	Location on upper slopes of ridge facing to north-east is entirely unrelated to existing settlement. Any development is likely to stand out in views from the north-east.
Visual Receptors			3	No public rights of way in the vicinity, but exposed to long views from the north-east, including the AONB.
Sense of Rurality	3	Urban influence limits rurality of CA	4	Separation from existing settlement gives a rural character.
Settlement Separation	3	Limited separation between Haywards Heath and Scaynes Hill.	4	Would lose separation between Haywards Heath and the hamlet of houses on Snowdrop Lane. The houses oriented down the valley have a more enclosed, rural character, whilst those on the ridge top facing north/north-west have a sense of elevation; in both cases they have a character distinct from the town and this would be lost if the site was developed.
Overall Landscape Sensitivity	3	MODERATE	5	HIGH.

Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	4	Abuts CAs, significant number of LBs, minor Ancient Woodland, minor floodzone, PSI, RSI, Nature Reserve.	3	Adjacent to ancient woodland, which is important in defining the shape of the site.
Setting of Valued Assets and Features	3	Setting to Ouse Valley and Lindfield.	2	Adjacent to a conservation area to the south, but there is a limited relationship.
Cultural and Historical Associations	1		3	Field is a characteristic assart, with an irregular outline adjoining ancient woodland.
Perceptual Qualities	3	Limited scenic beauty and tranquillity due to urban influence. More rural landscape to the east.	4	Separation from the town, wooded setting and long views over AONB countryside make this a scenic location.
Overall Landscape Value	3	MODERATE	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have a LOW suitability for development. Its setting is distinct from the adjacent urban area and it has rural, scenic qualities.

SHLAA Site 32

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

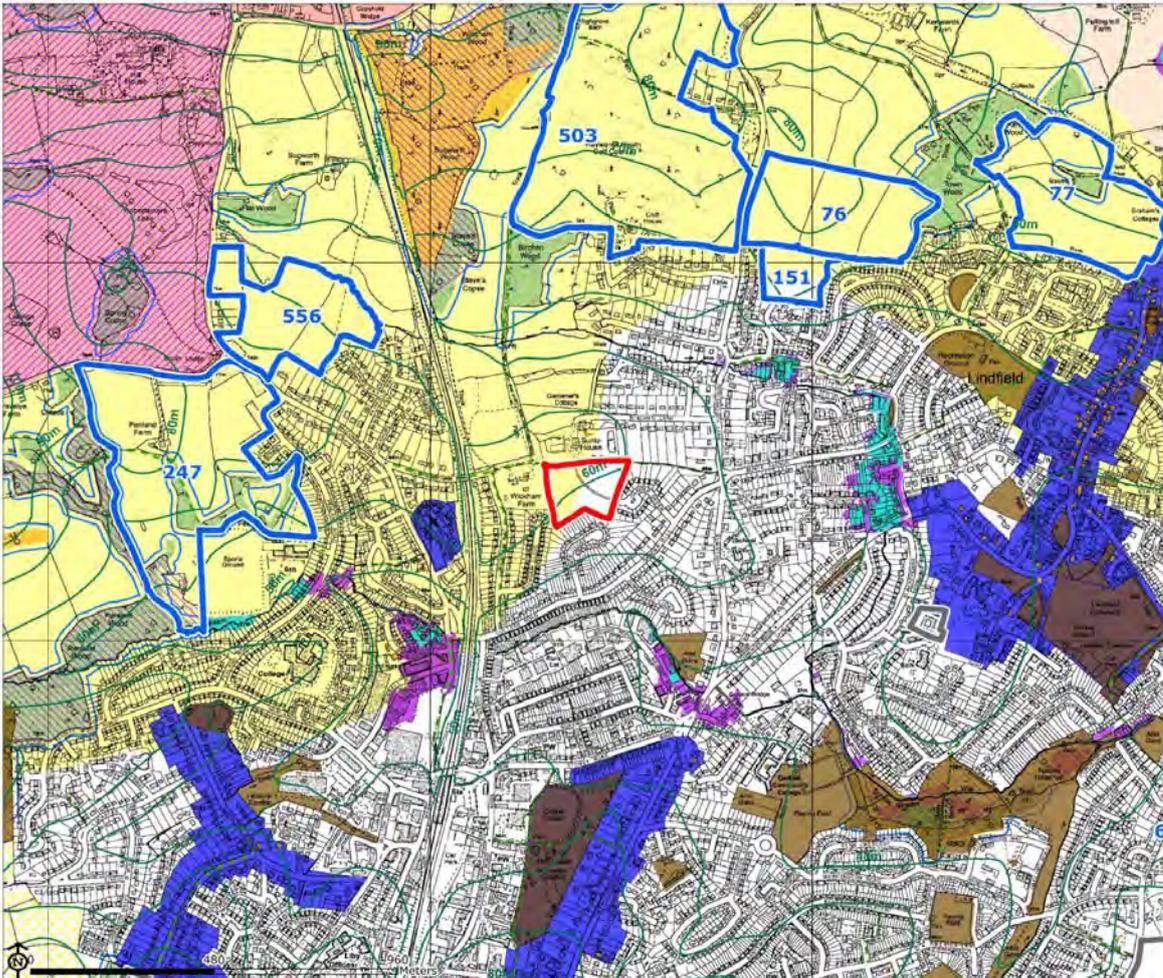
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

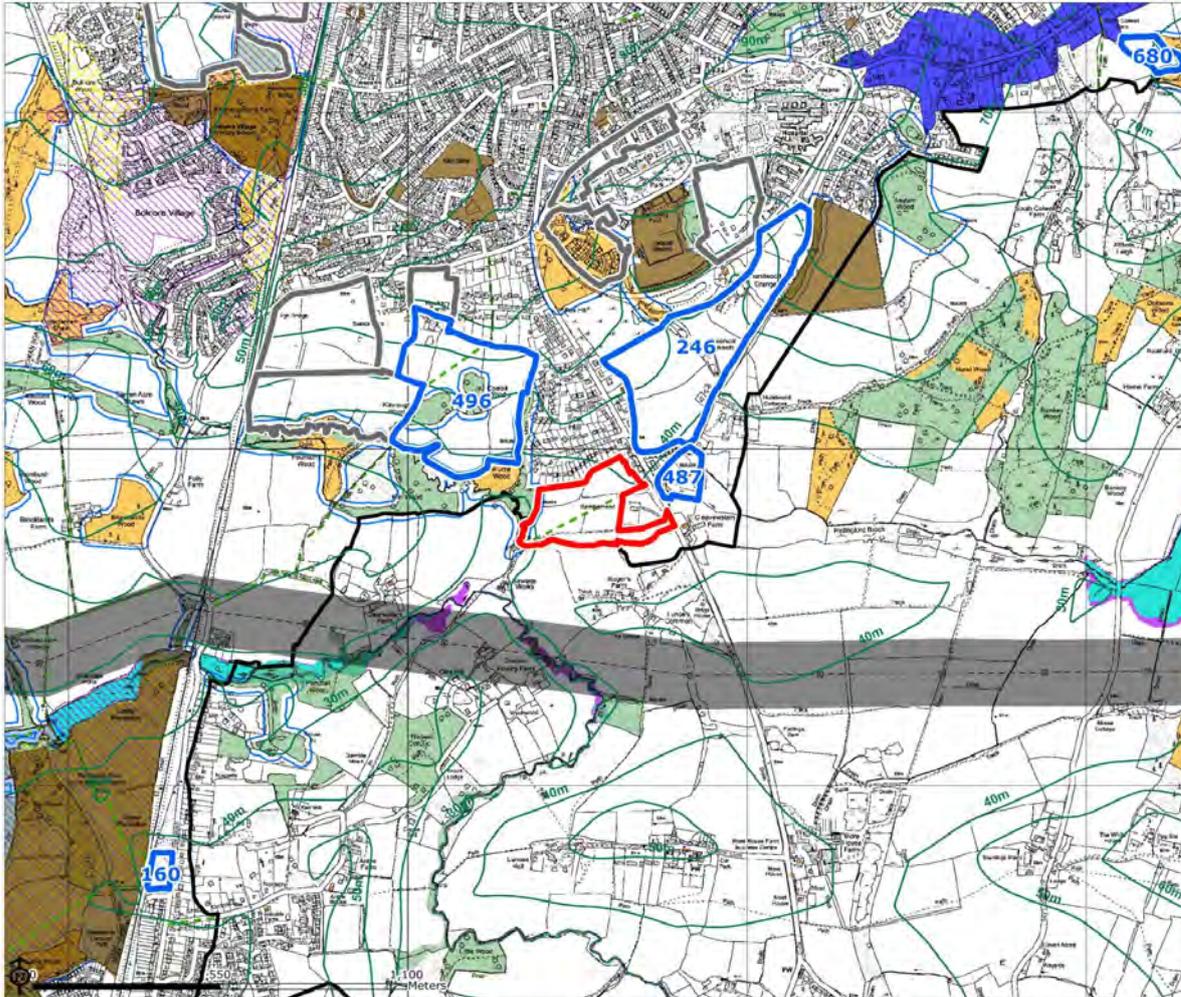
Map Scale @ A4: 1:14,000



SHLAA Site:	Land south of Sunte House, Birchen Lane, Haywards Heath		SHLAA I	32	Landscape Character Area:	Haywards Heath North Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderate hedgerow network, low boundary loss. Significant areas of woodland.	2	Field has disused character, with scrub vegetation developing. Well treed boundaries, with hedges to east and west, but southern one is a largely conifers and condition is visually poor.		
Settlement Setting	2	Minor contribution overall to northern setting of Haywards Heath. Consistent with topography and form of Haywards Heath.	3	Ridge top location is more sensitive than lower slopes, but existing nearby development already encroaches on higher ground. Topography mean that site has little visual relationship with housing on lower slopes, other than boundary trees.		
Visual Receptors			2	Trees have some prominence in views from the south, marking edge of developed area, and PRoW passes along northern edge of site, but views within/across site are contained and have low sensitivity.		
Sense of Rurality	2	Wooded nature separates CA from wider landscape.	2	Urban edge character despite boundary trees and hedges. Nearby housing can be seen (although may be largely screened in summer), site condition and access road running through it reduce sense of rurality. Noise from town and railway.		
Settlement Separation	1	Very little separation function.	3	Development would encroach on Sunte House and Wickham Farm. They have already lost much of their sense of separation from the town, but the remaining open space still contributes some sense of separation, for Sunte House in particular.		
Overall Landscape Sensitivity	2	SLIGHT	3	MEDIUM.		
Landscape Value						
Landscape Designations	3	Abuts AONB	1	None.		
Other Environmental Designations	3	LBs, area of Ancient Woodland, RSI, SSCI	1	None.		
Setting of Valued Assets and Features	2	Woodland setting to AONB to the north.	5	The adjacent Sunte House and Wickham Farm are listed buildings. Wickham Farm is well screened, although its historic, rural character as a farm would suffer further from development of the site. The site is more significant, however, in relation to Sunte House: it was historically accessed across the field and the open space provides a setting to a principal frontage. This can be considered a 'designed view', so development would have an adverse effect.		
Cultural and Historical Associations	2	Haywards Heath golf course.	2	The condition of the site means that there is a limited sense of historic character, despite the proximity of Sunte House. Field is classified a medieval assart in the HLC, but lacks characteristics to convey this.		
Perceptual Qualities	2	Moderate scenic beauty, urban influence due to	2	Fairly low scenic quality and tranquillity		

Perceptual Quality	4	Intervisibility.	4
Overall Landscape Value	3	MODERATE	5 HIGH. Setting of listed building is key concern.

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have a LOW landscape suitability to development. Whilst in other respects sensitivity is not high, the historic setting of Sunte House is the key concern regarding development. There is significant scope to enhance the character of the site.



SHLAA Site 57

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



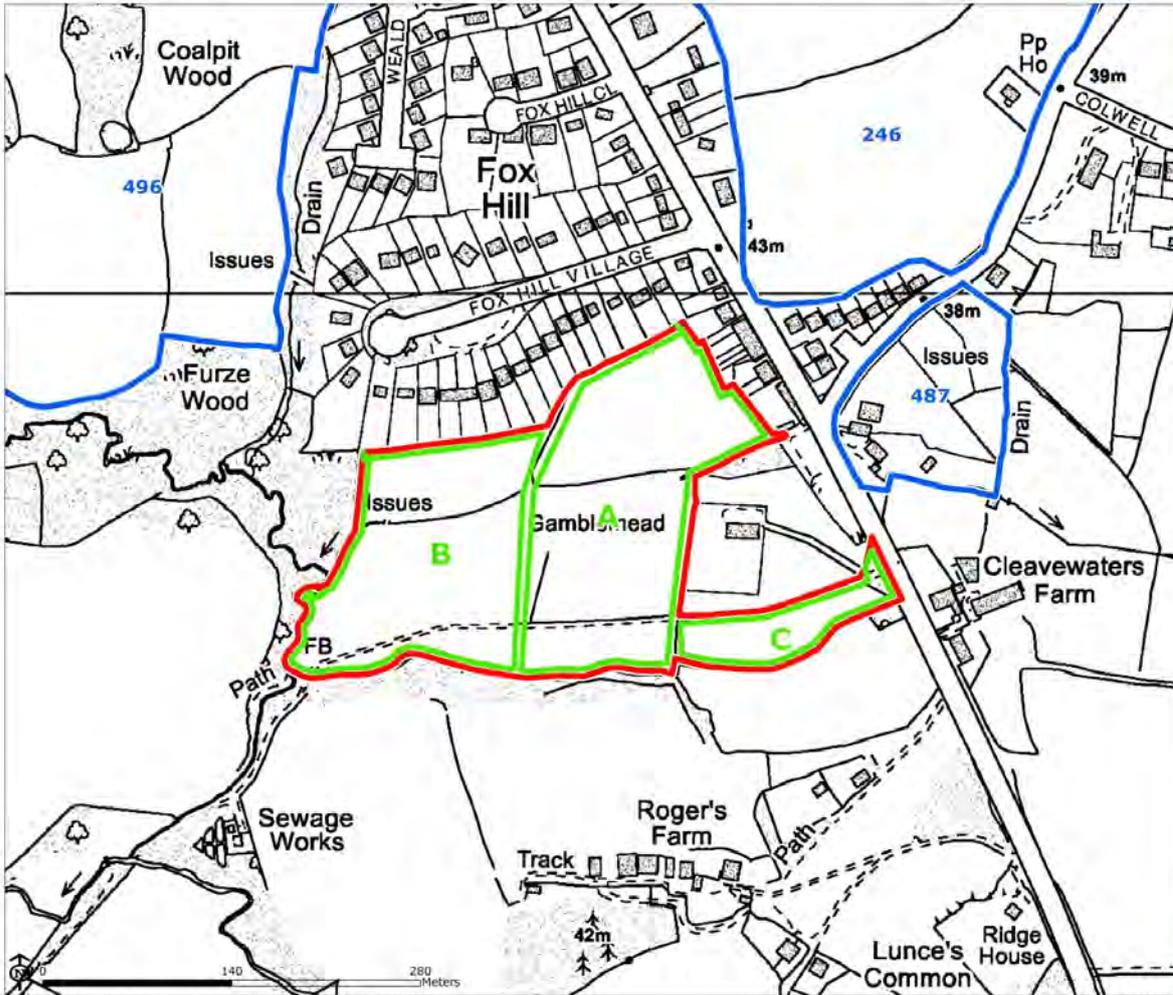
SHLAA Site:	Land at Foxhill (Gamblemead Lane), Foxhill, Haywards Heath	SHLAA I	57	Landscape Character Area:	Lunce Low Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Low boundary loss but relatively poor boundary vegetation.	3	Well treed hedgerows in and surrounding site.
Settlement Setting	3	Hard urban edge in places, moderately distinct setting. South and east facing slopes, not consistent with settlement.	4	Fox Hill Village and the houses at the western end of Hurstwood Lane currently mark the southern end of an extension of settlement south from the high ground which historically marked the edge of Haywards Heath. Development on this site would be further expansion into valley landscape.
Visual Receptors			3	A very contained site in the wider landscape, but with views from PRowS which cross the largest field and run along its southern edge, and from some residential properties in Fox Hill Village.
Sense of Rurality	3	Moderate.	3	Trees create a contained character, although pylons to south are intrusive and tarmac road to sewage works also reduces rural character. Some intervisibility with housing. Rurality is greater towards the western end of the site.
Settlement Separation	3	Haywards Heath – Burgess Hill	3	Development here would expand the settlement further south, but strong tree containment means that there would be no visual impact.
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	MEDIUM.

Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	2	Floodzone, RSI, PSI	3	Ancient woodland borders the western end of the site, linking to well treed Site boundary hedgerows.
Setting of Valued Assets and Features	3	Minor setting to Ditchling Common	3	Fields linked to the river valley and its associated ancient woodlands form part of the setting of these valued features.
Cultural and Historical Associations	2	Manor house.	3	The fields are medieval assarts and so are characteristic of the Wealden landscape of which this area is a fringe.
Perceptual Qualities	3	Moderate scenic beauty.	3	Views are largely contained by attractive wooded surrounds, but pylons and residential properties reduce the sense of isolation.
Overall Landscape Value	3	MODERATE	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	Area A is considered to have MEDIUM landscape suitability. This could accommodate development with a MEDIUM yield. Area B is considered to have LOW-MEDIUM landscape suitability. This could accommodate development with a MEDIUM yield. Area C is considered to have MEDIUM-HIGH landscape suitability. This could accommodate development with a LOW yield. Suitability decreases towards the western end of the site, where development would be more intrusive to the wooded river valley

landscape. A very limited amount of development adjacent to the road, to the south of Gamblemead, would not be out of keeping with similar small scale, contained development just to the south. Any development should preserve the strong hedgerows and trees, with suitable buffers.



Mid Sussex District Council
District Plan

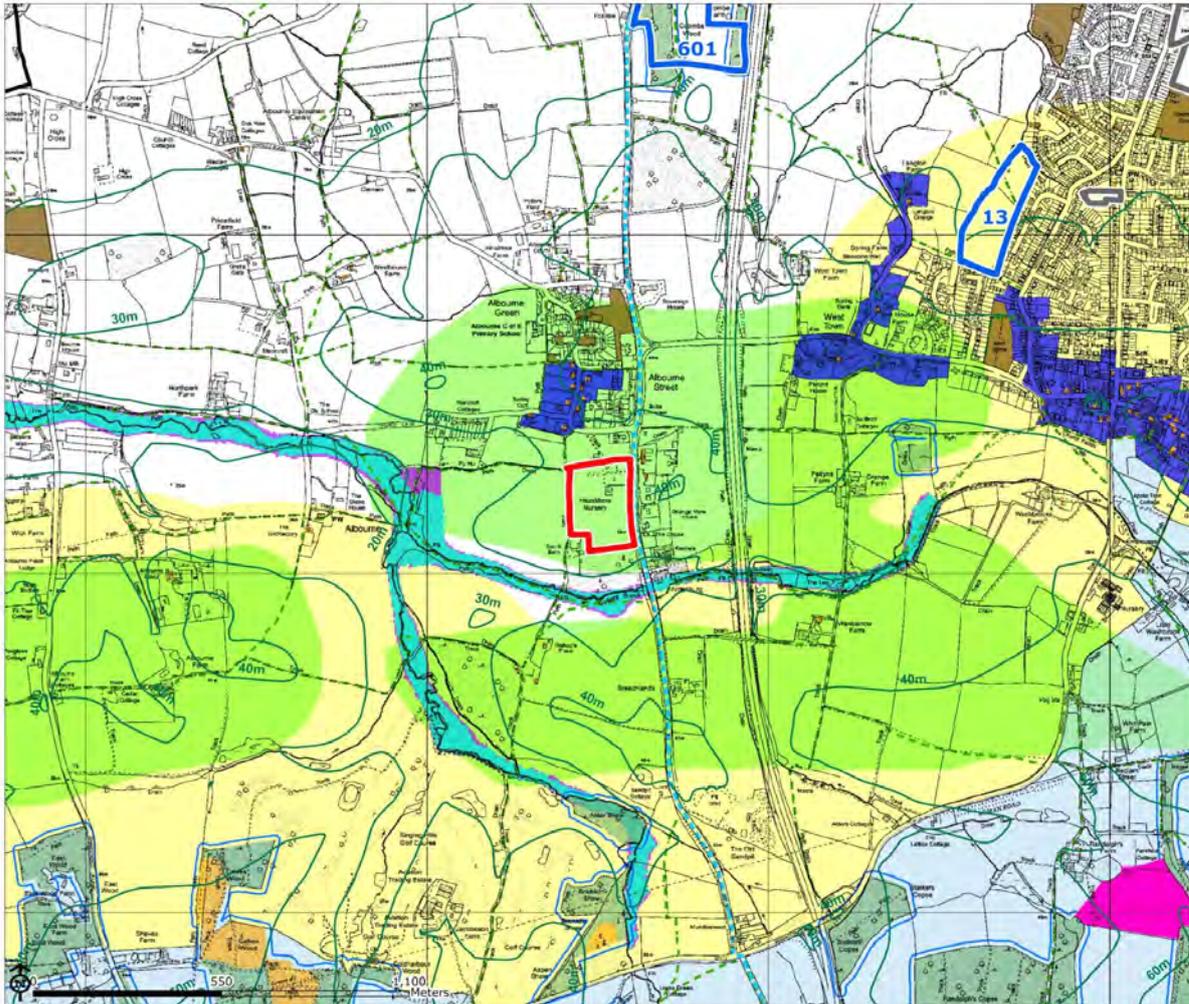
SHLAA Site 57

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:4,000





Mid Sussex District Council
District Plan

SHLAA Site 58

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



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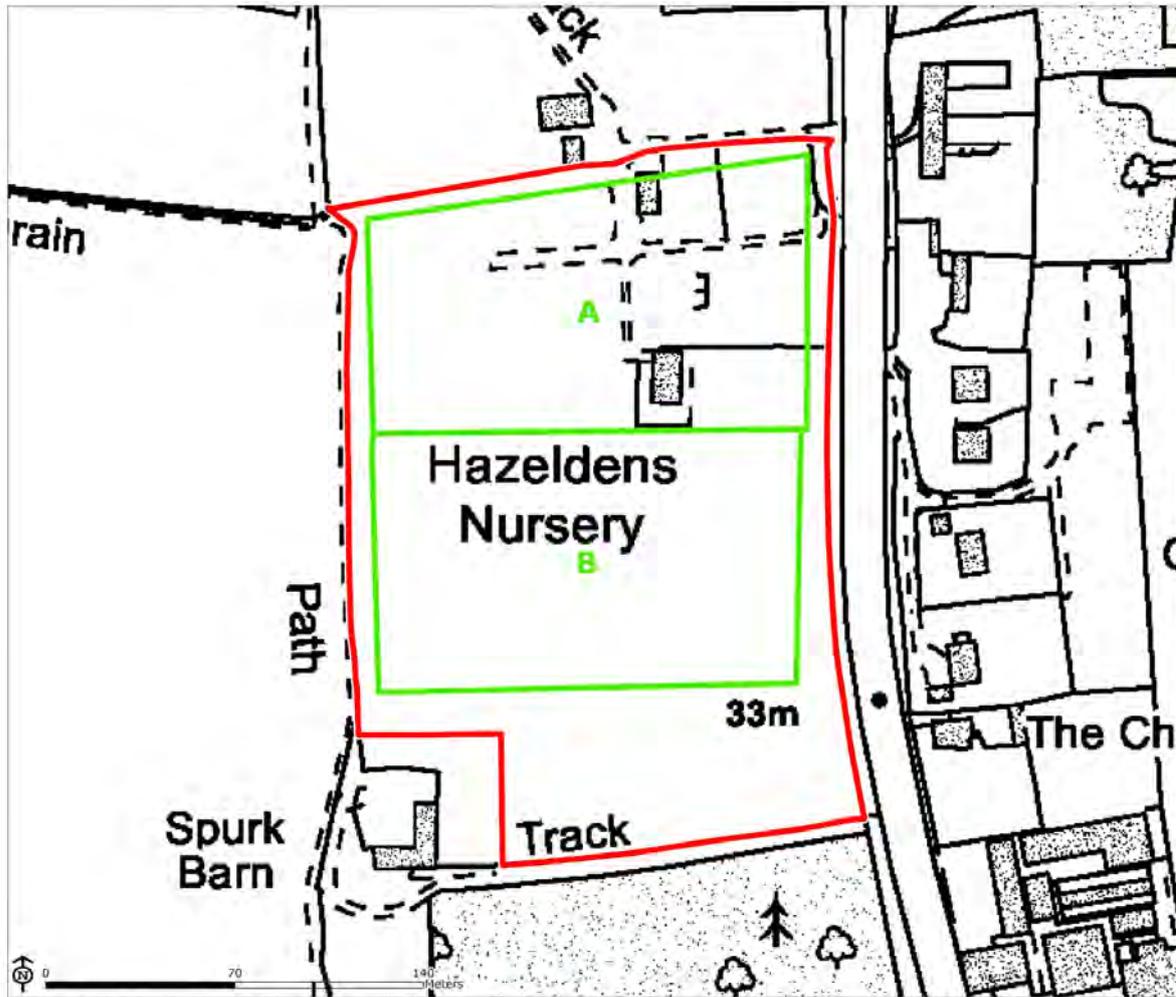
CB:Green, C:EB:green, c:LUC:GLA 6275-01_009_Constraints_AA 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Hazeldens Nursery, Albourne		SHLAA I	58	Landscape Character Area:	Albourne Foothills
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderately good.	2	Formerly use as a plant nursery reflected in layout of introduced vegetation, with internal tree lines some of which are dense conifers, but boundaries are mostly native treed hedgerows. Also hard-surfaced areas in vicinity of house.		
Settlement Setting	4	Provides foothill setting to South of Albourne. Largely inconsistent topography.	4	Albourne is mostly contained in a rectangular form, to the west of the B2118 London Road, but with historic linear development to the south, on the east side of London Road opposite the site, and an outlying line of inter-war cottages to the west. Development of this site would expand the settlement significantly, and onto lower ground towards Cutler's Brook, although form would still be rectilinear. Approaching from the south, the trees lining the road, including those in the site, give a wooded character to the settlement, screening views of housing on the higher ground.		
Visual Receptors			4	PRoWs run along northern and western boundaries and National Cycle Route 20 uses the London Road. The site is exposed to views from the South Downs ridge.		
Sense of Rurality	4	Moderately high rurality, visible from a distance.	3	The landscape to the south and west is very rural in character. The hard and soft landscaping associated with the former use of the site gives it less rurality, and the Brethren's Meeting Room is a large, modern structure which adds urban/industrial character to the setting.		
Settlement Separation	1		3	No role in large settlement separation. Development would remove most of the gap to Spurk Barn, a dwelling with a rural character (although not listed), which is screened to the north by trees but exposed to the site to the east. Conifer planting along the boundary to this part of the site is unsympathetic to rural character.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH.		
Landscape Value						
Landscape Designations	4	Part AONB.	1	None.		
Other Environmental Designations	3	LBS, floodzone, Ancient Woodland, SNCI, abuts Conservation Area.	1	None.		
Setting of Valued Assets and Features	3	Proximity and intervisibility to AONB to the south.	2	The village conservation area, with a number of listed buildings, has a contained, wooded character and has little relationship with the site. The Brethren's Meeting Room is a large, modern structure located between the conservation area and the site. There are several listed buildings opposite the site on London Road, but trees within the site limit the extent of their views.		
Cultural and Historical Associations	1		1	No cultural heritage associations.		

Perceptual Qualities	3	Tranquillity limited by A23.	3	Adjacent road has some impact, and condition of site limits scenic qualities, but views to South Downs.
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Overall Landscape Value	3	MODERATE	2	LOW-MEDIUM.
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LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	<p>Area A is considered to have MEDIUM landscape suitability for development. It could accommodate a MEDIUM yield. This is the most disturbed part of the site and is nearest existing development, including the large hall to the north. It would be desirable to remove the lines of conifers and introduce native planting in a less linear form, to filter views from the South Downs.</p> <p>Area B is considered to have LOW-MEDIUM landscape suitability for development. It could accommodate a MEDIUM yield. Development further south is more sensitive in terms of settlement setting and form, and potential visual impact. The broadleaf internal tree lines should be retained if they are shown to be important for screening.</p>



Worthing District Council
 Overview Plan

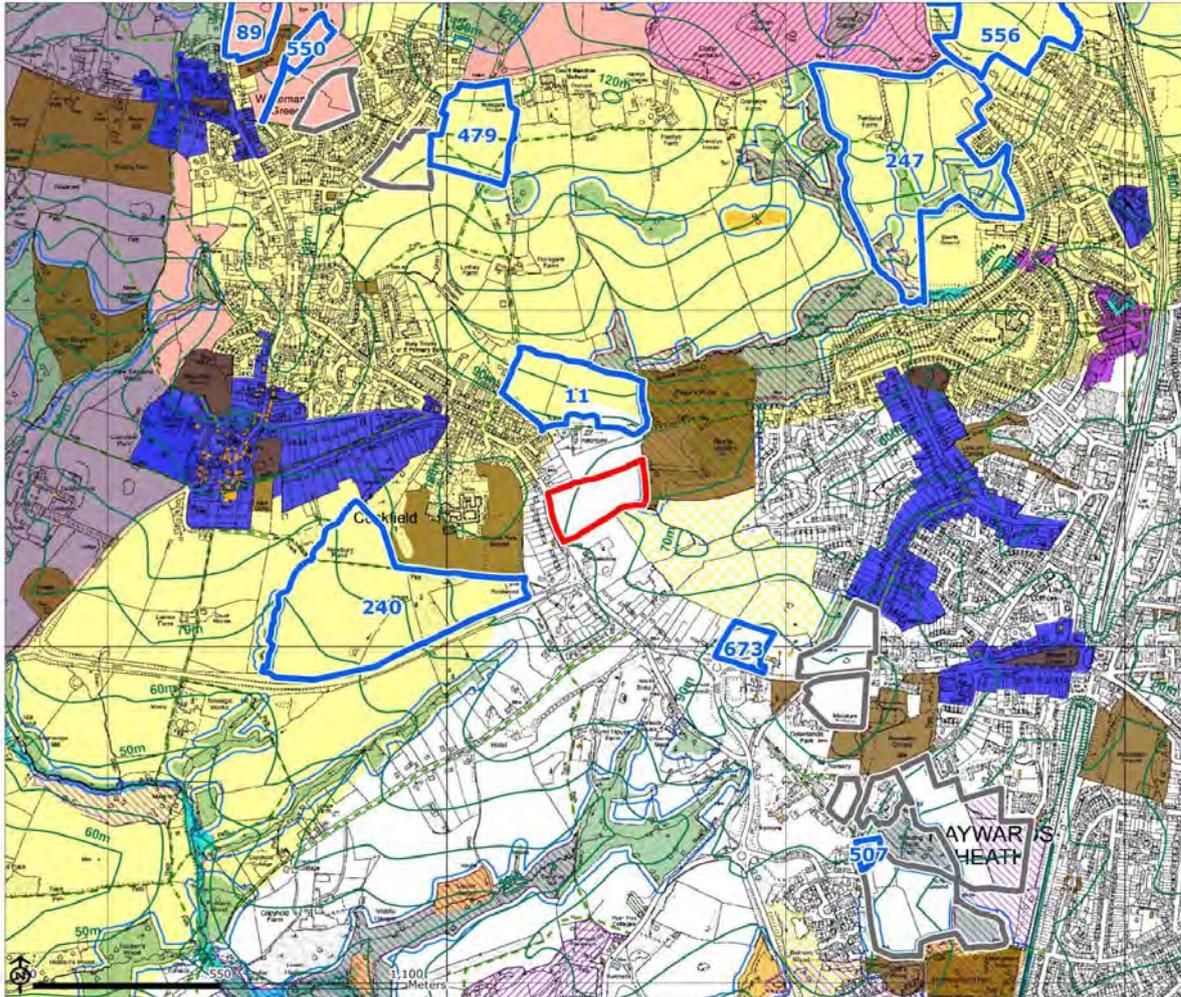
SHLAA Site 58

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 63

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

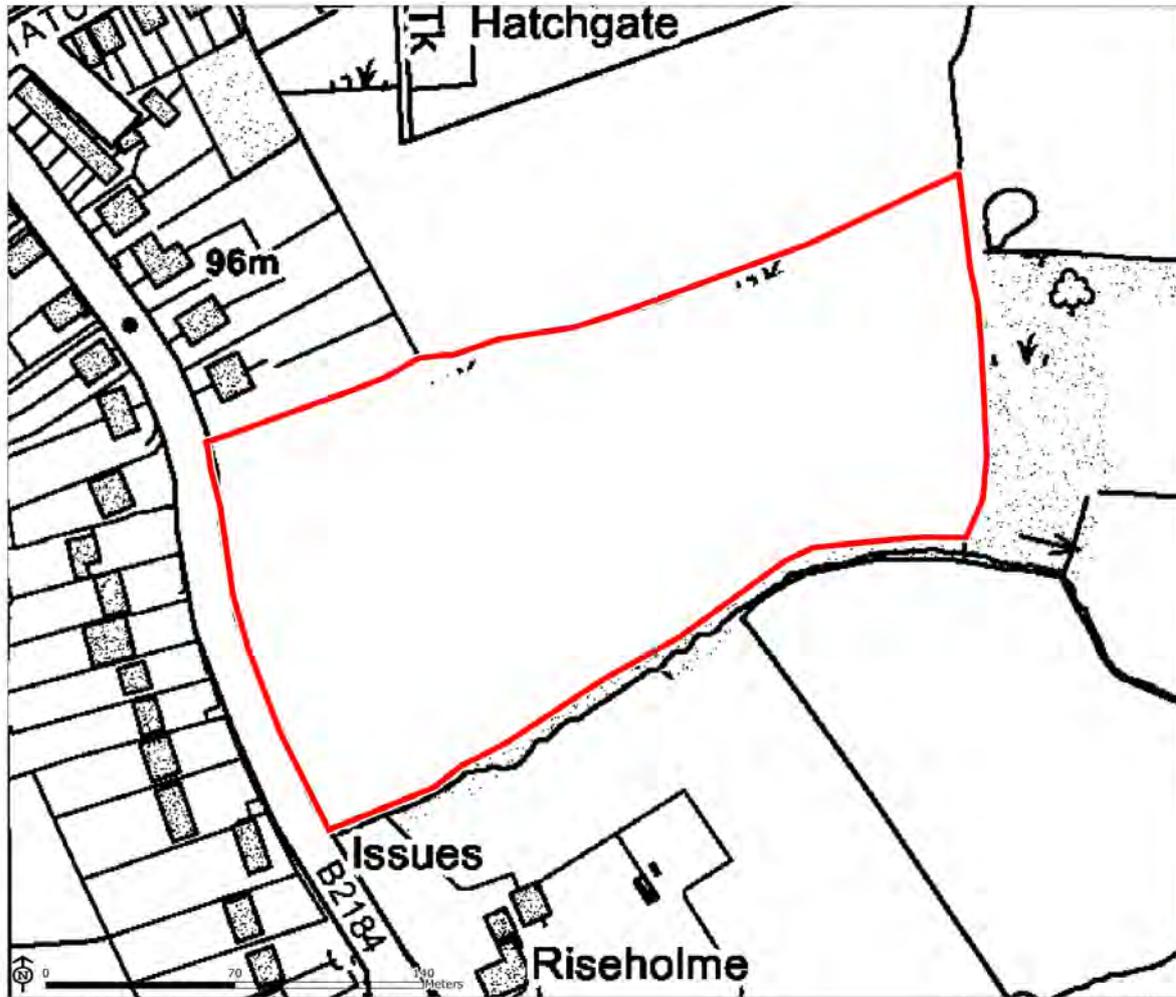


SHLAA Site:	Land north of Riseholme, Broad Street. Cuckfield	SHLAA I	63	Landscape Character Area:	Cuckfield High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Hedgerow structure fairly intact. Low boundary loss. Blunts Wood and Paiges Meadow Nature Reserve.	3	Some loss of internal hedgerow but good boundary hedges.
Settlement Setting	3	Contribution to setting of Cuckfield and Haywards Heath On slope below Cuckfield and above Haywards Heath.	5	In terms of settlement form development would be infilling of a gap along one side of the main road, but the topographical position of the site beneath the ridge-crest houses to the north gives it importance in forming a perceived edge to Cuckfield.
Visual Receptors			4	There are public views from within the Blunts Wood and Paiges Meadow Nature Reserve. From the open parkland to the south east the role of the site as a settlement edge is clear.
Sense of Rurality	3	Good vegetation pattern but some urban influence.	3	Urban influence from the main road and adjacent housing, but more rural on lower ground to the east, adjacent to woodland and part of undeveloped valley between Haywards Heath and Cuckfield.
Settlement Separation	5	Separation between Cuckfield and Haywards Heath.	4	Important in separation between Cuckfield and Tyler's Green, and therefore also between Cuckfield and Haywards Heath.
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH.

Landscape Value				
Landscape Designations	3	Abuts AONB.	1	None.
Other Environmental Designations	5	LBs, Ancient Woodland, PSI, RSI, SNCI, Nature Reserve	3	Adjacent to ancient woodland / SNCI / Local Nature Reserve.
Setting of Valued Assets and Features	2	Setting to AONB	1	No setting value.
Cultural and Historical Associations	3	Some medieval time depth.	2	Assart, potentially medieval.
Perceptual Qualities	2	Moderately low scenic beauty, low rurality,	3	Moderate scenic value.
Overall Landscape Value	3	MODERATE	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have LOW landscape suitability for development, due to its importance in forming a gap between Cuckfield and Haywards Heath, and a settlement edge to the former.



Mid Sussex District Council
 District Plan

SHLAA Site 63

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



Mid Sussex District Council
District Plan

SHLAA Site 69

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

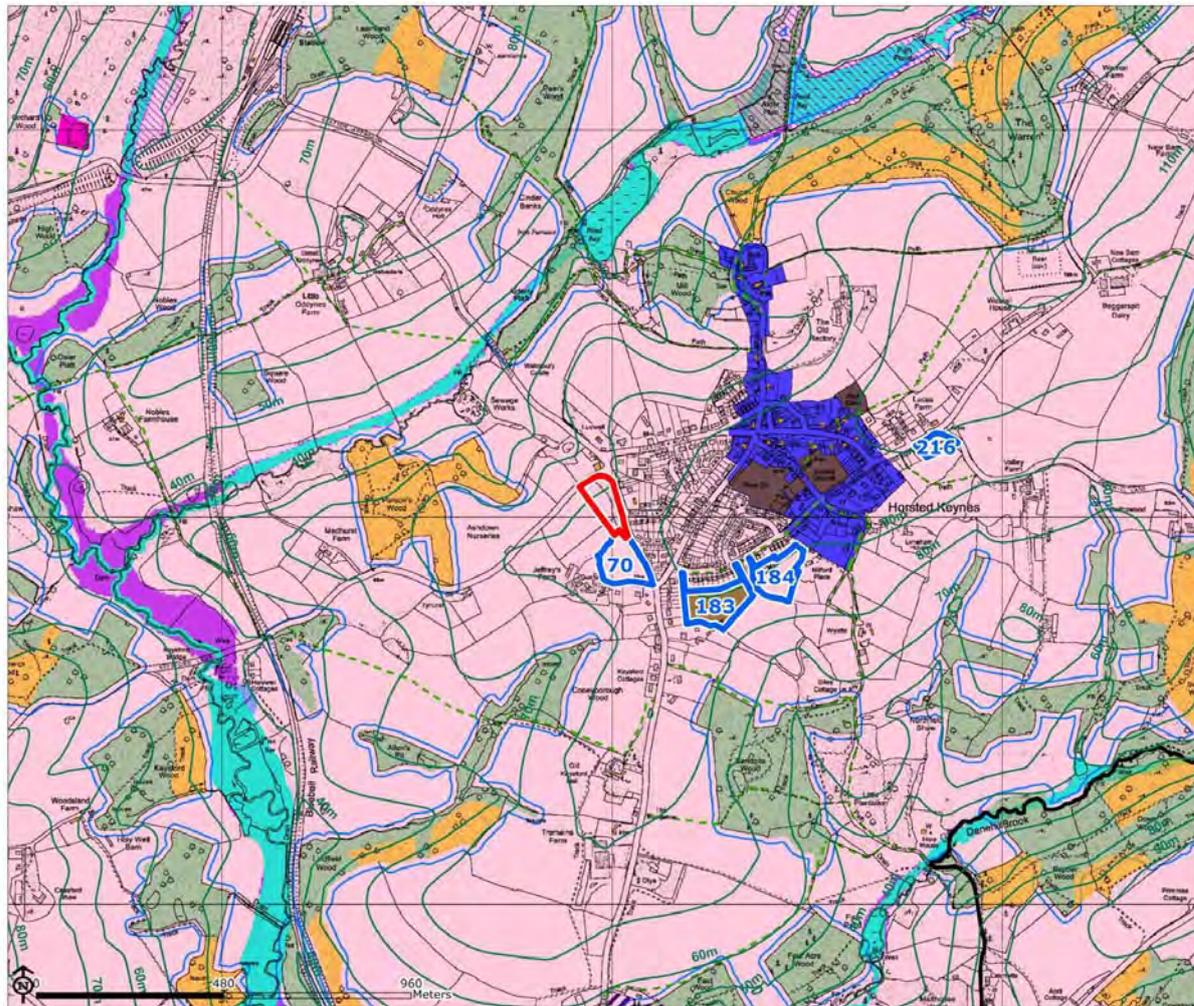
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Ludwell Field adj Keysford and Sugar Lane	SHLAA I	69	Landscape Character Area:	Oddynes High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Good network of connected woodland blocks.	4	Predominantly a wooded strip adjacent to Sugar Lane. Woodland/scrub with some semi mature trees. Generally in fair condition.
Settlement Setting	3	Wooded setting below settlement which sits on ridge. N-W facing slopes below settlement which sits on ridge.	5	important to setting of nearby attractive houses and the gateway to the settlement of Horsted Keynes (crossroads). Trees are important to the character of the surrounding area - including some listed buildings. Sugar Lane is the containing boundary for the settlement to the west therefore development could be seen to breach this threshold.
Visual Receptors			3	There is a bench on the grass in the north eastern corner of the site; no other footpaths close by. The northern part is very open but the southern part is enclosed by trees and scrub.
Sense of Rurality	4	High rurality.	4	Despite being at a road junction the character around the site feels rural due to nearby historic buildings, woodland cover and rural lanes.
Settlement Separation	1		1	Does not separate settlements.
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH

Landscape Value				
Landscape Designations	5	AONB.	5	Within the AONB, surrounded by some listed and historic properties and is well wooded - links to ancient woodland blocks nearby.
Other Environmental Designations	4	LBs, floodzone, RSI/PSI, SNCI, Ancient Woodland, Conservation Area.	1	none
Setting of Valued Assets and Features	2	Setting to Broadhurst Manor.	1	Two listed buildings to the north.
Cultural and Historical Associations	2	Some time depth.	2	Post medieval to modern piecemeal enclosure - less sensitive.
Perceptual Qualities	4	Pleasant scenic beauty – lakes.	3	Northern part of the site is more attractive and visually linked to the crossroads and therefore potentially the identity of the settlement.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH

LCA Landscape Capacity	Site Landscape Suitability
Low	The site is considered to be of LOW landscape suitability for development. This is due to the site's location within an AONB, its sensitivity as a result of its contribution to the character and gateway to the village and its location to the west of Sugar Lane which acts as the threshold to development within the village to the west. Removal of a large proportion of woodland on the site is likely to alter the character of the surrounding landscape.



Lewes District Council
 District Council
 Planning Department

SHLAA Site 69

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

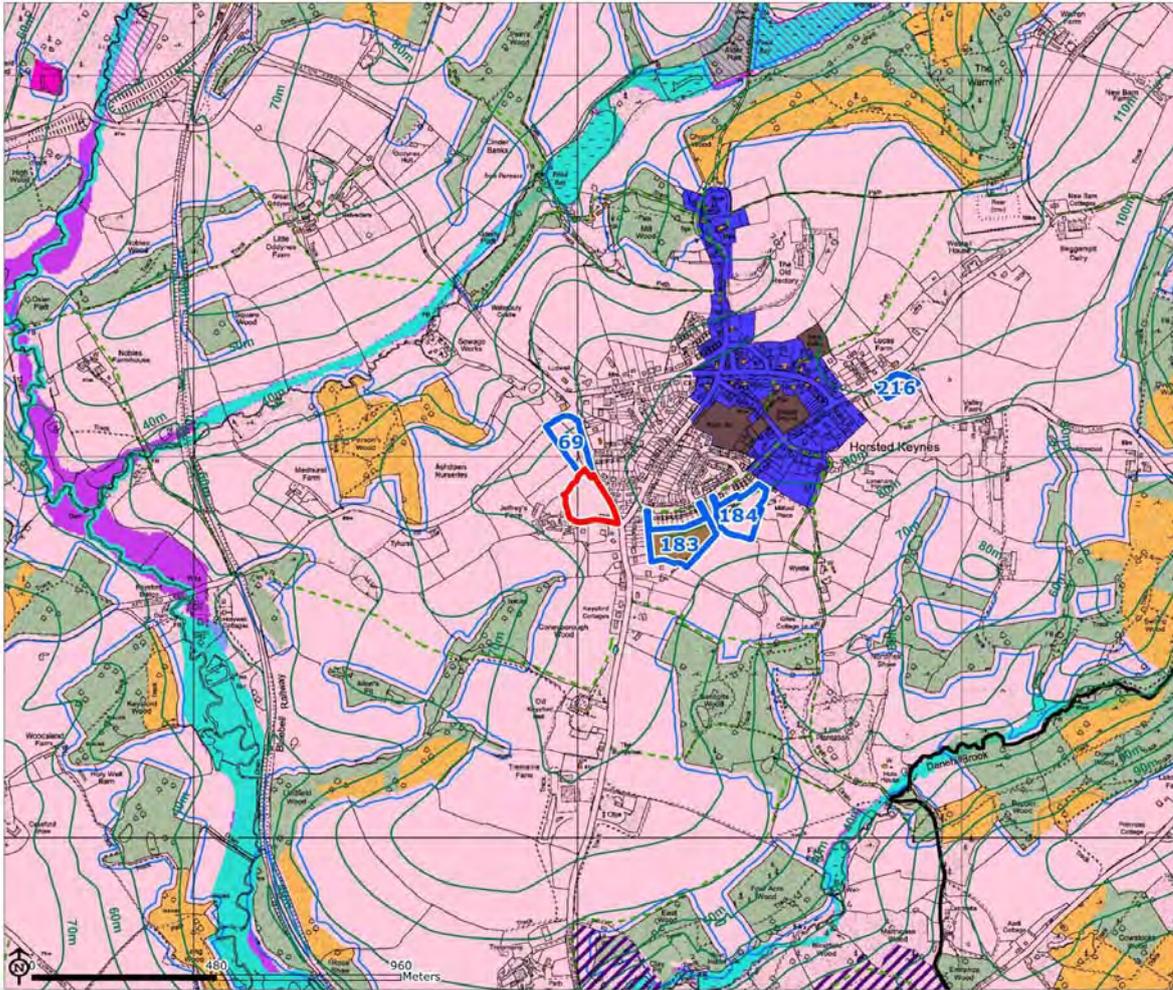
Source: Map Elected Council, C.C.

Map Scale @ A4: 1:2,000



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Mid Sussex District Council
District Plan

SHLAA Site 70

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

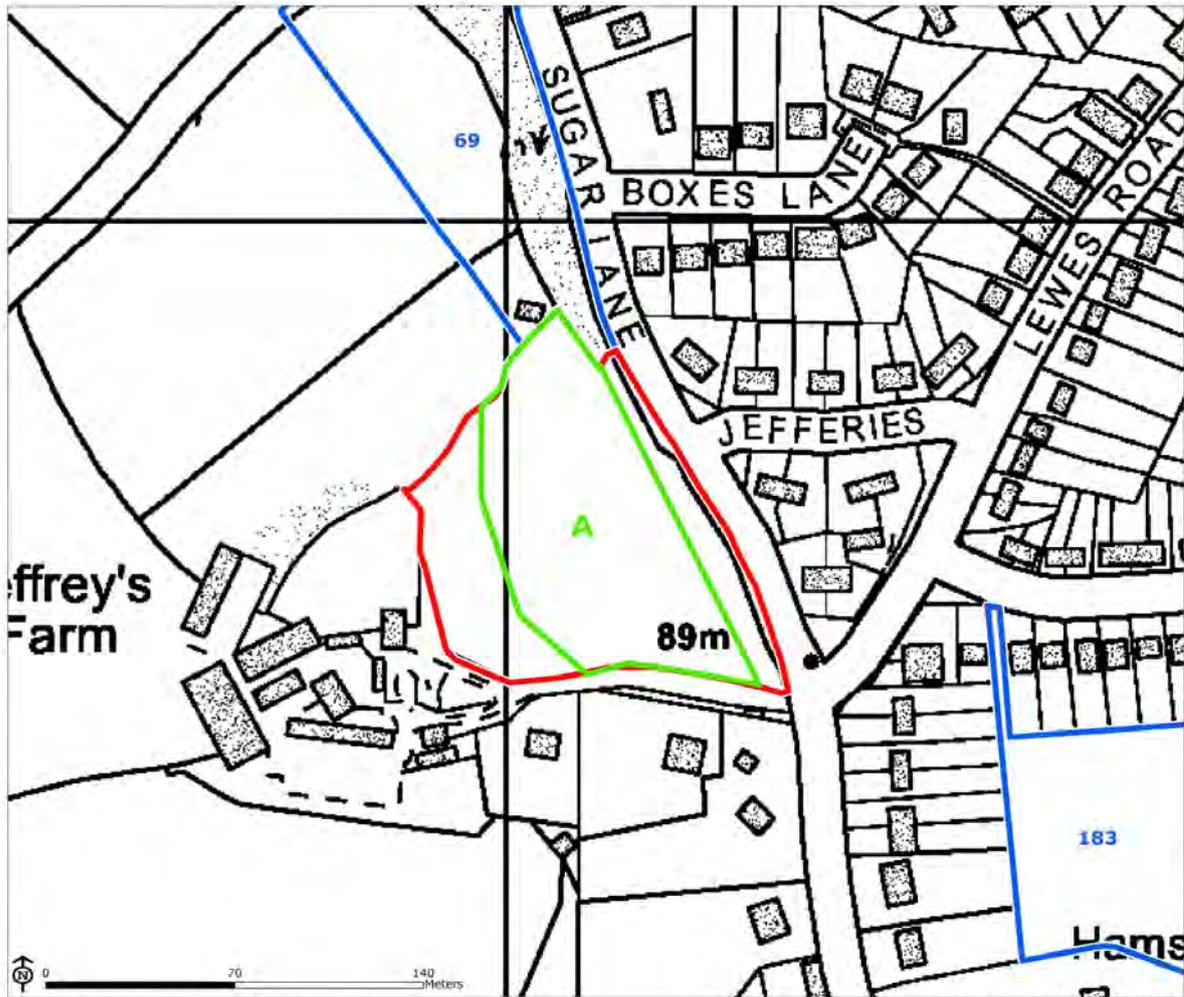
Map Scale @ A4: 1:14,000

LUC

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CB: Green, C: EB: green, © LUC/CLA 6275-01_009_Constraints_A4_12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Front field (Village field), Jeffreys Farm, Horsted Keynes		SHLAA I	70	Landscape Character Area:	Oddyne High Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments	
Landscape Condition	4	Good network of connected woodland blocks.		3	Good network of connected woodland blocks. Used for horsiculture. Some mature oaks at boundaries. Telegraph wires overhead. Fair condition.	
Settlement Setting	3	Wooded setting below settlement which sits on ridge. N-W facing slopes below settlement which sits on ridge.		4	The Southern part of the site is less sensitive as it's adjacent to housing to the east and south. However, Sugar Lane forms a barrier to the western extent of the main settlement and development on the site would therefore alter the form of settlement in this direction.	
Visual Receptors				3	Relatively strong boundaries of low hedgerows and semi mature trees. Some mid distant views between gaps in the trees, including from within the settlement to the east of the site.	
Sense of Rurality	4	High rurality.		3	The site feels relatively rural and enclosed. Trees are important but horses, houses and nearby road have a suburban influence.	
Settlement Separation	1			3	The site provides separation between dispersed dwellings to the south and the farmstead to the west with the remainder of Horsted Keynes.	
Overall Landscape Sensitivity	4	SUBSTANTIAL		3	MEDIUM	
Landscape Value						
Landscape Designations	5	AONB.		5	Within the AONB and is partially representative including its wooded character and irregular field pattern.	
Other Environmental Designations	4	LBs, floodzone, RSI/PSI, SNCI, Ancient Woodland, Conservation Area.		1		
Setting of Valued Assets and Features	2	Setting to Broadhurst Manor.		1		
Cultural and Historical Associations	2	Some time depth.		2	Regular piecemeal enclosure.	
Perceptual Qualities	4	Pleasant scenic beauty – lakes.		3	Limited scenic beauty due to the field's use for horsiculture and telegraph wires overhead. However, there are some attractive trees and mid-distant rural views.	
Overall Landscape Value	4	SUBSTANTIAL		4	MEDIUM-HIGH	
LCA Landscape Capacity	Site Landscape Suitability					
Low	The site is considered to have LOW-MEDIUM landscape suitability for development. This could potentially accommodate a LOW-MEDIUM development yield within Area A. The site is nevertheless sensitive to development as a result of its separation from the main settlement east of Sugar Lane and its location within the AONB. Valuable and structural/ screening boundary trees should be retained, and if developed, design of development should respond to the more dispersed/ clustered arrangement of dwellings to the south and west and the landscape beyond rather than the suburban character of development to the east.					



**100 - SUGAR LANE DISTRICT COUNCIL
QUARTER PLAN**

SHLAA Site 70

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Red Emma (Emma Council), LLC

Map Scale @ A4: 1:2,000



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GB Green, EBP Green & LUCOLA (2015-17) / 00 - Site - Main Bill - Area 44 - 24/01/2018

SHLAA Site 76

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

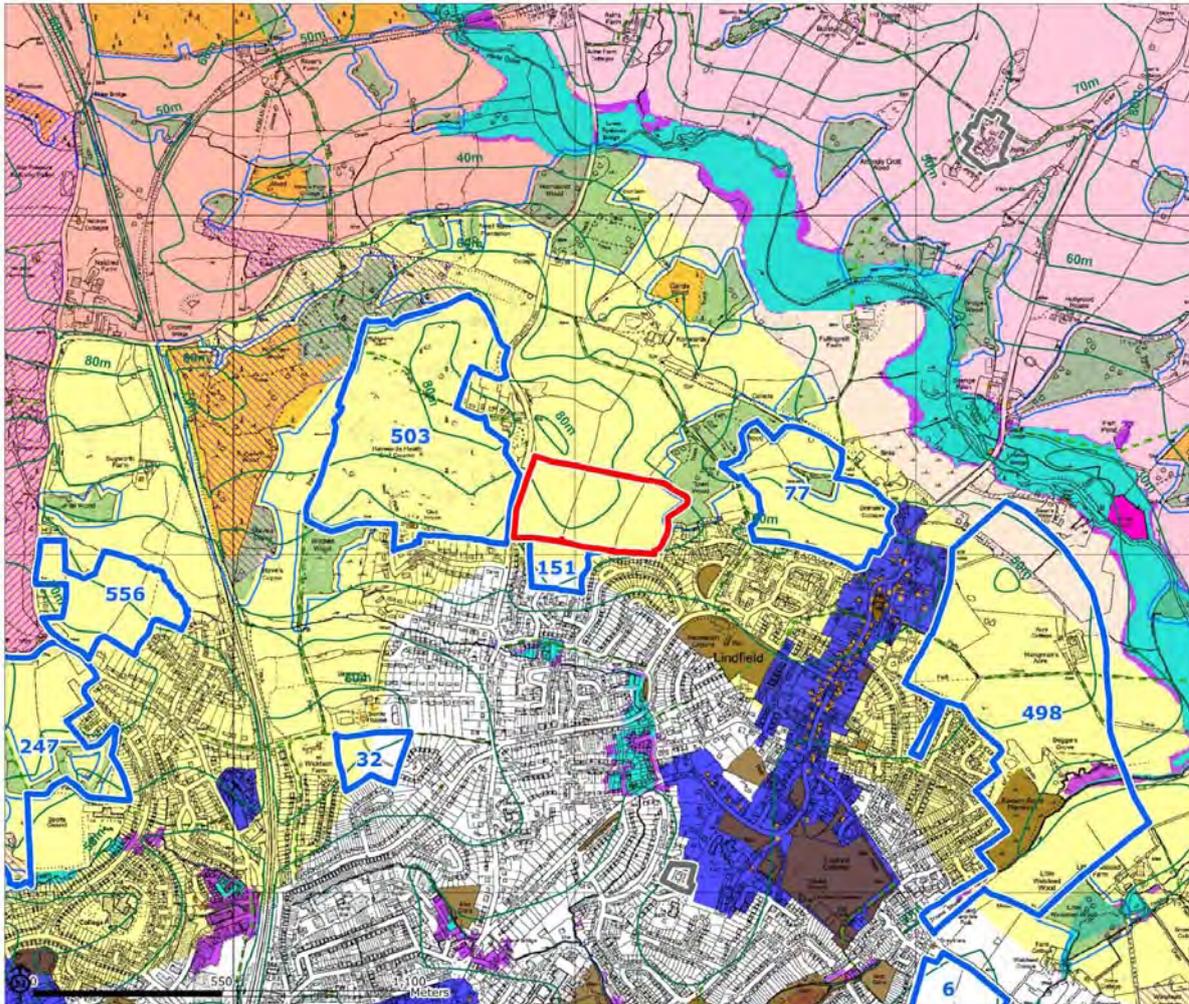
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

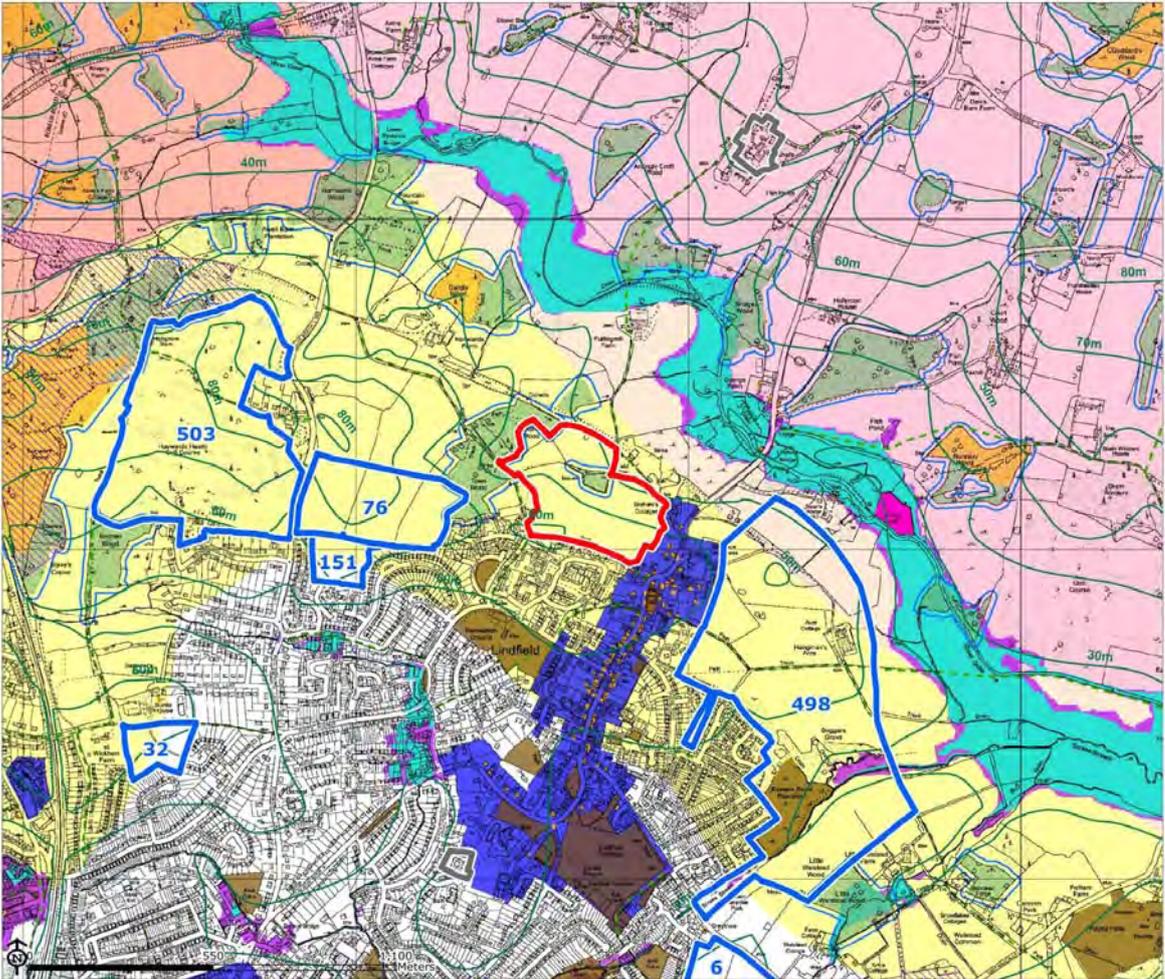
Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



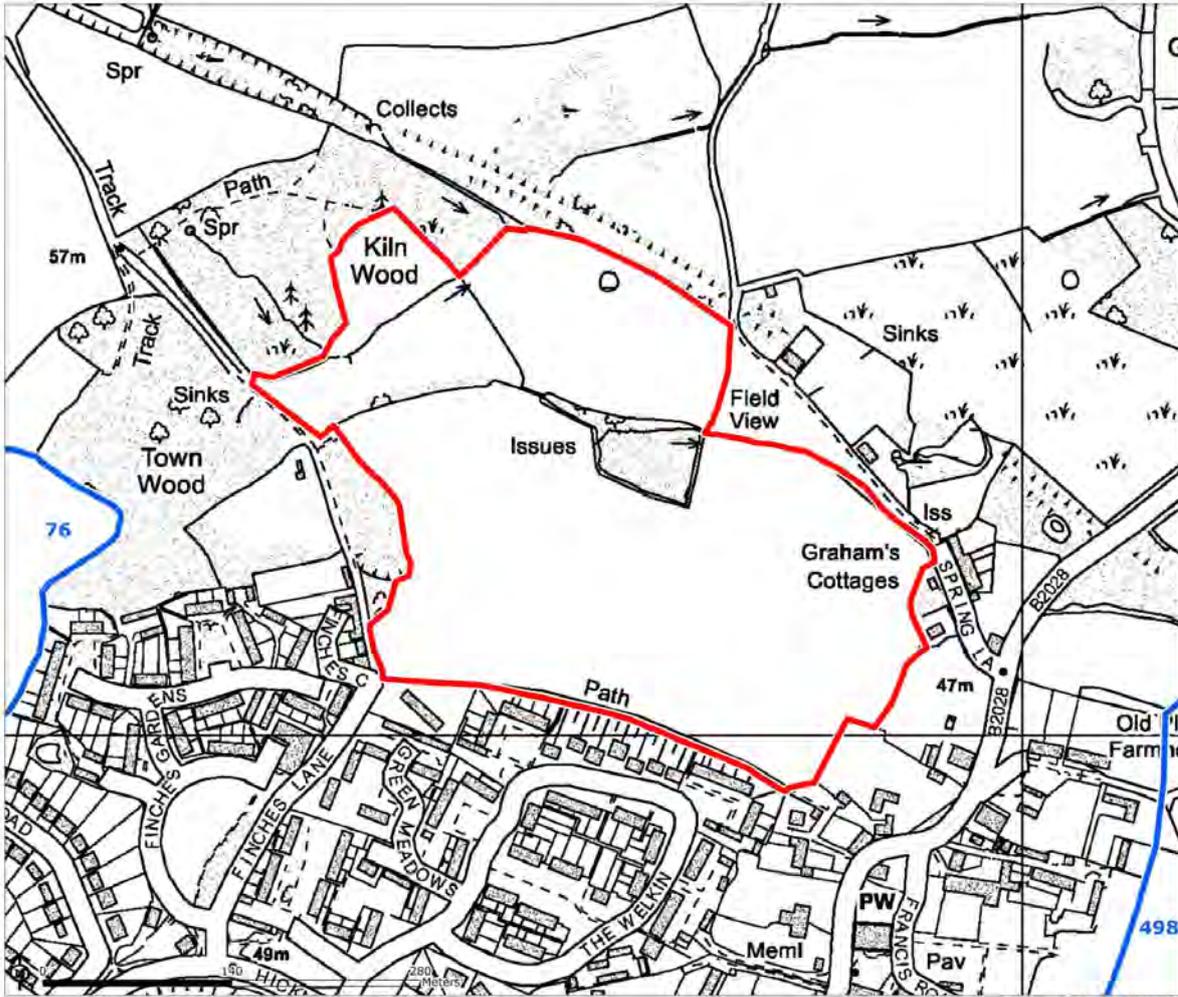
SHLAA Site:	East of High Beech Lane, Haywards Heath		SHLAA I	76	Landscape Character Area:	Haywards Heath North Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments	
Landscape Condition	3	Moderate hedgerow network, low boundary loss. Significant areas of woodland.		4	The site occupies the southern side of a hill, with undulating slopes. To the east the landform dips into a valley occupied by Town Wood. The land is farmed.	
Settlement Setting	2	Minor contribution overall to northern setting of Haywards Heath. Consistent with topography and form of Haywards Heath.		5	The hill forms a distinct topographical boundary to the northern side of the town so although development would be on the town-facing slope it would be likely to appear above the crest, introducing visibility from the rural area to the north where there is currently none. A well treed hedgerow forms the boundary to the adjacent housing area within the town, but the site offers no distinct boundary. Housing already climbs some distance up the slope, so from within the nearby residential area there would be little perception of any new development.	
Visual Receptors				3	There would potentially be visibility from the AONB to the north. There is very limited visibility from the PRoW to the north.	
Sense of Rurality	2	Wooded nature separates CA from wider landscape.		3	The site is oriented towards the town, but the higher ground, agricultural land use and strong settlement-edge tree line give some sense of rurality.	
Settlement Separation	1	Very little separation function.		2	Very little separation function, but development would intrude on the rural character of nearby Kenwards Farm.	
Overall Landscape Sensitivity	2	SLIGHT		5	HIGH. Settlement setting is a key consideration.	
Landscape Value						
Landscape Designations	3	Abuts AONB		2	Within 1km of the AONB, but shares no distinct characteristics.	
Other Environmental Designations	3	LBs, area of Ancient Woodland, RSI, SNCI		2	Borders ancient woodland to the east, with some hedgerow connectivity.	
Setting of Valued Assets and Features	2	Woodland setting to AONB to the north.		1	Does not form a setting for any valued assets.	
Cultural and Historical Associations	2	Haywards Heath golf course.		1	Post-medieval formal enclosure.	
Perceptual Qualities	2	Moderate scenic beauty, urban influence due to intervisibility.		3	Elevation gives a limited sense of isolation from the urban area and woodland adds some scenic value, but orientation of landform is towards the town rather than the countryside.	
Overall Landscape Value	3	MODERATE		2	LOW-MODERATE.	
LCA Landscape Capacity		Site Landscape Suitability				
Medium		The site is considered to have LOW landscape suitability for development, due to proximity to the ridge crest that creates a distinct boundary to this side of the town. Access would also be an issue if it necessitated any loss of significant trees.				



- SHLAA Site 77**
- Current SHLAA Site
 - Other SHLAA Sites
 - Planning Applications
 - District Boundaries
 - 10m Contours
- Primary Constraints**
- Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Nature Conservation Importance (SNCI)
 - Local Nature Reserves
 - High Weald Area of Outstanding Natural Beauty
 - South Downs National Park
 - Listed Building
 - Registered Park and Garden
 - Scheduled Monument
 - Flood Zone 3
 - Agriculture Land Classification - Grade 2
 - Public Rights Of Way
- Secondary Constraints**
- Ancient Woodland 15m buffer
 - Ancient Semi-Natural Woodland Site
 - Planted Ancient Woodland Site (PAWS)
 - Ashdown Forest 7km HRA Buffer
 - National Park and AONB - 1km buffer
 - Conservation Areas
 - Air Quality Management Area (AQMA)
 - Source Protection Zone 1
 - Flood Zone 2
 - 400kV Electricity Line - 100m buffer
 - Open space, sport and recreation areas (PPG17 Assessment 2006)
 - Sustrans National Cycle Route
- Map Scale @ A4: 1:16,000**



SHLAA Site:		Spring Lane, Lindfield		SHLAA I	77	Landscape Character Area:	River Ouse and Sides
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments		
Landscape Condition	3	Moderate hedge network, fairly low boundary loss.		4	Major part of site is arable farmland. Mature field trees suggest loss of hedgerow. Northern part of the site is sloping valley side down to adjacent ghyll woodland. Northern and eastern sides very contained by vegetation including mature trees.		
Settlement Setting	3	Moderate contribution to setting of Lindfield. Valley separate from settlement.		5	Edge of settlement is at edge of high ground. Sloping ground down to wooded valley forms rural setting to Lindfield.		
Visual Receptors				4	PRoW follows much of boundary. Potentially views from higher ground in AONB.		
Sense of Rurality	4	Settlement within CA limits contribution slightly.		4	Agricultural use of site, well wooded landscape and landform connection with valley create sense of rurality, despite visible urban edge. Increasingly rural to the north.		
Settlement Separation	1	Does not contribute any settlement separation.		2	Does not contribute any major settlement separation, but development would encroach on several rural cottages on north-east edge of site.		
Overall Landscape Sensitivity	4	SUBSTANTIAL		5	HIGH.		
Landscape Value							
Landscape Designations	4	Partly AONB		3	Close to AONB but Ouse Valley creates a distinct edge. Ancient woodland in stream valleys is a characteristic AONB feature, adding sensitivity to the northern part of the site.		
Other Environmental Designations	5	LBS, abuts CA, SAM, Ancient Woodland, Floodzone, PSI, RSI		3	Ancient woodlands to north and within site, with connecting hedgerows.		
Setting of Valued Assets and Features	3	AONB to north		4	Paxhill Park, a prominently located listed building in the AONB to the north of the Ouse Valley, has views over the site; development could affect its rural setting. The eastern end of the site abuts the Lindfield conservation area, where there is intervisibility with the eastern part of the site.		
Cultural and Historical Associations	2	Medieval time depth.		4	Proximity to conservation area, and the Victorian building in the south-western corner of the site, formerly a coach house/stable block, adds some historic character although modern housing is also evident. Fields are medieval assarts.		
Perceptual Qualities	4	Rural, medium-high scenic beauty.		4	Attractive, rural views into the AONB.		
Overall Landscape Value	4	SUBSTANTIAL		4	MEDIUM-HIGH.		
LCA Landscape Capacity		Site Landscape Suitability					
Low		The site is considered to have LOW landscape suitability for development. The ridge crest forms a natural boundary to settlement, and there is a strong rural character to open views across the wooded Ouse Valley. The adjacent Lindfield conservation area adds sensitivity.					

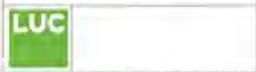


SHLAA Site 77

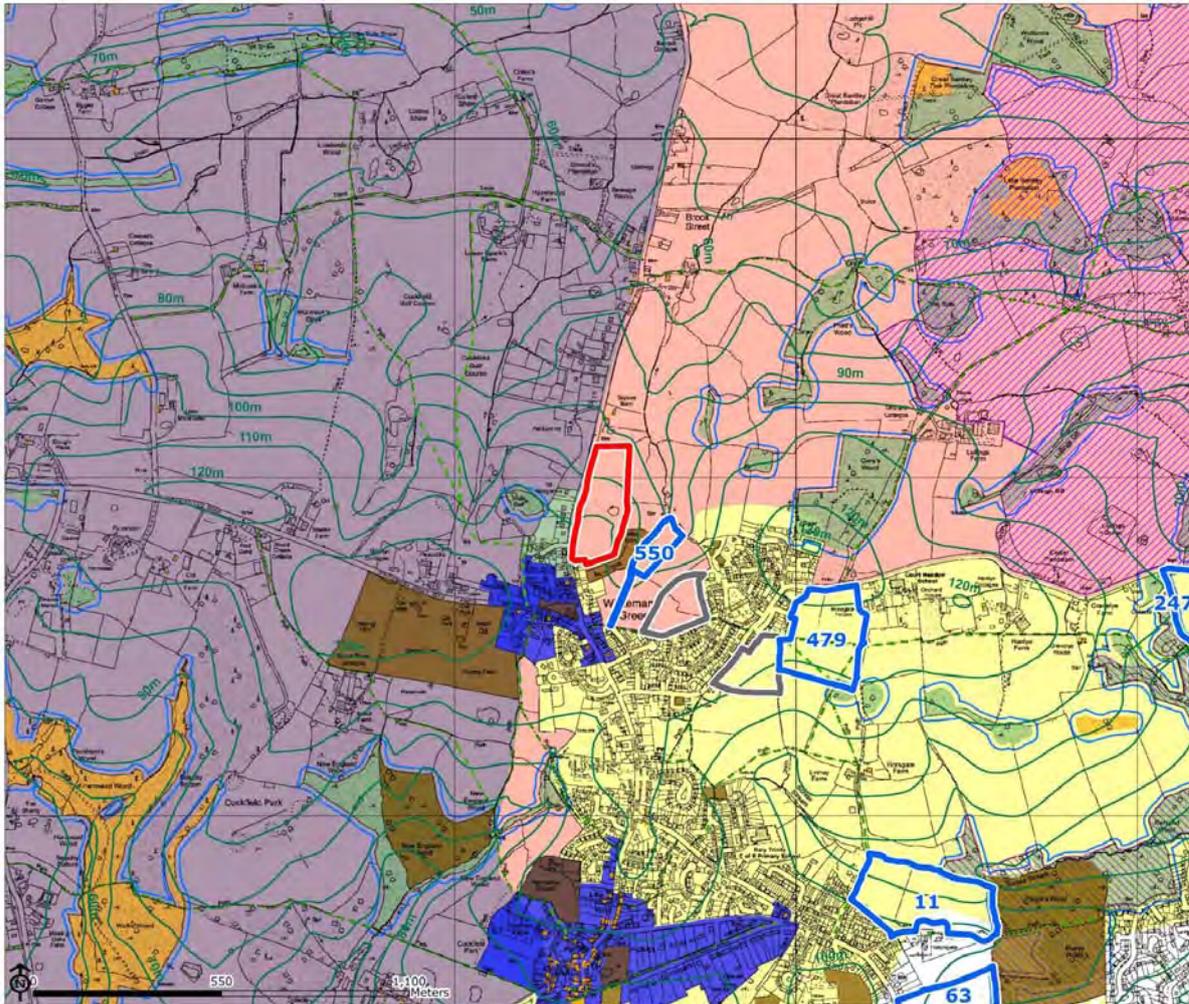
- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Red Emma Design Council, LLC

Map Scale @ A4: 1:4,000



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Mid Sussex District Council
District Plan

SHLAA Site 89

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



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LB: Green, C: EB: green, c: LUC: LA 6275-01_009_Constraints_A4 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

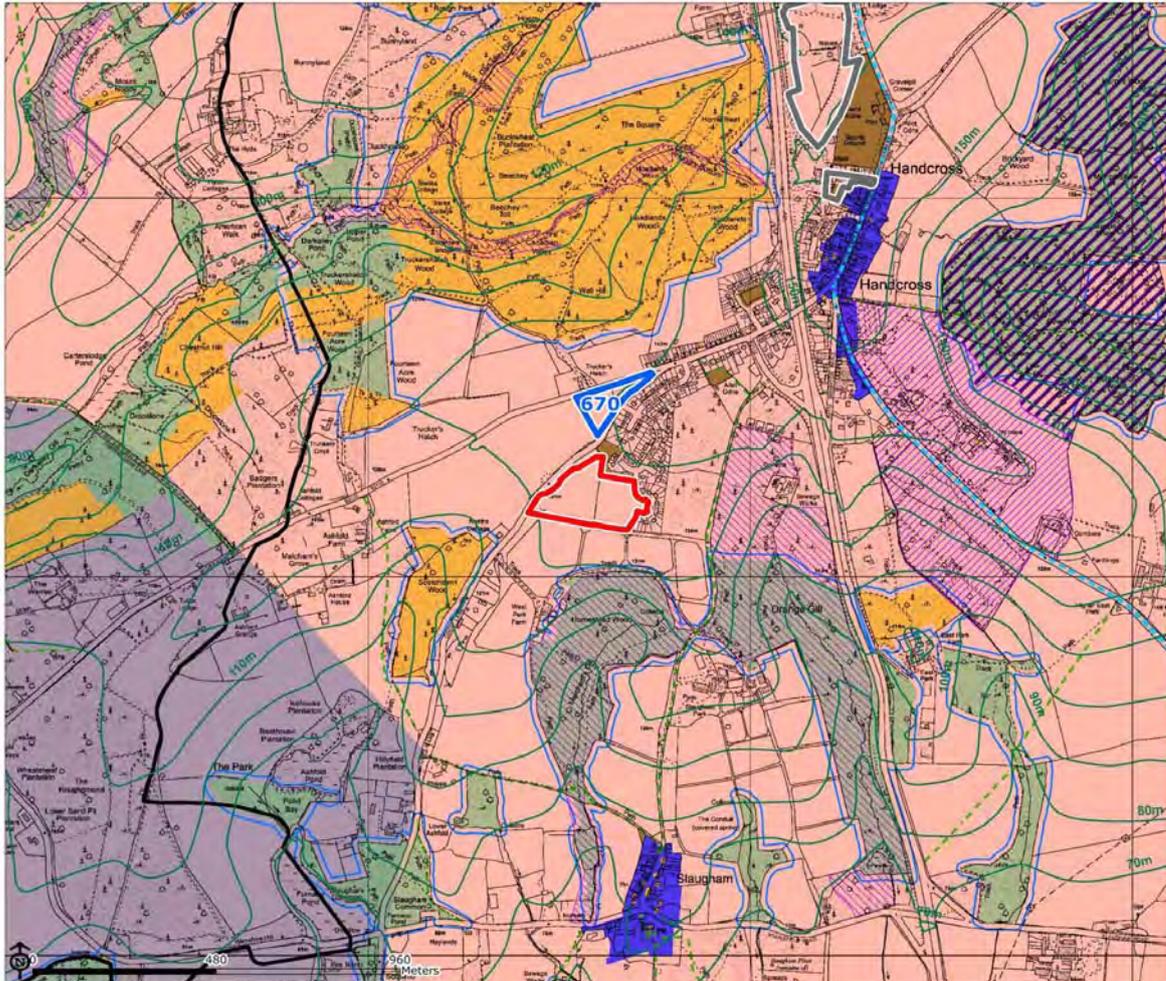
SHLAA Site:	Land at Whitemans Green, Cuckfield	SHLAA I	89	Landscape Character Area:	Whitemans High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate-good hedgerow network. Low boundary loss.	3	Hedgerows not particularly good but land is farmed. Slopes downhill southwards and eastwards into stream valley. There is a pond in a belt of woodland that crosses the centre of the site.
Settlement Setting	3	Partly wooded setting below north of Cuckfield, not overly distinct. CA on north facing slopes below Cuckfield which sits on higher ground.	5	Whiteman's Green is a ridge-top settlement. Development would mark a clear extension into the undeveloped rural area to the north. The site excludes the more sensitive valley bottom (to the east) but this means it has no boundary feature to screen or contain this edge. A belt of trees splits the site into two, with the smaller southern area being less sensitive in terms of setting, although development here would affect the rural character of the adjacent allotments.
Visual Receptors			3	There would be potentially be some brief, passing visibility from the High Weald Landscape Trail, which runs through Brook Street, and some longer views from within the AONB. The site is visible from the B2036.
Sense of Rurality	3	Moderate, limited intervisibility town and wider landscape.	4	There is little intervisibility with the urban area, other than at the southern end of the site. Character is rural.
Settlement Separation	1	No gap function.	4	Development would have a considerable impact on separation between Whiteman's Green / Haywards Heath and Brook Street, a small hamlet with a historic, rural character despite its main road location.
Overall Landscape Sensitivity	3	MODERATE	3	HIGH.

Landscape Value				
Landscape Designations	5	Within AONB	4	Within AONB, but does not display special qualities.
Other Environmental Designations	3	LBs, abuts CA, minor Ancient Woodland, RSI, PSI.	1	None.
Setting of Valued Assets and Features	2	Setting to Borde Hill.	3	Forms part of rural setting to Taylor's Barn, a listed building just to the north. Landform and vegetation create separation from Borde Hill.
Cultural and Historical Associations	2	Some assart timedepth.	3	Medieval assarts. Woodland block and stream form field boundaries
Perceptual Qualities	4	Largely rural intact landscape.	3	Road noise intrudes, but scenic outlook across valley and over AONB landscape.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	Most of the site is considered to have a LOW suitability for development but area A is considered to have LOW-MEDIUM landscape suitability as it is more contained and better related to existing settlement. A MEDIUM yield could potentially be accommodated, but a wide buffer to

the allotments would be desirable, to retain some sense of rurality for the latter.



Mid Sussex District Council
District Plan

- SHLAA Site 127**
- Current SHLAA Site
 - Other SHLAA Sites
 - Planning Applications
 - District Boundaries
 - 10m Contours
- Primary Constraints**
- Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Nature Conservation Importance (SNCI)
 - Local Nature Reserves
 - High Weald Area of Outstanding Natural Beauty
 - South Downs National Park
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- Secondary Constraints**
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 - Open space, sport and recreation areas (PPG17 Assessment 2006)
 - Sustrans National Cycle Route
- Map Scale @ A4: 1:14,000**



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CB:Green_C EB:green_c LUCGLA 6275-01_009_Constraints_A4 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land at St. Martin Close, Handcross	SHLAA I	127	Landscape Character Area:	Handcross Southern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Significant woodland blocks. Low boundary loss.	3	Strong field boundaries of the two open fields. Few features within them, relatively flat ground and quite well enclosed. Gently sloping southwards.
Settlement Setting	3	Moderately distinct setting to south of Handcross. Southern slopes, mostly below town.	2	At the southern end of Handcross - adjacent to modern housing estate at Martin's Close. Sits lower than the rest of the settlement on south facing slopes. No connection with the historic core therefore not distinctive setting. Relatively well enclosed.
Visual Receptors			3	Potential intervisibility of roofs in long distance views to the south to the other side of the valley (filtered views beyond poplars at S boundary). Nearby sensitive receptors include the High Weald Landscape Trail (east) and Nymans.
Sense of Rurality	3	Woodland.	3	Settlement edge and noise from nearby B2110. However, enclosing mature trees, birdsong and adjacent Coos Lane are rural elements.
Settlement Separation	1		3	Situated between Handcross and row of properties south along Coos lane - therefore the south western part of the site would be more sensitive.
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM. Enclosing field boundaries and views to the south are sensitive elements.

Landscape Value				
Landscape Designations	5	AONB.	4	AONB - majority of the site itself is not characteristic of the AONB although elements at the boundaries - trees, ditch and rural Coos Lane are.
Other Environmental Designations	4	Ancient Woodland, SNCI, RSI/PSI, historic park.	1	None within the site.
Setting of Valued Assets and Features	1		1	None.
Cultural and Historical Associations	2	Nymans historic park.	2	HLC -regular piecemeal enclosure (relatively less sensitive)
Perceptual Qualities	3	Moderate.	3	Birdsong and wildlife, some sense of naturalness - tree boundaries. But some traffic noise and views of modern estate to the north and east.
Overall Landscape Value	3	SUBSTANTIAL	4	MEDIUM-HIGH. Key sensitivities include characteristics of AONB including relationship to boundaries and landscape beyond.

LCA Landscape Capacity	Site Landscape Suitability
Medium	The majority of the site is considered to have a MEDIUM landscape suitability for development. This area (area A) could potentially accommodate a MEDIUM development yield. If developed, field boundaries should be retained where possible - especially to the west and south - and other boundaries reinforced (those to the south) with native species. Retain separation from settlement on Coos Lane whilst

integrating development with naturalistic boundaries and existing development to the east. Opportunity to enhance landscape elements including connections with woodland belts and open space/ footpath links. Consider impacts on longer views to the south. Opportunity to enhance built character - pedestrian links to housing estate but respond to landscape and rural development on Coos Lane in terms of design. Retain some open space.



**Mid Sussex District Council
Climate Plan**

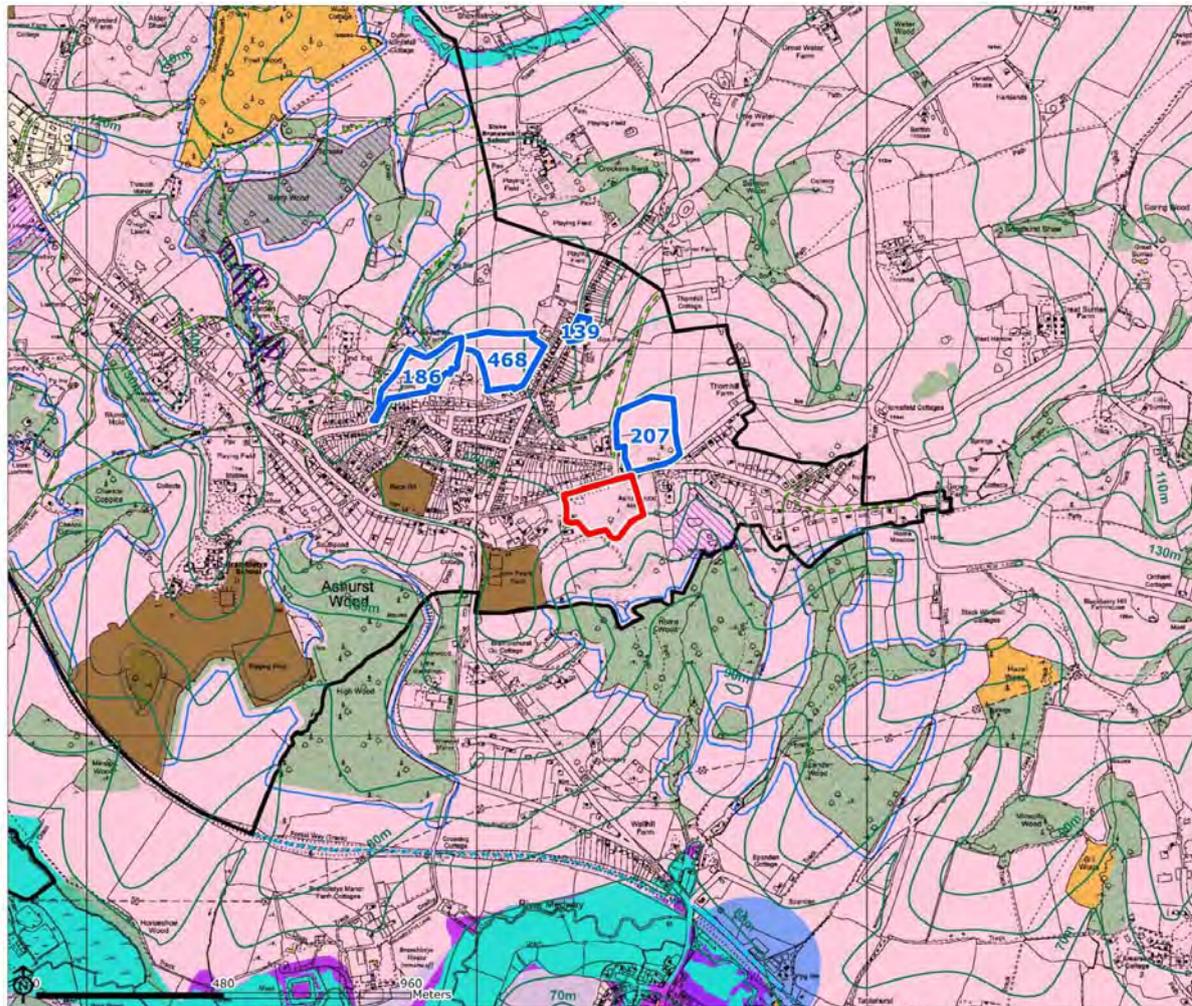
SHLAA Site 127

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 138

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



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CB:Green, C EB:Green, C LUG:LA 6275-01_009_Constraints_A4 16/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

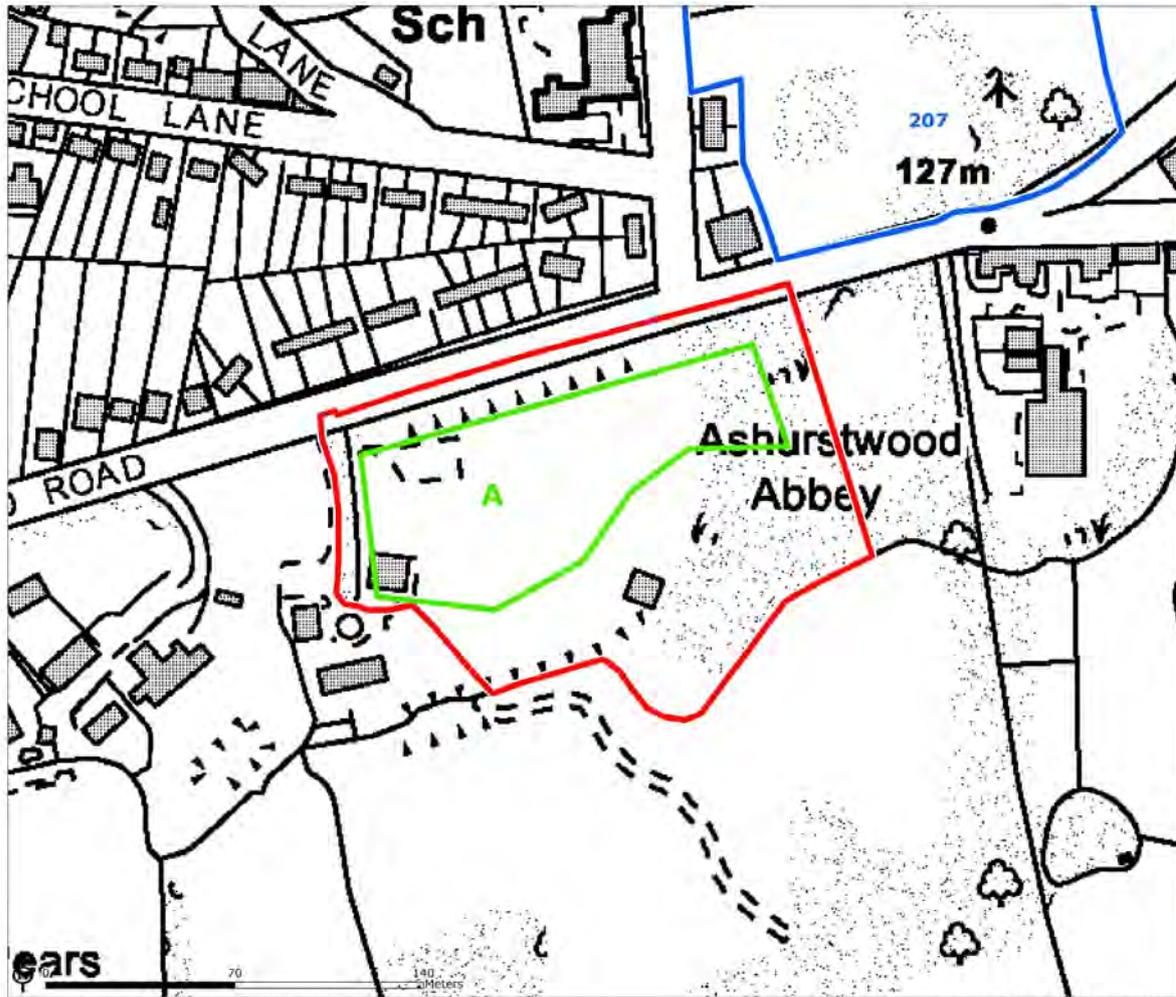
SHLAA Site:	Land south of Hammerwood Road, Ashurst Wood	SHLAA I	138	Landscape Character Area:	
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition			3	Fair - some elements degraded e.g. car park to north west corner, rubbish tip but some semi mature trees including oak and birch. Ditch to northern boundary, strong boundaries to the north, east and west.
Settlement Setting			2	Little intervisibility with the rest of the village due to strong boundaries and enclosed feel. Settlement on 3 sides- including recent development to east. South of Hammerwood Rd settlement is typically in larger plots.
Visual Receptors			5	Strong intervisibility to the south but enclosed from the settlement to the north. Potentially forms a skyline view from the High Weald Landscape Trail to the south. Northern half of the site less sensitive.
Sense of Rurality			4	Current uses on site detract but rural features remain.
Settlement Separation			3	Would extend the village but would not result in coalescence with other settlements.
Overall Landscape Sensitivity			4	MEDIUM-HIGH. Less sensitive in the northern section and more sensitive in the southern section which is more intervisible and rural.

Landscape Value				
Landscape Designations			5	AONB - displays some special qualities including woodland, ditch to the north of the site and views.
Other Environmental Designations			1	None within the site.
Setting of Valued Assets and Features			2	Registered Park and Garden to the south west although probably no intervisibility.
Cultural and Historical Associations			1	Informal post medieval parkland
Perceptual Qualities			4	Attractive views to the south across the valley and wooded gill and some attractive features including trees
Overall Landscape Value			4	MEDIUM-HIGH. AONB and visual relationship with the wider AONB are key values.

LCA Landscape Capacity	Site Landscape Suitability
Medium	<p>The majority of the site is considered to have a LOW landscape suitability to development. This is largely owing to its strong intervisibility with the AONB.</p> <p>Area A in the northern half of the site is considered to have a MEDIUM landscape suitability to development. This could accommodate a LOW-MEDIUM housing yield. If this area were to be developed it is likely to be appropriate to set development back behind existing hedge orientated to road in relatively large plots to relate to existing settlement but to partially screen roof tops from constant view. Mitigation should include retaining valuable trees on site and natural boundary features in centre of site - would require sensitive treatment of its</p>

southern boundary (i.e. centre of site as it is). Retain woodland at eastern boundary to maintain connection to woodland north of Hammerwood Rd but create legibility and connectivity with new development to the east - potential for creation of informal open space/ connection to footpath along Dirty Lane and retain access/ improve links to southern section of site with public right of way.



**Mid Sussex District Council
District Plan**

SHLAA Site 138

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000



SHLAA Site 139

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

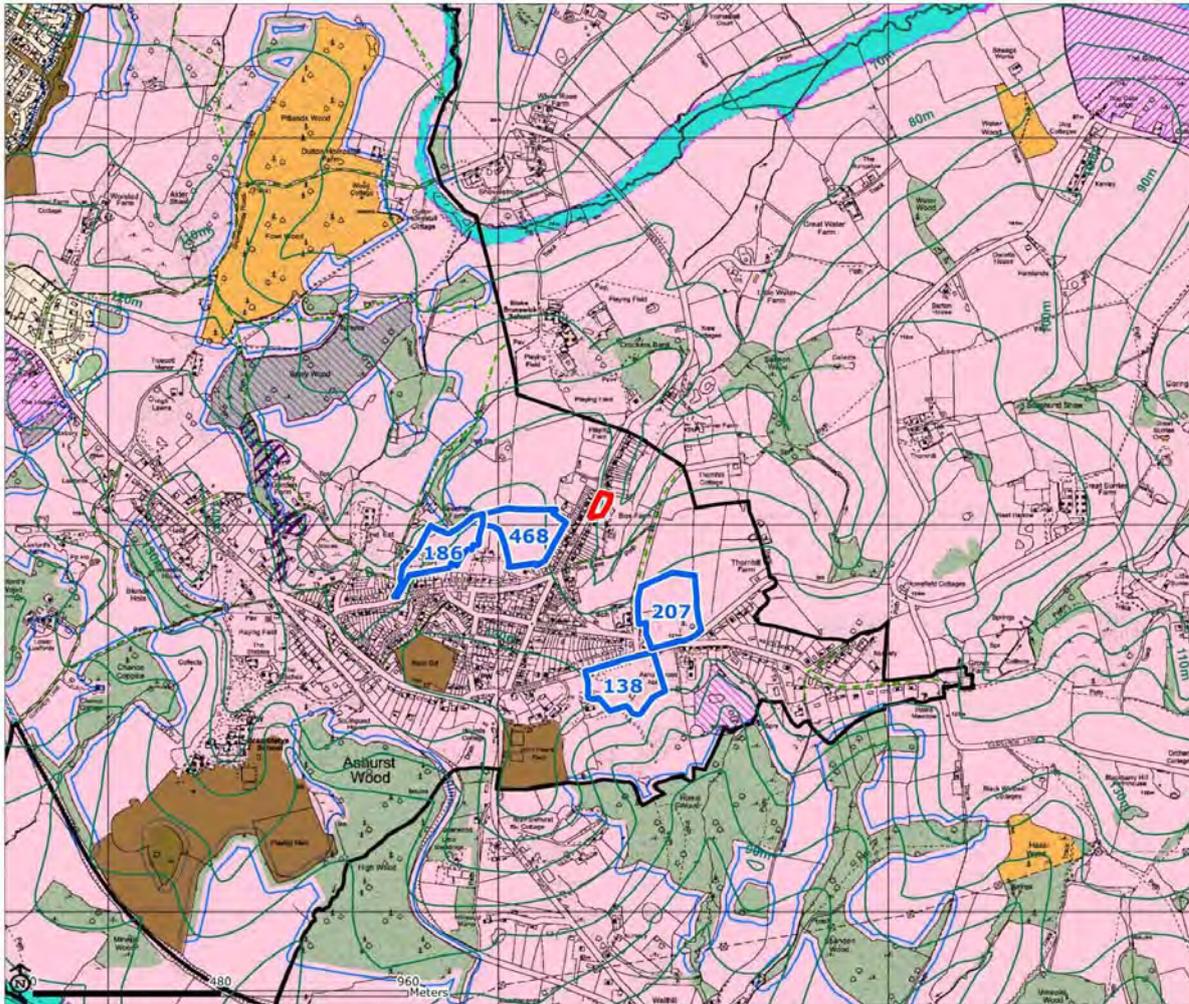
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Land between 98-104 Maypole Road. Ashurst Wood	SHLAA I	139	Landscape Character Area:	East Grinstead Eastern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Minor boundary loss. Network of thick boundary vegetation and woodland.	2	Overgrown woodland, vegetation and scrub. Inaccessible. Strong hedgerow boundary to the road.
Settlement Setting	3	No visual links but soft edge. Sits on northeast facing valley side, partly separate from East Grinstead to the west.	2	Sits between properties fronting both sides of Maypole Road. Properties are brick (possibly Victorian) cottages + modern infill. The site does not contribute any sense of distinctiveness to the road or village.
Visual Receptors			1	No particularly sensitive receptors. There is limited intervisibility due to the narrow lane and adjacent houses limiting views.
Sense of Rurality	3	Rural enclosed fields.	3	Located in the village, which retains a feeling of rurality through glimpsed views to the countryside beyond (elsewhere along the road) and the rural nature of Maypole Lane.
Settlement Separation	4	Contribution to separation between East Grinstead and Ashurst Wood and ribbon development along road.	1	The site does not separate any settlements.
Overall Landscape Sensitivity	4	SUBSTANTIAL	2	LOW -MEDIUM. The site is within the existing settlement pattern and is enclosed. The strong hedgerow boundary to the road should be at least partially retained.

Landscape Value				
Landscape Designations	5	AONB	4	Sits within the AONB - but the site itself is not characteristic of the AONB.
Other Environmental Designations	4	LBS, large areas of Ancient Woodland, SSSI, PSI, RSI	1	No other designations are found within the site.
Setting of Valued Assets and Features	1	None	1	None
Cultural and Historical Associations	3	Medieval time depth.	2	HLC - part of the landscaped garden of Box Farm adjacent to the east.
Perceptual Qualities	4	Moderate scenic beauty	2	This site is not remote or tranquil. It has some trees which may be of value - but could not access site.
Overall Landscape Value	4	SUBSTANTIAL	3	MEDIUM. Although located within the AONB the small site does not display key characteristics although there is woodland which may be of value (although the site was inaccessible).

LCA Landscape Capacity	Site Landscape Suitability
Medium/High	The site is considered to have a HIGH suitability for development. The site is considered to be able to accommodate a LOW yield. Development has potential to enhance the character of the rural lane if it is of high design quality. It should relate to adjacent grain in density and scale, retaining a relationship to the road and other properties, and retaining at least some of the strong hedgerow boundary to the road. Check for any valuable trees within the site.

SHLAA Site 145

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

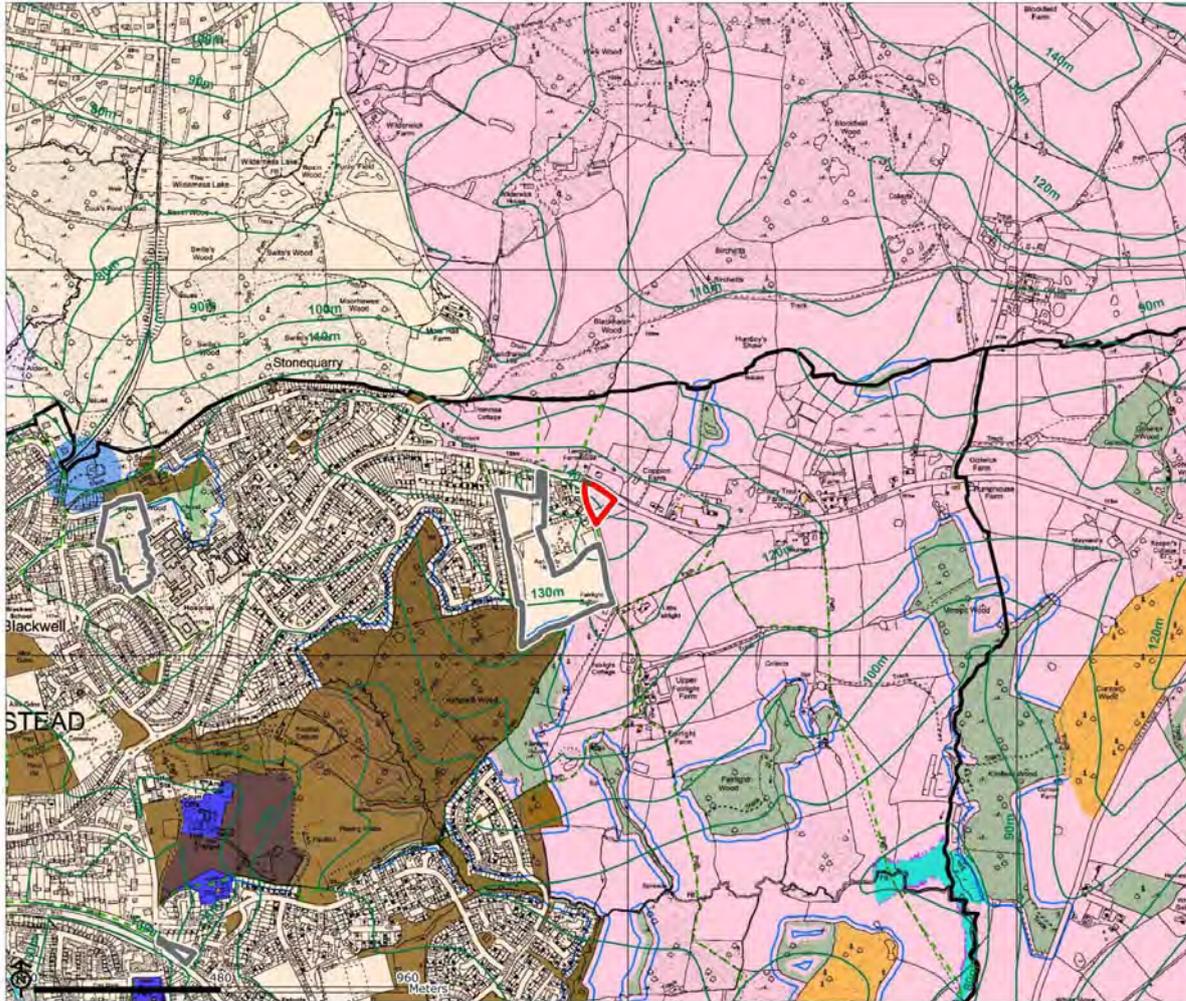
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

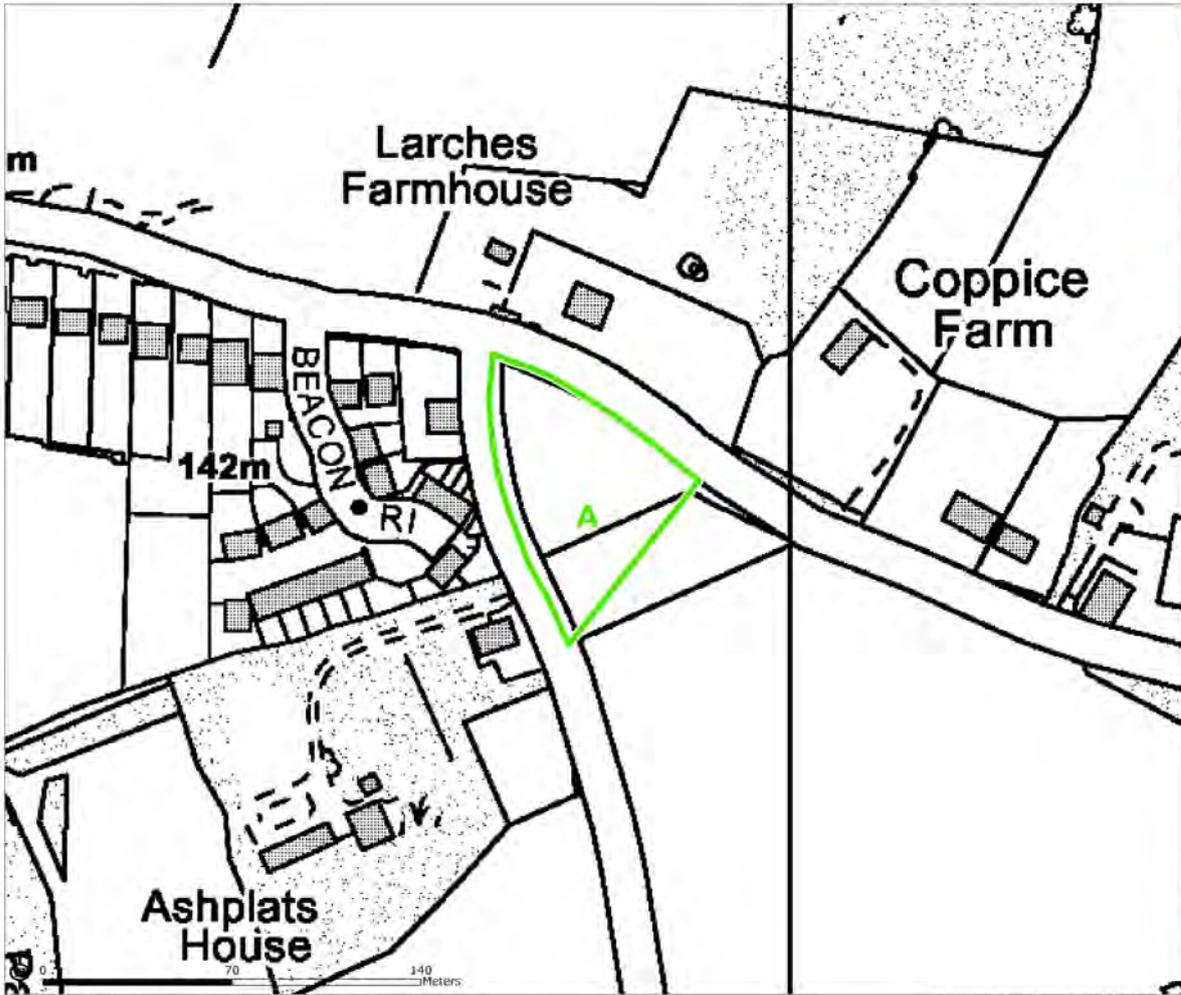


SHLAA Site:	Land east of Fairlight Lane, Holtye Road, East Grinstead	SHLAA I	145	Landscape Character Area:	Stonequarry High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Minor boundary loss with hedgerow network within most of the CA. occasional woodland.	2	Overgrown scrub - no access. The site is on higher ground than the surrounding areas. Some mature/ semi-mature oak trees on boundary.
Settlement Setting	2	Not related to settlement edge. Sits on south facing valley side, partly separate from East Grinstead to the west.	2	On ridge top adjacent to East Grinstead settlement edge - would be consistent with existing settlement if of similar type and grain.
Visual Receptors			5	Sussex border path follows the lane immediately adjacent to the west of the site. Some potential visibility due to its elevated location. Quite enclosed by hedges and trees on boundaries, but development would sit at higher ground level and is therefore likely to be very visible for receptors in the AONB.
Sense of Rurality	3	Glimpses of east Grinstead and roadside development.	3	Settlement edge and adjacent to busy road and modern settlement, but adjacent lane has rural character, as does landscape to the south and further north.
Settlement Separation	1	No contribution to the separation of settlement.	1	No contribution to the separation of settlement.
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH.

Landscape Value				
Landscape Designations	5	AONB	4	Within the AONB but does not represent key characteristics directly.
Other Environmental Designations	3	LBs, small areas of Ancient Woodland, PSI, RSI	1	None within site
Setting of Valued Assets and Features	1	None	1	None
Cultural and Historical Associations	3	Medieval time depth.	1	Regular piecemeal enclosure - less sensitive.
Perceptual Qualities	4	Moderate scenic beauty	3	Adjacent rural lane is attractive. Probably some long distance views from the site to the north and south across AONB (but no access).
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH.

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have a LOW-MEDIUM landscape suitability for development. It is unlikely to be suitable for strategic scale development, however, it may be able to accommodate a LOW yield. Development would appear to be consistent with existing settlement pattern if it is of similar type and grain to surrounding (note more dispersed dwellings in large plots to the north of the Holtye Road) e.g. set back from the road and retaining green character. Potential to improve existing site which is overgrown and scrub, forming gateway to town. Rural character would be appropriate. Visibility will also be a key issue due to the elevated character of the site, design consideration to roofs and layout should be sensitive to surroundings and AONB location.



Mid Sussex District Council
District Plan

SHLAA Site 145

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



SHLAA Site 148

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

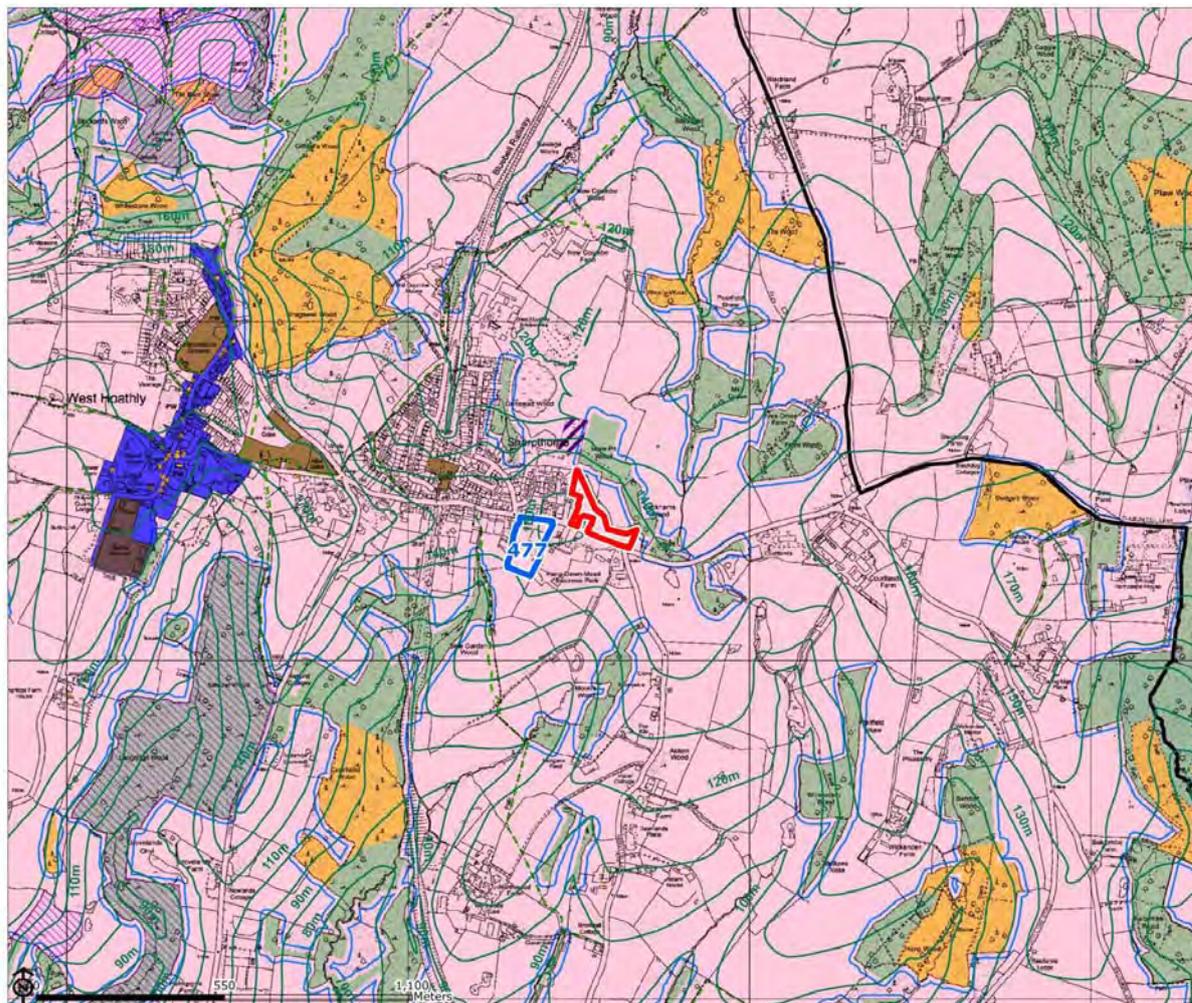
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

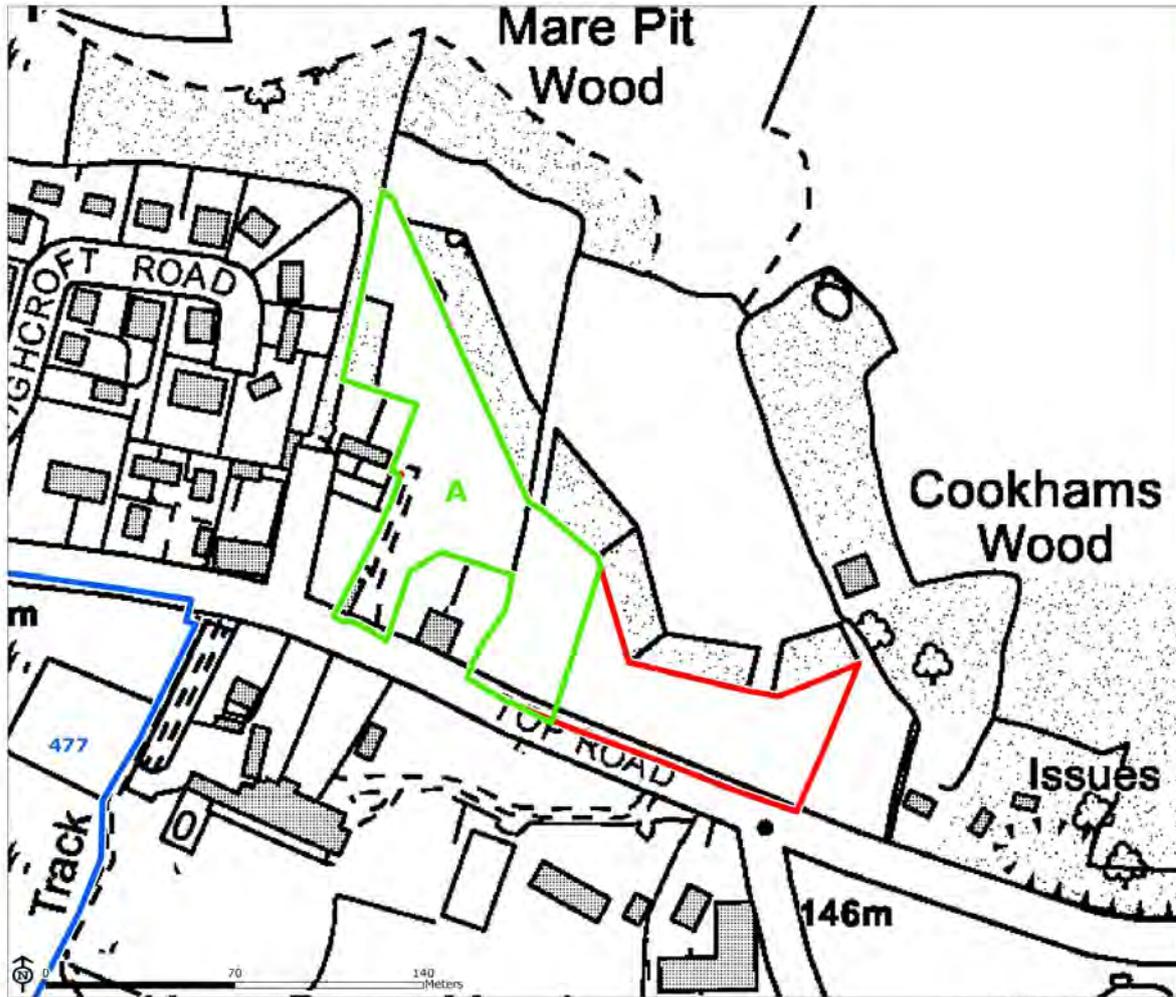


SHLAA Site:	Land north of Top Road, Sharpthorne	SHLAA I	148	Landscape Character Area:	New Coombe High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Substantial wooded and tree belts.	4	Relatively good condition, large scale open field on ridge top. Some large trees in fair condition and intact boundaries to the south and east.
Settlement Setting	3	Provides some woodland setting to urban edge. Mostly sloping northwards below main settlement.	2	At eastern edge of Sharpthorne - development on the site would be consistent with the form of adjacent settlement providing it responds to surrounding urban grain i.e. detached/ semi detached dwellings in large plots, and vegetated boundaries retained.
Visual Receptors			3	Plateau location - long attractive views to the north with some intervisibility.
Sense of Rurality	4	Rural slopes with woodland.	3	Edge of settlement and busy road adjacent but retains some rural features such as trees and woodland.
Settlement Separation	1		4	Development to eastern section would reduce separation between Sharpthorne and development further east along Top Road.
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM. Development on the site would be consistent with the form of adjacent settlement providing it responds to surrounding urban grain and vegetated boundary to south and east retained. Eastern section of site less sensitive.

Landscape Value				
Landscape Designations	5	AONB.	5	AONB - some characteristic features including woodland and long views.
Other Environmental Designations	5	RSI/PSI, Ancient Woodland, SSSI.	1	None within the site.
Setting of Valued Assets and Features	1		3	Proximity to ancient woodland to the north.
Cultural and Historical Associations	2	Some time depth, AONB.	4	Some time depth - cohesive assart/ dispersed historic settlement noted in HLC - more sensitive types.
Perceptual Qualities	3	Wooded.	4	Some attractive woodland and views - sloping to the north and with some rural character.
Overall Landscape Value	4	SUBSTANTIAL	5	HIGH. The AONB location and relatively long views contribute to high sensitivity with regards to value.

LCA Landscape Capacity	Site Landscape Suitability
Medium	<p>The majority of the site (Area A) is considered to have a LOW-MEDIUM landscape suitability for development. This may be able to accommodate a LOW-MEDIUM development yield. Development should respond to surrounding urban grain and character of the settlement, considering that it will be a gateway location to the village. The vegetated boundary to south and east should be retained, and valuable semi-mature trees should also be retained.</p> <p>The remainder of the site is considered to have a LOW landscape suitability for development.</p>



Mid Sussex District Council
District Plan

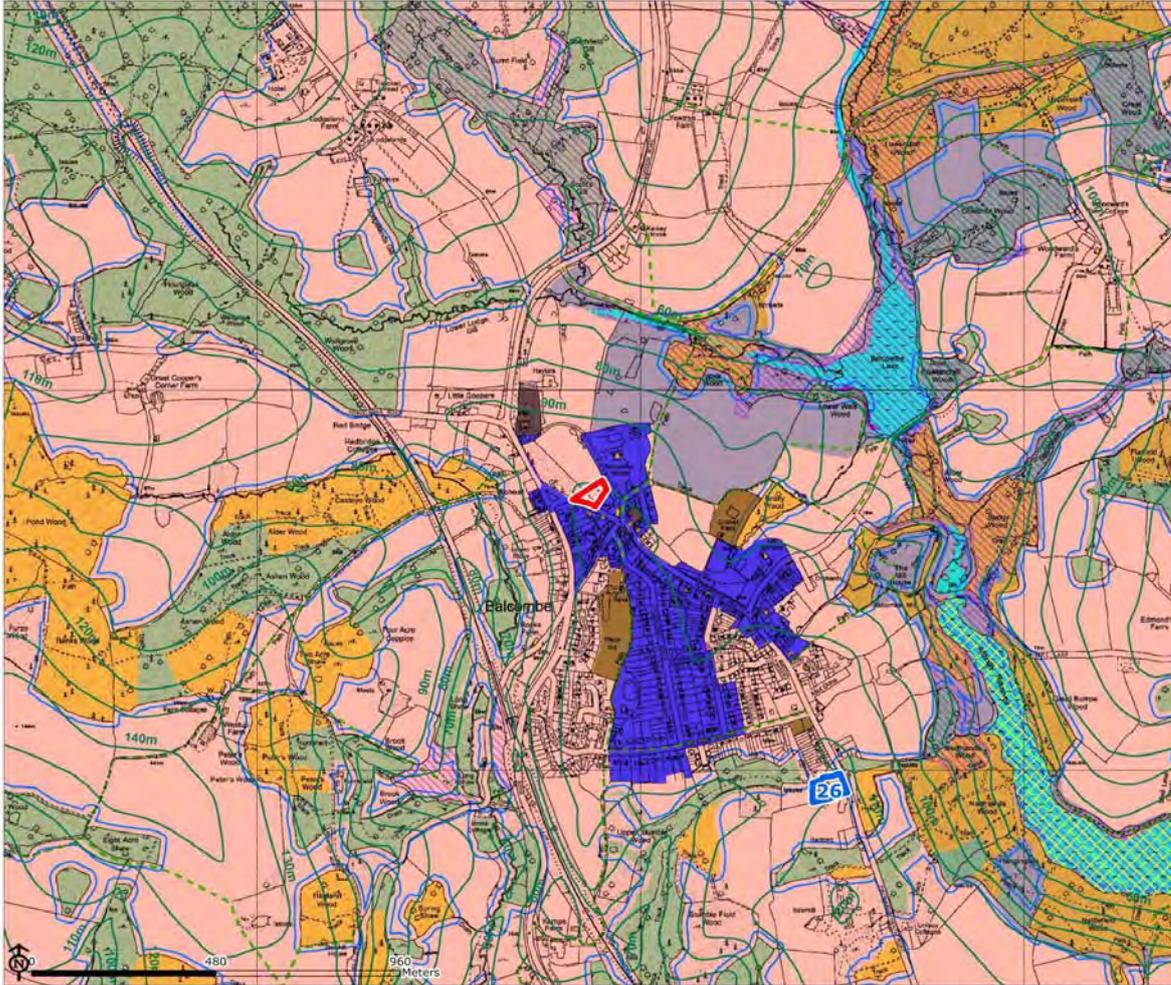
SHLAA Site 148

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 150

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

LUC

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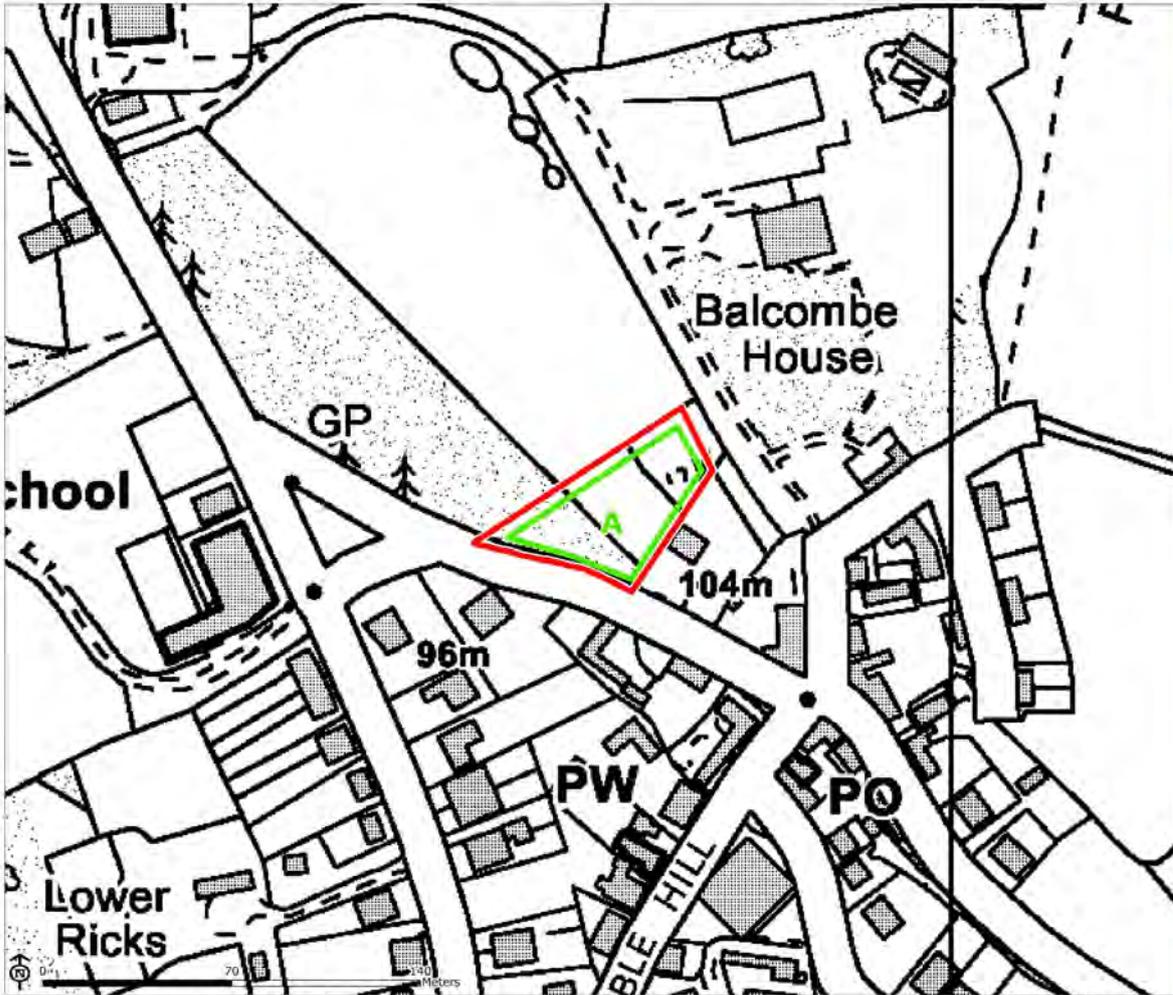
CB:Green_C EB:Green_C LIC:CLA 6275-01_009_Constraints_A4 16/12/2014
Sources: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land to the west of the Rectory, Haywards Heath Road, Balcombe	SHLAA I	150	Landscape Character Area:	Balcombe Eastern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate hedgerow network some substantial woodland.	3	Woodland and scrub - limited access - appears to be in moderate condition.
Settlement Setting	3	Distinctive setting to east Balcombe. Some wooded urban edges. On eastern slopes below town.	4	On the top of the ridge to the north of the village - gateway to Balcombe located near to the crossroads indicates higher sensitivity. Adjacent to other houses in large plots alongside the main Haywards Heath Road.
Visual Receptors			3	Localised views only, enclosed by more woodland to the west but there are a large number of visual receptors including visitors entering the village and walking around the main core.
Sense of Rurality	3		4	Within the village - which retains a distinct historic core and sense of character, also adjacent to the main road.
Settlement Separation	1		1	Does not separate the village from another settlement.
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH. Located within the existing settlement pattern but is currently wooded - the woodland provides a distinct edge to Balcombe although the woodland continues further to the west. Prominence of the site at the gateway to Balcombe and views to core.

Landscape Value				
Landscape Designations	5	AONB.	4	AONB - does not directly display special qualities.
Other Environmental Designations	3	LBs, Conservation Area, SNCI, RSI/PSI, Ancient Woodland.	1	None within the site.
Setting of Valued Assets and Features	3	Setting to Ardingly reservoir, Balcombe House.	4	Adjacent to the Conservation Area and within the setting of listed buildings including Balcombe House.
Cultural and Historical Associations	2	Balcombe House, some time depth.	2	Recorded in the HLC as post medieval informal parkland.
Perceptual Qualities	4	Attractive sloping landscape, partially wooded.	3	Wooded (and limited access.)
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH

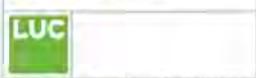
LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	This site is considered to have a LOW-MEDIUM suitability for development, potentially of one or two dwellings providing sufficient woodland and open space is retained. Its location within the AONB and setting to the Conservation Area and listed buildings and its gateway location to Balcombe mean that it can be considered to have a high sensitivity. It may be appropriate for a single or double dwelling but strategic development on the site is not likely to be appropriate.



Map Guides (SHLAA) District Plan

- SHLAA Site 150**
- ▭ Current SHLAA site
 - ▭ Site sub-area
 - ▭ Adjacent SHLAA sites

Source: Red Bank County Council, LLC
 Map Scale @ A4: 1:2,000



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SHLAA Site 151

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

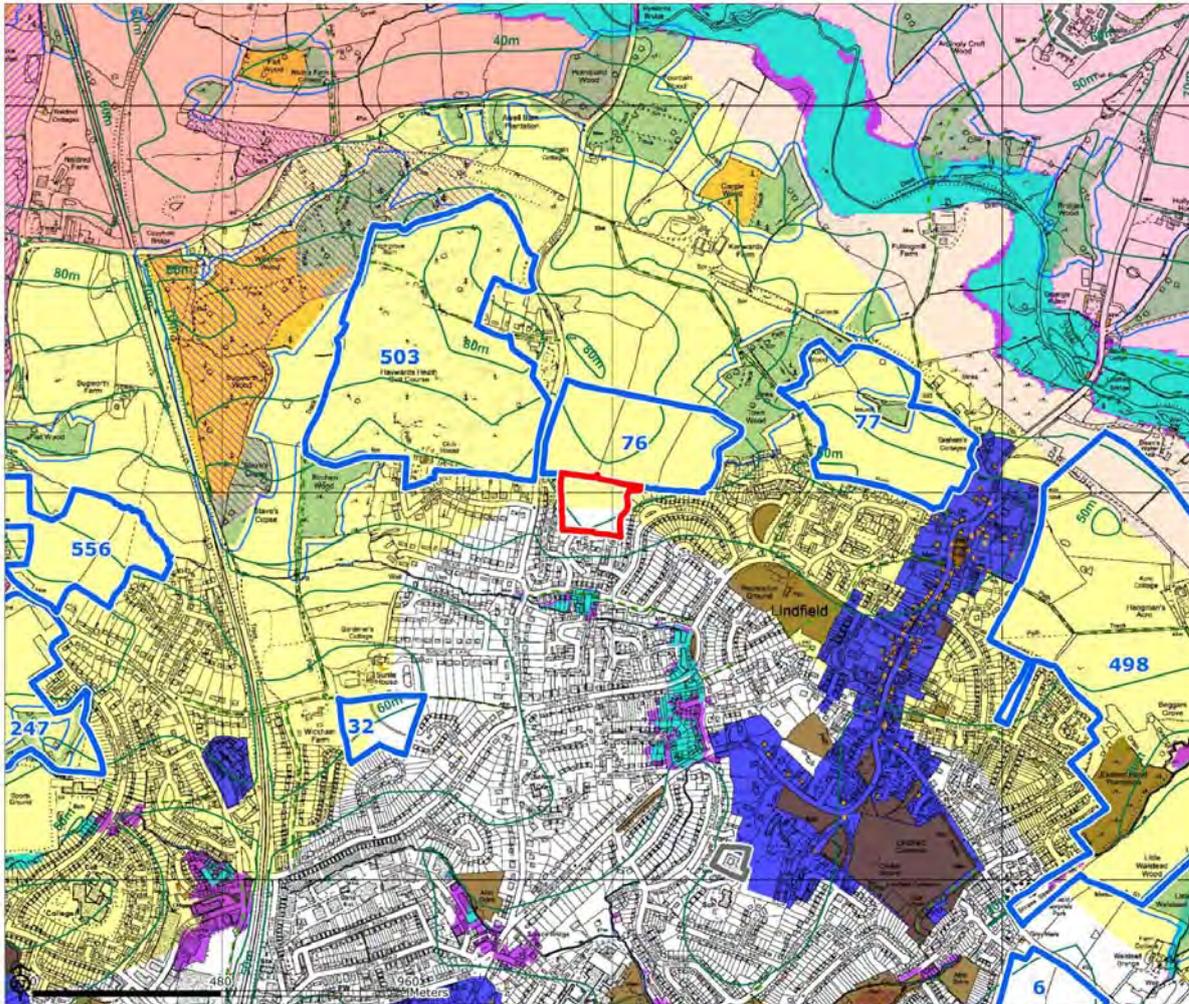
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Land east of Portsmouth Wood Close, Lindfield	SHLAA I	151	Landscape Character Area:	Haywards Heath North Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate hedgerow network, low boundary loss. Significant areas of woodland.	4	Strong boundary hedgerows and slopes down to west, south and east.
Settlement Setting	2	Minor contribution overall to northern setting of Haywards Heath. Consistent with topography and form of Haywards Heath.	3	A contained field, with housing on three sides, but this is on higher ground and so also relates to the hilltop to the north. Trees form backdrop to settlement.
Visual Receptors			1	No public views and also limited residential views, due to screening from trees.
Sense of Rurality	2	Wooded nature separates CA from wider landscape.	2	Housing to three sides and lack of views into wider countryside limits rurality, but elevation and trees give some separation from the urban area.
Settlement Separation	1	Very little separation function.	1	Very little separation function.
Overall Landscape Sensitivity	2	SLIGHT	3	MEDIUM.

Landscape Value				
Landscape Designations	3	Abuts AONB	1	None.
Other Environmental Designations	3	LBs, area of Ancient Woodland, RSI, SNCI	1	None.
Setting of Valued Assets and Features	2	Woodland setting to AONB to the north.	1	No setting role.
Cultural and Historical Associations	2	Haywards Heath golf course.	1	No historic characteristics.
Perceptual Qualities	2	Moderate scenic beauty, urban influence due to intervisibility.	2	Containment limits intrusion, and elevation gives some limited sense of isolation, but proximity to town is evident.
Overall Landscape Value	3	MODERATE	1	LOW.

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have MEDIUM-HIGH landscape suitability. Development with a MEDIUM yield could potentially be accommodated, with a density consistent with adjacent housing. Field boundaries should be preserved as these contribute to setting and to screening views from the rural area to the north.



Mid Sussex District Council
General Plan

SHLAA Site 151

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, O.C.

Map Scale @ A4: 1:2,000



SHLAA Site 156

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

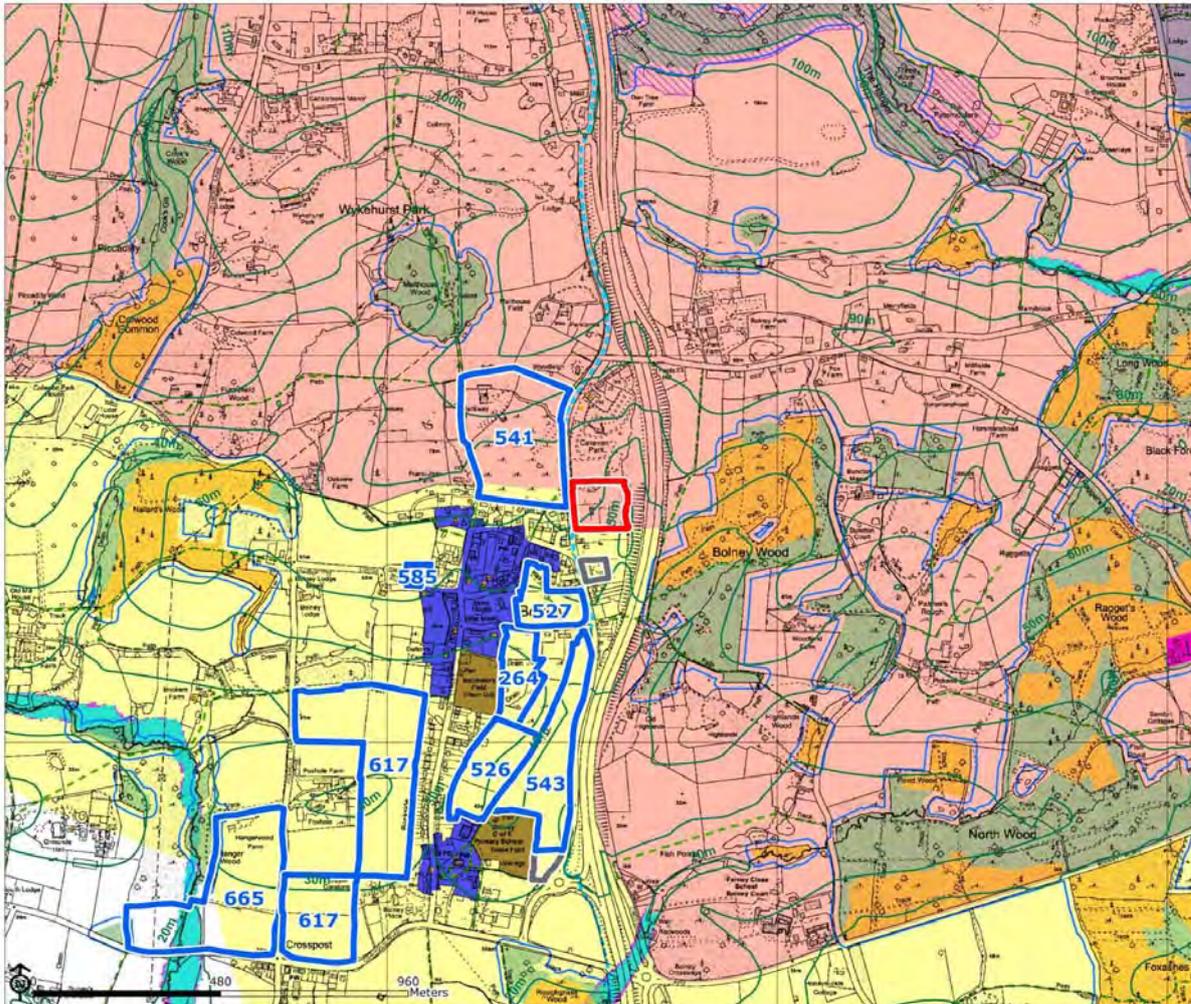
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

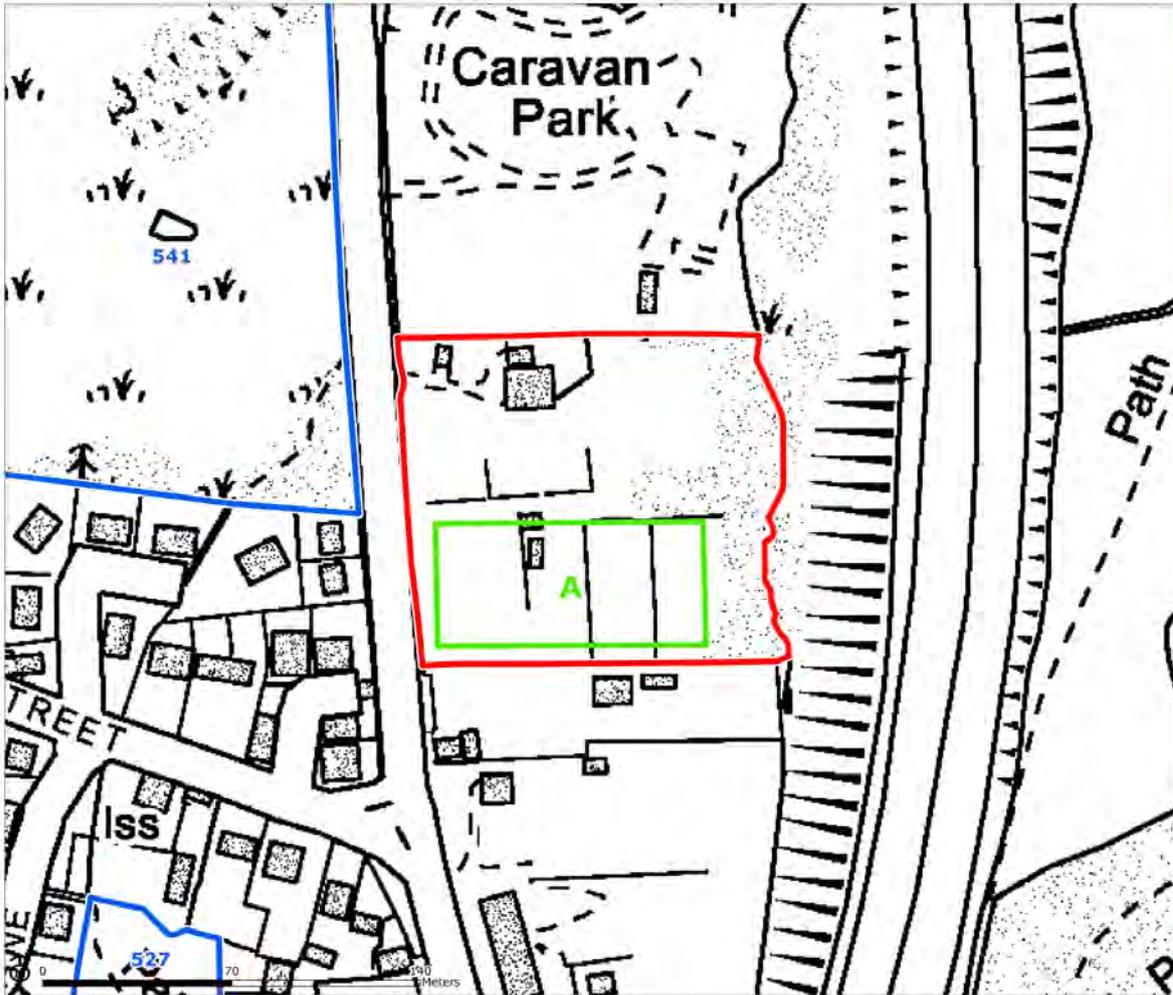
Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Pine Lodge and Pine Cottage, London Road, Bolney		SHLAA I	156	Landscape Character Area:	Bolney Sloping High Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	4	Significant vegetation and intact parkland. Generally moderate-low boundary loss.	3	Northern half of site is house with formal garden; southern half is split into several paddocks and related structures, with mature trees adding containment and dividing paddocks. Slopes gently eastward towards stream and woodland alongside A23.		
Settlement Setting	4	Distinctive wooded and parkland setting on slopes around settlement. Similar complex topography which settlement sits upon. Settlement largely linear form.	3	Caravan park to north, separated by conifers, and housing to south and across road to west. A23 beyond woodland buffer to east. Mature broadleaf trees do contribute to settlement edge.		
Visual Receptors			1	Woodland adjacent to A23 screens from PRow to east. Limited visibility from London Road, which is Sustrans National Cycle Route 20, assuming boundary tree screen is retained. In context of existing housing.		
Sense of Rurality	3		2	Limited rural character. Well treed but sandwiched between London Road and A23. Northern part is garden and houses immediately to south.		
Settlement Separation	2	Some wider contribution to separation with surrounding small groups of settlement.	1	No role in settlement separation.		
Overall Landscape Sensitivity	3	MODERATE	2	MEDIUM.		
Landscape Value						
Landscape Designations	4	Partly AONB.	4	Within AONB but no special qualities or characteristics to distinguish from village to south. Could be considered to have a buffer role, with trees screening less attractive conifer line to north and caravan park beyond.		
Other Environmental Designations	3	LBs, Ancient Woodland, RSI/PSI, Conservation Area.	1	None.		
Setting of Valued Assets and Features	3	Setting to AONB.	1	No setting value.		
Cultural and Historical Associations	2	Wykehurst Park	1	No cultural heritage value.		
Perceptual Qualities	4	Pleasant wooded nature and parkland.	3	Attractive house and gardens, and trees add character to paddocks.		
Overall Landscape Value	4	SUBSTANTIAL	3	MEDIUM.		
LCA Landscape Capacity	Site Landscape Suitability					
Low/Medium	The existing house and gardens contribute to landscape quality and mature broadleaf trees have screening value. Retention of these (e.g. through TPO if not already protected) means that area A (the paddocks) would have a MEDIUM-HIGH landscape suitability for development. Housing would need to be very low density to be accommodated within tree lines and form soft transition into AONB. It should also leave a buffer to the stream and woodland alongside the A23. Yield would therefore be LOW.					



Mid Sussex District Council
 District Plan

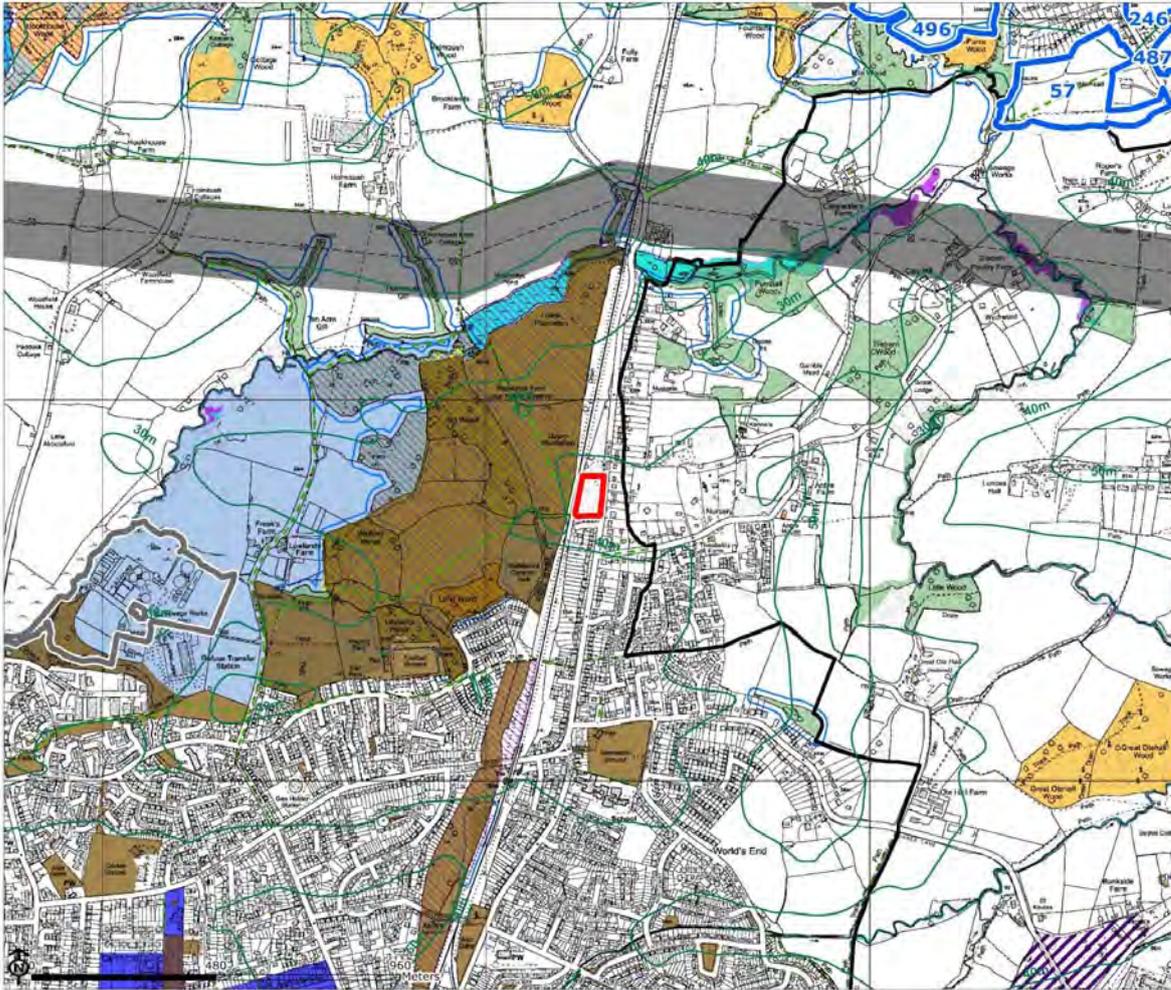
SHLAA Site 156

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, OJC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 160

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

LUC

SHLAA Site:	Land in Valebridge Road, Burgess Hill	SHLAA I	160	Landscape Character Area:	
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments
Landscape Condition				4	The Site is wooded in character, forming part of a larger block that is truncated by the railway line, but the inner part of the site has at some stage in the past been cleared of natural vegetation and planted with scots pine.
Settlement Setting				4	Housing between Valebridge Road and the railway line finishes at Valebridge Close, immediately to the south of the Site. Housing continues northward on the east side of Valebridge Road but woodland to the west of the road marks a strong settlement edge. The railway as it passes through the town is typically well screened from settlement by mature trees, but the higher density housing on Valebridge Close is more exposed.
Visual Receptors				4	The Site forms part of the wooded backdrop to the Bedelands Nature Reserve to the west of the railway line, accessed via the footpath that runs between the Site and Valebridge Close.
Sense of Rurality				2	Although well treed, with a mature tree line fronting on to Valebridge Road, the site has strong urban influences.
Settlement Separation				1	The Site does not play a role in separating settlements.
Overall Landscape Sensitivity				4	MEDIUM-HIGH. Whilst housing to the west of Valebridge Road would not represent a change in settlement form it would potentially intrude on the rural character of the Bedelands Nature Reserve. Any loss of mature trees on the Site boundaries would be detrimental to landscape character and views.
Landscape Value					
Landscape Designations				1	None.
Other Environmental Designations				4	No environmental designations apply to the Site but it is adjacent, across the railway line, to the Bedelands Local Nature Reserve / SNCI, hiding the settlement edge from view, although the scots pines in the centre of the site represent an unnatural element.
Setting of Valued Assets and Features				1	No value as a setting.
Cultural and Historical Associations				1	The Site has no cultural heritage associations.
Perceptual Qualities				2	The site has an urban edge character, and its interior tree cover and low ground level in relation to the road suggest that the topography has been altered at some point in the past.
Overall Landscape Value				3	MEDIUM. The Site's principal value is as a buffer to the Nature Reserve and to the railway line.

LCA Landscape Capacity**Site Landscape Suitability**

Medium

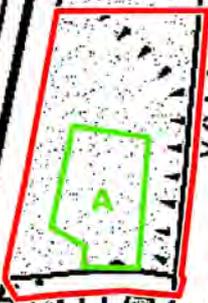
Area A is considered to have MEDIUM landscape suitability. This could accommodate development with a LOW yield. The site's role as part of the buffer between the settled area and the railway line and Nature Reserve makes it sensitive to full development. Limited development in the centre of the Site, preserving trees around the western, northern and eastern boundaries, would limit adverse impact but access would have to come in from the southern end, close to the backs of houses on Valebridge Close. In mitigation, there would be scope to enhance the wooded area adjacent to the railway line.

Upper
Plantation

VALEBRIDGE ROAD

41m

Track



Mid Sussex District Council
District Plan

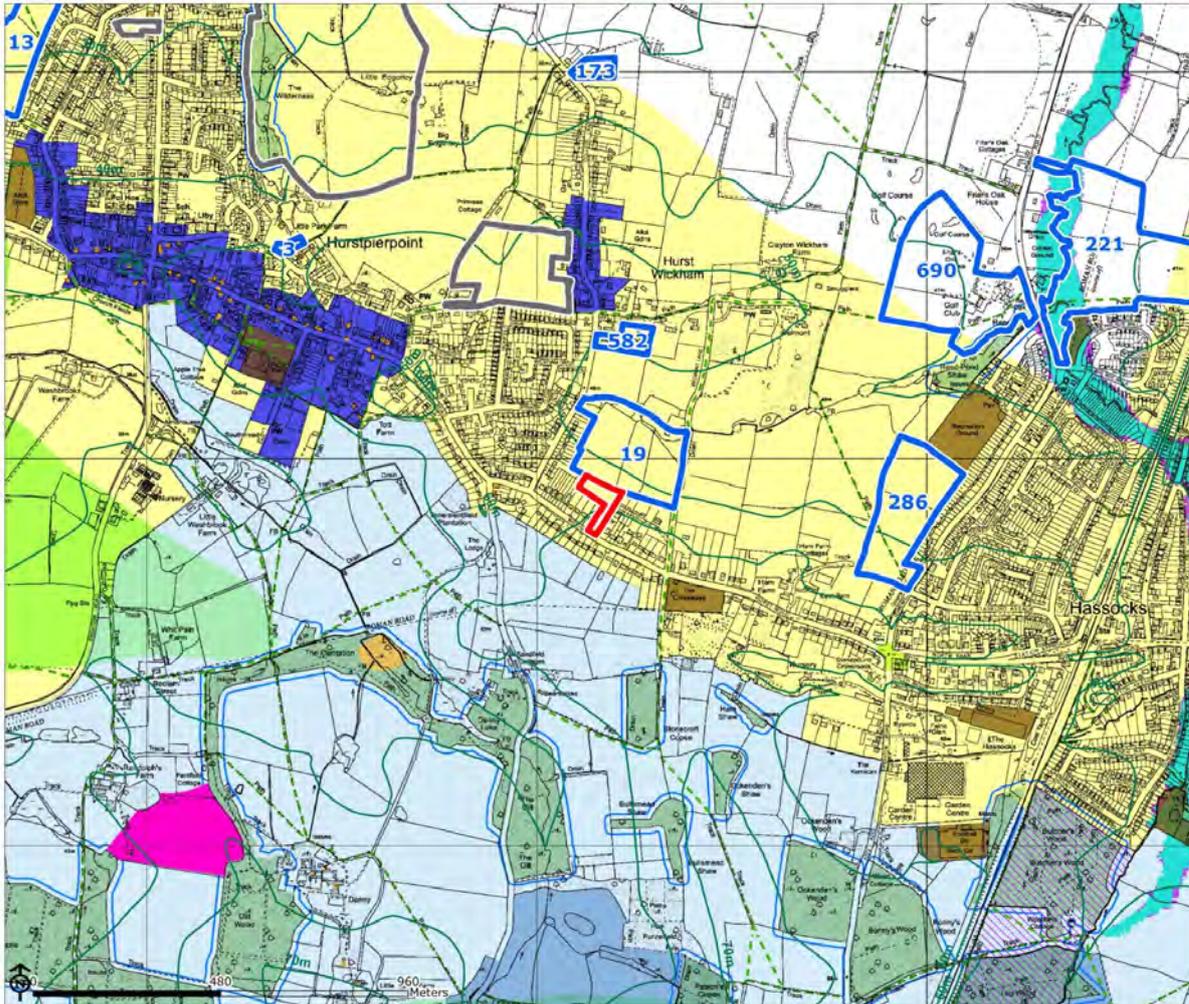
SHLAA Site 160

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, O.C.

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 164

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Land to the rear of 78 Wickham Hill , Hurstpierpoint		SHLAA I	164	Landscape Character Area:	Hurstpierpoint Low Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.	2	Managed grassland, part of garden to house on Wickham Hill. Reasonable hedgerow boundaries with some trees. Site includes the house and frontage to road. House is from inter-war period.		
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald	1	Field behind house is set within boundary of existing development. Occupies space behind shorter gardens of 4 other houses, and a second line of houses behind those fronting onto Wickham Hill already exists between the site and Belmont Lane.		
Visual Receptors			2	Some glimpses from Belmont Lane, a private road and PRoW. Views from PRoW on ridge at southern end of Hurst Wickham blocked by houses and vegetation. No visibility from Wickham Hill.		
Sense of Rurality	4	South Downs.	3	Adjacent farmland gives some sense of rurality, but in context of surrounding residential development.		
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.	2	New houses might be more visible than the established housing just to the east, which has more hedgerow trees in the field boundary, but lying to the south of that field boundary this site has little role in settlement separation.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	2	LOW-MEDIUM.		
Landscape Value						
Landscape Designations	4	Proximity to AONB	2	SDNP boundary is behind properties to south of Wickham Hill, but shares no characteristics.		
Other Environmental Designations	3	LBs, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	1	None.		
Setting of Valued Assets and Features	5	Setting to South Downs.	1	Proximity of existing development means that site has no role in setting of the SDNP. The 4 adjacent houses on Wickham Hill would have semi-rural views impacted, but this is more an issue of amenity than landscape character.		
Cultural and Historical Associations	4	Association with South Downs	2	No cultural heritage associations. Some of the houses on the adjacent 'second line' of development are 19th century and pre-date the Wickham Hill houses to the south of the site, but other are 1950-60's infill.		
Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.	2	Pleasant setting with views across valley to Hurst Wickham Farm and adjacent ridge-top houses, but association is with residential area rather than rural.		
Overall Landscape Value	4	SUBSTANTIAL	2	LOW-MEDIUM.		
LCA Landscape Capacity		Site Landscape Suitability				

Low

Area A is considered to have MEDIUM landscape suitability for development. It could accommodate a LOW yield. A small number of new dwellings in this field, consistent in density, character and alignment of dwellings and access road with the existing line of houses to the east, would have little impact on landscape character or views, other than for four dwellings on Wickham Hill. Landscaping to soften the setting of new dwellings would be desirable. It is assumed, however, that a new access road would be required, rather than sharing/upgrading the existing adjacent private access. This would potentially have adverse impact on the character of Wickham Hill (as well as possible highways issues). If the existing access could be shared, landscape suitability would be MEDIUM-HIGH.



Mid Sussex District Council
District Plan

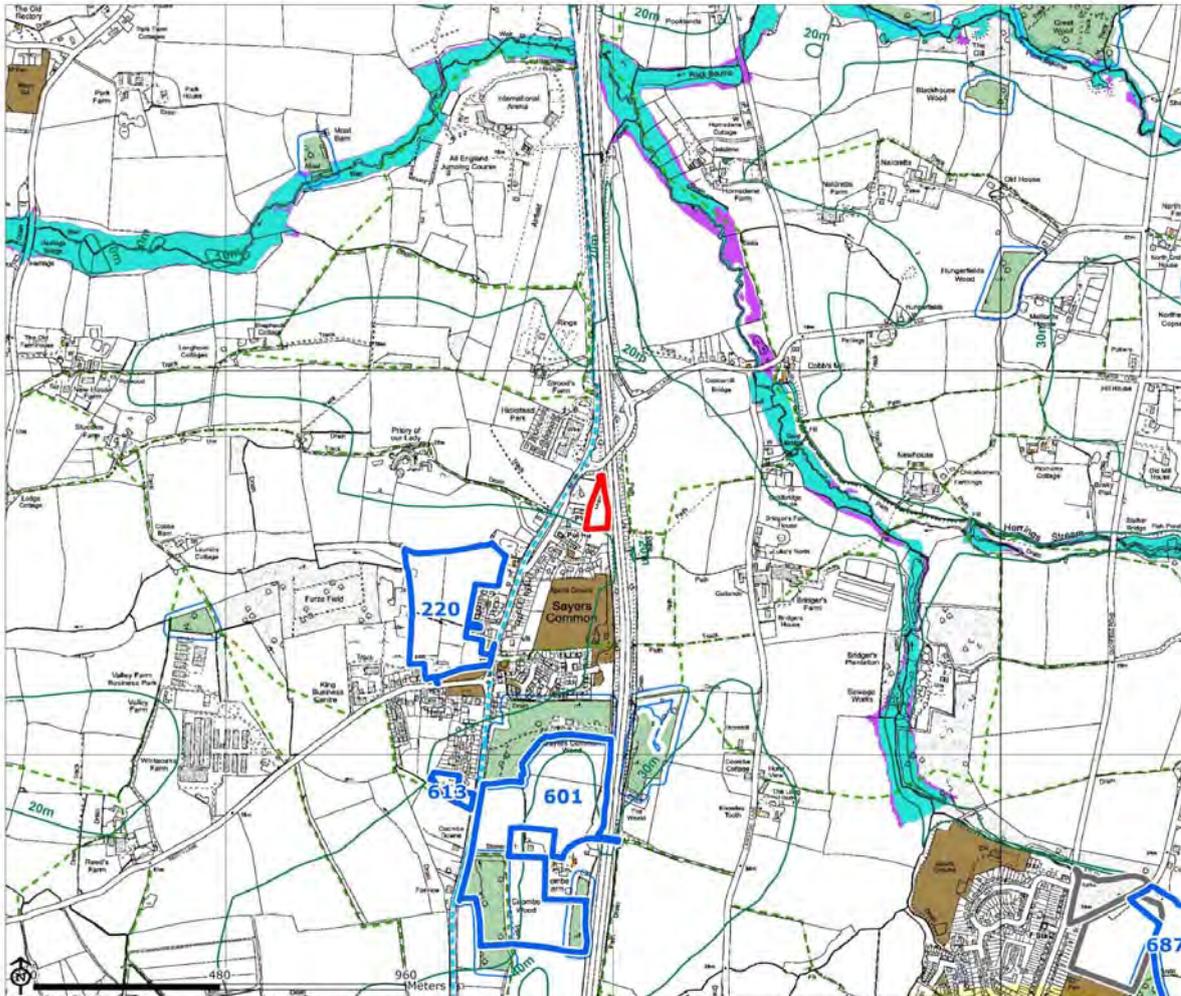
SHLAA Site 164

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 166

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

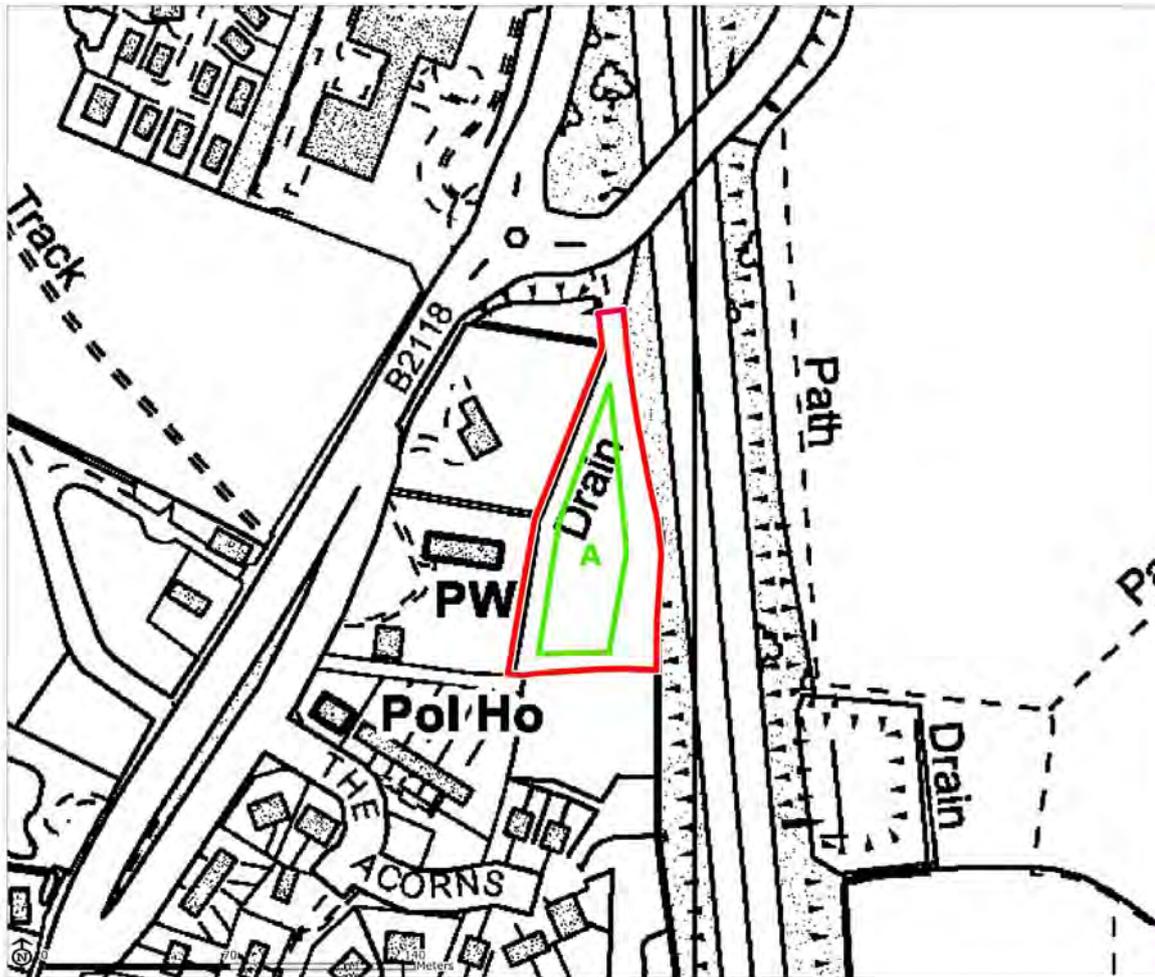


SHLAA Site:	Land north of Oaklands, Sayers Common	SHLAA I	166	Landscape Character Area:	Hickstead – Sayers Common Low Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Areas of intact hedgerow, some blocks of woodland.	2	A scrub-covered strip of land between the A23 and the church and vicarage. Old hedgerows to west and south.
Settlement Setting	3	Contributes to setting of settlements. Settlement largely on higher ground to the east.	3	Enclosed by the B2118, A23, hedgerow to south and church and vicarage to west. Feels isolated from residential area, particularly with access being from north. Development would have no impact on wider settlement form, with containment by road junction immediately to north, but would have an isolated setting.
Visual Receptors			1	No public view other than from access point on B2118.
Sense of Rurality	3		1	A23 noise is very intrusive. Disconnected from wider rural landscape.
Settlement Separation	3	Separation between Sayers Common, Albourne and Hickstead.	1	No settlement separation role.
Overall Landscape Sensitivity	4	SUBSTANTIAL	1	LOW-MEDIUM.

Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	2	LBs, minor Ancient Woodland, Floddzone, RSI/PSI.	1	None.
Setting of Valued Assets and Features	1		2	Village-edge character of church and vicarage could be affected by development. Neither are listed (late 19th century).
Cultural and Historical Associations	2	Hickstead Arena.	1	HLC classifies as isolated enclosure, post-medieval to modern.
Perceptual Qualities	3	Average rural landscape.	1	Isolated, abandoned character. Noisy.
Overall Landscape Value	2	SLIGHT	1	LOW.

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have MEDIUM-HIGH landscape suitability for development. The need to retain hedges and abuffer to the A23 mean that it could only accommodate a LOW yield. The site is isolated but development would have limited impact on the settlement or wider landscape. Suitability in terms of amenity for those living in this location is a separate issue that would need to be considered.



Mid Sussex District Council
District Plan

SHLAA Site 166

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



SHLAA Site 173

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

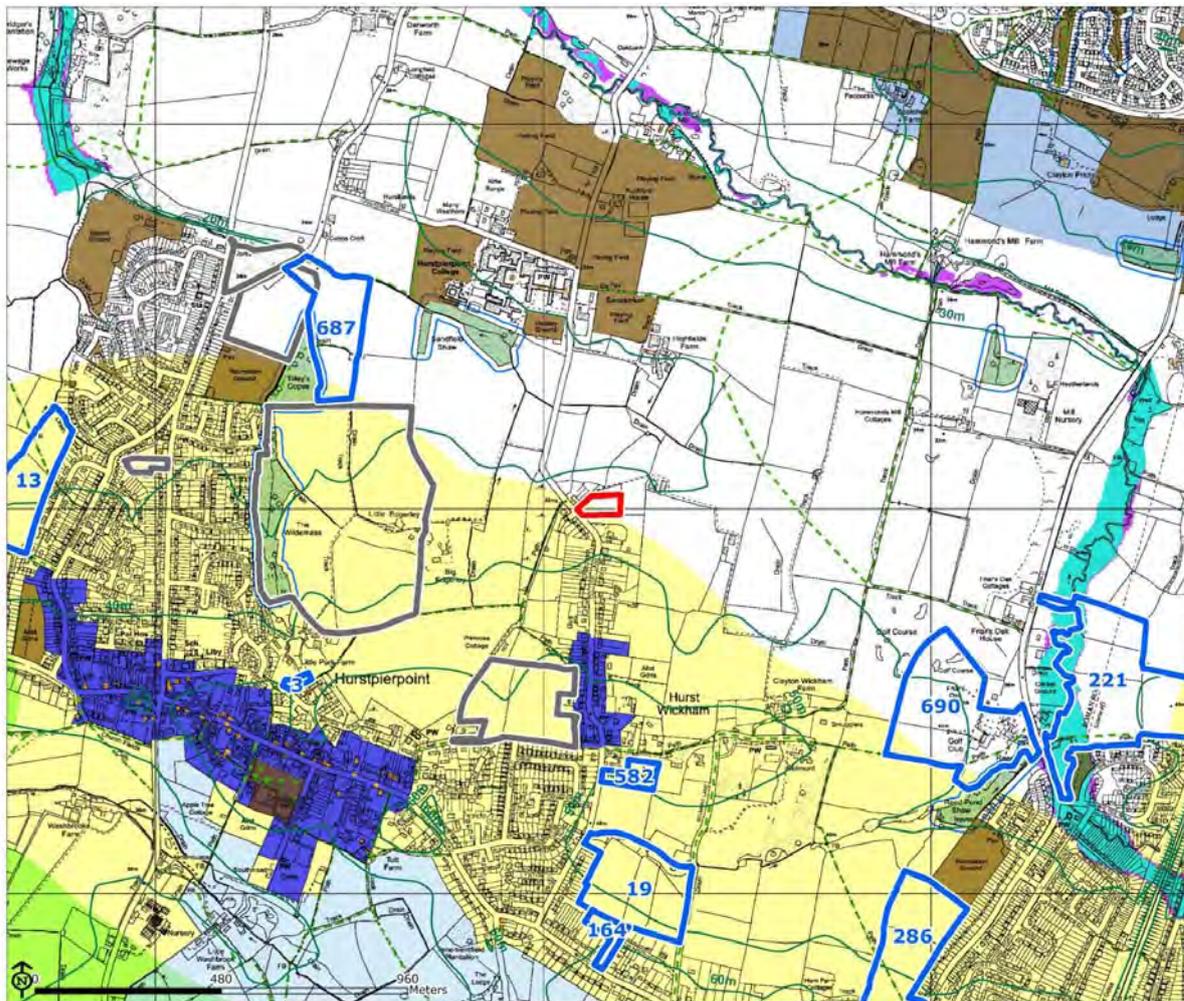
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



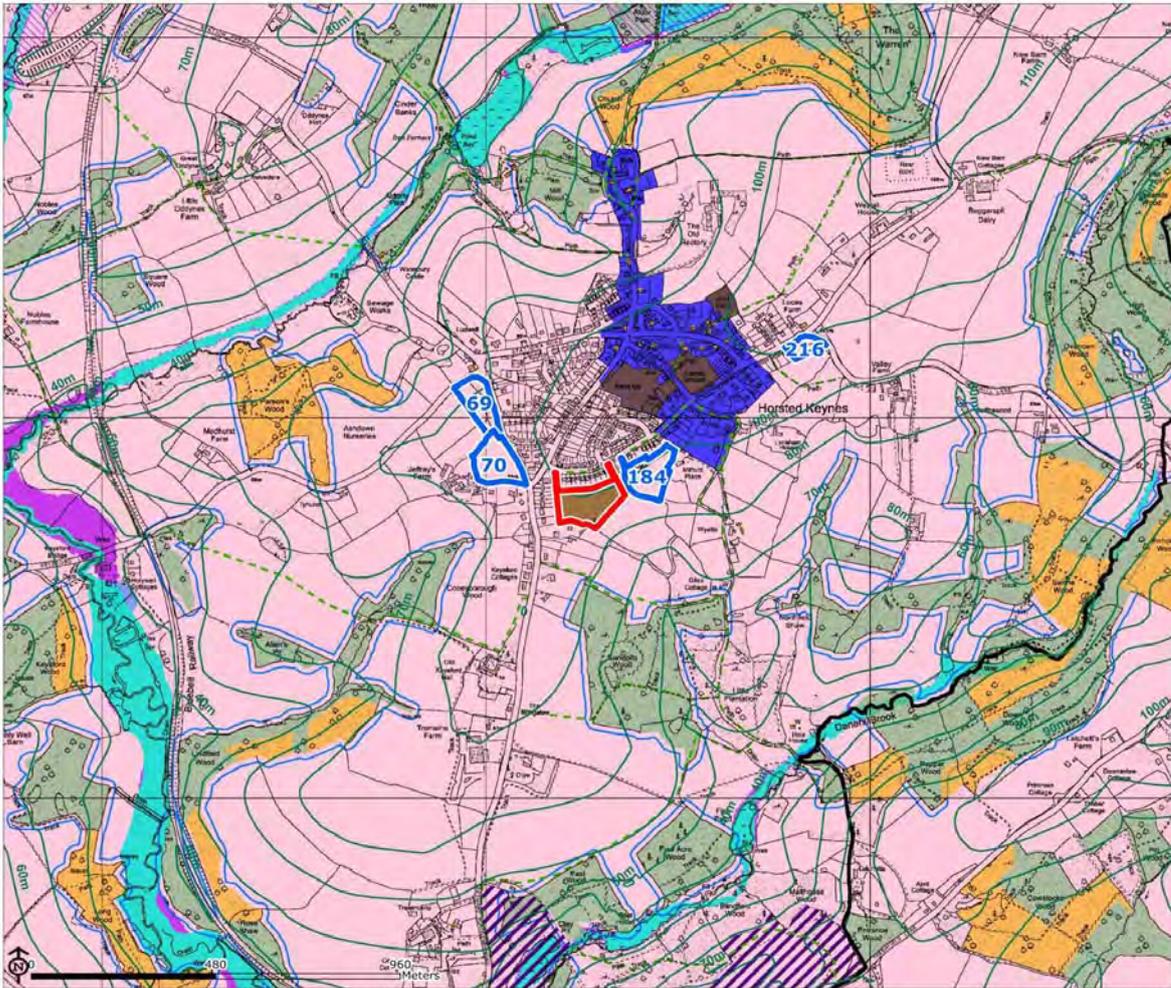
SHLAA Site:	Land north of 149 College Lane, Hurstpierpoint	SHLAA I	173	Landscape Character Area:	Hurstpierpoint Low Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.	2	Fenced section of larger field. Featureless apart from hedgerow to road and line of small trees to south.
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald	3	In wide gap between existing pair of cottages to north, which mark edge of settlement, and houses at bend in road. The other side of the road is lined with dwellings, with post-ward housing having filled gaps between older properties. Development in this area is linear along road, so full use of plot would represent some change in form, and there is no distinct boundary feature to the eastern side of the site.
Visual Receptors			2	View from PRoW to east, and potentially some longer views across valley from north-east, but seen against setting of existing development.
Sense of Rurality	4	South Downs.	3	Farmed rural landscape, but housing has semi-rural urban fringe character, with a mixture of ages showing infilling at various times.
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.	3	Fields between Hurst Wickham and Burgess Hill are important as a settlement gap. Limited potential for impact in this location and on this size of site, but visible development set back from the road would set a precedent.
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	MEDIUM.

Landscape Value				
Landscape Designations	4	Proximity to AONB	1	None.
Other Environmental Designations	3	LBS, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	1	None.
Setting of Valued Assets and Features	5	Setting to South Downs.	3	Site lies in line of approach to Hurstpierpoint College from south, offering a brief passing view of the prominent tower before the view becomes screened by vegetation until reaching the College.
Cultural and Historical Associations	4	Association with South Downs	2	Field is planned, private enclosure, medieval to post-medieval, as are many neighbouring fields.
Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.	2	Fairly peaceful location, with pleasant though undramatic views. Modern housing is a feature.
Overall Landscape Value	4	SUBSTANTIAL	2	LOW-MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low	Area A is considered to have MEDIUM-HIGH landscape suitability for development. It could accommodate a LOW yield. Area B is considered to have LOW-MEDIUM landscape suitability for development. It could accommodate a LOW yield.

Linear development along road - 1 or 2 dwellings - would be least sensitive, but extending out towards farmland increases change in settlement form. It would be desirable to plant a native hedgerow boundary along the northern and eastern edges of the site, and to retain the view of the College tower from the road.



Mid Sussex District Council
District Plan

SHLAA Site 183

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



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CB:Green_C:EB:green_c:LUC:GLA 6275-01_009_Constraints_A4 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Constance Wood Recreation Ground, Hamsland, Horsted Keynes	SHLAA I	183	Landscape Character Area:	Horsted Keynes High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Good hedgerows and woodland, medieval assarts.	4	Mown area of open recreational grassland. Sloping towards the south. Boundaries to house back gardens to north & west are high, mixture of coniferous hedges & trees.
Settlement Setting	2	Setting either side of conservation area. Not overly distinct. Similar ridge topography to settlement, but northern area generally higher.	2	Modern settlement to north & west. Would not be inconsistent with pattern of existing settlement.
Visual Receptors			4	Long views to the south. Recreation land with informal footpath going through the site. Post & wire fences to south allow distant views. Some potential views from the Sussex Border Path to the east.
Sense of Rurality	3	Moderate.	3	Views to houses & telegraph poles going through the site but rural views to wooded slopes to the south.
Settlement Separation	1		1	No separation between settlements.
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM

Landscape Value				
Landscape Designations	5	AONB.	5	Within the AONB, and there is relatively strong intervisibility with the AONB to the south.
Other Environmental Designations	4	Ancient Woodland, RSI/PSI, LBs, abuts Conservation Area.	2	The site is designated as open space and recreation area.
Setting of Valued Assets and Features	1		1	None
Cultural and Historical Associations	3	Medieval time depth, post medieval gentrification.	3	The site is classified as a medieval cohesive assart in the HLC. This is a relatively sensitive type and is characteristic of the AONB. There is no ancient woodland adjacent to the site which reduces the perception of time depth.
Perceptual Qualities	3	Moderate.	4	The open views to the south in the context of the edge of settlement location give an increased sense of rurality and tranquillity. The south of the site would therefore be more sensitive.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH

LCA Landscape Capacity	Site Landscape Suitability
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This site is considered to have a LOW-MEDIUM landscape suitability for development. Although adjacent to existing housing, the open and sloping nature of the site and its location within an AONB mean that it would be highly sensitive to development. Potential mitigation may include introducing a native planted boundary to the south to help to screen views and integrate development with the landscape. The design and integration of the development with the wider landscape in relation to heights of buildings and layout would be important considerations for minimising effects on the landscape and views. The site may be able to accommodate up to a LOW-MEDIUM yield.

This site is considered suitable for development although its AONB location would require demonstration that development is essential for

local need and that no more suitable sites exist elsewhere. The western and northern boundaries relate well to the settlement boundary although there is no natural screening to the south. Although designated as a multi-functional green space in the Open Space Assessment, it is scored as low value/ low quality (and its need should be reviewed). There is also potential to relocate the open space on land to the south. The site suffers from poor direct access options and a lack of road frontage although there is potential to gain access through the adjacent site to the east (Site 184) or through the demolition of an existing dwelling/s. The site is located within an area assessed as having a low capacity for new strategic housing development in the Landscape Character Assessment and development in this location may have a visual impact on the wider landscape and the surrounding area. Given its sensitive location therefore, considerable attention would be required on siting and design and include landscaping, especially on the southern boundary to mitigate any impact development may have. It is considered that this site has potential for residential development. Part of site (unspecified) is allocated for replacement Scout facility in Local Plan - if required, space should be set aside to achieve this. There has also been some local interest in allotments/ Jubilee Gardens on this site and a mixed use may be appropriate. Existing development density in vicinity of under 20dpa would be appropriate on this site.

Mid Sussex District Council
District Plan

SHLAA Site 184

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

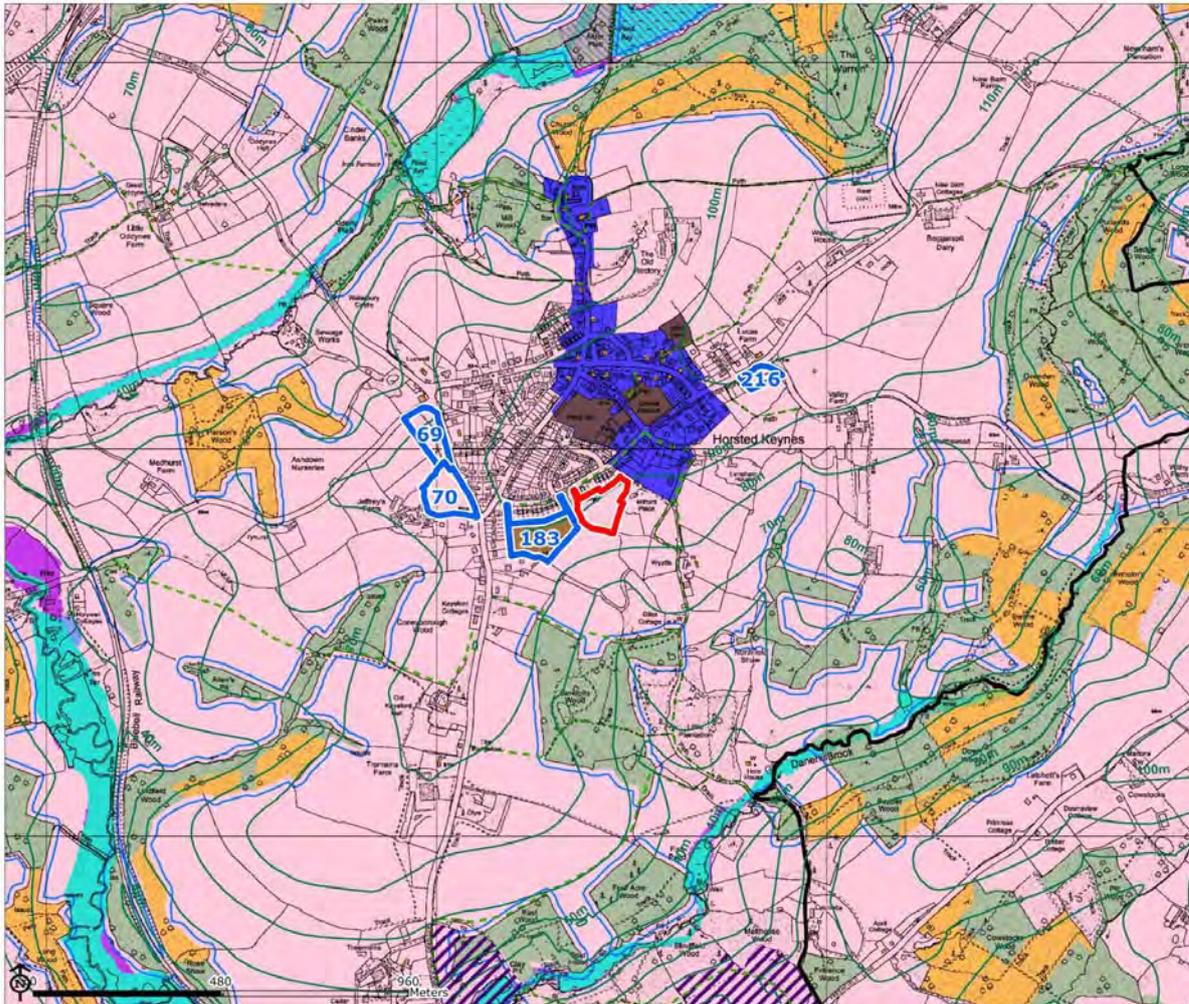
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

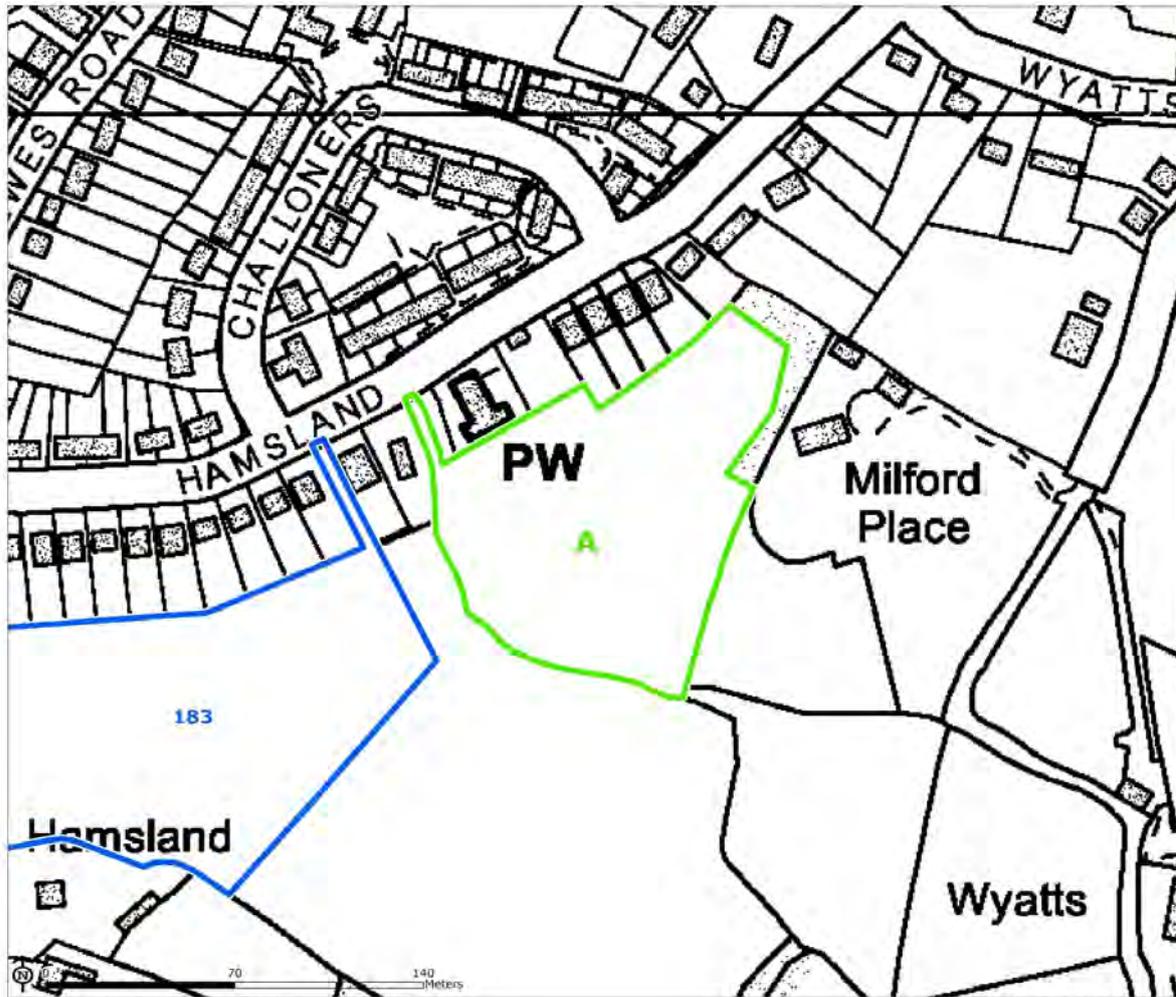


SHLAA Site:	Land south of St. Stephens Church, Hamsland, Horsted Keynes	SHLAA I	184	Landscape Character Area:	Horsted Keynes High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Good hedgerows and woodland, medieval assarts.	2	Flat to gently sloping field with relatively strong boundary vegetation gives an enclosed feel particularly from the wider landscape to the south.
Settlement Setting	2	Setting either side of conservation area. Not overly distinct. Similar ridge topography to settlement, but northern area generally higher.	3	Development of the site would not be inconsistent with existing settlement form although it would extend development further south. Surrounding development is modern residential although there is a modern church directly adjacent to the north of the site.
Visual Receptors			2	Enclosed by strong boundaries to all sides with some intervisibility in filtered winter views to the south and east with the AONB landscape beyond.
Sense of Rurality	3	Moderate.	3	The site feels relatively rural and enclosed.
Settlement Separation	1		3	The site provides separation between dispersed dwellings to the south and the main settlement of Horsted Keynes to the north.
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM

Landscape Value				
Landscape Designations	5	AONB.	5	The site is within the AONB and does display some characteristics such as small irregular field pattern.
Other Environmental Designations	4	Ancient Woodland, RSI/PSI, LBs, abuts Conservation Area.	1	
Setting of Valued Assets and Features	1		3	Adjacent to the Conservation Area to the north east but shares little intervisibility.
Cultural and Historical Associations	3	Medieval time depth, post medieval gentrification.	4	HLC categorises the site as medieval piecemeal enclosure which is also a key characteristic of the AONB. It also notes a post medieval- modern designed garden to the east.
Perceptual Qualities	3	Moderate.	3	Moderate. Influence of suburban development at southern edge & coniferous planting along boundaries. Also traffic noise but some views beyond the trees to the south to rural wooded slopes.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	This site is considered to have a LOW-MEDIUM landscape suitability for development. Its AONB location and proximity to the Conservation Area are key sensitivities. Relationship of development with the church building should be considered, as should historic sensitivities including its medieval time depth and any visual or historic links with surrounding properties or the Conservation Area. Boundary trees and vegetation should be retained for visual screening to the south, and open or green space should be incorporated so that it contributes to views from Hamsland. The site may be able to accommodate a LOW-MEDIUM yield.



Mid Sussex District Council
District Plan

SHLAA Site 184

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



Mid Sussex District Council
District Plan

SHLAA Site 186

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

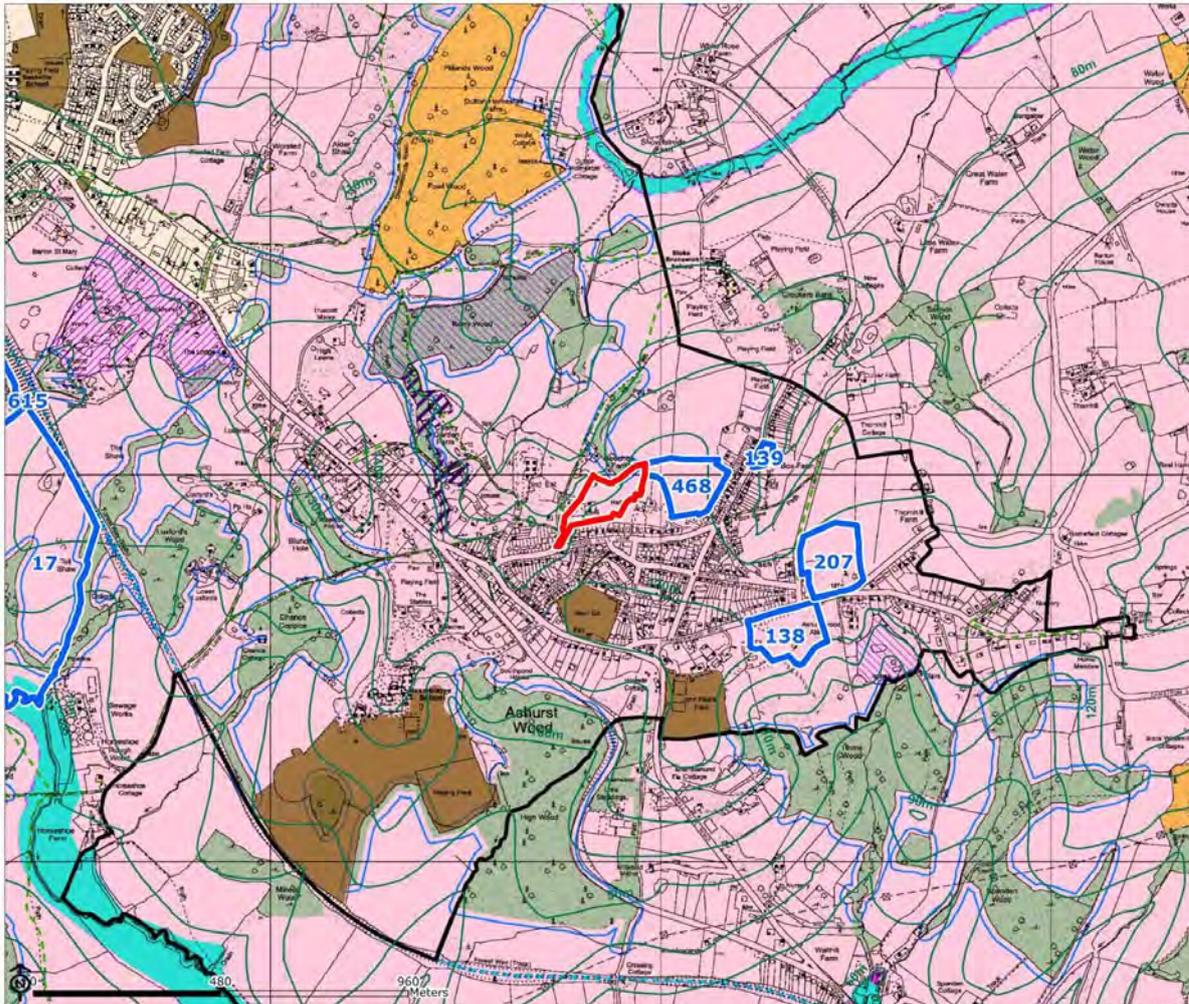
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Land east of Beeches Lane, Ashurst Wood	SHLAA I	186	Landscape Character Area:	East Grinstead Eastern High Weald
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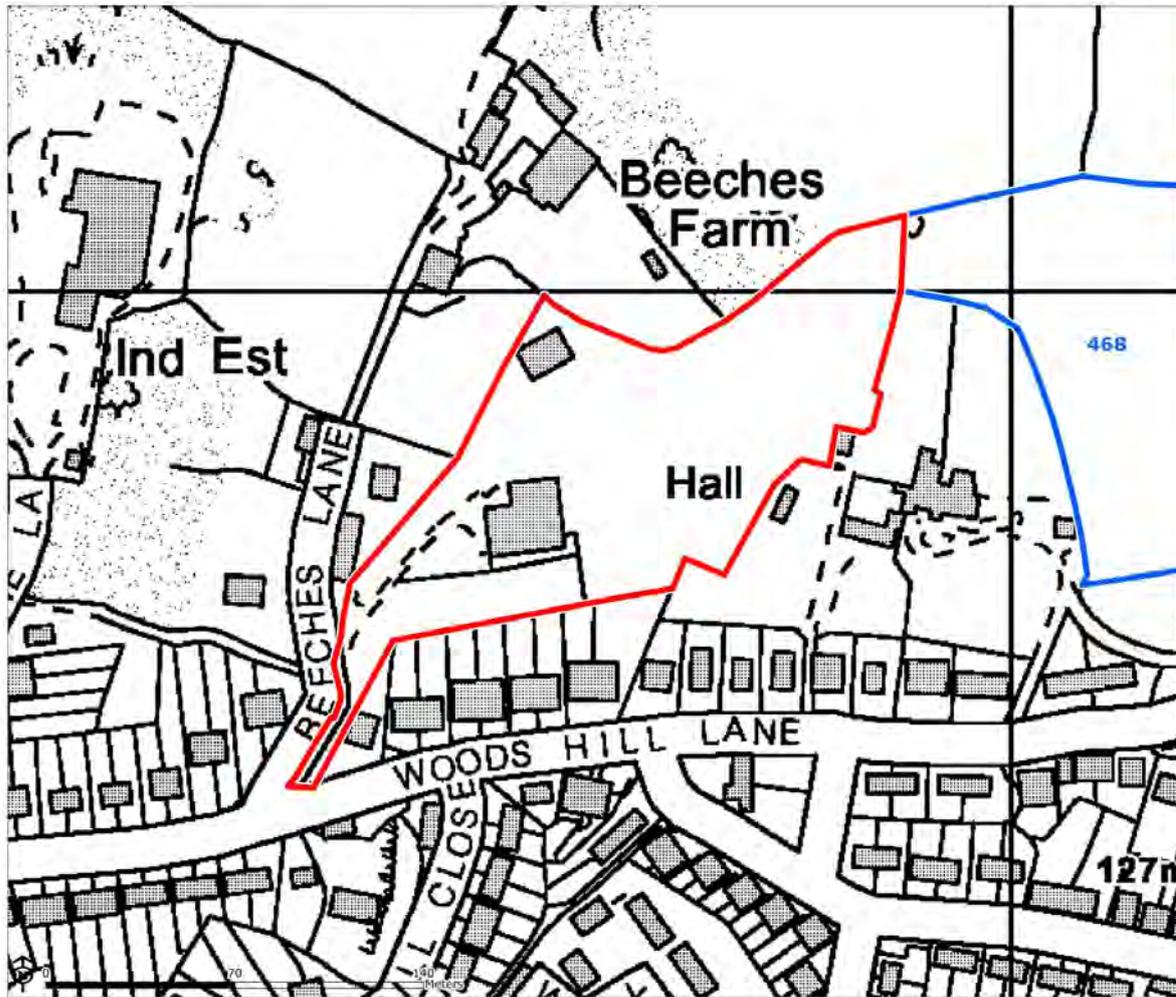
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Minor boundary loss. Network of thick boundary vegetation and woodland.	4	Working farm in good condition. Strong tree and hedgerow boundaries and mature oak. Undulating landform.
Settlement Setting	3	No visual links but soft edge. Sits on northeast facing valley side, partly separate from East Grinstead to the west.	3	Site is part of dispersed settlement at the northern edge of the village, including farms and nearby industrial estate. Development is generally south of the ridge, therefore would not be consistent.
Visual Receptors			4	Elevated location with intervisibility to the north. Some local footpaths within 1km. The site's elevated position means that it may form a skyline element from more distant locations to the north east, north and/ or north west
Sense of Rurality	3	Rural enclosed fields.	4	Working rural landscape with long distance views across the rural AONB. Rural features such as mature oak trees and woodland belts are distinctive. Back gardens of adjacent houses are visible especially in the S.
Settlement Separation	4	Contribution to separation between East Grinstead and Ashurst Wood and ribbon development along road.	3	Development would not lead to coalescence of settlements but may alter the dispersed identity of surrounding farms; feels separated from rest of village due to its elevated location.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH. Potential visual effects on the skyline and the disjunction with existing settlement pattern to the south increase sensitivity. Lower sensitivity where the existing barn is located.

Landscape Value				
Landscape Designations	5	AONB	5	AONB - displays some key characteristics including woodland and long views.
Other Environmental Designations	4	LBs, large areas of Ancient Woodland, SSSI, PSI, RSI	1	None within the site.
Setting of Valued Assets and Features	1	None	3	Ancient woodland adjacent to the north
Cultural and Historical Associations	3	Medieval time depth.	4	HLC- large farmstead, non-historic across the western and central parts of the site. The eastern section is defined as aggregate assart - medieval - which is also an important characteristic of the AONB.
Perceptual Qualities	4	Moderate scenic beauty	4	Moderate scenic beauty. Its elevation + long distance views across the AONB give a sense of connectedness with the wider rural landscape and AONB. Attractive undulating landform.
Overall Landscape Value	4	SUBSTANTIAL	5	HIGH. Value is increased by historic time depth of the eastern part and connection with wider landscape - especially in the northern part of the site.

LCA Landscape Capacity	Site Landscape Suitability
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Low/Medium

The site is considered to have a LOW landscape suitability for strategic development. The dispersed and rural character of the site and its elevated location in relation to the settlement pattern south of the ridgeline mean it may be perceived as encroaching on rural countryside. Potential effects on skyline views from other locations to the north east, north and/ or north west increases sensitivity to development. It displays some of the special qualities of the AONB including woodland, views and medieval assart in the eastern section, and attractive undulating landform. The southern section of the site in the vicinity of the existing barn (i.e. for single house in large plot) would be less sensitive but the mature oak is a key landscape asset.



Mid Sussex District Council
District Plan

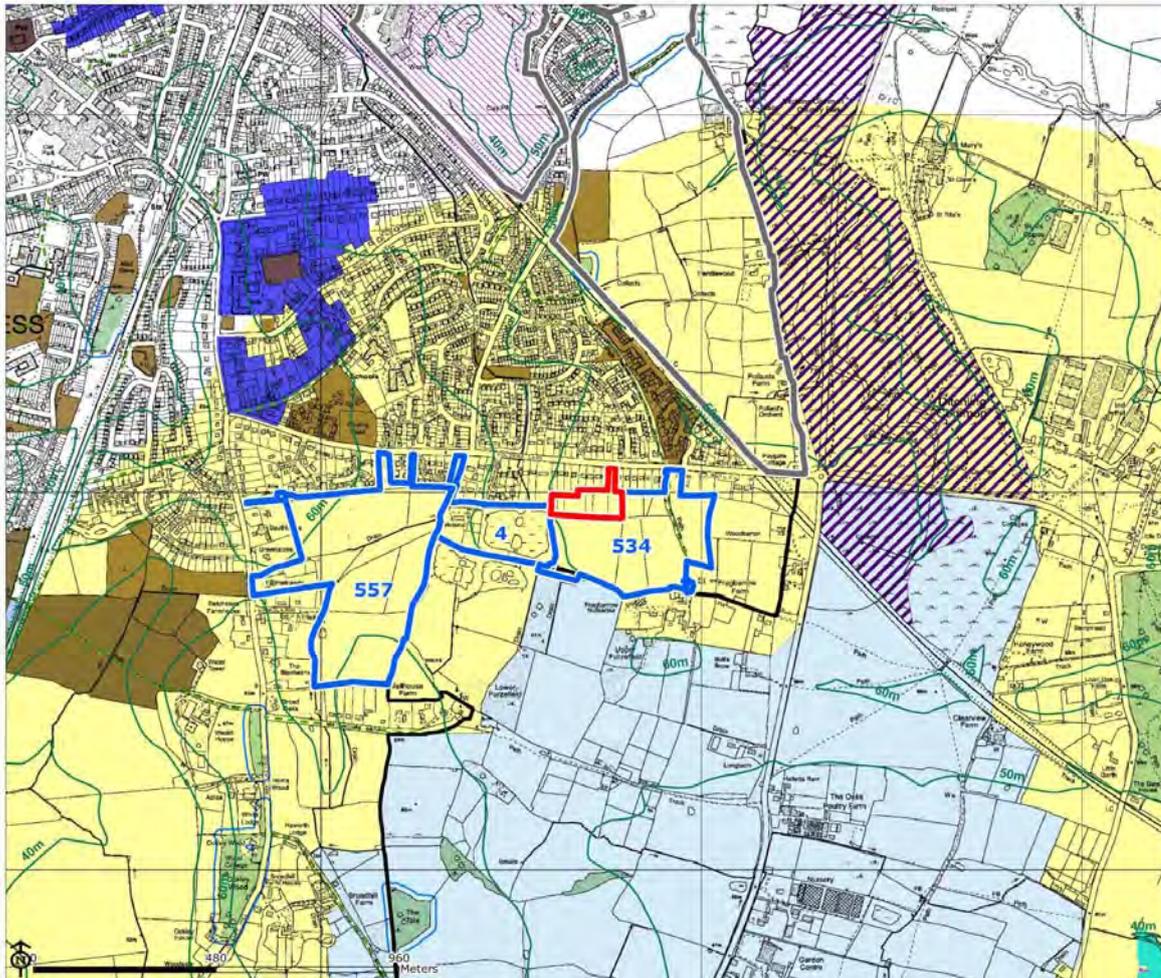
SHLAA Site 186

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, O.C.

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 206

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Land to the rear of 60a-78 Folders Lane, Burgess Hill	SHLAA I	206	Landscape Character Area:	Within urban area
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition			2	This site comprises the southern ends of the long back gardens of properties on Folders Lane, with areas of grass, trees and shrubs. There are some hedged subdivisions. A mature and well treed hedgerow marks the southern edge of the Site. Loss of this land would still leave the existing houses with sizeable gardens.
Settlement Setting			1	Development on the southern side of Folder Lane in this area is linear, but to the east and also on the northern side of the Lane there are a number of closes creating in effect two or three houses depth. It would not therefore be out of character to do the same on this Site.
Visual Receptors			2	The dense hedgerow to the south creates a strong screen, so there are no public views into the Site, just views from houses to the north.
Sense of Rurality			1	The hedgerow to the south of the Site marks the urban edge.
Settlement Separation			1	Development keeping within the line of the hedgerow would have no practical effect on settlement separation.
Overall Landscape Sensitivity			2	LOW_MEDIUM. In terms of landscape character, development in this contained, urban edge area would very little impact.

Landscape Value				
Landscape Designations			2	The site is less than 150m from the South Downs National Park at its nearest point, but the Site relates to houses on Folders Lane much more than to the designated landscape.
Other Environmental Designations			1	None.
Setting of Valued Assets and Features			1	
Cultural and Historical Associations			1	There are no cultural associations that would add value to the Site. The associated houses on Folders Lane are fairly modern.
Perceptual Qualities			1	Although it has perceptual qualities, these would be appreciated only by the residents of a small number of houses. This area is perceived as relating to the urban edge rather than the countryside to the south.
Overall Landscape Value			1	LOW. The value of this landscape is very localised, and pertains only to the adjacent dwellings on Folders Lane.

LCA Landscape Capacity	Site Landscape Suitability
High	Area A is considered to have MEDIUM-HIGH landscape suitability. This could accommodate development with a LOW-MEDIUM yield.

The mature hedgerow along the southern side of the Site is a key feature in containing the urban edge, and development within the Site would have a negligible impact on perception from the wider landscape. Yield allows for a buffer to the hedgerow and access from Folders Lane, and assumes a low density in keeping with the adjacent housing.



Map Series (Title) Legend
Overall Plan

- SHLAA Site 206**
- ▭ Current SHLAA site
 - ▭ Site sub-area
 - ▭ Adjacent SHLAA sites

Source: Red Energy Group Council, LLC

Map Scale @ A4: 1:2,000



SHLAA Site 207

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

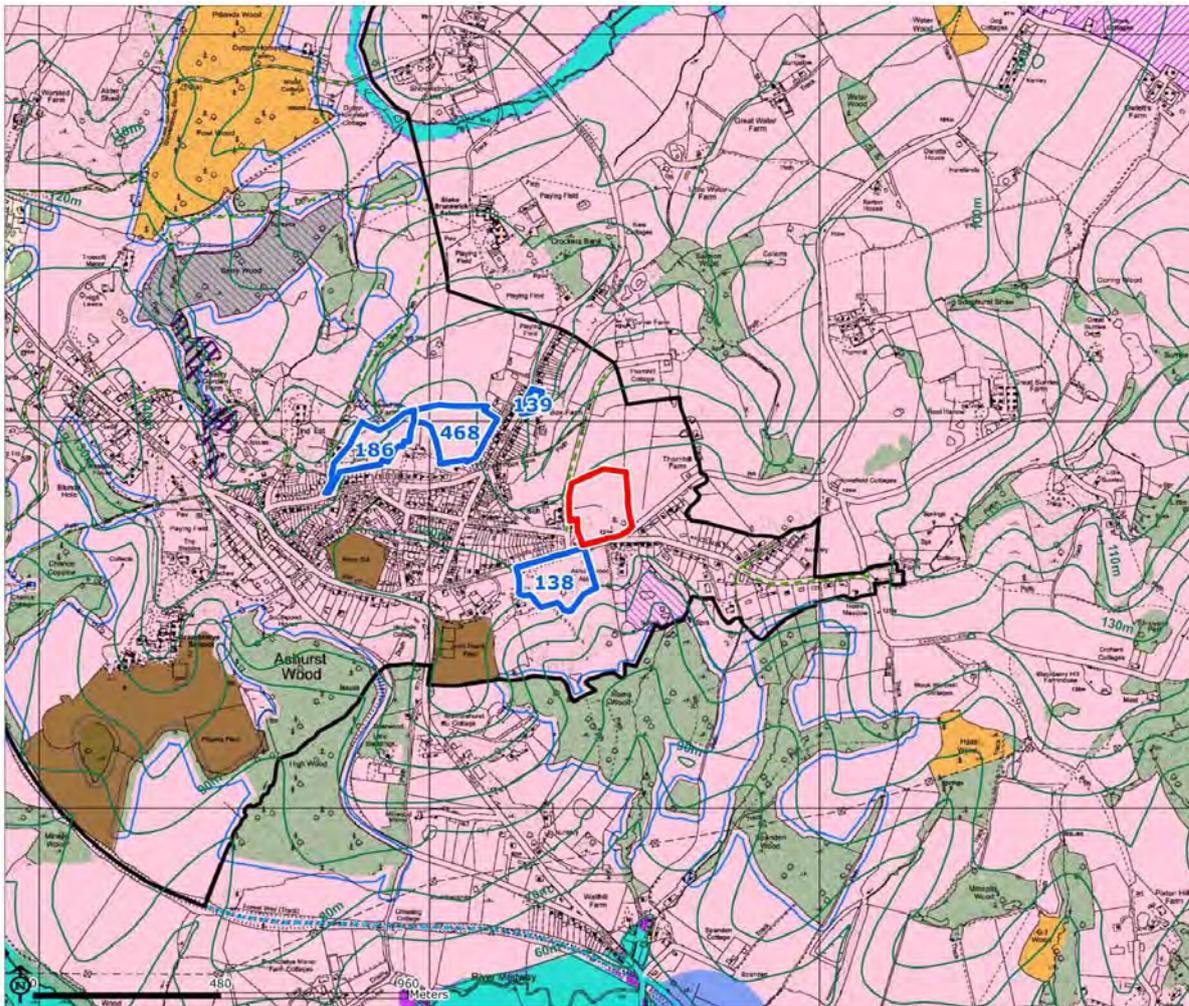
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
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- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
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- Flood Zone 2
- 400kV Electricity Line - 100m buffer
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- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

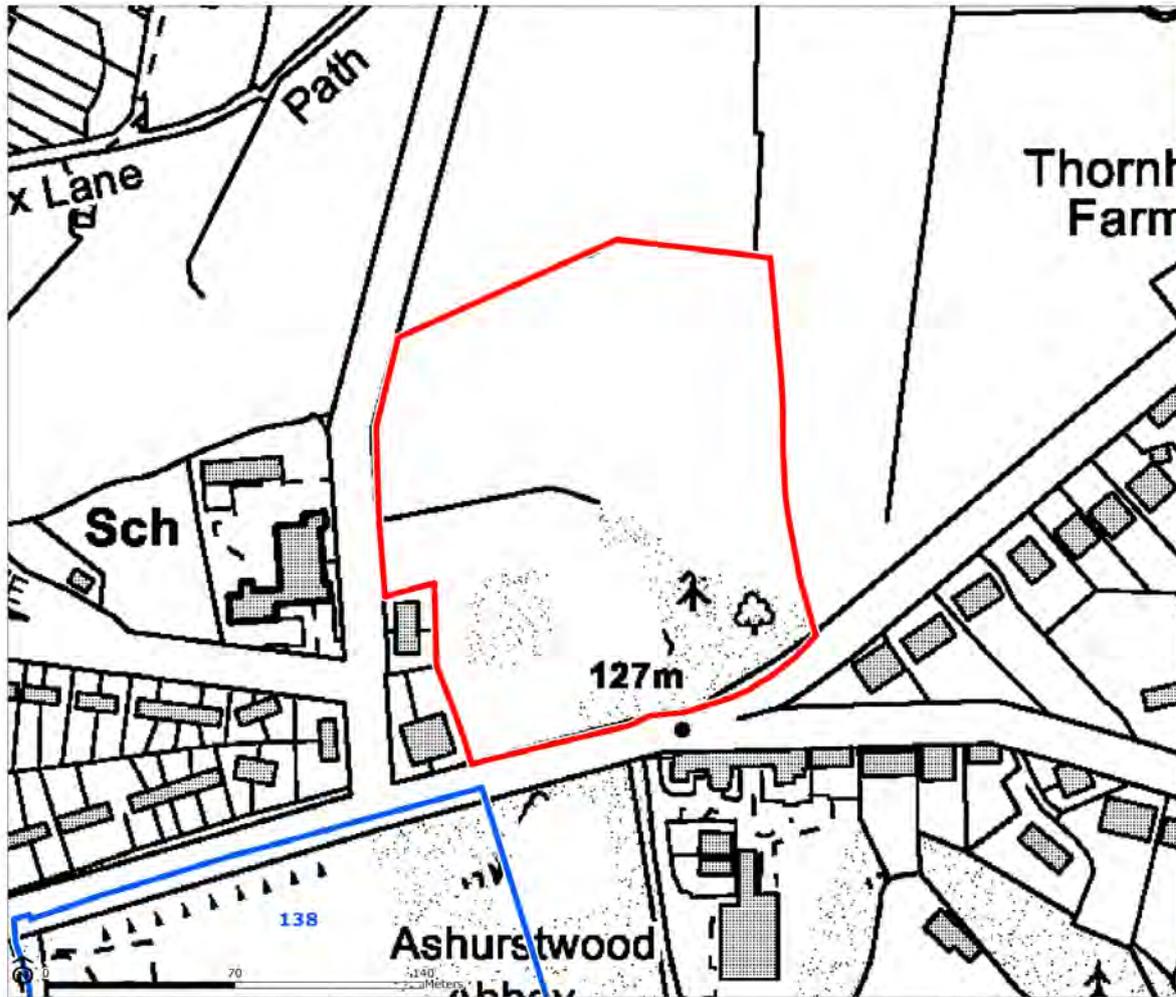


SHLAA Site:	Land at Dirty Lane/Hammerwood Road, Ashurst Wood	SHLAA I	207	Landscape Character Area:	East Grinstead Eastern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Minor boundary loss. Network of thick boundary vegetation and woodland.	5	Good condition, an undulating large scale site with mature and semi-mature oaks, yew and complex undulating landform. Strong hedgerow boundary to the west and south.
Settlement Setting	3	No visual links but soft edge. Sits on northeast facing valley side, partly separate from East Grinstead to the west.	5	No direct relationship with the village to the west but forms a strong edge to the settlement with a strong feeling of moving from village into the countryside. Provides sense of place and arrival to the village from the east.
Visual Receptors			4	Potential visibility from the High Weald Landscape Trail to the east. Strong intervisibility - very long distance views across the valley within the AONB to the north and east.
Sense of Rurality	3	Rural enclosed fields.	4	Strong sense of rurality with scattered houses to the south and east.
Settlement Separation	4	Contribution to separation between East Grinstead and Ashurst Wood and ribbon development along road.	4	Contribution to separation between East Grinstead and Ashurst Wood and ribbon development along road.
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	Large scale, long open views and strong edge providing transition from village to town.

Landscape Value				
Landscape Designations	5	AONB	5	AONB - displays special qualities including woodland, views, adjacent rural lane.
Other Environmental Designations	4	LBS, large areas of Ancient Woodland, SSSI, PSI, RSI	1	None within the site.
Setting of Valued Assets and Features	1	None	1	None
Cultural and Historical Associations	3	Medieval time depth.	3	Medieval time depth - cohesive assart extraction pit - is also a special characteristic of AONB.
Perceptual Qualities	4	Moderate scenic beauty	4	Feeling of openness, exposure and connection to the wider AONB in views across the valley.
Overall Landscape Value	4	SUBSTANTIAL	5	Displays character and qualities of the AONB.

LCA Landscape Capacity	Site Landscape Suitability
Low	The site is considered to have a LOW landscape suitability to development. This is largely owing to its complex and sloping topography, strong intervisibility with the landscape to the north and east within the AONB, displays character and special qualities of the AONB including medieval assart time depth. Hedgerow and trees provide strong boundaries to the settlement to the west. The site provides a strong setting and sense of place to the settlement.



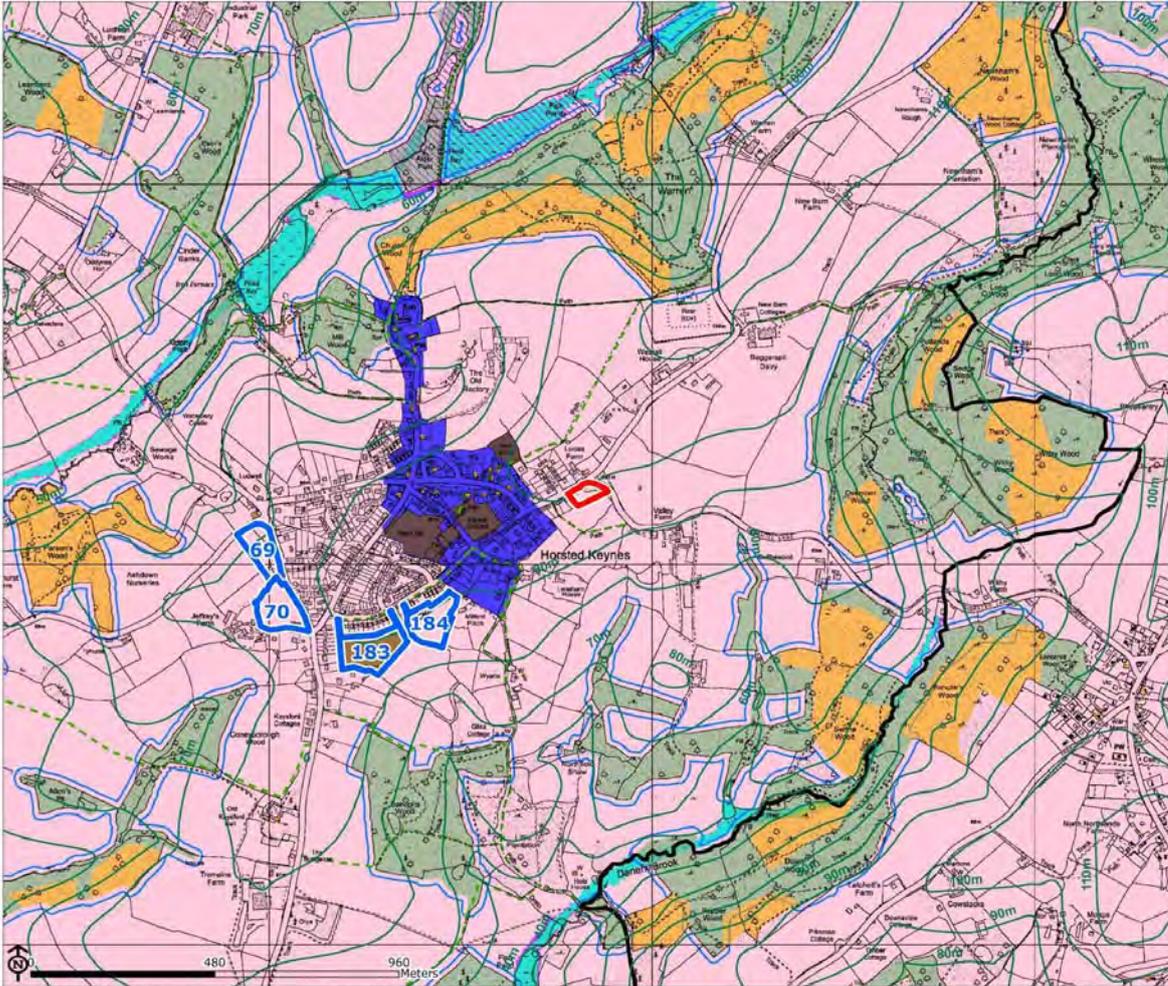
Mid Sussex District Council
 Green Plan

- SHLAA Site 207**
- ▭ Current SHLAA site
 - ▭ Site sub-area
 - ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 216

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
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- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

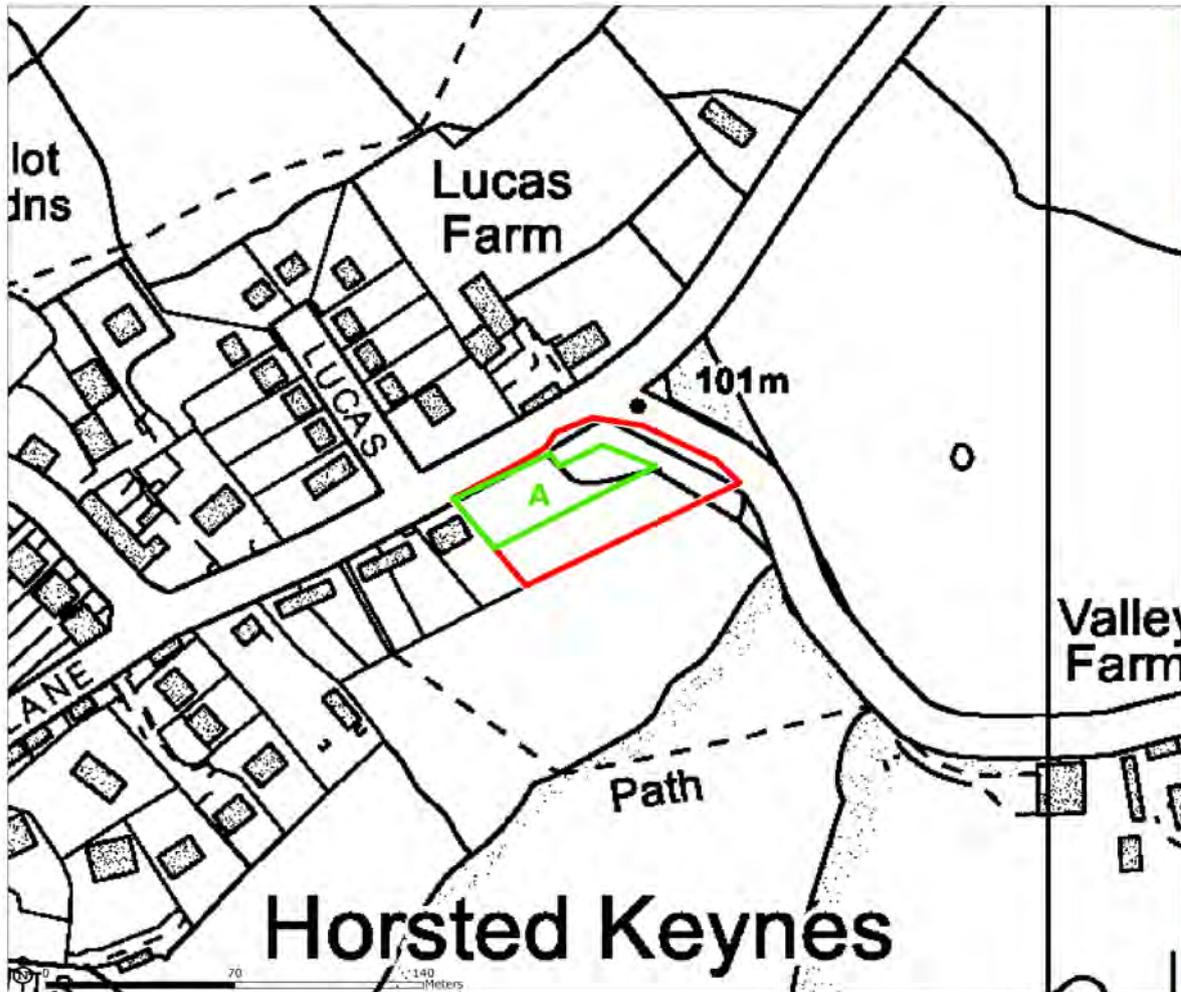


SHLAA Site:	Land at Birch Grove Road/Danehill Lane, Horsted Keynes	SHLAA I	216	Landscape Character Area:	Horsted Keynes High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Good hedgerows and woodland, medieval assarts.	3	Landscape is primarily intact & well managed. Strong woodland boundary to the east - this would be more sensitive. Gappy boundary to the north alongside Bonfire Lane - this could be enhanced.
Settlement Setting	2	Setting either side of conservation area. Not overly distinct. Similar ridge topography to settlement, but northern area generally higher.	3	The site is consistent with other houses along Bonfire lane, however it also provides a visual link between the village & surrounding landscape. The north western corner of the site would be less sensitive - adjacent to existing housing along the road.
Visual Receptors			3	Intervisibility - distant views to the south as far as e south Downs ridge. Views from the footpath to the south of the site.
Sense of Rurality	3	Moderate.	4	Despite the site's proximity to the road junction and other housing, the rural views to the south and the wooded enclosure give an overall rural feel.
Settlement Separation	1		1	Is a small site on the edge of the settlement with no other settlements very near.
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM

Landscape Value				
Landscape Designations	5	AONB.	5	AONB and displays some of the special qualities including a small irregular field.
Other Environmental Designations	4	Ancient Woodland, RSI/PSI, LBs, abuts Conservation Area.	1	None within the site.
Setting of Valued Assets and Features	1		4	Listed building on the north side of Bonfire Lane and the Conservation Area is to the west of the site.
Cultural and Historical Associations	3	Medieval time depth, post medieval gentrification.	5	Medieval enclosure - more sensitive type and is characteristic of the AONB.
Perceptual Qualities	3	Moderate.	4	Adjacent to the road and other housing but with long views to wooded slopes & woodland within & outside the site. Less sensitive towards the road.
Overall Landscape Value	4	SUBSTANTIAL	4	HIGH

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The majority of the site is considered to have MEDIUM-LOW landscape suitability for development. This could potentially accommodate a LOW yield. Nevertheless the site is sensitive and therefore design of any development should respond to local character both of the landscape and the village. Mitigation may include improving the gappy boundary to the north alongside Bonfire Lane and retaining valuable trees on site. Treatment of the southern boundary and its transition to the field to the south should also be treated sensitively.



Mid Sussex District Council
District Plan

SHLAA Site 216

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000



Mid Sussex District Council
District Plan

SHLAA Site 220

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

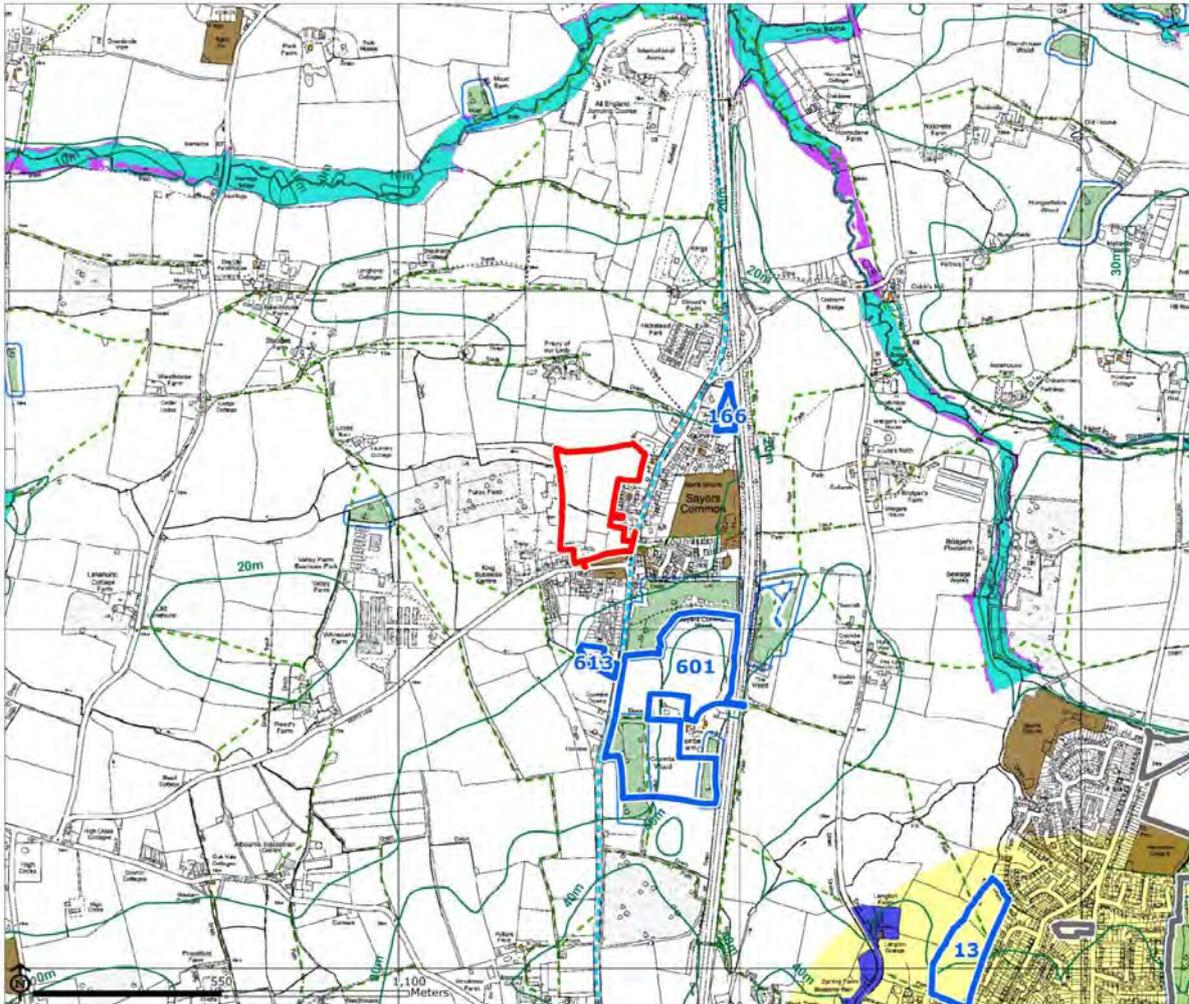
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
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- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



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LB:Green, C EB:green, C LU:CLA 6275-01_009_Constraints_A4_12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land north of Kingsland Laines, Sayers Common	SHLAA I	220	Landscape Character Area:	Hickstead – Sayers Common Low Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Areas of intact hedgerow, some blocks of woodland.	3	Small pasture fields with good boundary hedgerows. Low-lying, sloping gently down to north-east, with several drainage channels along hedgerows.
Settlement Setting	3	Contributes to setting of settlements. Settlement largely on higher ground to the east.	2	A very enclosed site, with strong boundary hedgerows and a number of mature trees. Adjacent to housing to east and south-west, with a small recreation ground to the south and modern housing beyond that. Higher, wooded ground contains the site to the west. From the north, at the Priory of our Lady, the outlook is wooded and rural, with little evidence of the village.
Visual Receptors			2	Only public views are from PRoW in grounds of the Priory, filtered by well treed hedgerow.
Sense of Rurality	3		3	Generally a rural character, but visible adjacent housing on Dunlop Close, particularly from the south-eastern field. Central-southern field appears to be garden to dwelling at southern end of site, and conifers reduce rurality. More rural to north.
Settlement Separation	3	Separation between Sayers Common, Albourne and Hickstead.	1	No role in settlement separation.
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	MEDIUM.

Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	2	LBs, minor Ancient Woodland, Floddzone, RSI/PSI.	1	None.
Setting of Valued Assets and Features	1		1	No setting value.
Cultural and Historical Associations	2	Hickstead Arena.	2	Adjacent land to west of site was a brickworks in Victorian times, with disturbed ground from digging of clay pits.
Perceptual Qualities	3	Average rural landscape.	3	Site not accessed, but contained character is likely to give some degree of tranquillity. No long views but some nice trees on boundaries.
Overall Landscape Value	2	SLIGHT	2	LOW-MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Medium	Area A is considered to have MEDIUM-HIGH landscape suitability for development. This could accommodate a MEDIUM housing yield. Area B is considered to have LOW-MEDIUM landscape suitability for development. This could accommodate a MEDIUM housing yield. The southern end of the site is closer to the settlement centre, less rural in character and more screened from view.



**Mid Sussex District Council
District Plan**

SHLAA Site 220

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

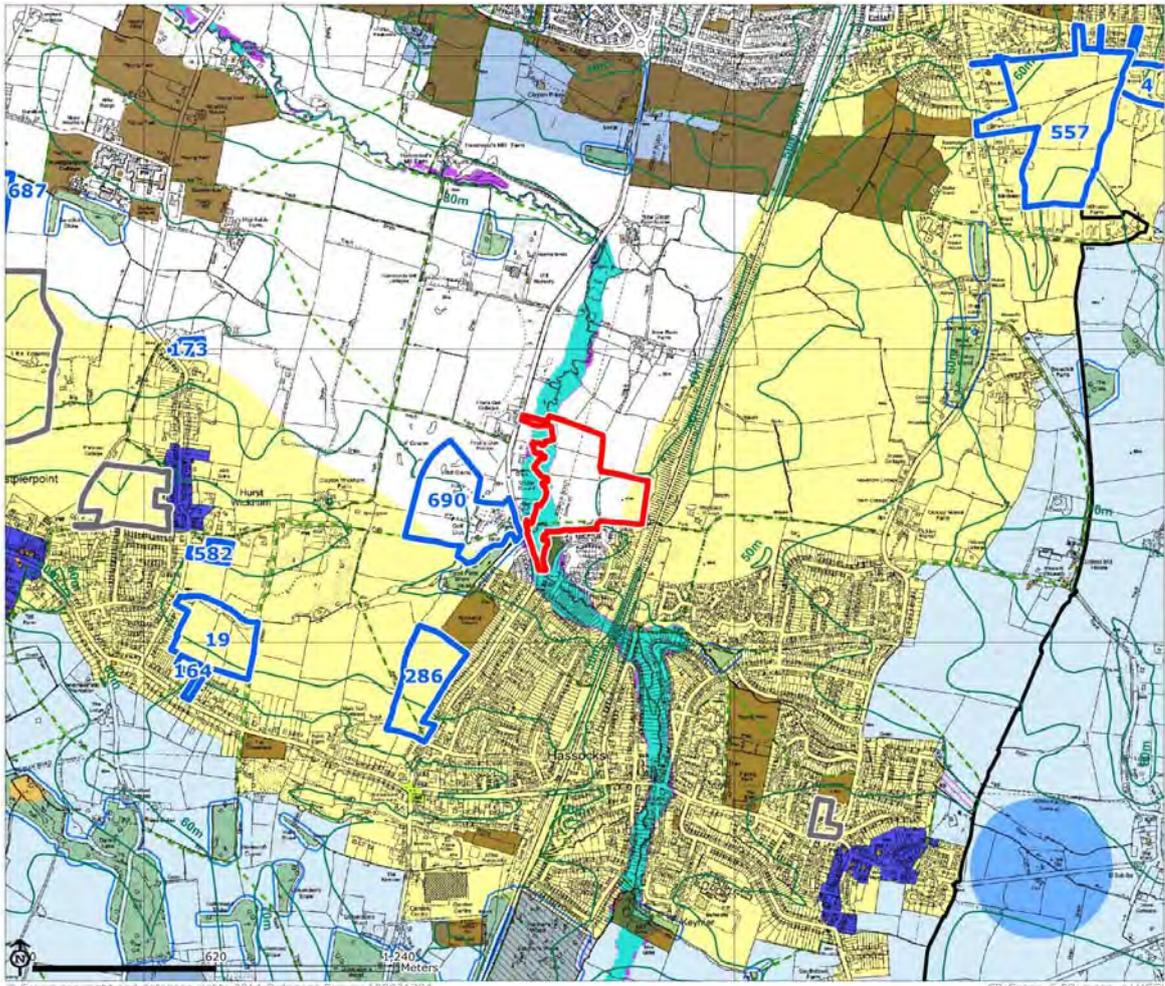
Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



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- SHLAA Site 221**
- Current SHLAA Site
 - Other SHLAA Sites
 - Planning Applications
 - District Boundaries
 - 10m Contours
- Primary Constraints**
- Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Nature Conservation Importance (SNCI)
 - Local Nature Reserves
 - High World Area of Outstanding Natural Beauty
 - South Downs National Park
 - Listed Building
 - Registered Park and Garden
 - Scheduled Monument
 - Flood Zone 3
 - Agriculture Land Classification - Grade 2
 - Public Rights Of Way
- Secondary Constraints**
- Ancient Woodland 15m buffer
 - Ancient Semi-Natural Woodland Site
 - Planted Ancient Woodland Site (PAWS)
 - Ashdown Forest 7km HRA Buffer
 - National Park and AONB - 1km buffer
 - Conservation Areas
 - Air Quality Management Area (AQMA)
 - Source Protection Zone 1
 - Flood Zone 2
 - 400kV Electricity Line - 100m buffer
 - Open space, sport and recreation areas (PPG17 Assessment Z006)
 - Sustrans National Cycle Route
- Map Scale @ A4: 1:18,000**



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CB.Green, C.EB.Green, C.LUCGLA 6275-01_009_Constraints_A4 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land to the north of Shepherds Walk, Hassocks		SHLAA I	221	Landscape Character Area:	Hurstpierpoint Low Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments	
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.		4	Good hedgerow network, with some mature trees. River is sensitive feature along western boundary. Wooded character along river to west and railway line to east. Fairly even site, gently sloping up towards east. Doesn't appear to be farmed, other than cutting.	
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald		3	Development would extend settlement form northwards beyond what is currently a fairly consistent east-west line, but in an area that is well contained to the west (river) and east (railway). Shepherds Walk estate has set precedent for development to north of river/railway crossing. Hedgerows within and bordering site would form stronger settlement edge than the existing one.	
Visual Receptors				4	PRoW runs along southern edge of site, but track through site and around field edges suggests regular informal use. Some limited visibility from South Downs ridge, c.3km away. Potentially some visibility from Batchelor's Farm public open space to the south of Burgess Hill, intruding on rural views towards South Downs.	
Sense of Rurality	4	South Downs.		2	Visible and fairly harsh settlement edge, but rural character away from this.	
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.		4	Covers up to 25% of the distance of gap between Hassocks and Burgess Hill. Intervisibility would be limited by field boundaries, but potentially views from Batchelor's Farm public open space.	
Overall Landscape Sensitivity	4	SUBSTANTIAL		4	MEDIUM-HIGH.	
Landscape Value						
Landscape Designations	4	Proximity to AONB		1	None.	
Other Environmental Designations	3	LBs, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland		1	None.	
Setting of Valued Assets and Features	5	Setting to South Downs.		3	Development could have some impact on perception of gap between Hassocks and Burgess Hill as seen from South Downs ridge (e.g. Clayton windmills).	
Cultural and Historical Associations	4	Association with South Downs		3	Course of Roman Road runs through site, and there is archaeological potential in light of discoveries during construction of Shepherds Walk (1960's) and the Hassocks Golf Course (1990's), but there is no great sense of time depth. Fields are regular in form, classified in HLC as medieval to post-medieval planned enclosure.	
Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.		3	Some sense of tranquillity in fields to north, out of site of housing, but road and rail noise intrude.	
Overall Landscape Value	4	SUBSTANTIAL		3	MEDIUM	

LCA Landscape Capacity

Site Landscape Suitability

Low

Area A is considered to have MEDIUM landscape suitability for development. It could accommodate a MEDIUM-LARGE yield. Area B is considered to have LOW-MEDIUM landscape suitability for development. It could accommodate a LOW-MEDIUM yield. The southernmost fields (area A), adjacent to existing settlement, are not highly sensitive in landscape terms, although they do have an impact on the size of the settlement gap with Burgess Hill. The river corridor is the most sensitive part of the site, and it also has mitigation potential as a green infrastructure corridor. It would be desirable to limit development to the area to the east of the course of the Roman Road, which would allow this route together with the riverside area and potentially also the field(s) to the north to form a public open space. The area further to the west and north (area B) would have only a LOW-MEDIUM landscape suitability for development, as it would impinge further on the riverside area and stretch the settlement further north. The northernmost has a LOW landscape suitability, representing too much of an expansion into the rural gap. The higher, eastern end of the site is potentially sensitive in terms of visibility of development from the public open space at Batchelor's Farm. The consideration of landscape suitability does not address the issue of public amenity associated with current use of the site.



Redditch District Council
 District Plan

SHLAA Site 221

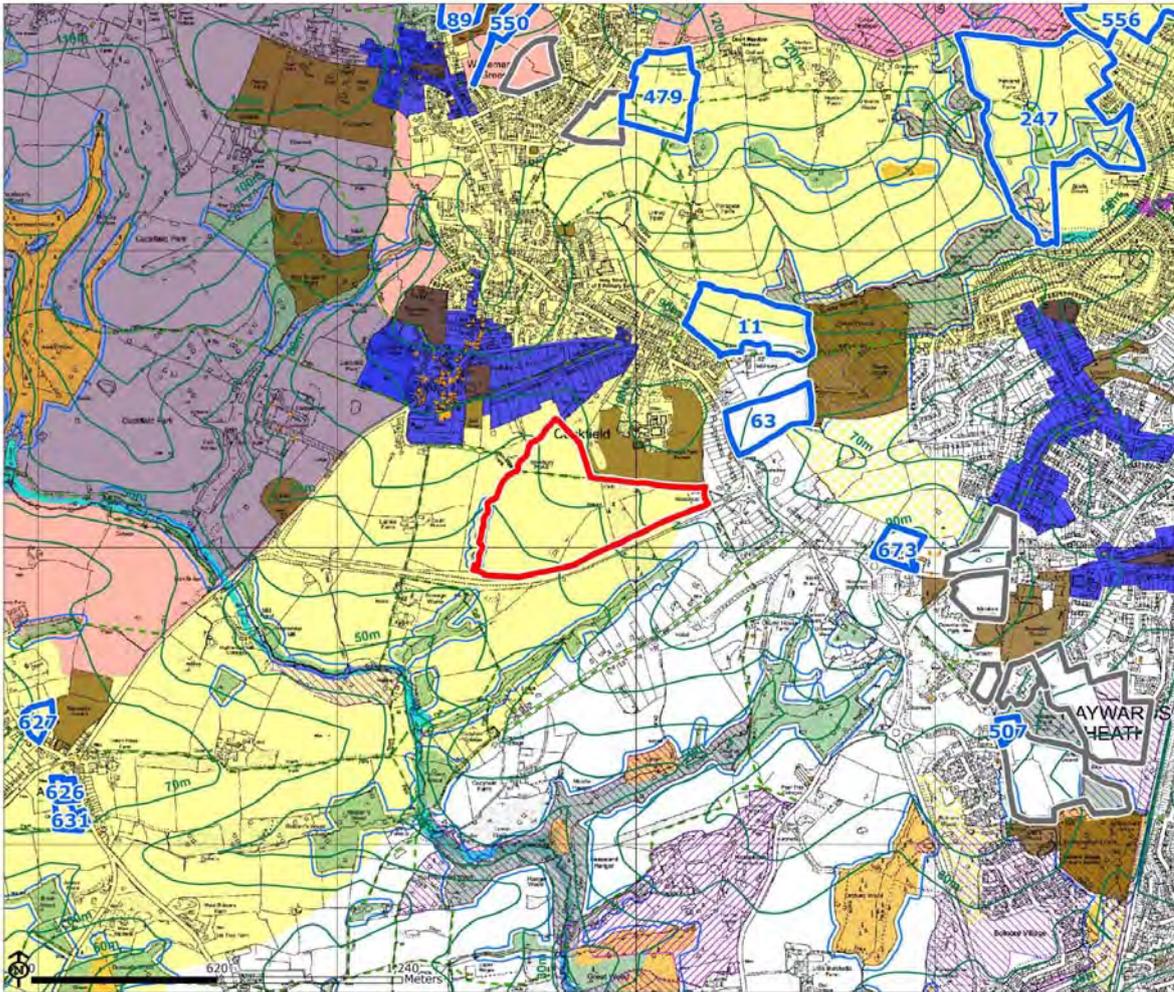
- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Redditch District Council, D.C.

Map Scale @ A4: 1:4,000



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Mid Sussex District Council
District Plan

SHLAA Site 240

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:18,000

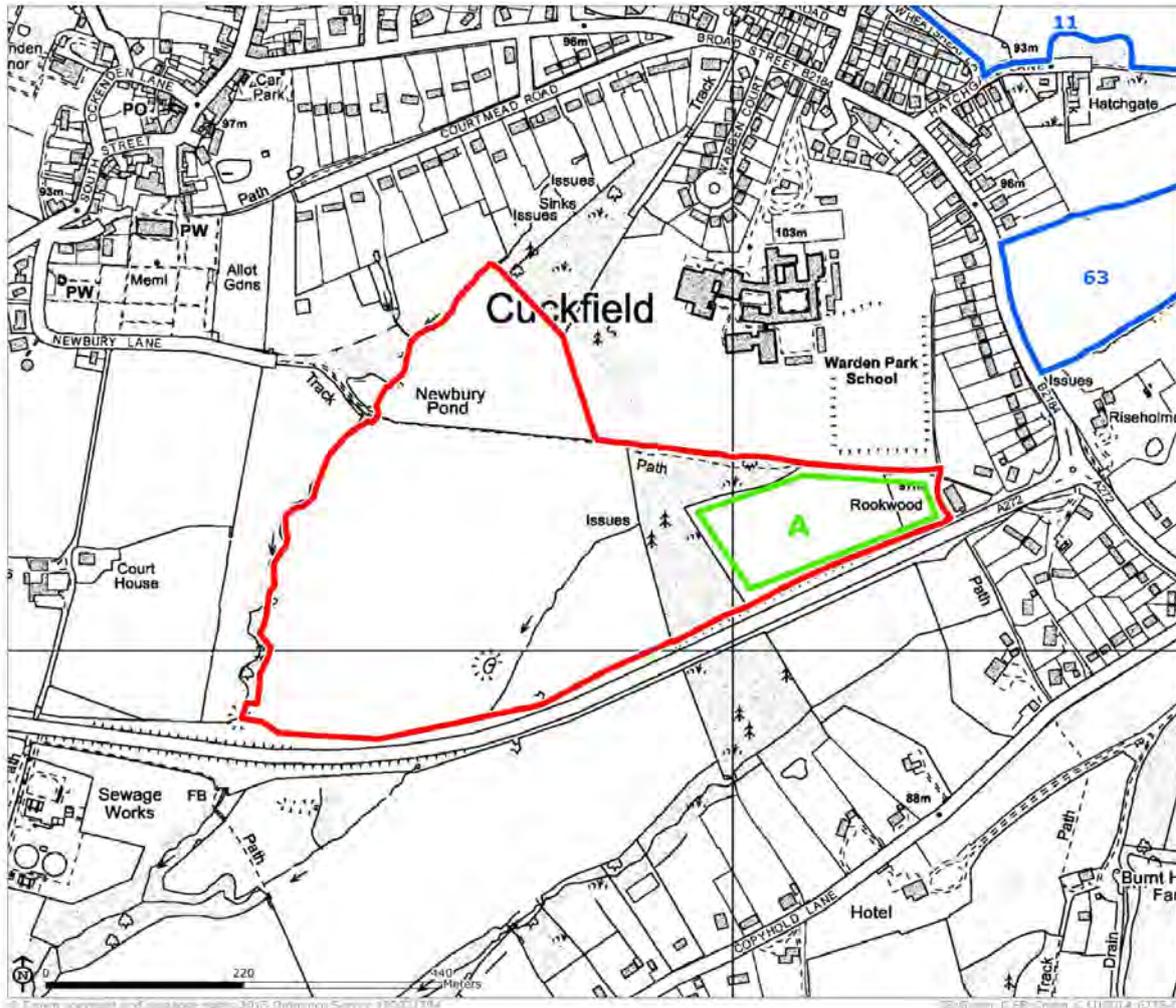
LUC

SHLAA Site:	Land north of Cuckfield by-pass, Cuckfield		SHLAA I	240	Landscape Character Area:	Copyhold High Weald Fringes
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Good boundary vegetation, particularly to the south. Low boundary loss.	3	The fields have good boundary hedgerows, with numerous trees. Internal hedgerows in the large, southern field have been lost, probably when the Site operated as a golf course (from 1907 to c.1930's), but a line of former hedgerow trees remains along the stream line that passes through the field. The 20th Century plantation woodland towards the east of the Site is in poor condition, with many outgrown tree guards suggesting lack of management, and the smaller field to the east of the woodland is largely scrubbed over.		
Settlement Setting	3	Contribution to setting of Cuckfield, but not overly distinctive. Cuckfield sits on high ground. Character area slopes away below it to the south-west.	5	Cuckfield lies on a ridge of high ground, with connected smaller settlements (Whitemans Green and Tylers Green) similarly located on the ridges along which main roads run. Development in this Site would extend settlement downhill significantly. The Site is also separated from housing on the southern edge of Cuckfield by a wooded stream valley, so any new houses in the northern field would be a minimum of 160m from the nearest dwellings on Courtmead Road. The field at the eastern end of the site is on higher ground, and closer to existing houses.		
Visual Receptors			4	A PRoW runs east-west through the Site, and there are views from another PRoW crossing Laines Farm to the west. There is also intervisibility with the South Downs ridge.		
Sense of Rurality	2	Settled and contains busy link road through centre.	3	The outlook south from Cuckfield is rural, with tree cover dominating the view and the South Downs ridge forming a backdrop. Tree cover also separates the village from the Site, but Warden Park School is an urban influence to the north-east and the A272, although hidden from view, generates traffic noise.		
Settlement Separation	3	Separates Cuckfield from coalescence with groups of settlement to the south.	1	Development on this side of Cuckfield would not have any significant impact on settlement coalescence.		
Overall Landscape Sensitivity	3	MODERATE	5	HIGH. Settlement form and setting are key considerations.		
Landscape Value						
Landscape Designations	5	AONB.	2	The site is less than 500m from the High Weald AONB, but intervisibility with the designated area is limited by woodland and terrain and the Site landscape doesn't strongly reflect any of the special characteristics of the AONB.		
Other Environmental Designations	3	Abuts CA, LBs, abuts SCNI, PSI, RSI, some floodzone.	2	There is a small strip of ancient woodland along the stream that marks the south-western edge of the Site.		
Setting of Valued Assets and Features	3	AONB within or adjacent.	4	The southern end of Cuckfield is mostly a conservation area, and there are views from the Holy Trinity churchyard and from some houses on Courtmead Road across what is currently a heavily wooded landscape, with glimpses of pasture, towards the South Downs ridge. The Site is		

screened by intervening terrain from Cuckfield Park, a Grade II* listed mansion on the edge of the AONB.

Cultural and Historical Associations	2	Some time depth.	1	There is no clear evidence of the past use of the main part of the Site as a golf course. The HLC identifies the fields as planned post-medieval enclosures.
Perceptual Qualities	3	Varied scenic beauty, low tranquillity	3	Perceptual qualities vary, being lower at the eastern end where landscape condition is worse and the A272 is closer, but expansive views over wooded countryside add scenic value.
Overall Landscape Value	4	SUBSTANTIAL	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Medium	<p>Area A, the eastern end of the Site, on higher ground closer to existing housing, is considered to have MEDIUM landscape suitability for development. It could accommodate a LOW-MEDIUM yield. Access would be required from the A272. There is scope to enhance the quality of the woodland block within the site.</p> <p>The bulk of the site is considered to have a LOW landscape suitability for development, principally due to its detachment from the rest of Cuckfield, and the impact development would have on the setting of the settlement, including the conservation area and the church.</p>



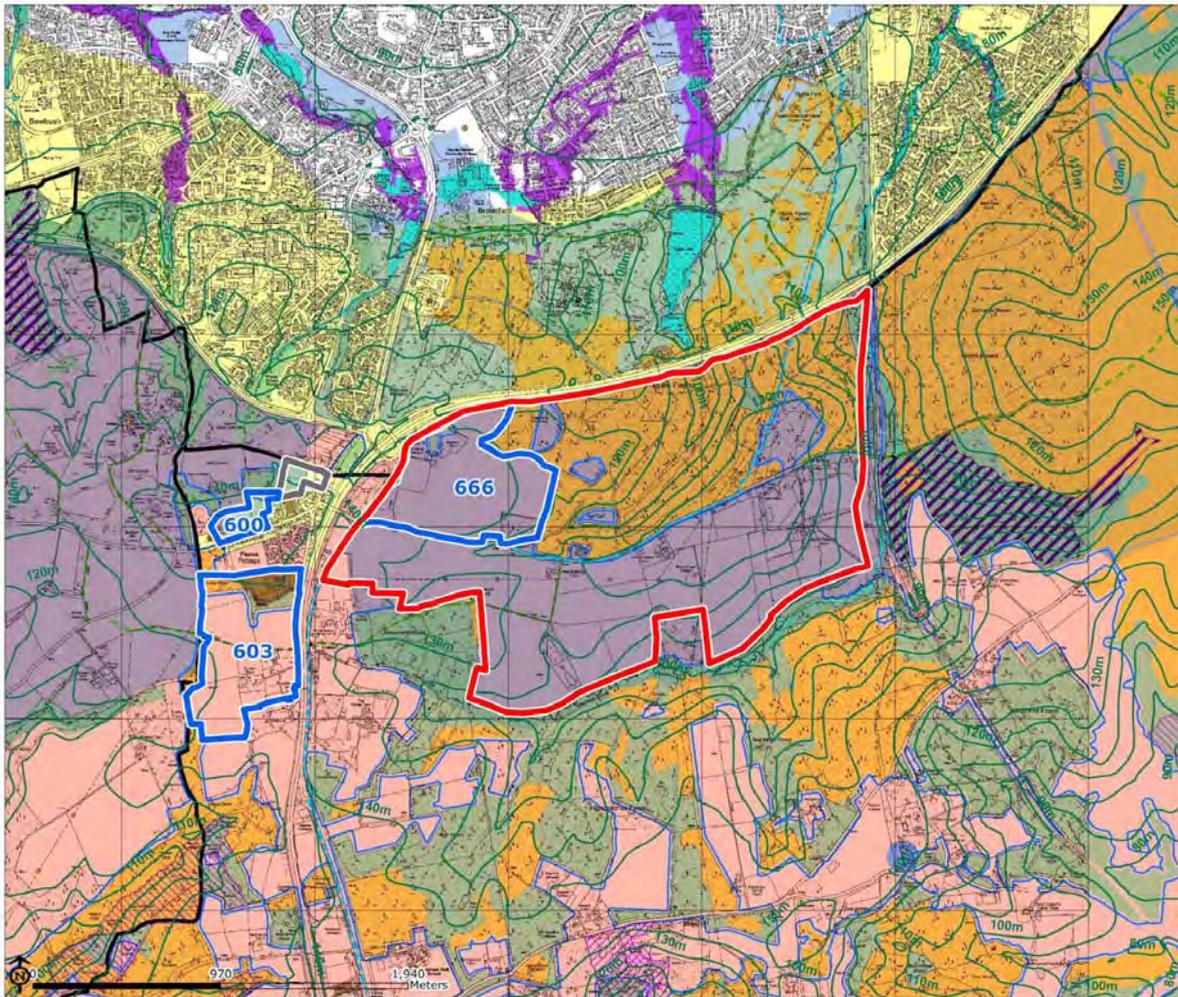
SHLAA Site 240

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Map Scale @ A4: 1:6,000



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SHLAA Site 243

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:28,000



SHLAA Site:	Land at Lower Tilgate, East of Pease Pottage	SHLAA I	243	Landscape Character Area:	Starvemoose High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate.	4	The site consists of large scale, undulating fields in relatively good condition with a few detracting elements including pylons, but also some positive elements such as occasional trees and surrounding woodland.
Settlement Setting	3	Sits within wider distinctive south-east setting to Crawley. Sits on minor ridge, other side of motorway and woodland, separate from the topography of Crawley.	4	The site is located south of the M23 which acts as a boundary edge to the settlement of Crawley to the north of the motorway. The site therefore feels distant from settlement, with only dispersed dwellings in large plots spread out along the lane. Development on the site would therefore be incongruous with the existing settlement pattern.
Visual Receptors			4	Undulating topography and woodland creates a relatively enclosed feel to the landscape although there are some mid-distance views across the open fields. The Route 20 National Cycle Route passes through the middle of the site and there are some public footpaths passing through.
Sense of Rurality	4	Largely rural with little intervisibility with settlement from most of the CA.	4	Strong sense of rurality - particularly in the east where it is furthest from the motorway - with little intervisibility with settlement.
Settlement Separation	1	No contribution to settlement separation.	1	No contribution to settlement separation.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH

Landscape Value				
Landscape Designations	5	AONB	5	The site sits within the AONB. The woodland and ridged landform are characteristic of the AONB special qualities.
Other Environmental Designations	3	LB, abuts SSSI, minor floodzone, PSI, RSI	3	A large proportion of the site is covered by Planted Ancient Woodland.
Setting of Valued Assets and Features	2	Setting to Worth Forest	2	Setting to Worth Forest
Cultural and Historical Associations	1	None	1	The majority of the site is characterised by modern piecemeal enclosure or field amalgamation.
Perceptual Qualities	3	Partly tranquil and relatively remote due to enclosure but influence from settlement.	4	Partly tranquil and relatively remote due to enclosure but distant road noise.
Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH.

LCA Landscape Capacity	Site Landscape Suitability
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Low/Medium

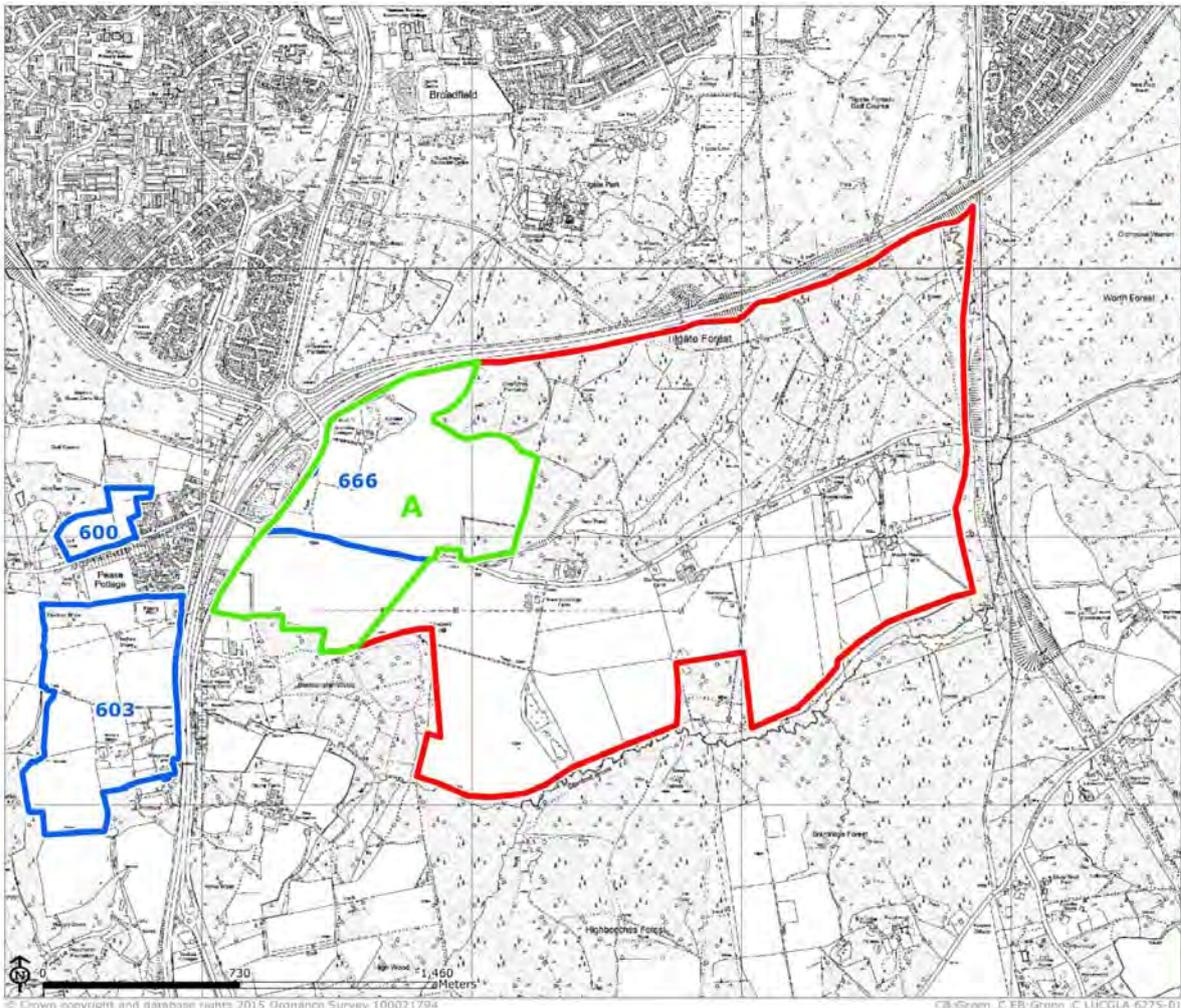
The majority of the site is considered to have a LOW landscape suitability for development.

Area A is considered to have a LOW-MEDIUM landscape suitability for development. It is a large site which could therefore potentially accommodate a MEDIUM-HIGH development yield in Area A which is less sensitive as a result of its proximity to the motorway reducing levels of tranquillity. However, although this area is less sensitive than the remainder of the site it remains sensitive in landscape terms, to

development, and therefore any proposals would need to ensure that they would not have significant adverse effects on the AONB. Siting of development in relation to the undulating landform and any key views would be an important consideration. Development of the highest quality which pays consideration to the surrounding landscape character would be vital, as well as an appropriate landscape design scheme with buffers to the surrounding ancient woodland.

SHLAA Site 243

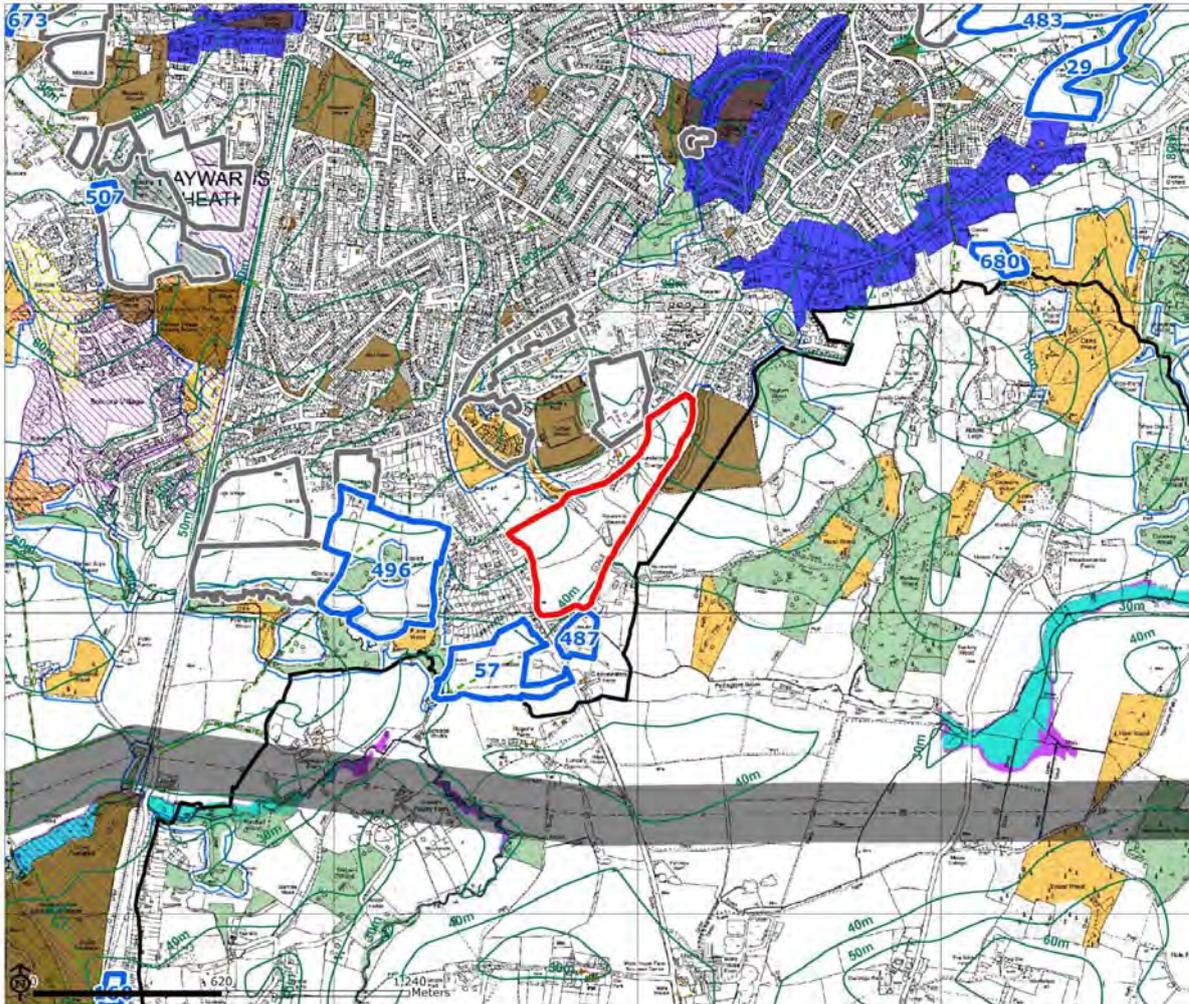
- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites



Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:20,000





Mid Sussex District Council
District Plan

SHLAA Site 246

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:18,000

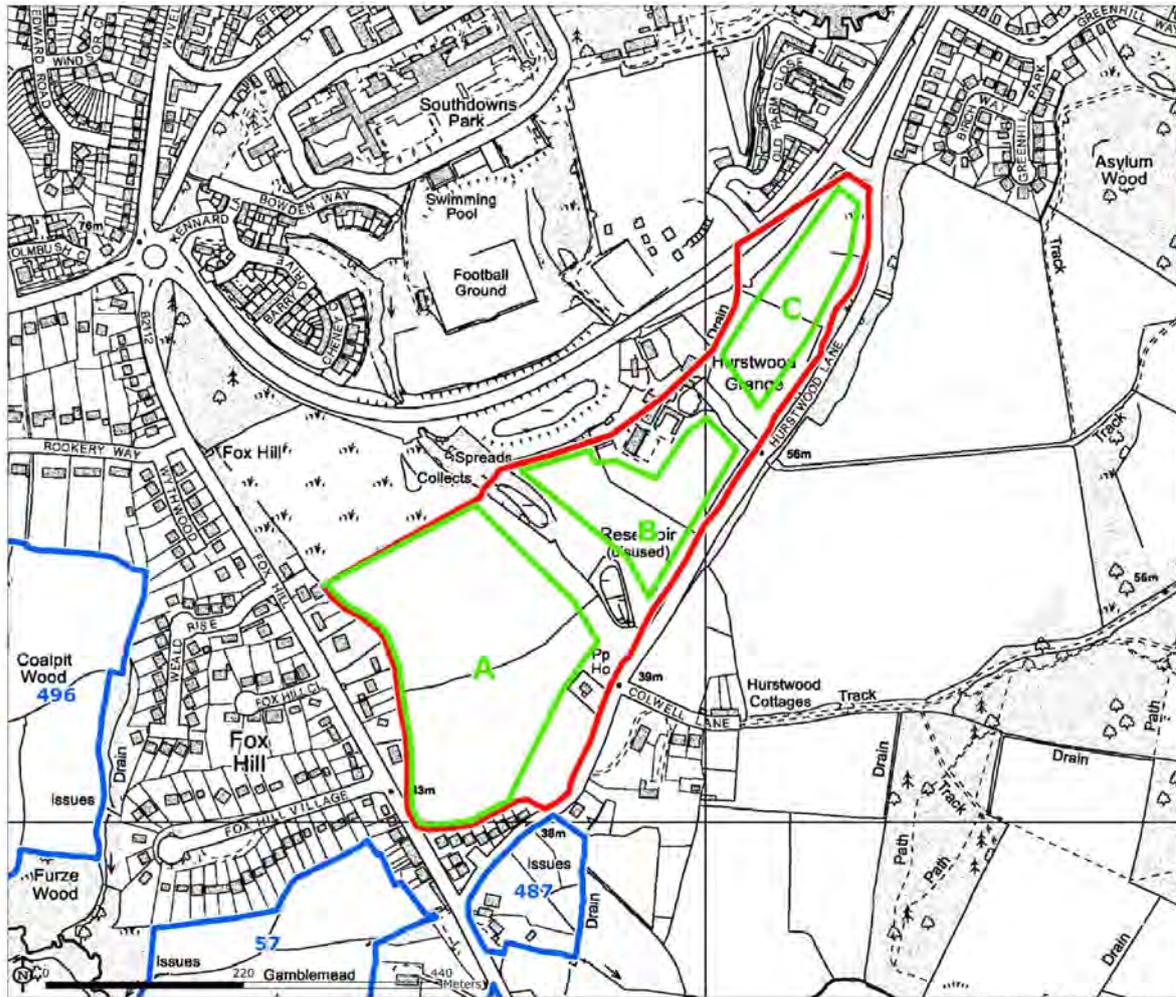


SHLAA Site:	Hurst Farm, Hurstwood Lane, Haywards Heath		SHLAA I	246	Landscape Character Area:	Fox Hill
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Poor hedgerow network but shaws retained and woodland blocks.	2	Internal hedgerow network is poor. Hurstwood Land provides a strong boundary to the south-east but the bypass and an associated drainage basin cut through the landscape to the north and houses along the B2112 border the western side. Ruderal vegetation in places gives the site an undermanaged character.		
Settlement Setting	2	Not particularly distinctive, some hard urban edges, some woodland edges elsewhere. Slopes consistent with existing development on Fox Hill.	2	These slopes historically formed part of the grounds of the Grade II listed St Francis Hospital (now Southdowns Park), but recent housing and road development has weakened this relationship. Tree cover and slope angle limit the importance of this area as part of the setting of the town, and development has already extended downhill to the west and south of the Site, along the B2112 and the western end of Hurstwood Lane.		
Visual Receptors			2	There are few public viewpoints into the Site, with only glimpsed views from Hurstwood Lane and the ends of the bypass. There are no PRoW in the vicinity. From higher ground to the north, longer views towards the South Downs are more important than the largely screened middle distance.		
Sense of Rurality	1	Low contribution.	2	The degree of disturbance resulting from development in adjacent areas, and the condition of the Site itself, mean that the sense of rurality is low, although Hurstwood Lane, which is enclosed by trees and sunken in places below field level, has a more rural character.		
Settlement Separation	2	Minor contribution to wider separation between Haywards Heath and Burgess Hill	1	Development in this direction does not reduce the gap between Haywards Heath and Burgess Hill.		
Overall Landscape Sensitivity	2	SLIGHT	2	LOW-MODERATE. Although historic buildings on the ridge top add interest there are no sensitive visual receptors.		
Landscape Value						
Landscape Designations	1		1	None.		
Other Environmental Designations	3	LBS, abuts area of Townscape character, some Ancient Woodland, RSI.	1	None.		
Setting of Valued Assets and Features	1		2	There is intervisibility between the Site and listed buildings on the ridge top - the Victorian St Francis Hospital (now Southdowns Park), and water tower, but there is no specific value attached to views from this location, in which modern housing development and the bypass noise fence are also prominent. A listed 17th Century cottage lies just to the west of the Site, but its setting is not a significant factor in its historic value. The former farmhouse and barn associated with the Hospital Farm are both listed, but their listing also does not relate to their setting, which is much compromised		

by modern development, including the adjacent Hurstwood Grange office development.

Cultural and Historical Associations	2	Some medieval assarts.	2	There is some historical interest associated with the Site's relationship with St Francis Hosipital, but modern development has removed any physical sense of this.
Perceptual Qualities	2	Low scenic beauty and rurality.	2	A noise fence limits aural intrusion from the bypass, but this is perceived as an urban fringe rather than a rural location.
Overall Landscape Value	2	SLIGHT	2	LOW-MODERATE. Development has had a significant impact on this location.

LCA Landscape Capacity	Site Landscape Suitability
High	<p>Area A is considered to have MEDIUM-HIGH landscape suitability. This could accommodate development with a HIGH yield.</p> <p>Area B is considered to have MEDIUM-HIGH landscape suitability. This could accommodate development with a MEDIUM yield.</p> <p>Area C is considered to have MEDIUM-HIGH landscape suitability. This could accommodate development with a MEDIUM yield.</p> <p>There is little constraint in landscape terms to development on this site, but retention of a buffer zone to preserve the rural character of Hurstwood Lane, retention of the trees in the central valley and restoration of the east-west hedgerow through area A would be desirable.</p> <p>There would be potential for the enhancement of green infrastructure and ecological interest in these areas. A medium density of development would be suitable across most of the site, but with lower densities on the western and southern fringes to allow for green infrastructure.</p>



**Map Series (North) Local
Council Plan**

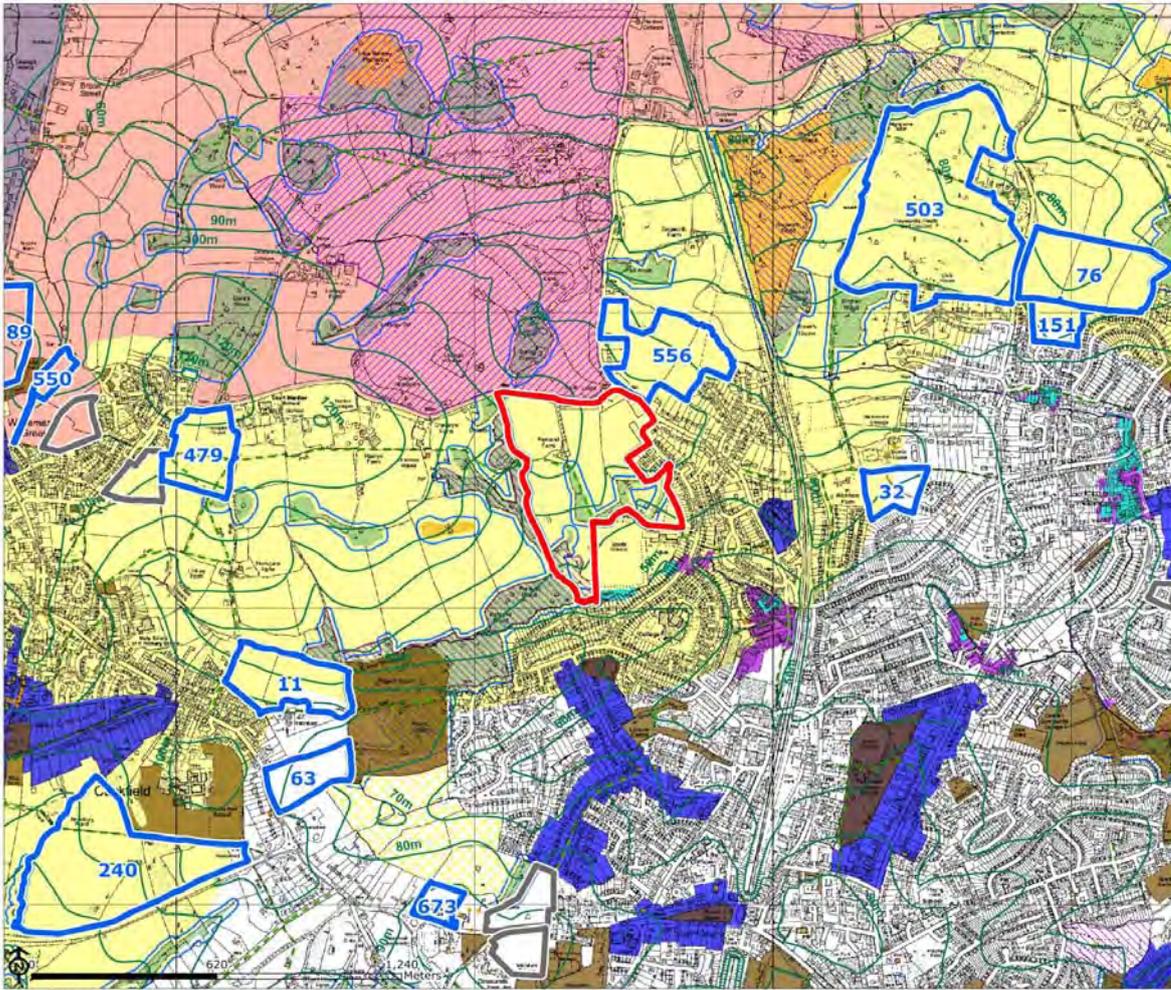
SHLAA Site 246

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Red Green Local Council, G.C.

Map Scale @ A4: 1:6,000





Mid Sussex District Council
District Plan

SHLAA Site 247

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:18,000

LUC

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CB:Green, C:EB:green, c:LUCGLA 6275-01_009_Constraints_A4 12/12/2014
Sources: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Penland Farm, Haywards Heath		SHLAA I	247	Landscape Character Area:	Horsgate High Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	2	Significant boundary loss.	4	The site slopes from a high point in the north-eastern corner down southwards, with a distinct valley towards the south-east occupied by ancient woodland. The northern area is in arable cultivation. Wooded valleys form strong edges to the site to the east and south and there are some mature oaks within the south-western field where boundary hedgerows have been cleared.		
Settlement Setting	3	Wooded contribution to northern setting of Haywards Heath. Open topography sloping towards Haywards Heath to the east.	4	Housing occupies the slopes to the east of the site, but to the west there is a clear gap between Haywards Heath / Cuckfield and the mostly older properties on the Hanlye Road ridge. The woodlands in the southern part of the site are important as a settlement backdrop and link to the larger area of woodland occupying the valley to the south-west.		
Visual Receptors			3	A PRoW runs through the site. The tree line on the northern boundary ridge, with some distinctive conifers, separates the site from the AONB.		
Sense of Rurality	3	Woodland counters effect of settlement upon perception of rurality.	3	Housing is evident on the eastern side of the site, and road noise creates some intrusion, but tree cover and arable land use create a degree of rurality. There is little perception of the town centre to the south.		
Settlement Separation	3	Limited separation function	3	A contained setting. Development here would have little impact on separation between Haywards Heath and Cuckfield, but would encroach on Penland Farm.		
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH.		
Landscape Value						
Landscape Designations	4	Small part in AONB.	3	The site is immediately adjacent to the AONB. There is no visual connection across the ridge of high ground to the wider AONB area, and trees form a strong boundary, but the valley ancient woodland is a characteristic AONB feature.		
Other Environmental Designations	4	LBs, some Ancient Woodland, PSI, RSI, SNCI	4	The site includes ancient woodlands and is bounded by SNCI ancient woodland to the west which also occupies the south-western corner of the site.		
Setting of Valued Assets and Features	4	Setting to AONB and Borde Hill to the north and west.	2	Although adjacent to the registered park and garden at Borde Hill there is no visual relationship beyond the boundary trees.		
Cultural and Historical Associations	2		3	Fields on the eastern side of the site are medieval assarts; those to the west have been subsequently amalgamated. Penland Farm is relatively modern.		
Perceptual Qualities	3	Moderate scenic beauty	4	Woodlands and some attractive mature oaks, but some intrusion from nearby Hanlye Road.		
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH. Woodlands are a key contributor to		

Overall Landscape Value

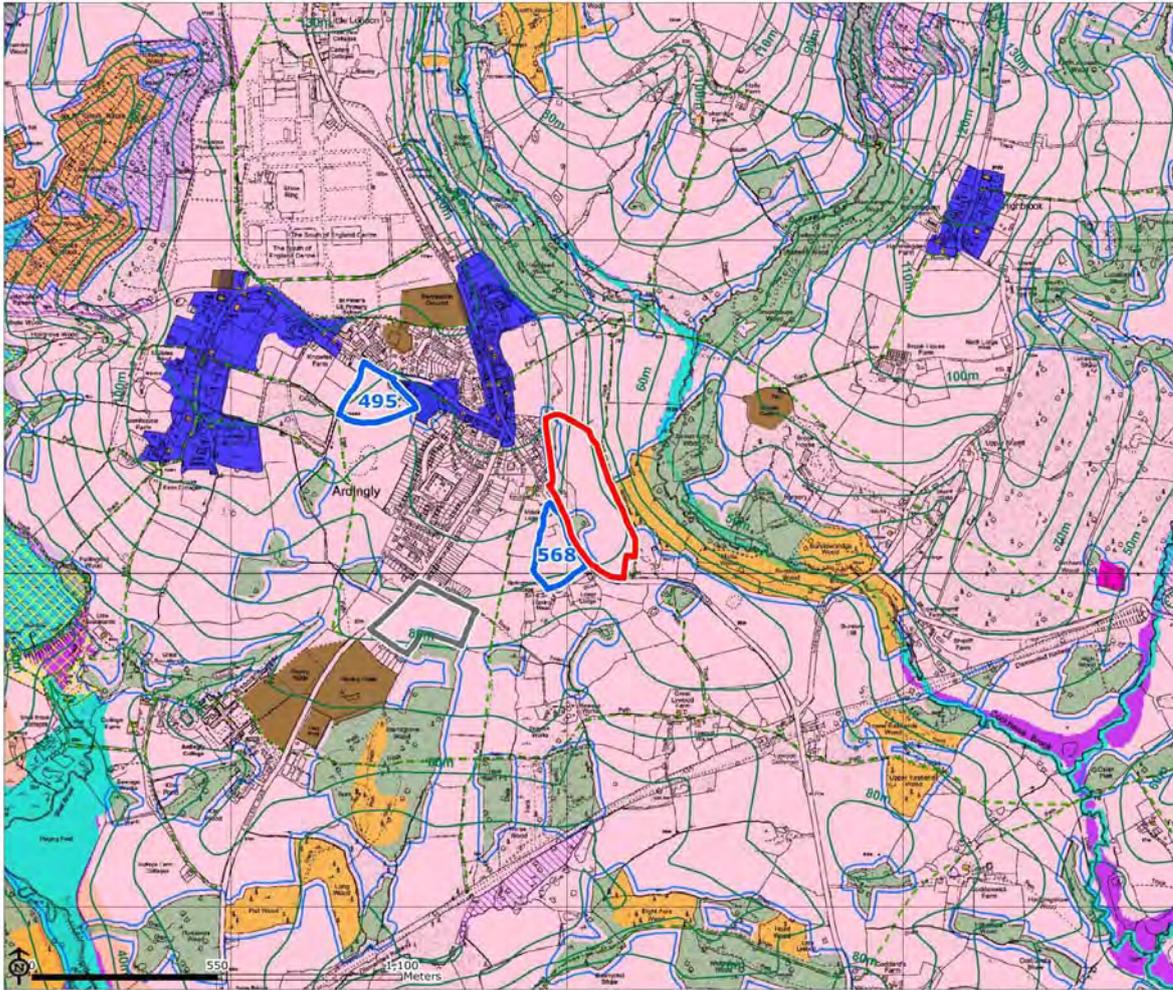
landscape character.

LCA Landscape Capacity

Site Landscape Suitability

Low/Medium

The majority of the site, principally the southern part, is considered to have a LOW suitability for development due to the influence of ancient woodland on landscape character.
Area A is considered to have LOW-MEDIUM landscape suitability for development. This could accommodate housing with a MEDIUM yield. The chief concern would be settlement form, but the woodland along the western site boundary would create a clear edge. Low density housing would be the most suitable, given the character of other properties along Hantye Road. A buffer to the roadside tree line would be needed, and potentially some strengthening of planting, to ensure a strong boundary to the AONB/parkland.
Area B is considered to have MEDIUM landscape suitability for development. This could accommodate housing with a LOW-MEDIUM yield. This area adjacent to existing modern development is the least sensitive part of the site, but preservation of woodlands and the valley bottom as undeveloped space limits the potential yield.



Mid Sussex District Council
District Plan

SHLAA Site 261

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashtdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

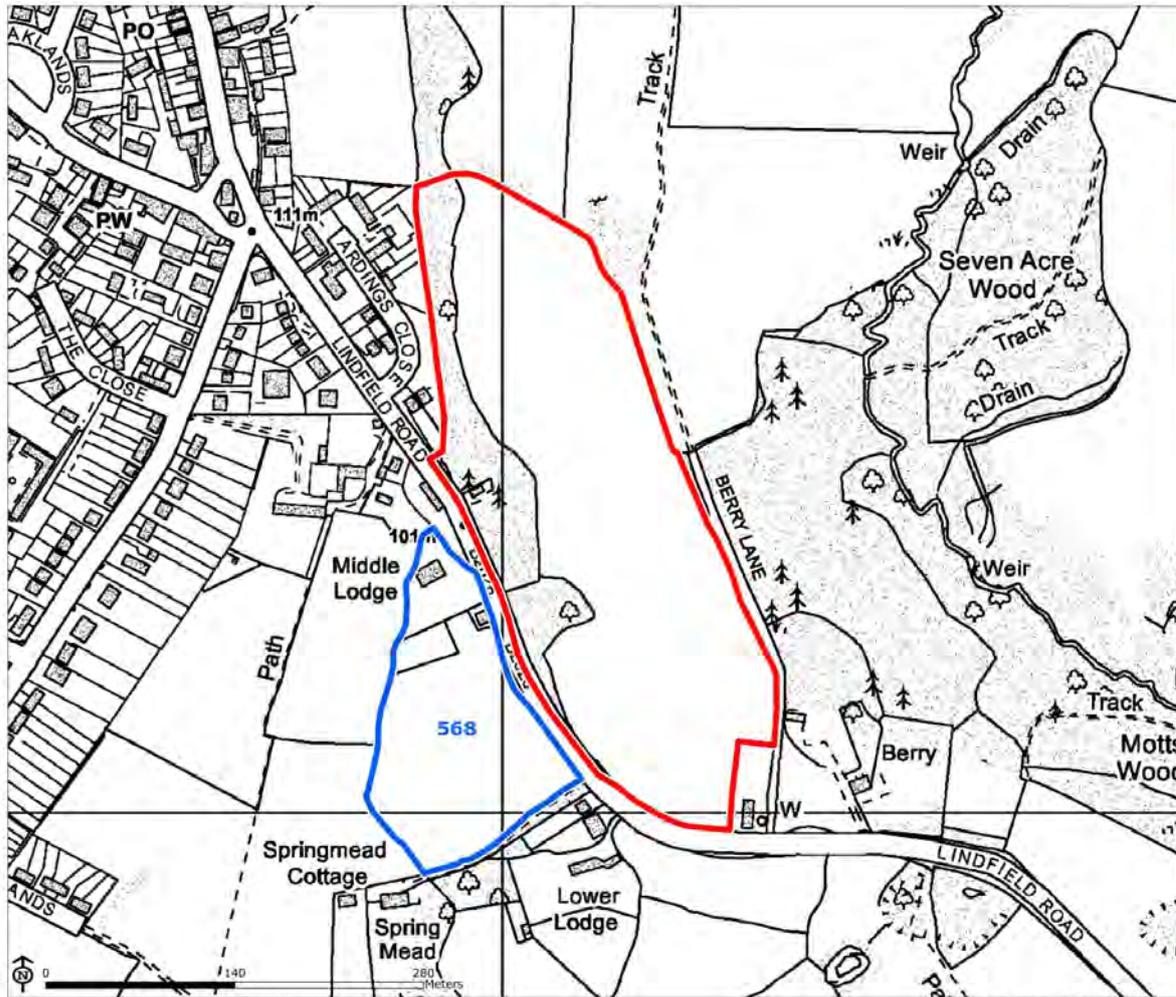
LUC

SHLAA Site:	Land at Lindfield Road, Ardingly	SHLAA I	261	Landscape Character Area:	Ardingly Eastern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Substantial woodland.	5	Large scale irregular field, undulating & pronounced landform sloping steeply towards the east. Intact field boundary with many mature trees in good condition.
Settlement Setting	4	Partly woodland setting to urban edge. Steep slopes below settlement.	5	Provides an immediate setting to dispersed houses adjacent to the S.W. but more enclosed from settlements to the north. Provides a green buffer and edge to Ardingly village.
Visual Receptors			4	Long, distant views especially to the north east the site is likely to be an important landscape element on the skyline for views from this direction. Informal footpath through the site. The High Weald Landscape Trail runs adjacent to the site to the east.
Sense of Rurality	4	Rural.	4	Rural feel despite its location at the settlement edge.
Settlement Separation	1		3	contributes towards the gap between the settlement and dispersed farms to the south west
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH.

Landscape Value				
Landscape Designations	5	AONB.	5	AONB.
Other Environmental Designations	3	LBs, Ancient Woodland, abuts floodzone.	4	Ancient semi natural woodland blocks within the site and a planted ancient woodland site outside the site to the east.
Setting of Valued Assets and Features	1		1	Close to Ardingly Conservation Area but does not provide a setting to it.
Cultural and Historical Associations	2	AONB.	2	Modern field amalgamation - less sensitive.
Perceptual Qualities	4	Attractive, enclosed by woodland.	4	Attractive, tranquil despite its proximity to the road. Complex & intricate landform. Long views of landscapes within the AONB, increase this sense.
Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	This site is considered to have LOW landscape suitability for development. This is due to potential visibility and impact on the AONB the complex landform and relationship in forming a green buffer to Ardingly and the Conservation Area.



Redditch District Council
District Plan

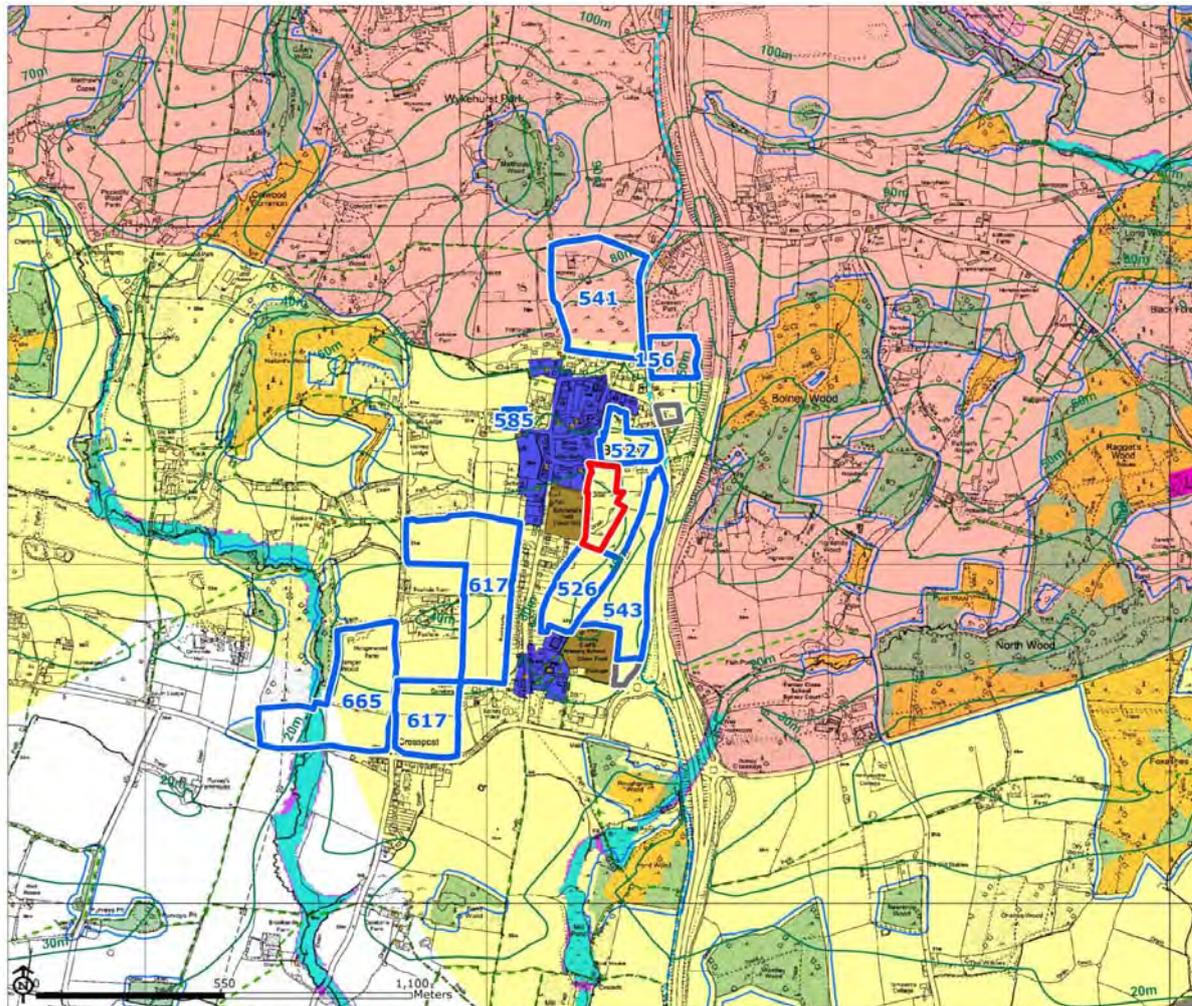
SHLAA Site 261

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Redditch District Council, D.C.

Map Scale @ A4: 1:4,000





Mid Sussex District Council
District Plan

SHLAA Site 264

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
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Secondary Constraints

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- Flood Zone 2
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- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

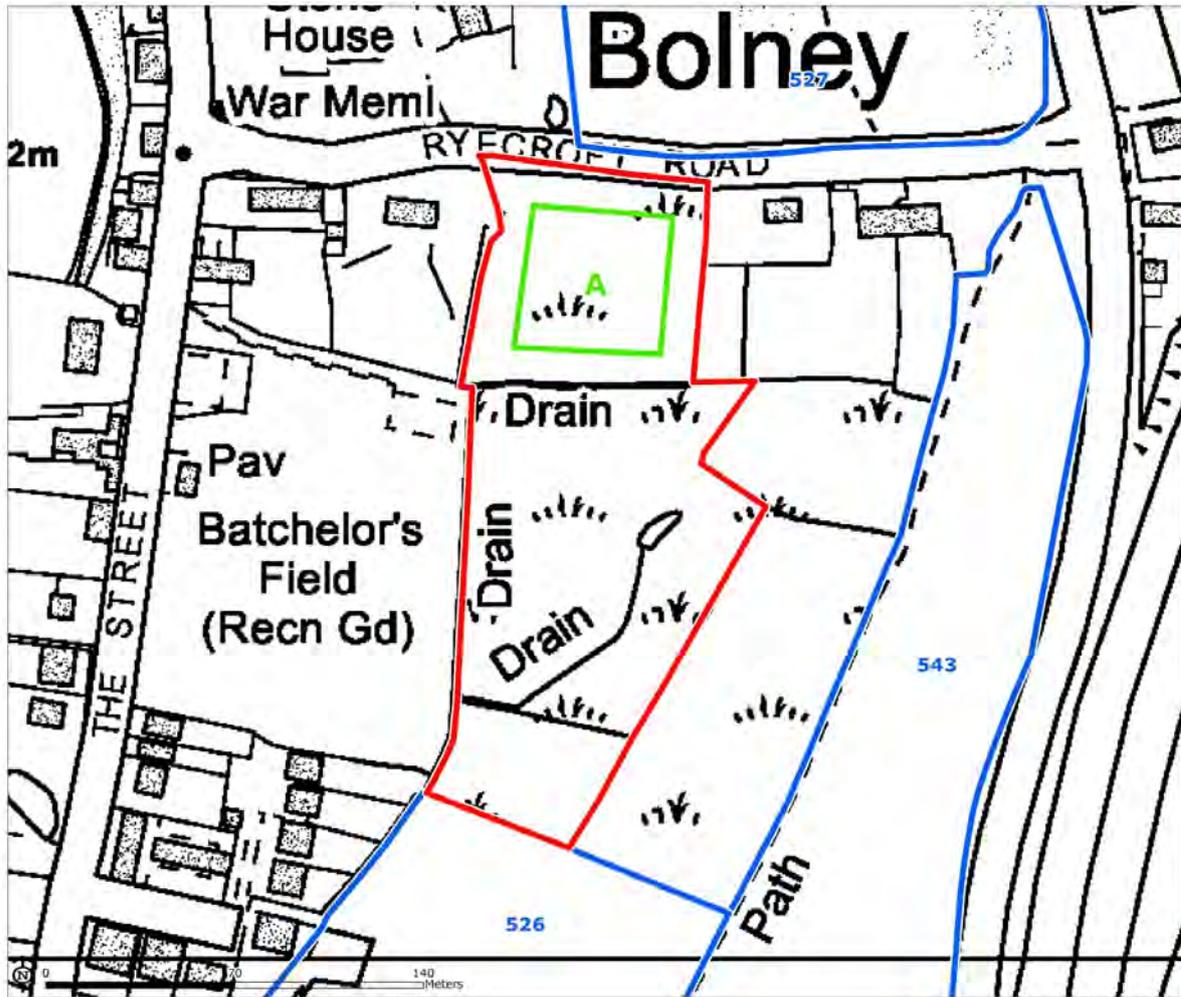


SHLAA Site:	Land south of Ryecroft Road, Bolney	SHLAA I	264	Landscape Character Area:	Bolney Sloping High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Significant vegetation and intact parkland. Generally moderate-low boundary loss.	4	Site is a young woodland, probably developed from natural regeneration mature boundary trees.
Settlement Setting	4	Distinctive wooded and parkland setting on slopes around settlement. Similar complex topography which settlement sits upon. Settlement largely linear form.	3	Woodland forms edge to central part of Bolney, although another strip of woodland lies to the east. Northern part of site lies between existing very low-density development on Ryecroft Road.
Visual Receptors			4	Adjacent to Batchelor's Field recreation ground, where it provides a wooded backdrop.
Sense of Rurality	3		4	Woodland gives rural character, and contributes to character of Ryecroft Road.
Settlement Separation	2	Some wider contribution to separation with surrounding small groups of settlement.	1	No role in separation from other settlements. A23 forms a significant barrier to the east.
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH. Wooded character and proximity to recreation ground are main sensitivities.

Landscape Value				
Landscape Designations	4	Partly AONB.	2	Close to AONB, and woodlands are a characteristic of the High Weald, but no physical or visual connection.
Other Environmental Designations	3	LBs, Ancient Woodland, RSI/PSI, Conservation Area.	2	Adjacent to PPG17 open space (recreation ground).
Setting of Valued Assets and Features	3	Setting to AONB.	3	Northern end of site is adjacent to conservation area, with listed building nearby, in which woodland contributes to setting.
Cultural and Historical Associations	2	Wykehurst Park	1	Planned private enclosure that has developed as woodland in modern times.
Perceptual Qualities	4	Pleasant wooded nature and parkland.	4	Woodland provides some tranquillity and mature boundary trees are nice.
Overall Landscape Value	4	SUBSTANTIAL	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The southern end of the site is considered to have a low landscape suitability for development, due to its wooded character, separation from settlement and proximity of the recreation ground. The northern end of the site adjacent to Ryecroft Road, area A, has a MEDIUM suitability for development. This would need to be very low density, and retain its wooded character to avoid impact on the conservation area. Yield would be LOW.



**Mid Sussex District Council
District Plan**

SHLAA Site 264

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



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SHLAA Site 268

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

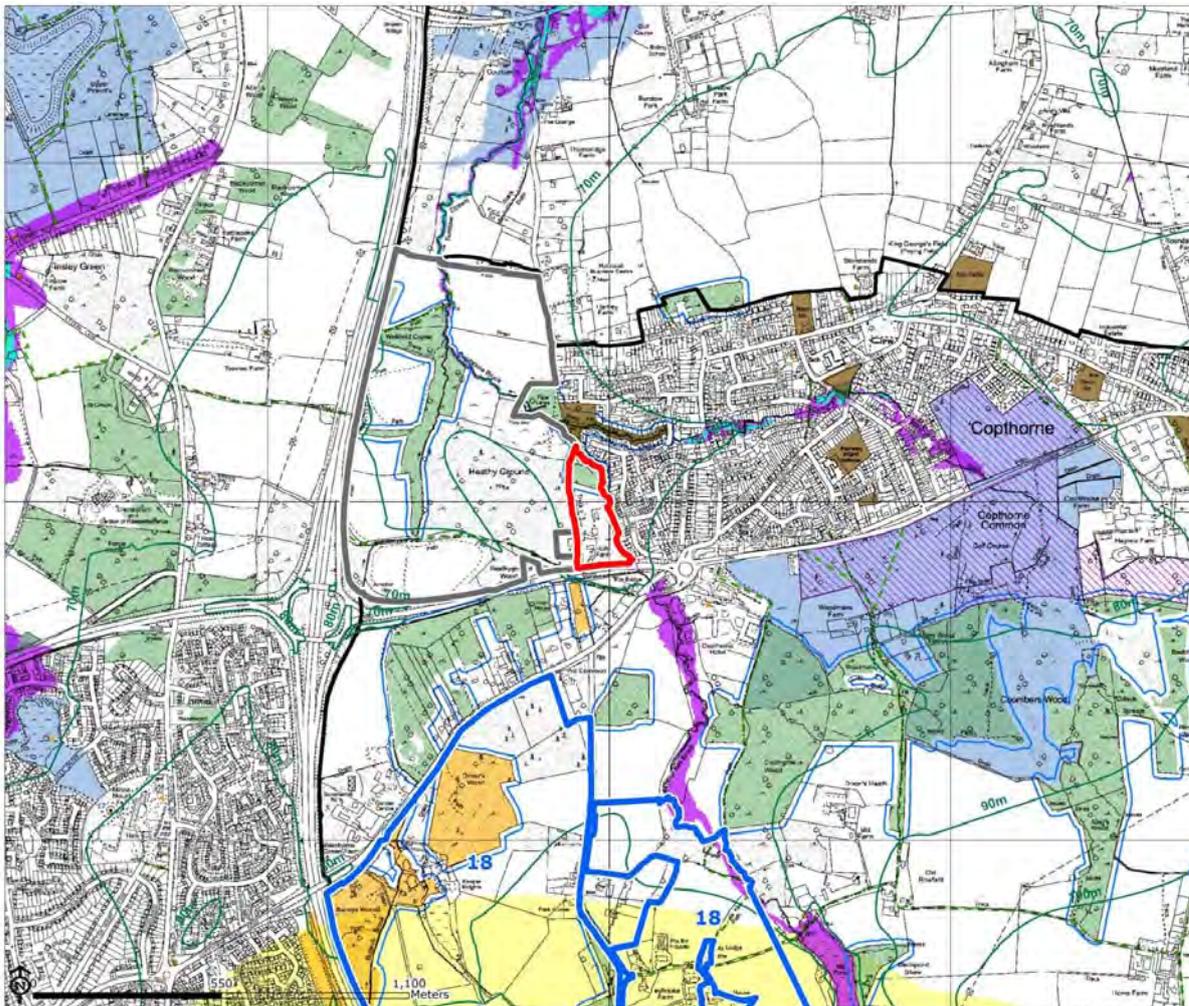
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SINCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

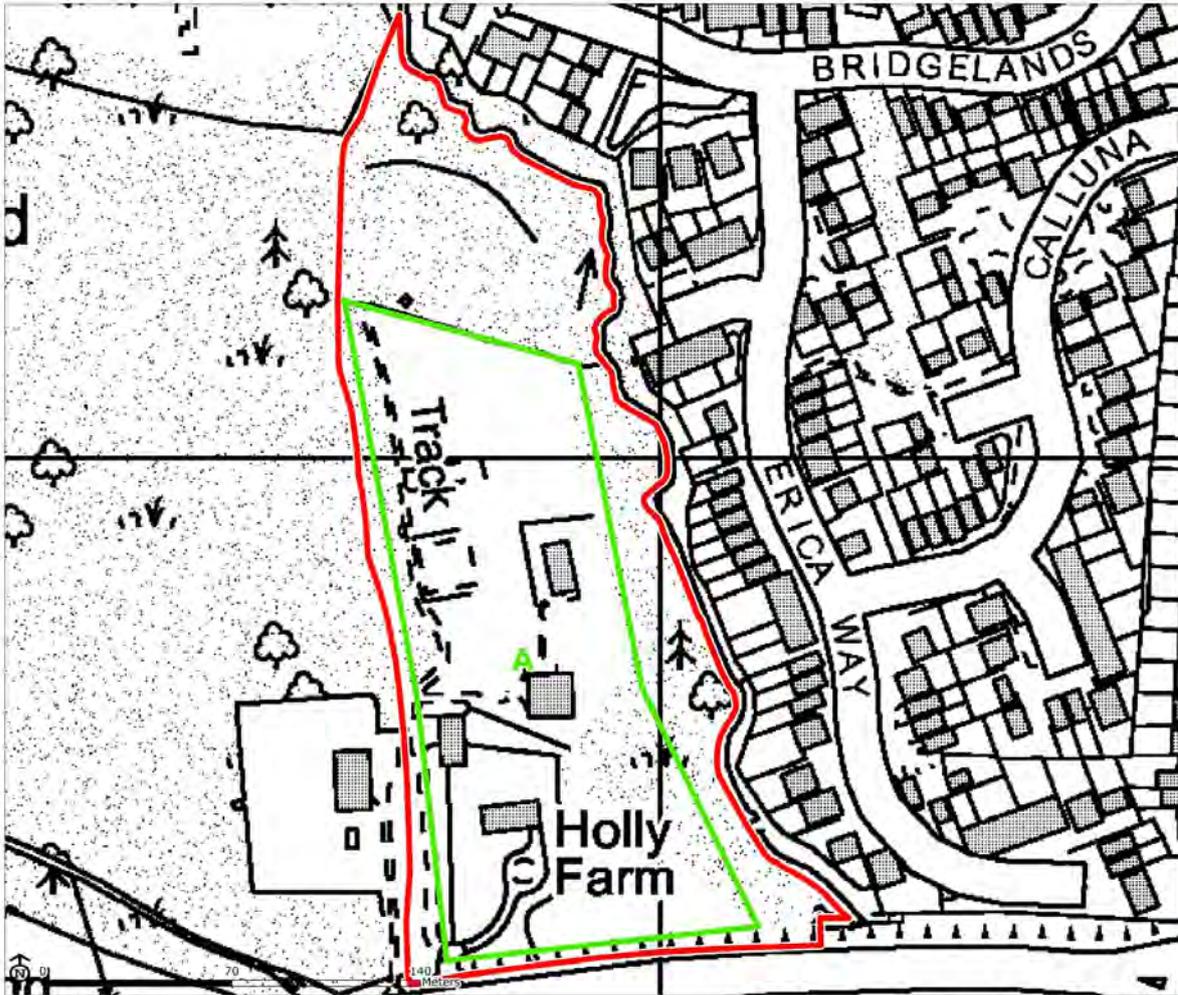


SHLAA Site:	Land at Holly Farm, Copthorne Way, Copthorne	SHLAA I	268	Landscape Character Area:	East Crawley – Copthorne Settled Woodland Matrix
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	2	Moderate hedge network. Area of designed landscape.	2	Developed site with area of ancient woodland to the north. Some intact features such as trees but otherwise character is largely fragmented.
Settlement Setting	3	Wooded setting to Crawley and Copthorne. High Weald plateau.	1	Adjacent to Settlement edge of Copthorne but the site is very well screened with no intervisibility.
Visual Receptors			1	Very enclosed site with no public access.
Sense of Rurality	3	Contains large amount of scattered settlement, but perception of rurality aided by containing vegetation.	2	Suburban feel due to its being developed but is nevertheless well enclosed by woodland.
Settlement Separation	5	Provides separation between Crawley and Copthorne.	1	Does not separate settlements
Overall Landscape Sensitivity	4	SUBSTANTIAL	1	LOW-MEDIUM. Trees and ancient woodland are key sensitivities.

Landscape Value				
Landscape Designations	2	Minor abutment to AONB.	1	
Other Environmental Designations	5	LBs, SAMs, significant amount of Ancient Woodland, some floodzone, PSI, RSI, SNCI	3	some ancient woodland within the site.
Setting of Valued Assets and Features	2	AONB to the south.	1	
Cultural and Historical Associations	2	Crabbet Park	1	No historical time depth noted in the HLC.
Perceptual Qualities	2	Moderate-low scenic beauty.	3	Moderate-low scenic beauty. Some attractive trees and a relative sense of quietness despite its proximity to the motorway.
Overall Landscape Value	3	MODERATE	3	MODERATE

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	<p>The majority of the site is considered to have a HIGH capacity for development. Area A could potentially accommodate a MEDIUM yield. Existing boundaries should be retained where possible in addition to any valuable trees.</p> <p>The ancient woodland in the north of the site will be more sensitive.</p>



**Mid Sussex District Council
District Plan**

SHLAA Site 268

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



SHLAA Site 286

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

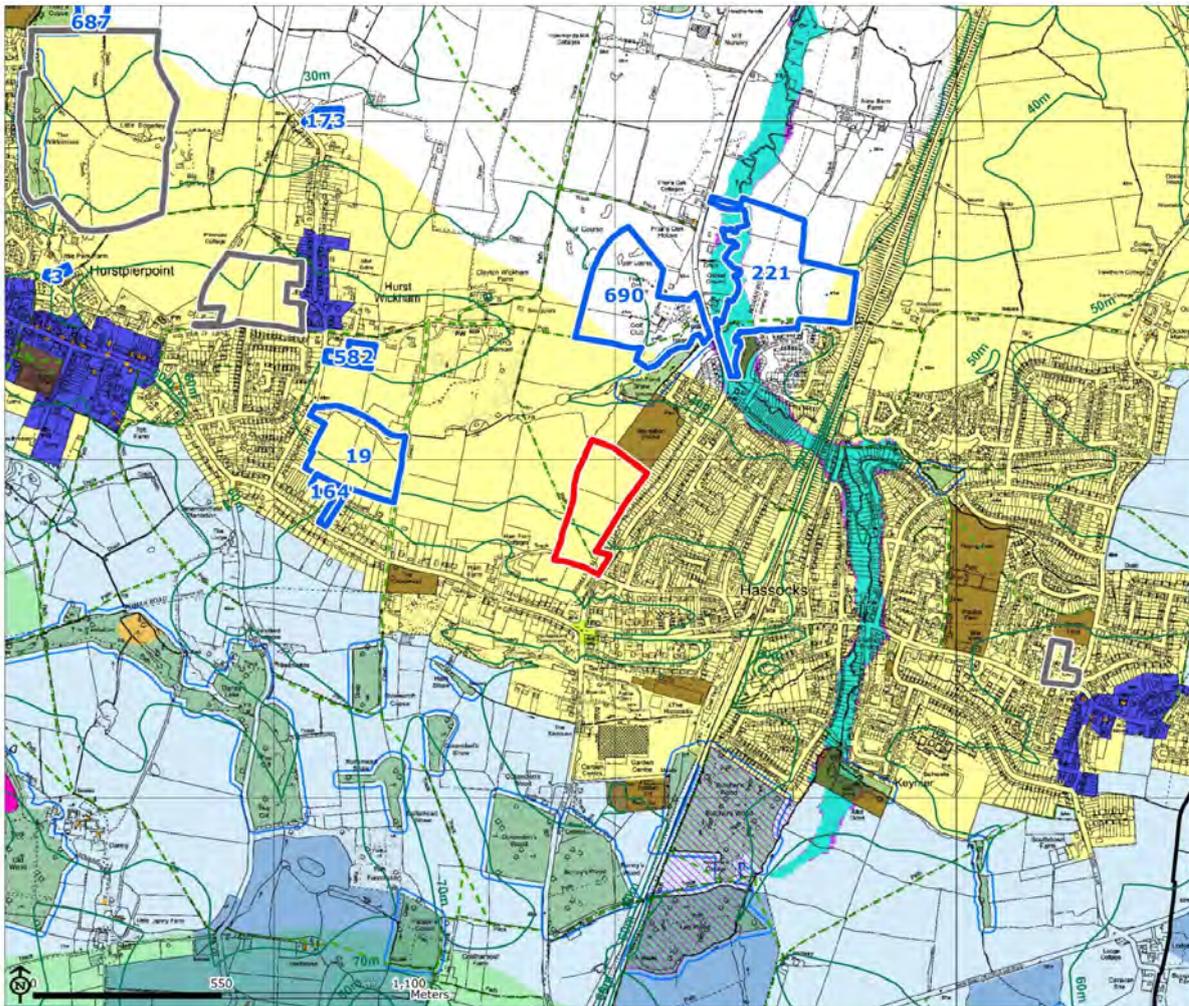
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



SHLAA Site:	Land at the Ham, Hassocks		SHLAA I	286	Landscape Character Area:	Hurstpierpoint Low Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.	3	Gently sloping pasture with well treed hedgerows.		
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald	4	Would introduce change in development form into area in which existing housing is principally linear, along adjacent London Road and also along Hurst Road to the south, although the Pavillion Close development to the north of the recreation ground does create some precedent. Trees within and around site are important in contributing to well treed setting of Hassocks as views from the north.		
Visual Receptors			3	PRoW passes through site, and views from PRoW crossing Hassocks Golf Course. Terrain and tree cover likely to restrict visibility from the South Downs ridge, but rural character of views from the Golf Course, recreation ground and views from houses on Hurst Road would be affected by development.		
Sense of Rurality	4	South Downs.	3	Semi-rural character, with good tree cover and long views to north, but fairly harsh urban edge to houses on London Road. Also semi-rural character of recreation ground, from which houses on higher ground to the north are softened by tree cover, and there is some visibility of the South Downs ridge.		
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.	4	Forms part of gap between Hurstpierpoint and Hassocks, although visually the valley woodland and trees along Belmont Lane provide screening. Development would reduce sense of rurality for Ham Farm and Harm Farm Cottages, to the south-west, which reflect an earlier settlement pattern of rural farmsteads.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH.		
Landscape Value						
Landscape Designations	4	Proximity to AONB	1	C.500m from SDNP but no distinctive characteristics.		
Other Environmental Designations	3	LBS, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	2	Hedgerow connectivity to ancient woodland 150m to north.		
Setting of Valued Assets and Features	5	Setting to South Downs.	2	Very limited visibility from South Downs.		
Cultural and Historical Associations	4	Association with South Downs	3	Some sense of timeliness, but urban edge intrudes. Fields are probably medieval co-axial enclosures, a characteristic of Wealden landscapes.		
Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.	3	Has some scenic quality, with some good trees and long views over valley tree-tops towards Burgess Hill, urban edge is evident, limiting tranquillity.		

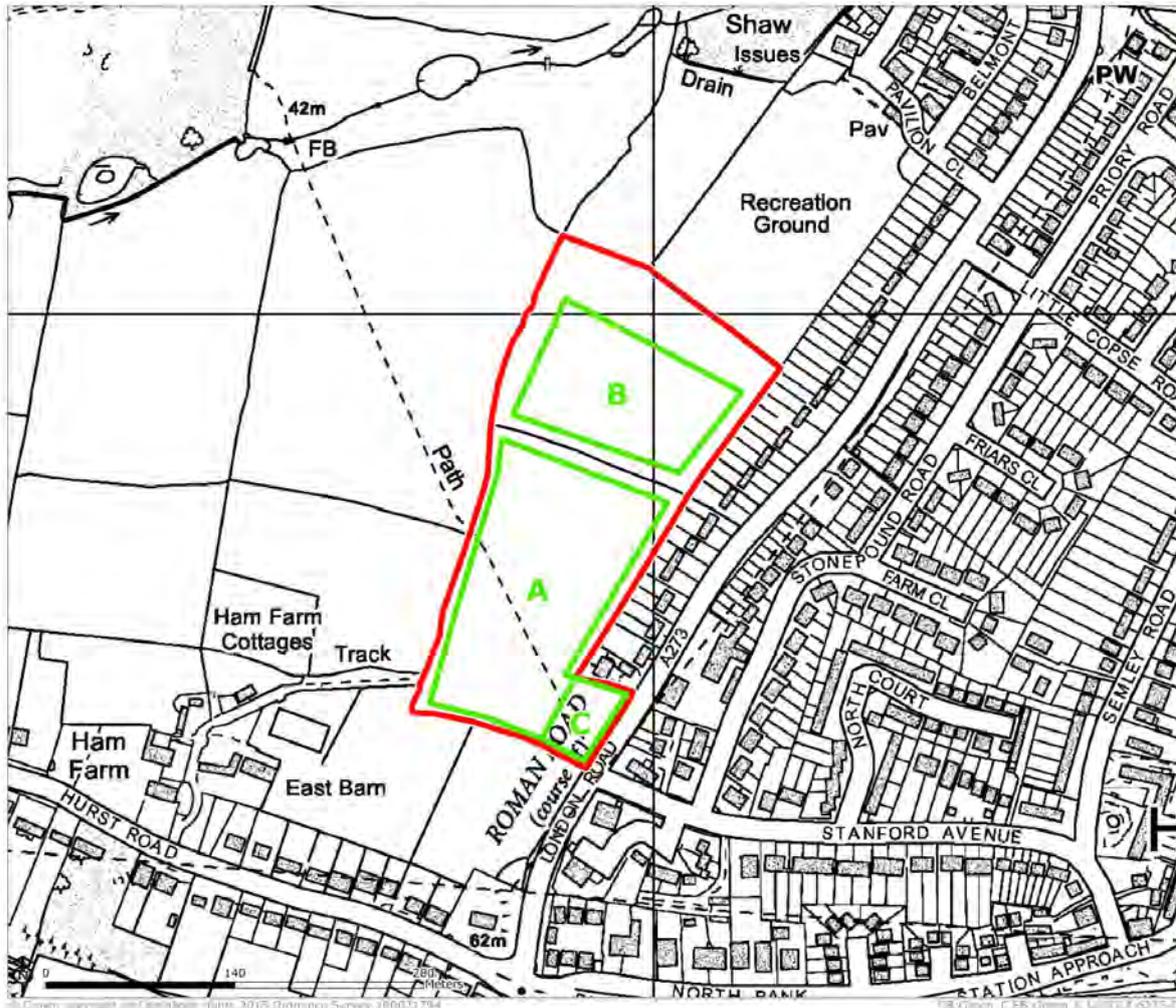
Overall Landscape Value 4 SUBSTANTIAL 3 MEDIUM.

LCA Landscape Capacity

Site Landscape Suitability

Low

Area A is considered to have MEDIUM landscape suitability for development. It could accommodate a MEDIUM yield.
Area B is considered to have LOW-MEDIUM landscape suitability for development. It could accommodate a MEDIUM yield.
Area C is considered to have MEDIUM-HIGH landscape suitability for development. It could accommodate a LOW yield.
Sensitivity is lowest adjacent to the main road (area C), where development would infill a gap which doesn't have much importance visually, although it does accommodate a PRoW. The southern field (area A) is more contained than the northern field (area B), and less sensitive in terms of proximity to the valley floor. A buffer zone of native tree and shrub planting would be desirable to help to retain the semi-rural character of the recreation ground, and to soften views from PRoW to the north. A buffer to the PRoW through the site, retaining views across the valley, would also be appropriate. Development density should reflect that of the adjacent housing on London Road.



Mid Sussex District Council
 Planning

SHLAA Site 286

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, C.C.

Map Scale @ A4: 1:4,000

LUC

SHLAA Site 468

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

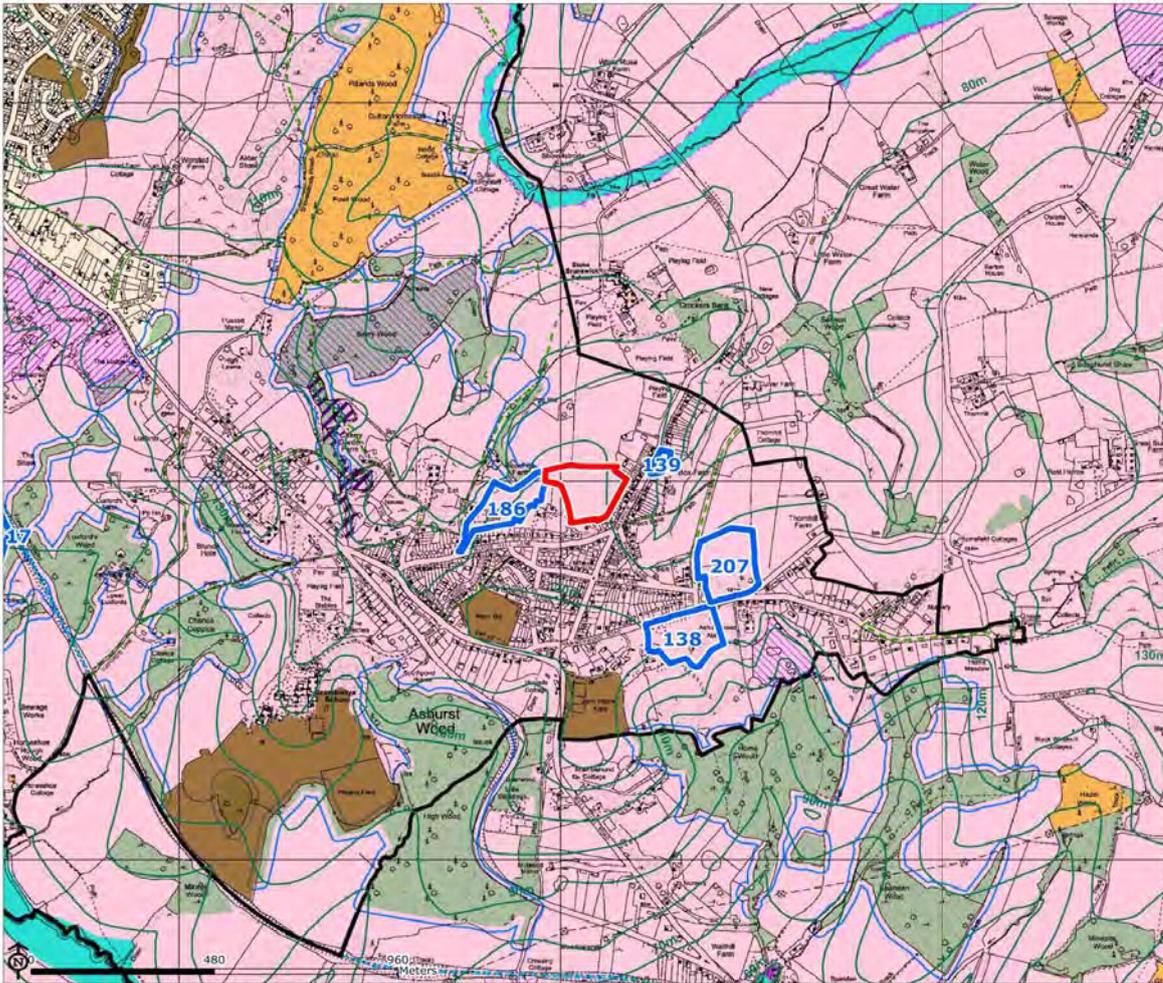
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Land northeast of Woods Hill Lane, Ashurst Wood	SHLAA I	468	Landscape Character Area:	East Grinstead Eastern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Minor boundary loss. Network of thick boundary vegetation and woodland.	3	Relatively large open field. Lack of intact field boundaries or features within the site although some mature oaks at the northern boundary. Settlement edges to the south are relatively well integrated at back gardens.
Settlement Setting	3	No visual links but soft edge. Sits on northeast facing valley side, partly separate from East Grinstead to the west.	4	Sits behind linear settlement on Maypole Road. Site is northern side of the ridge of Ashurst Wood - development is generally south of the ridge, therefore would not be consistent.
Visual Receptors			4	Elevated location with intervisibility to the north. Some local footpaths within 1km. The site's elevated position means that it may form a skyline element from more distant locations to the north east, north and/ or north west
Sense of Rurality	3	Rural enclosed fields.	5	Working rural landscape with long distance views across the rural AONB. Some rural features such as boundary trees and woodland belts. Back gardens of adjacent houses decrease sensitivity in the S.
Settlement Separation	4	Contribution to separation between East Grinstead and Ashurst Wood and ribbon development along road.	4	Development would not lead to coalescence of settlements but may alter the dispersed identity of surrounding farms; feels separated from rest of village due to its elevated location.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MODERATE-HIGH. Potential visual effects on the skyline and the disjunction with existing settlement pattern to the south increase sensitivity. Lower sensitivity to the south but higher beyond the ridgeline to the north.

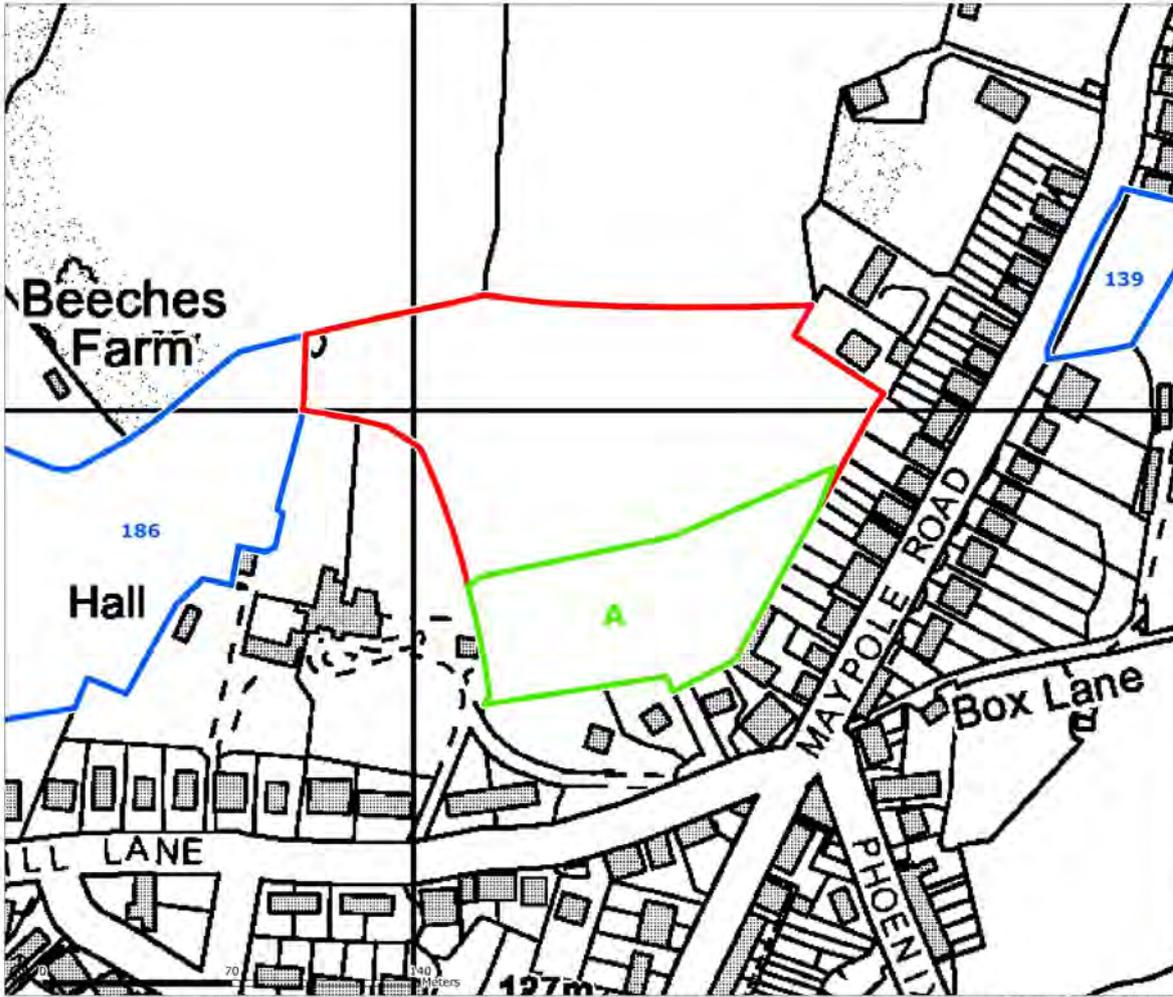
Landscape Value				
Landscape Designations	5	AONB	5	AONB - displays some key characteristics including woodland and long views.
Other Environmental Designations	4	LBs, large areas of Ancient Woodland, SSSI, PSI, RSI	1	None within the site.
Setting of Valued Assets and Features	1	None	2	Proximity to ancient woodland to the NW.
Cultural and Historical Associations	3	Medieval time depth.	4	HLC- aggregate assart - medieval - which is also an important characteristic of the AONB.
Perceptual Qualities	4	Moderate scenic beauty	4	Moderate scenic beauty. Its elevation + long distance views across the AONB (esp northern section) give a sense of connectedness with the wider rural landscape and AONB.
Overall Landscape Value	4	SUBSTANTIAL	4	MODERATE-HIGH. Value is increased by historic time depth of the assart + connection with wider landscape - especially in the northern part of the site. However is working farm + urban influences with views of the backs of houses.

LCA Landscape Capacity	Site Landscape Suitability
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Low/Medium

The majority of the site is considered to have a LOW suitability to development, owing to the rural character of the site and its elevated and open location which increase sensitivity. It does not fit well in relation to the settlement pattern south of the ridgeline and may therefore be perceived as encroaching on wider landscape. Potential effects on skyline views from other locations to the north east, north and/ or north west increases sensitivity to development. It displays some of the special qualities of the AONB including woodland, views and medieval assart.

The southern section of the site in Area A is considered to have a LOW-MEDIUM landscape suitability to development. This area would be less sensitive as it is more sheltered by topography. It could potentially accommodate a LOW-MEDIUM yield.



**Mid Sussex District Council
Council Plan**

SHLAA Site 468

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000



SHLAA Site 477

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

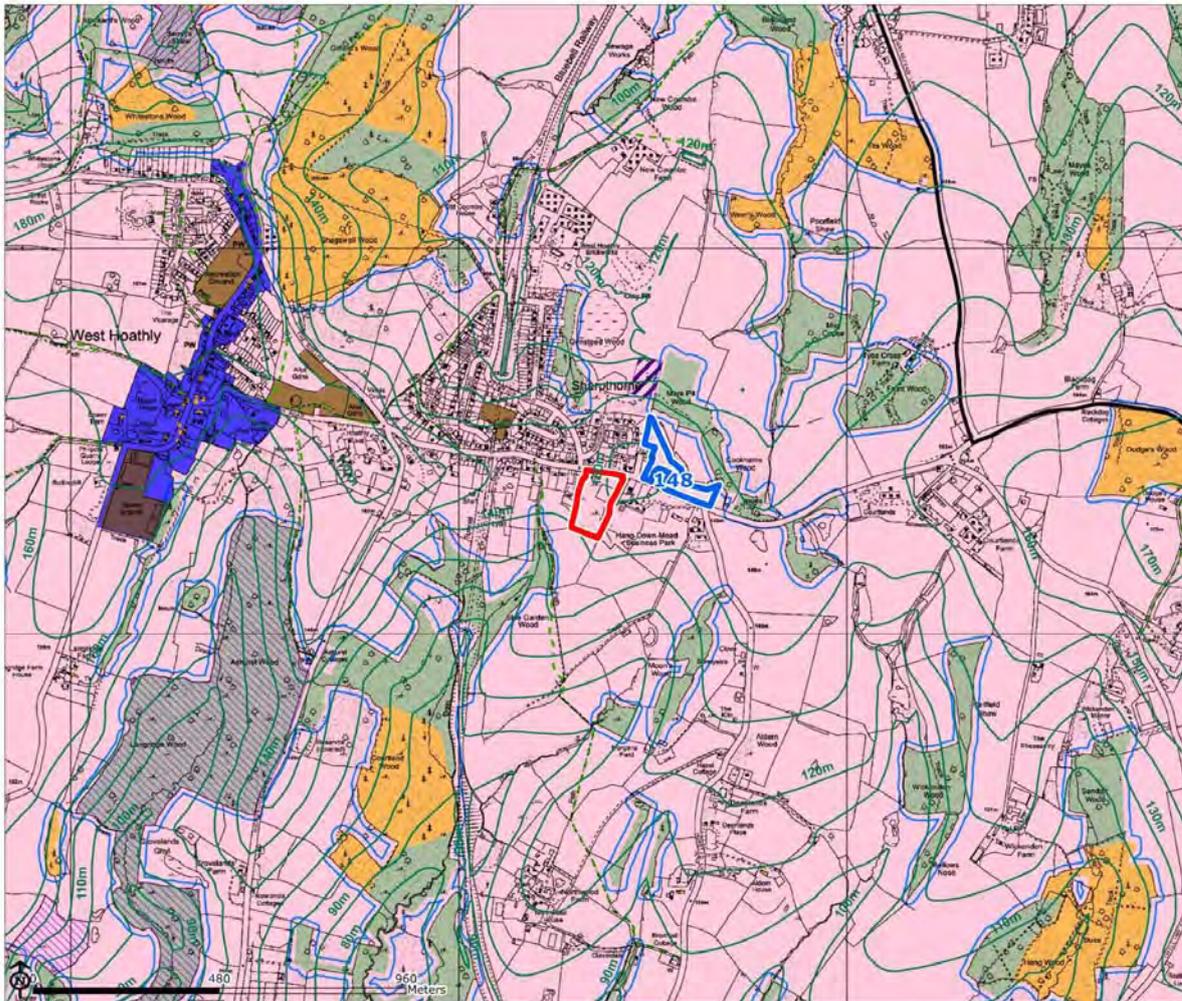
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

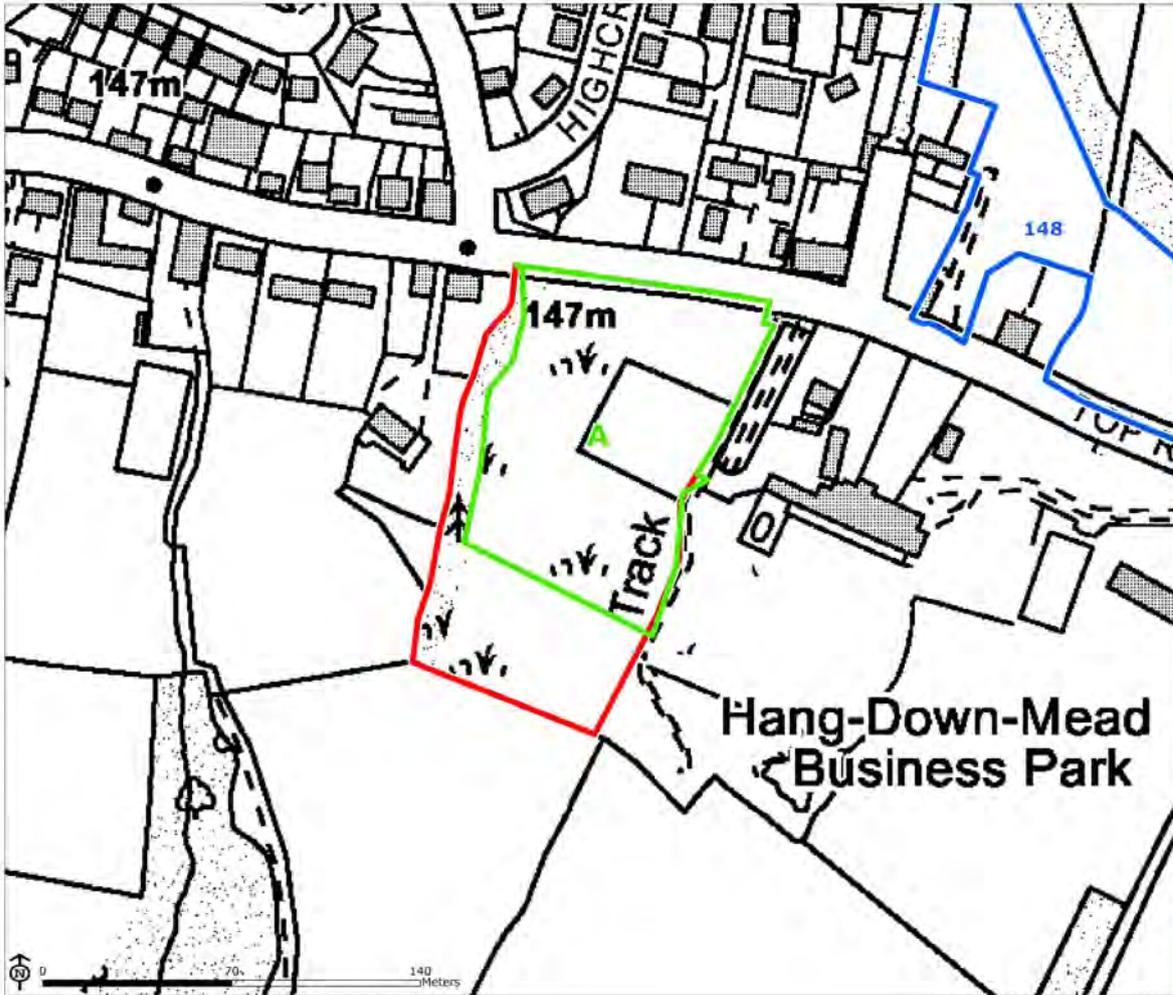


SHLAA Site:	Land adjacent to Cookhams, south of Top Road, Sharpthorne	SHLAA I	477	Landscape Character Area:	West Hoathly – Sharpthorne High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Substantial wooded and tree belts.	3	Overgrown scrub and woodland. No access onto the site, therefore no detailed examination of features was undertaken. Medium score assumed.
Settlement Setting	4	Distinct sloping setting to south of settlement. Largely south facing slopes below town.	2	Site sits within pattern of existing settlement on the ridgeline - at the eastern edge where surrounding dwellings are detached or semi detached in large plots. Development of this nature would be consistent.
Visual Receptors			2	Proximity to the Sussex Border Path. Difficult to establish any intervisibility due to lack of access onto the site.
Sense of Rurality	3	Rural, fairly widely visible.	2	Edge of settlement and very busy road adjacent.
Settlement Separation	3	Provides some separation between main areas of West Hoathly and Sharpthorne.	1	Does not provide separation between settlements.
Overall Landscape Sensitivity	4	SUBSTANTIAL	2	LOW-MEDIUM. Development would be more consistent in the northern half of the site with regards to existing settlement form.

Landscape Value				
Landscape Designations	5	AONB.	4	AONB - is not particularly characteristic of the special qualities of the AONB.
Other Environmental Designations	5	LBs, Ancient Woodland, SNCI,SSSI, Conservation Area.	1	None within the site.
Setting of Valued Assets and Features	1		1	
Cultural and Historical Associations	1		3	HLC - piecemeal enclosure - relatively less sensitive, and adjacent to historic dispersed - a characteristic type of the AONB.
Perceptual Qualities	3	Moderate scenic beauty. Distant views.	2	No access onto the site so difficult to assess.
Overall Landscape Value	3	MODERATE	3	MEDIUM-HIGH. Potential impact on surrounding landscape character and AONB.

LCA Landscape Capacity	Site Landscape Suitability
Medium/High	The majority of the site is considered to have a MEDIUM landscape suitability for development. This may be able to accommodate a LOW-MEDIUM yield in the northern part of the site (Area A). Development should respect the grain and character of surrounding settlement (e.g. be set back from the road with a relatively large proportion of green space within the development), as well as considering views from within the AONB. A woodland screen to the south should be retained.



Map Series District Council District Plan

SHLAA Site 477

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Red Bank District Council, LLC

Map Scale @ A4: 1:2,000



SHLAA Site 479

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

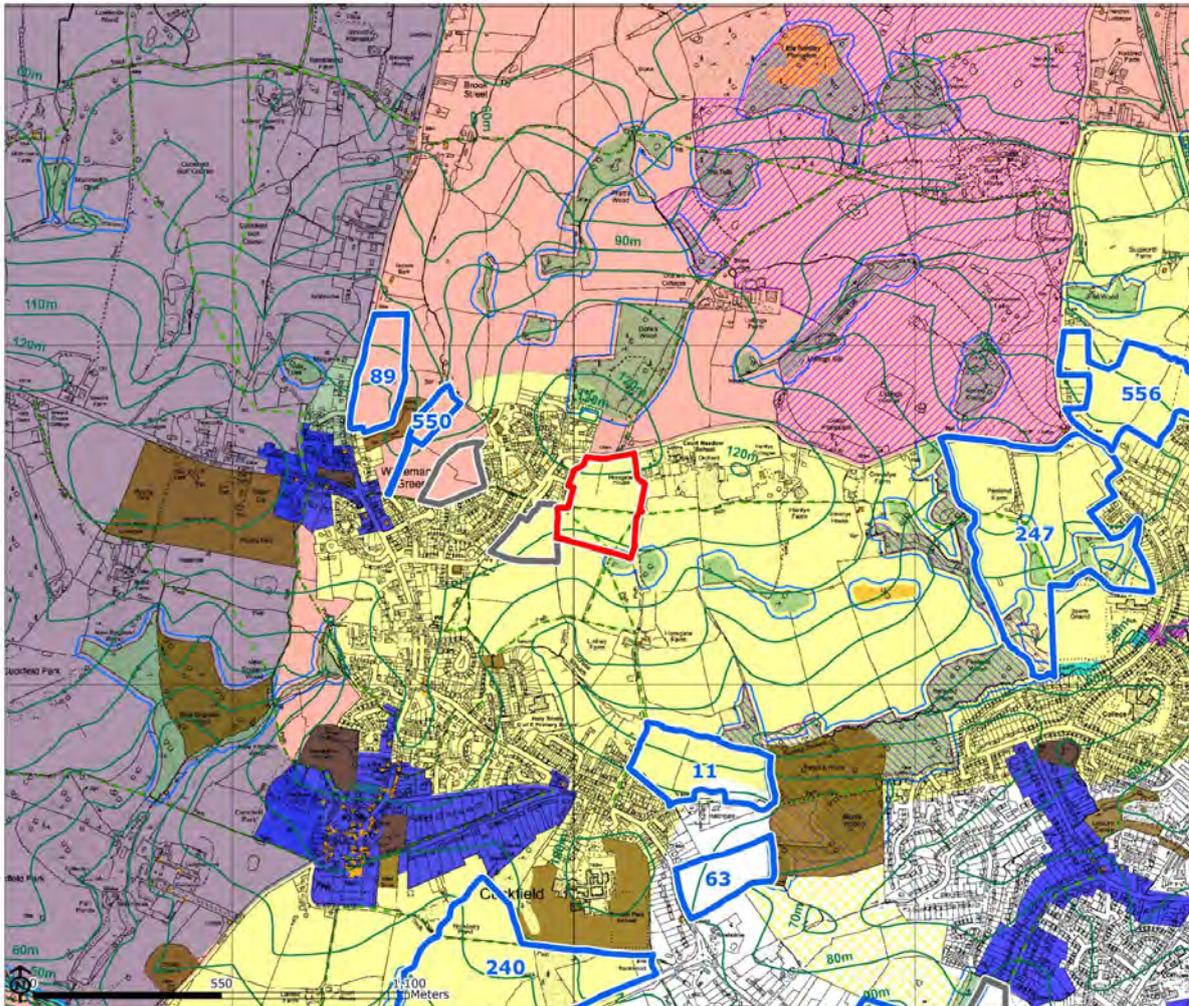
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



SHLAA Site:	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield		SHLAA I	479	Landscape Character Area:	Cuckfield High Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	4	Hedgerow structure fairly intact. Low boundary loss. Blunts Wood and Paiges Meadow Nature Reserve.	3	Hedgerows are fairly good, with some mature trees. Horse grazing and scrub development in places.		
Settlement Setting	3	Contribution to setting of Cuckfield and Haywards Heath On slope below Cuckfield and above Haywards Heath.	4	The site is on the higher slopes of undeveloped land that forms the eastern setting of Whiteman's Green. Existing roadside development to either side, together with a screening east-west hedgerow through the site centre, reduce sensitivity in the northern area but development on the lower slopes would be more out of keeping with settlement form, which is currently all on higher ground, although approved development immediately to the south-west will affect this.		
Visual Receptors			4	Ridge-line and higher slopes are prominent in views from Cuckfield and from rights of way on slopes to the north. The well treed hedgerow through the site would provide some screening. Several PRoW cross the southern part of the site.		
Sense of Rurality	3	Good vegetation pattern but some urban influence.	2	Nearby housing and visibility of houses in Cuckfield add urban influence, and horse grazing and scrub development in places are typical of urban edge, but well wooded character of land to south, and mature hedgerows, create some sense of rurality.		
Settlement Separation	5	Separation between Cuckfield and Haywards Heath.	4	Lower slopes are important as part of undeveloped space between Whiteman's Green, Cuckfield and Haywards Heath. The upper fields are less important in this respect, but would cause encroachment on the group of large properties along the ridge crest on Hanlye Road.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH		
Landscape Value						
Landscape Designations	3	Abuts AONB.	2	Adjoins AONB to the north, but a strong tree line along Hanlye Road creates separation, and AONB special qualities are not evident in the site.		
Other Environmental Designations	5	LBs, Ancient Woodland, PSI, RSI, SNCI, Nature Reserve	3	Two small ancient woodland blocks border the site to the south-east and there is hedgerow linkage to these.		
Setting of Valued Assets and Features	2	Setting to AONB	2	Forms part of the open space around Horsgate House, a Victorian mansion located to enjoy expansive views from the ridge, but has no relationship with the main house (which has a framed southward view). The house is not listed and parkland is not registered.		
Cultural and Historical Associations	3	Some medieval time depth.	2	Little sense of time depth despite former role as parkland to Horsgate House.		
Perceptual Qualities	2	Moderately low scenic beauty, low rurality,	3	Long views over wooded slopes to Cuckfield and South Downs beyond add scenic value, although limited sense of		

tranquillity or isolation.

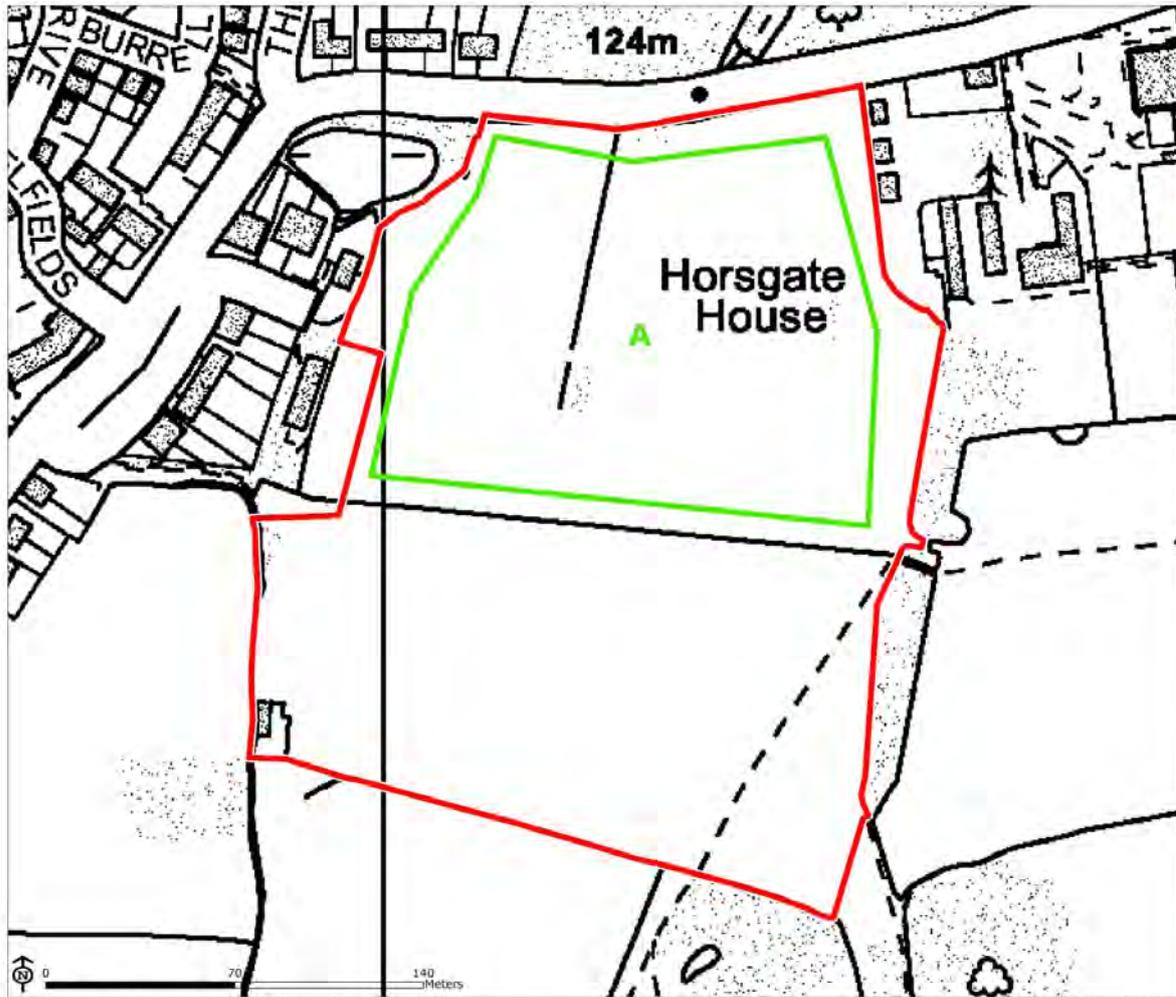
Overall Landscape Value	3	MODERATE	4	MEDIUM
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LCA Landscape Capacity

Site Landscape Suitability

Low/Medium

Area A is considered to have a LOW-MEDIUM suitability for development. It could accommodate a MEDIUM housing yield. Preservation of hedgerows and trees would be important to minimise visual impacts from the south.
The southern part of the site is considered to have a LOW suitability for development, being more exposed to views, more important in settlement separation, and crossed by rights of way providing scenic southward views.



Mid-Sussex District Council District Plan

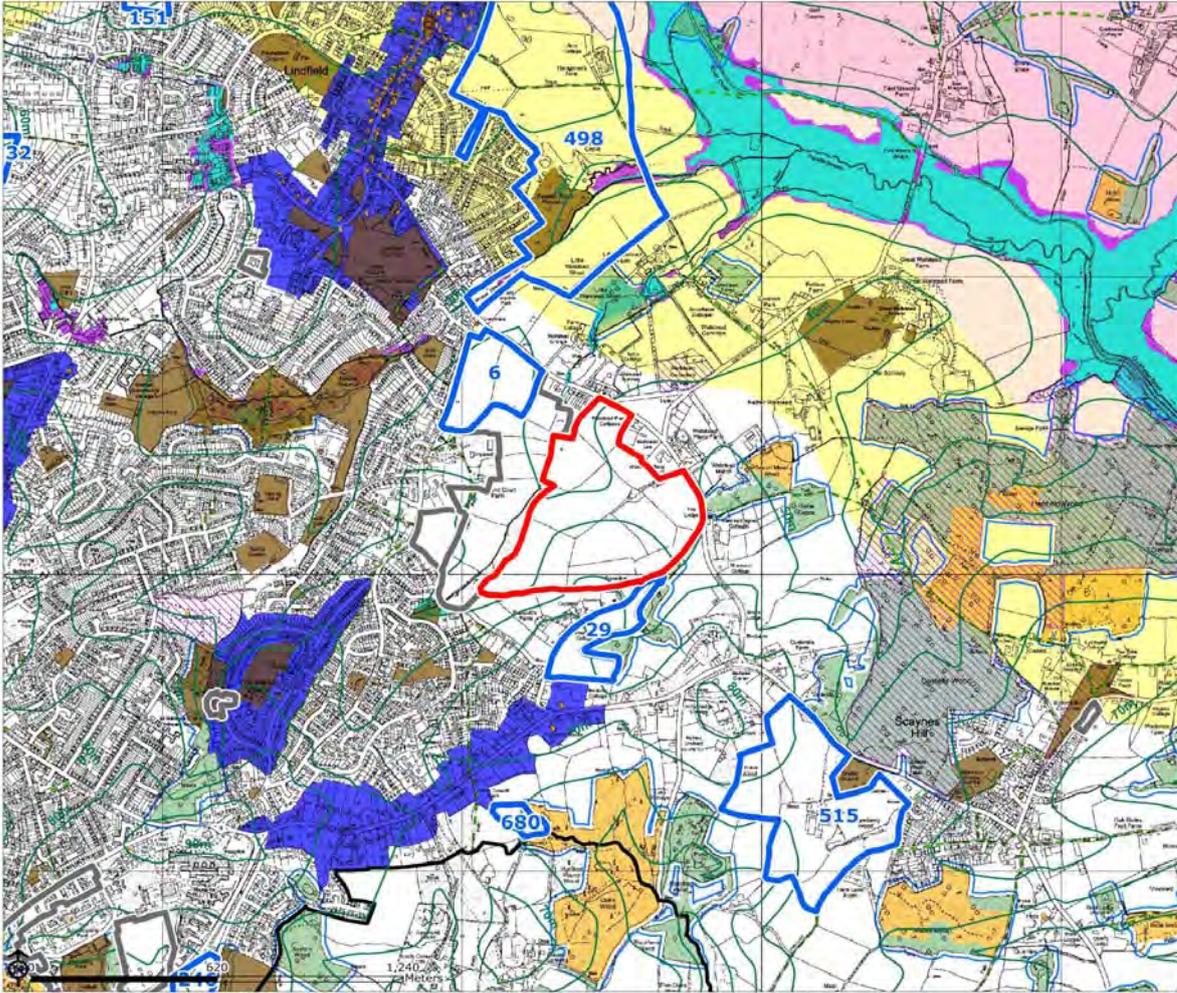
SHLAA Site 479

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid-Sussex District Council, LUC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 483

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:18,000



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CB:Green C EB:green c LUCGLA 6275-01_009 Constraints_A4 12/12/2014
Sources: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land to the east of Northlands Brook and south of Scamps Hill, Lindfield	SHLAA I	483	Landscape Character Area:	Haywards Heath Eastern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Varying hedgerow structure and boundary loss.	3	Site shows lack of management - much ruderal and scrub vegetation - internal hedgerows are variable but some stronger ones on boundaries. Generally few mature trees but one cluster close to Walstead Place. Terrain form is variable, with gentle valley along western side rising up to a prominent nose of land on the southern boundary close to Snowdrop Lane that also falls away to the east, but not inconsistent with the rest of the town.
Settlement Setting	3	Some woodland edges to settlement. Land falling away from settlement towards Ouse Valley. Land falling away from settlement towards Ouse Valley.	5	Settlement edge to west formerly stopped short the valley but Heathwood Park estate now extends town down close to wooded stream on valley floor, and further approved development will expand this to north. Development to the east of the valley floor would nonetheless still mark a significant change in the extent of the town, diminishing the hilltop character of the Lyoth Common suburb, and the wooded valley floor (left undeveloped as a wilderness nature reserve) would disconnect any new development from existing.
Visual Receptors			2	Wooded character of wider landscape limits views, but will be some longer views from the AONB.
Sense of Rurality	3	Urban influence limits rurality of CA	3	Heathwood Park development adds urban influence and lack of farming function across much of site limits rurality, but site is large enough to retain rural characteristics, with valley trees creating some separation. South-eastern part is most rural.
Settlement Separation	3	Limited separation between Haywards Heath and Scaynes Hill.	4	Woodlands and topography create separation between Haywards Heath and Scaynes Hill, but development would have a sizeable impact on the separate character of Walstead and, at the southern end of the site, would affect the character of the hamlet of properties along Snowdrop Lane.
Overall Landscape Sensitivity	3	MODERATE	5	HIGH. Settlement setting and separation are the key concerns.

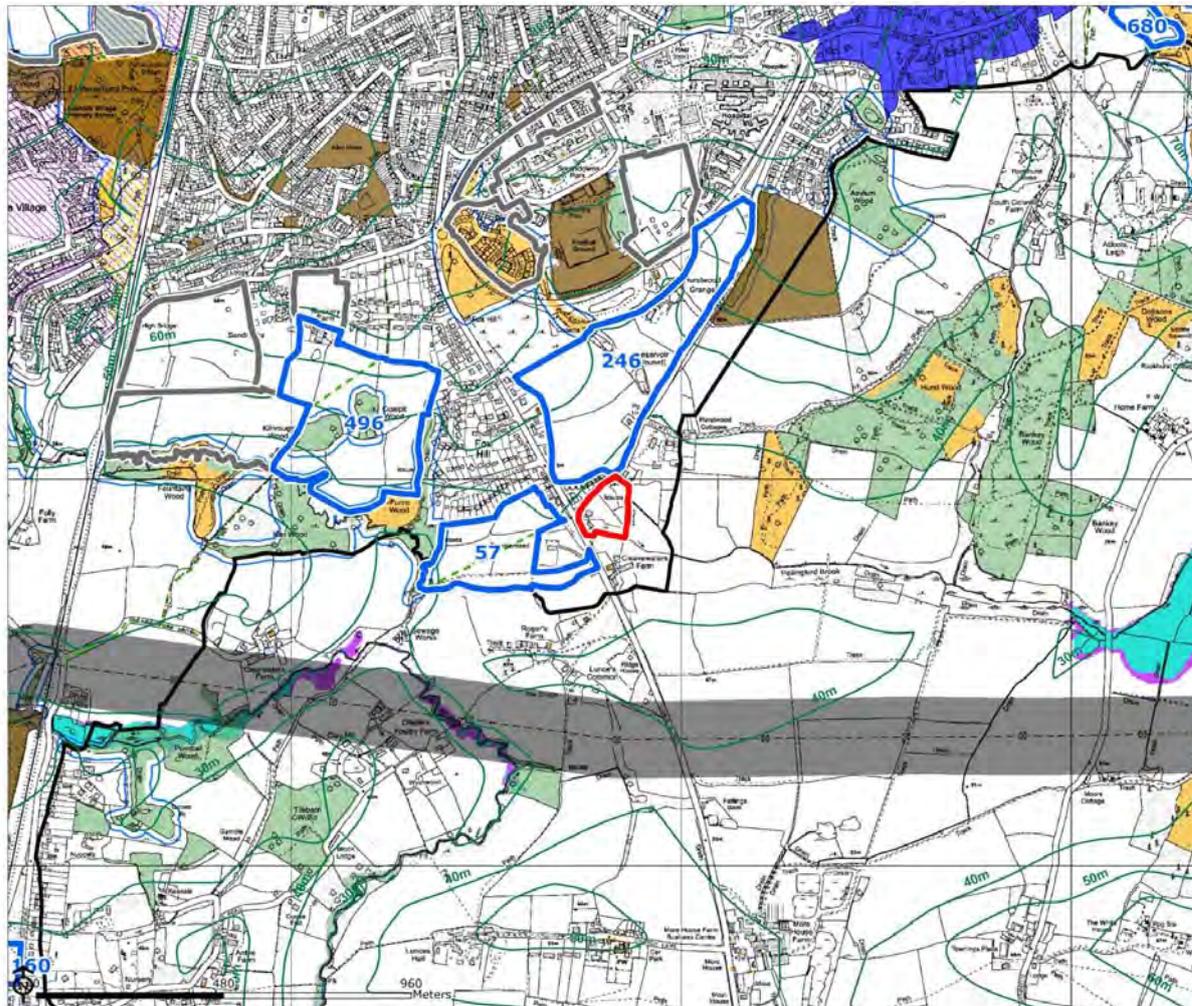
Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	4	Abuts CAs, significant number of LBs, minor Ancient Woodland, minor floodzone, PSI, RSI, Nature Reserve.	2	Close to several ancient woodland remnants along valley to east, but limited linkage into site.
Setting of Valued Assets and Features	3	Setting to Ouse Valley and Lindfield.	2	Forms setting to Walstead Place, a large Victorian residence that is now a nursing home (not listed).
Cultural and Historical Associations	1		3	Fields are mostly medieval assarts, but associated woodlands have been lost. Proximity of Walstead Place adds timeliness.
Perceptual Qualities	3	Limited scenic beauty and tranquillity due to urban	3	Expansive scenic views across Ouse Valley to AONB from

Perceptual qualities	3	influence. More rural landscape to the east.	3	the high, southern end of the site, and views up to ridge from the north. Condition of site and proximity to new development limit tranquillity.
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Overall Landscape Value	3	MODERATE	3	MEDIUM.
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LCA Landscape Capacity	Site Landscape Suitability
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Medium	<p>The majority of the site is considered to have a low suitability for development, due to the effect this would have on settlement form and separation from rural settlements, but development associated with Walstead rather than the urban area to the west would have less impact in this respect.</p> <p>Area A is considered to have LOW-MEDIUM landscape suitability for development. It could accommodate a MEDIUM yield. Development would be contained, but would have an adverse effect on the rural character of settlement. Low density would therefore be most appropriate.</p> <p>Area B is considered to have MEDIUM-HIGH landscape suitability for development. It could accommodate a LOW-MEDIUM yield.</p>
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Mid Sussex District Council
District Plan

SHLAA Site 487

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



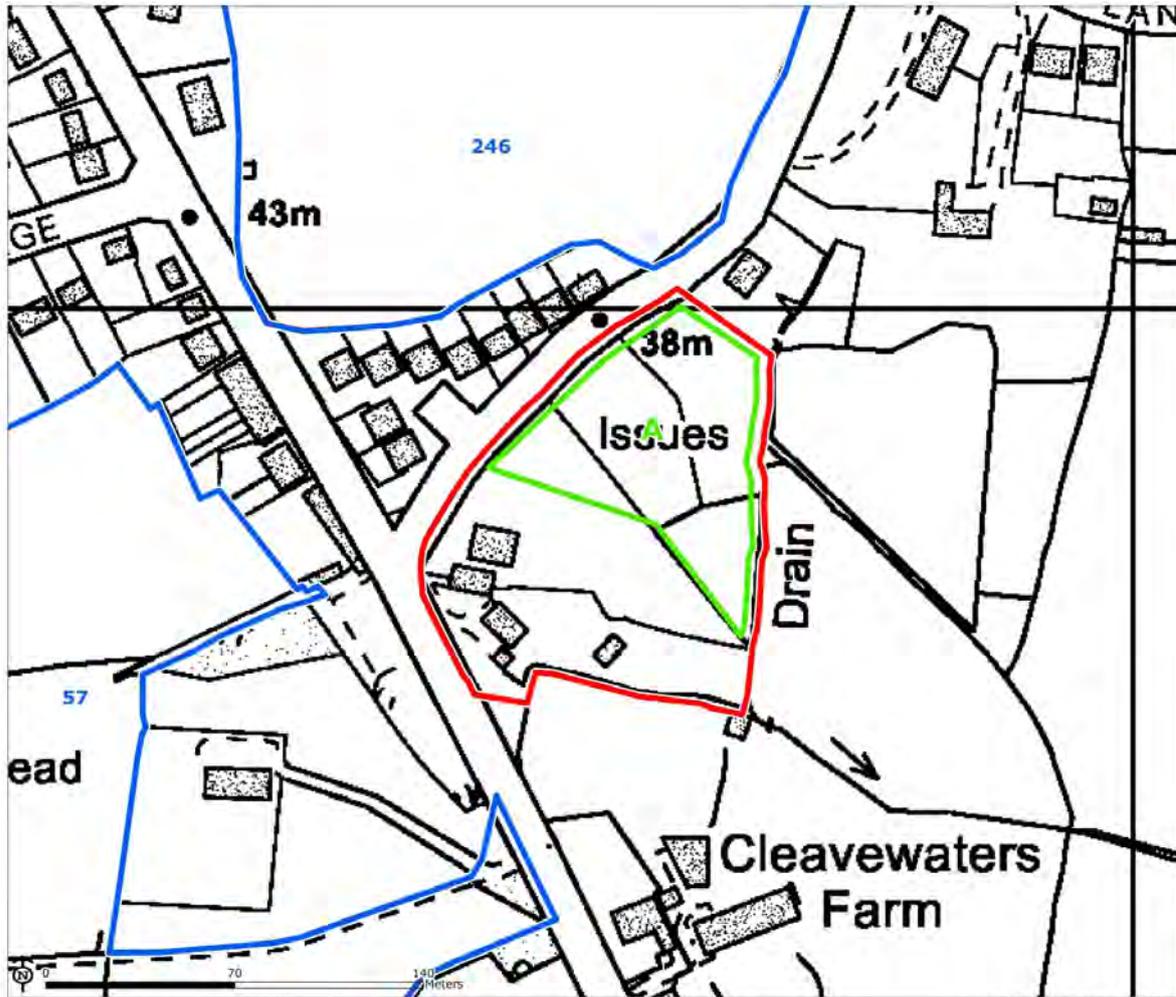
SHLAA Site:	Land at the junction of Hurstwood Lane and Fox Hill, Haywards Heath	SHLAA I	487	Landscape Character Area:	Haywards Heath South-Eastern Fringe
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Moderately intact hedgerow network and shaws. Low boundary loss.	2	The Site incorporates two large dwellings and an adjoining field which is in part scrubbed over and in part already in the process of being cleared and stripped of topsoil. A good hedgerow separates the site from farmland to the south.
Settlement Setting	3	Some open slopes and intervisibility with wider landscape. Open and exposed SE facing slopes .	2	The undeveloped plot sits between existing houses, and there is modern development across the road on Hurstwood Lane. Development here would be infill rather than any expansion of the urban area, but there would be sensitivity to the character of development on this side of the road.
Visual Receptors			2	The site is clearly visible to passing traffic, but in the context of neighbouring houses.
Sense of Rurality	3		2	This fringe location has a semi-rural character, with low density housing on this side of Hurstwood Lane and farmland to the south, but suburban character housing across Hurstwood Lane to the north. The B2112 is a well-used road.
Settlement Separation	3	Haywards Heath – Scaynes Hill	1	Infilling here would not represent an expansion of the urban area.
Overall Landscape Sensitivity	4	SUBSTANTIAL	2	LOW-MEDIUM.

Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	4	CA, LB, Ancient Woodland, RSI, PSI.	1	None.
Setting of Valued Assets and Features	1		2	Cleavewaters Farm is a listed property less than 100m from the Site edge, but a strong hedgerow reduces intervisibility and any new development would be in the context of existing adjacent housing.
Cultural and Historical Associations	2	Some medieval timedepth.	2	Fields to the south are medieval in origin but the HLC classifies this Site as a designed landscape - i.e. a private garden.
Perceptual Qualities	3	Moderate scenic beauty.	3	Mature hedgerows add to character but proximity to the B2112 and nearby housing limits perceptual qualities.
Overall Landscape Value	3	MODERATE	3	LOW-MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Medium/High	Area A is considered to have MEDIUM-HIGH landscape suitability. This could accommodate development with a LOW yield. The site is suitable for development in landscape terms, but a low density of housing, with high design quality in keeping with neighbouring properties, would be more appropriate than the more suburban style dwellings to the north of Hurstwood Road. Preservation of the site boundaries hedgerows is important in preserving a strong edge to the settled area, and a buffer to Cleavewaters Farm, and it would also

be desirable to avoid development in the southern part of the site, in the area forming the back gardens to the two existing dwellings within the red line boundary.



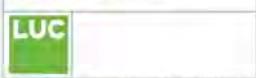
**Mid Sussex District Council
District Plan**

SHLAA Site 487

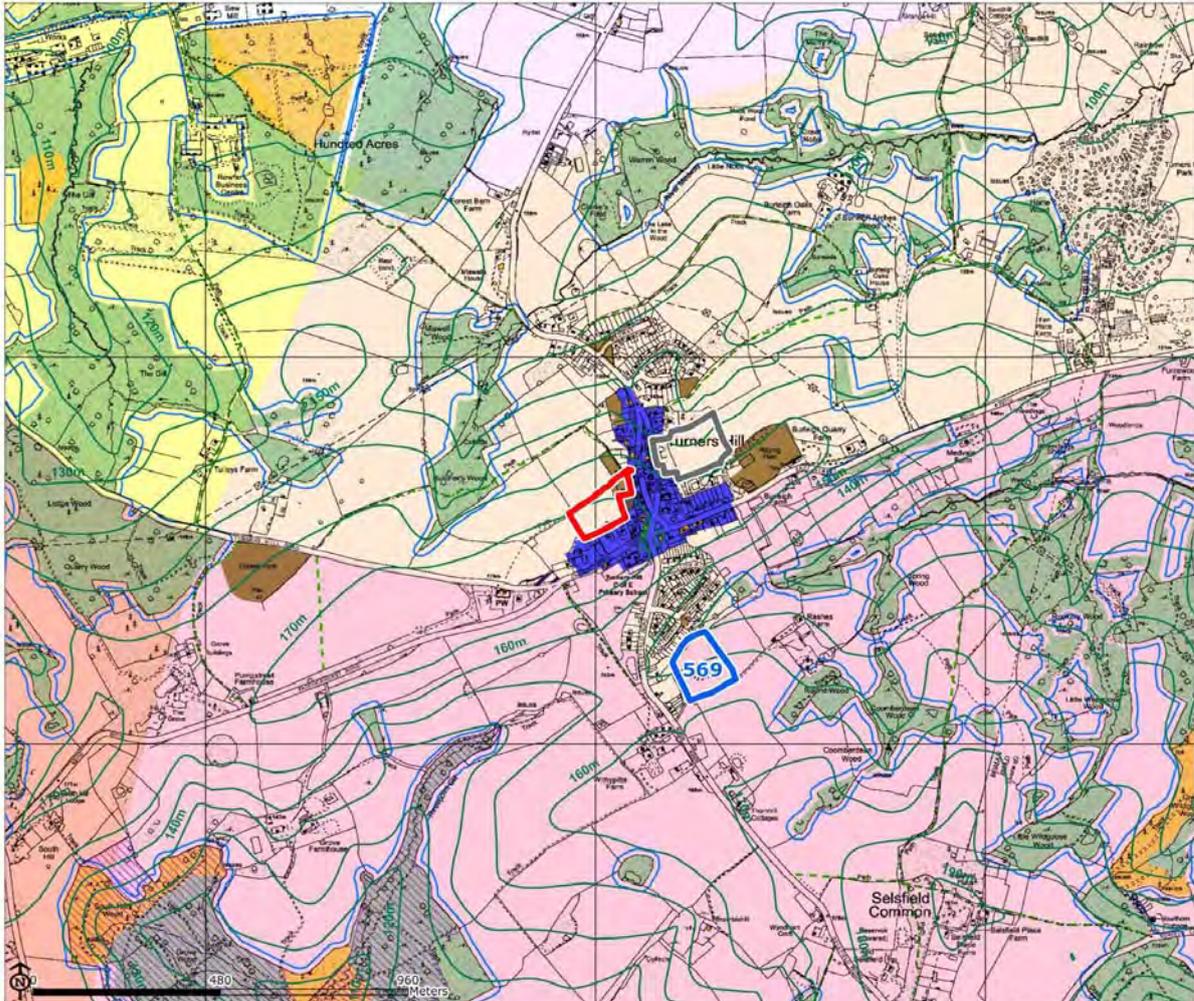
- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



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SHLAA Site 492

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

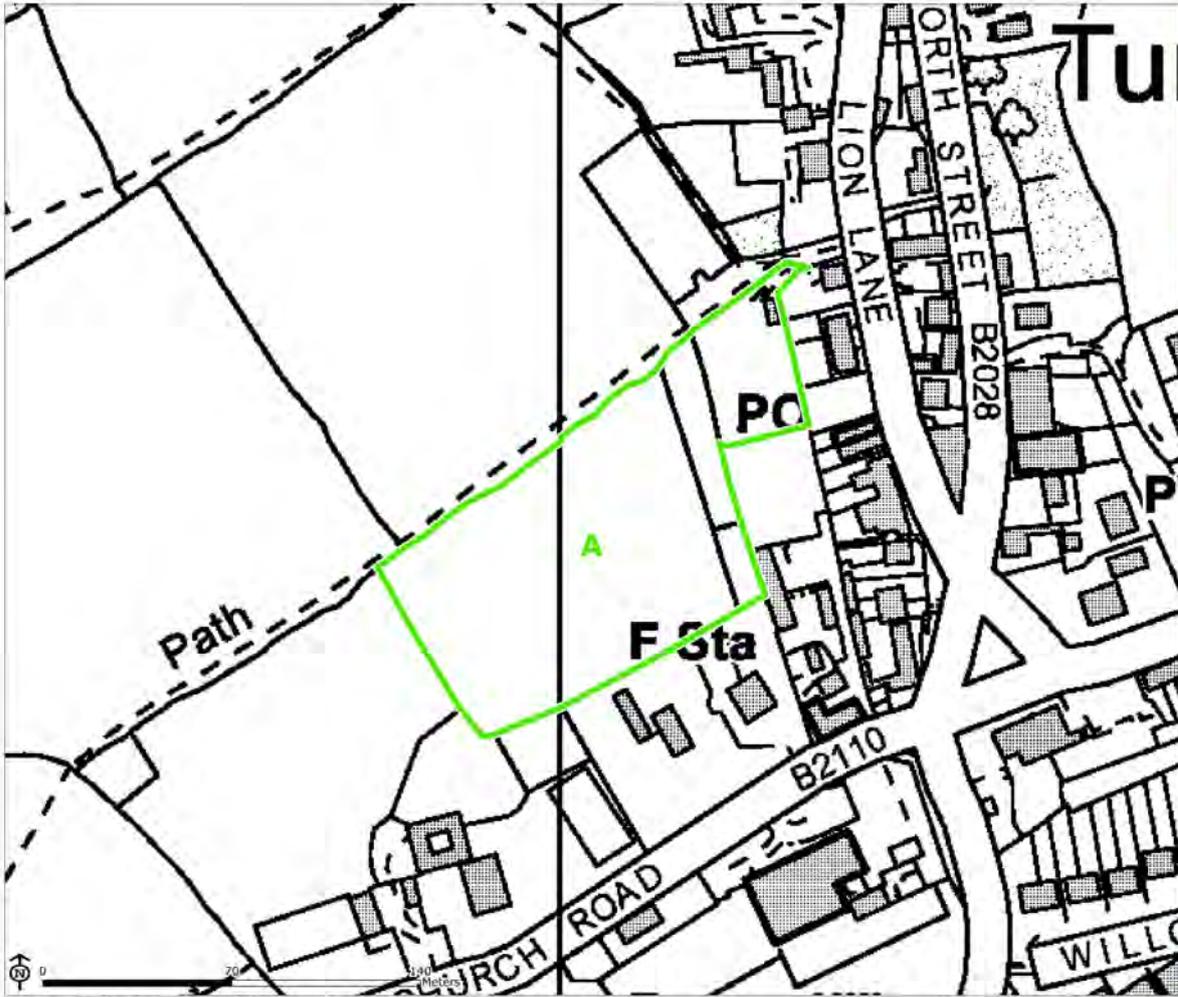


SHLAA Site:	Old Vicarage Field, Church Road, Turners Hill	SHLAA I	492	Landscape Character Area:	Turners Hill High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate woodland and hedgerow structure in this context.	2	Fair condition - open field with neat boundaries to the north and defined boundaries east, south and west within the field. NB: no access into the field. Parking area in the south west and rough amenity grass area.
Settlement Setting	4	Fairly high contribution due to topography. Centre of Turners Hill is on high point of ridge – majority of ridge sides inconsistent with settlement.	2	Located at the top of the north-facing slope. Historic core is linear fronting the 2 main roads - the site would be set back behind this. Potential to be seen in views from the north. Impacts on village character should be considered but would not be incongruous with settlement form overall.
Visual Receptors			2	Potential intervisibility from the north but the site is fairly well enclosed, although on the north-facing slope. Public footpath at north eastern corner
Sense of Rurality	3	Contains Turners Hill but provides a degree of rurality.	3	Within the main settlement but adjacent to the historic core which has a rural settlement character.
Settlement Separation	4	Separation between Turners Hill and Crawley Down	1	Does not contribute to separation of settlements.
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	MEDIUM - Relatively well enclosed site but impact on the character of the village should be considered.

Landscape Value				
Landscape Designations	4	Partly in AONB	2	On the edge of the AONB. The site itself does not display special qualities.
Other Environmental Designations	4	LBS, Conservation Area, abuts SSSI, Some Ancient Woodland, PSI, RSI	2	Open space, sport and recreation areas within eastern part of site.
Setting of Valued Assets and Features	3	AONB along southern edge of CA	4	Adjacent to Conservation Area and in close proximity to AONB.
Cultural and Historical Associations	2	Some time depth.	4	Medieval regular enclosure - forms a setting to the Conservation Area and part of a wider medieval landscape.
Perceptual Qualities	3	Moderate scenic beauty	2	(No access into the field). Not especially tranquil or remote.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH. Impact on the Conservation Area should be considered.

LCA Landscape Capacity	Site Landscape Suitability
Medium/High	The site is considered to have a MEDIUM landscape suitability for development. Impacts on the Conservation Area, character of Turner's Hill village and on the AONB should be carefully considered; this is likely to mean that the height, layout, grain and character of any development should be sensitive to its surroundings, and its appearance in views from the north should be assessed. The size of the site means that it has the potential to accommodate a MEDIUM development yield. Existing vegetated boundaries should be retained where possible.



Mid Sussex District Council
District Plan

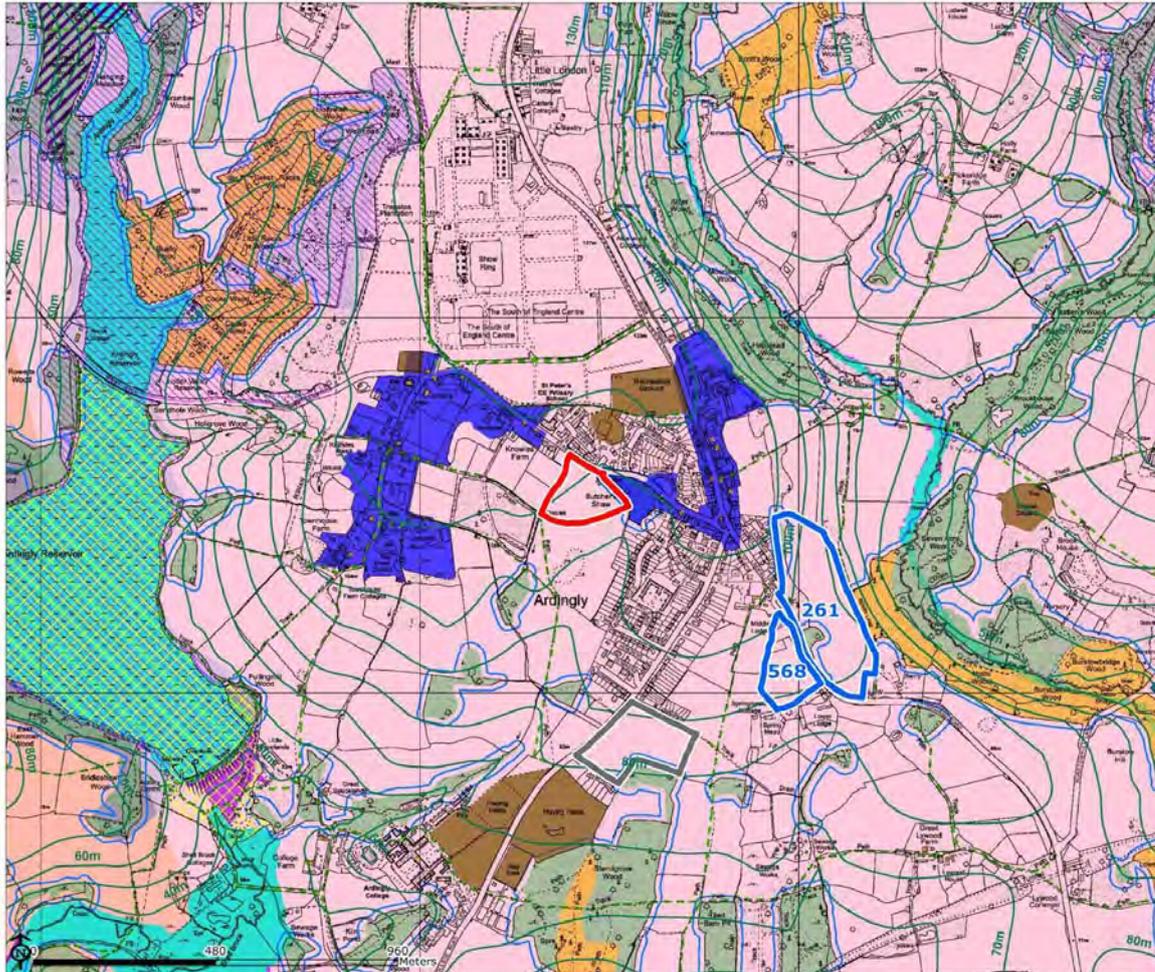
SHLAA Site 492

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, O.C.

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 495

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



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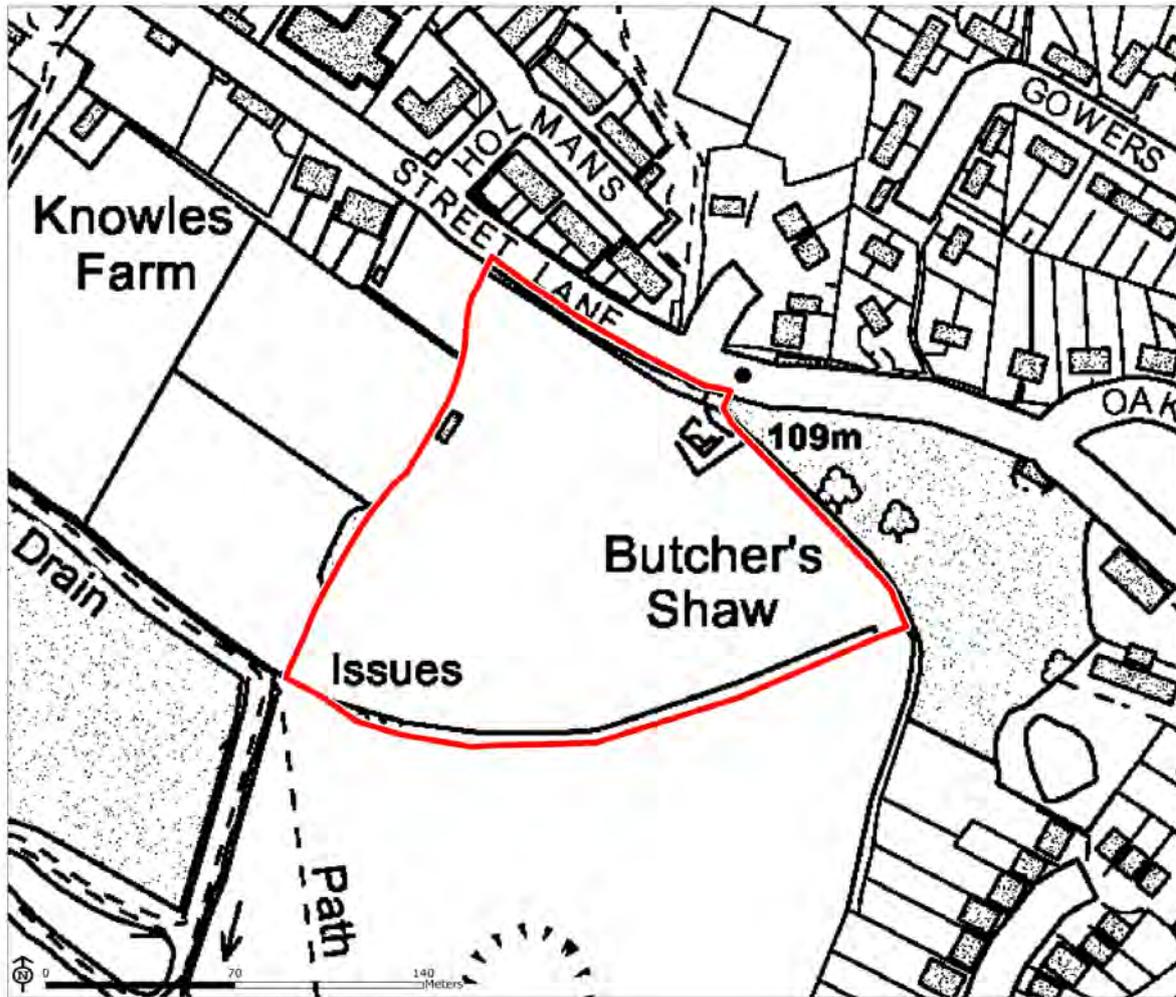
CB:Green, C EB:Green, C LUCGLA 6275-D1_009_Constraints_A4 16/12/2014
 © Sussex English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Butchers Field, south of Street Lane, Ardingly	SHLAA I	495	Landscape Character Area:	Ardingly Southern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate-low hedgerow network, but significant woodland. Overall low boundary loss.	3	some overgrown hedgerows and some semi mature oaks to the northern boundary. Strong structural boundary to the south.
Settlement Setting	3	Rural setting to settlement, some wooded urban edges. Settlement is mostly on higher ground above slopes.	4	Pattern of settlement continues along the northern section of the site, but is modern housing & not of distinctive in character. Development along the road would be consistent with surrounding settlement form but development of the whole site would not be consistent.
Visual Receptors			3	Long intervisibility from the N.W. corner of the site to the South. Footpath adjacent to the S.W.
Sense of Rurality	4	Rural widely visible, minor scattered settlement.	4	Close to other settlement (rural village) but enclosure by trees & hedgerows retains a sense of rurality.
Settlement Separation	3	Separates Ardingly from buildings to south including college.	1	Doesn't separate settlements.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM- HIGH.

Landscape Value				
Landscape Designations	5	AONB.	5	AONB - shaw is one of the special qualities in reasons for designation.
Other Environmental Designations	3	RSI/PSI, Ancient Woodland, setting to LBs.	2	Adjacent to ancient woodland
Setting of Valued Assets and Features	1		3	Adjacent to the Conservation Area
Cultural and Historical Associations	3	Medieval time depth, AONB.	5	Medieval - post medieval field enclosure - representative of the AONB special qualities.
Perceptual Qualities	3	Attractive and fairly tranquil.	3	Some tranquillity but noise from road, perception of nearby houses & nearby village activity.
Overall Landscape Value	3	MODERATE	5	HIGH.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	This site is considered to be of LOW landscape suitability for strategic development. Its characteristic qualities of the AONB increase its sensitivity.



Mid Sussex District Council
 Outline Plan

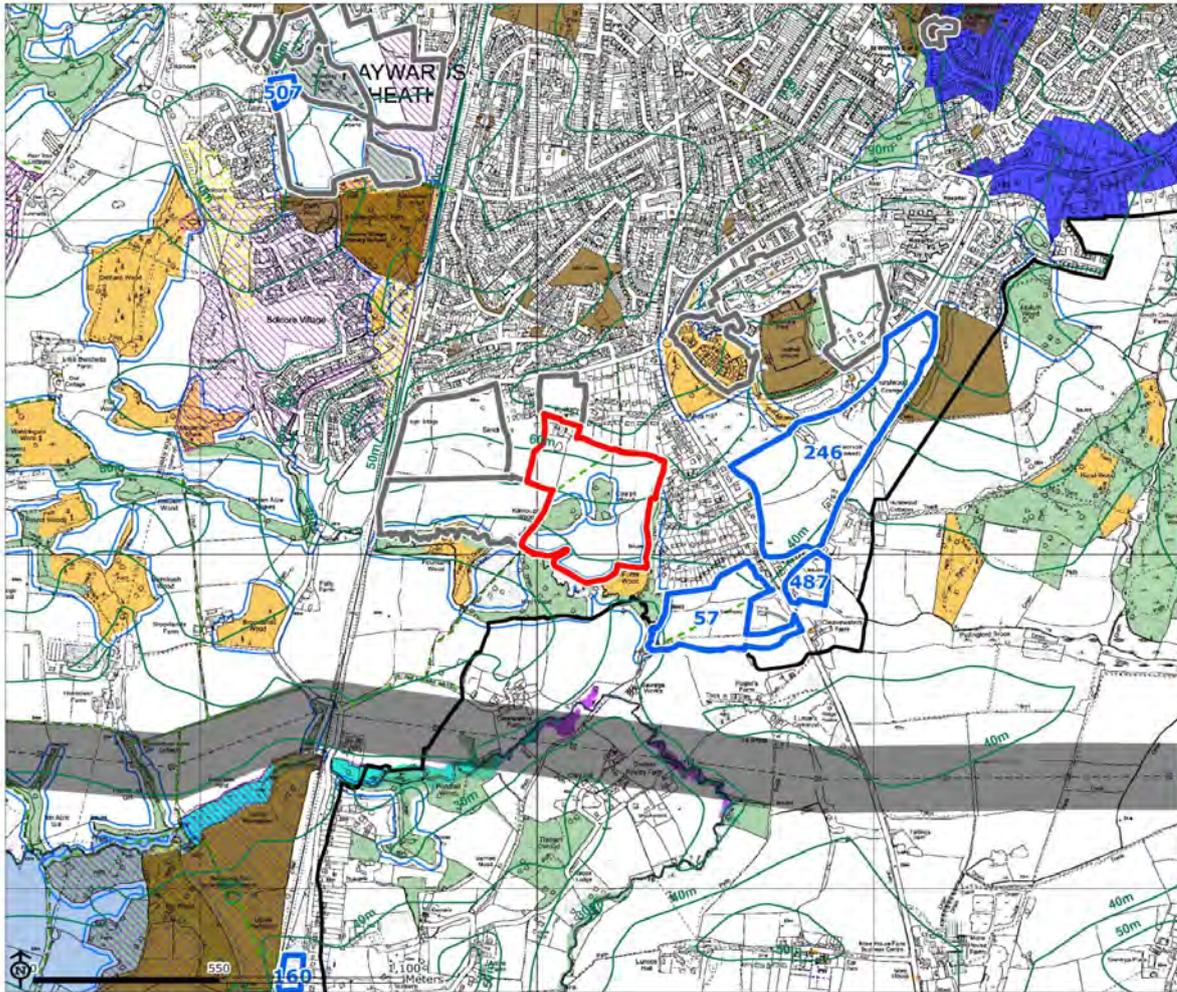
- SHLAA Site 495
- Current SHLAA site
 - Site sub-area
 - Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC
 Map Scale @ A4: 1:2,000

LUC

000 Site Map Sub Area 44 5470 L0015

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Mid Sussex District Council
District Plan

SHLAA Site 496

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

LUC

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CB:Green, C:EB:green, © LUC/CLA 6275-01_009_Constraints_A4_12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land south of Rocky Lane & to the west of Weald Rise and Fox Hill Village, Haywards Heath	SHLAA I	496	Landscape Character Area:	Fox Hill
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Poor hedgerow network but shaws retained and woodland blocks.	4	Internal hedgerows not strong but Site includes blocks of ancient woodland and is bounded to the south and east by ancient woodland. Fields are grazed.
Settlement Setting	2	Not particularly distinctive, some hard urban edges, some woodland edges elsewhere. Slopes consistent with existing development on Fox Hill.	3	Settlement to north stops at ridge crest so this sweep of gently undulating grassland with its shaws forms a distinctive setting to the southern edge of the town. Housing on Fox Hill extends down beyond southern edge of this Site, and approved development will likewise extend settlement down to the valley floor woodland to the west, but woodlands create a degree of separation between the sites.
Visual Receptors			3	Wooded character of surroundings limits views towards Site, although north-eastern field is more exposed than the others. PRoW crossing the Site offers attractive rural views over a largely wooded landscape to the South Downs Ridge. It is unlikely that there would be any significant perception of this open space from the South Downs.
Sense of Rurality	1	Low contribution.	3	Urban edge along the ridge crest is very apparent, but falling topography emphasises the distinction between this area and the valley-side farmland and woodland mosaic. From northern edge of the Site the outlook is rural, with Burgess Hill hidden by tree cover, although pylons do detract, and from much of the site the housing on Fox Hill is hidden from view. Lower fields are largely enclosed by tree cover.
Settlement Separation	2	Minor contribution to wider separation between Haywards Heath and Burgess Hill	1	Taking into account existing housing to the east, approved development to the west and screening effect of woodland, the Site makes little contribution to separation between Haywards Heath and Burgess Hill.
Overall Landscape Sensitivity	2	SLIGHT	3	MEDIUM. Approved development to the west will reduce level of effect on settlement form, but lower fields to the south of the shaws are more rural in character.

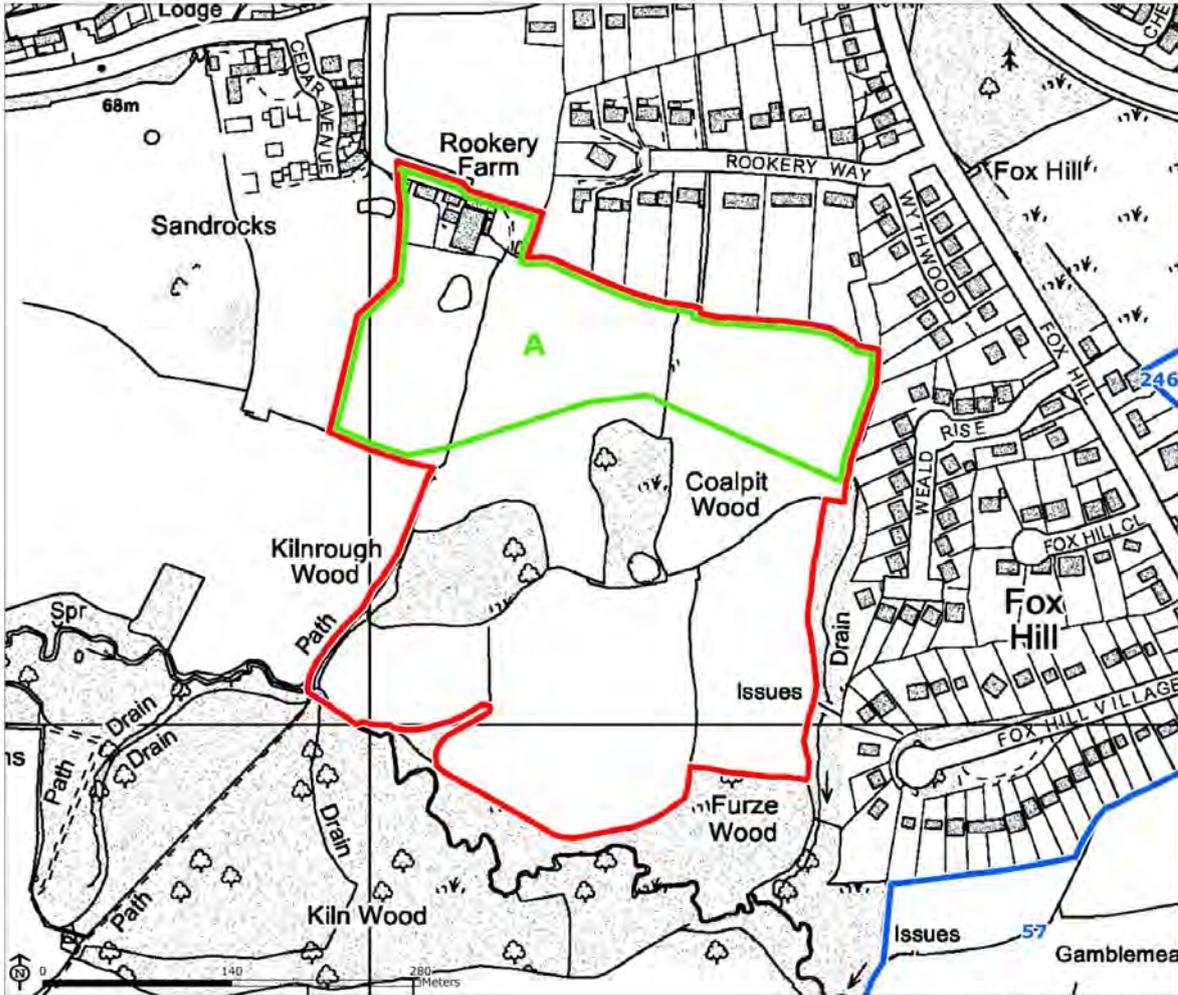
Landscape Value				
Landscape Designations	1		1	None
Other Environmental Designations	3	LBS, abuts area of Townscape character, some Ancient Woodland, RSI.	4	Site incorporates two ancient woodland blocks and borders ancient woodland to the south.
Setting of Valued Assets and Features	1		4	The open slopes form an attractive setting to the valley floor woodland, and provide a buffer to the designated areas.
Cultural and Historical Associations	2	Some medieval assarts.	4	The fields are medieval assarts, with a characteristic uneven form where they abut the ancient woodland shaws.
Perceptual Qualities	2	Low scenic beauty and rurality.	3	Whilst its urban edge character is apparent, and pylons to the south are a detracting factor, the sloping, wooded terrain

contributes to attractive views towards the South Downs and provides a clear transition into the rural valley floor landscape. On the lower slopes there is a greater sense of isolation and tranquillity.

Overall Landscape Value	2	SLIGHT	4	MEDIUM-HIGH. The southern fields are more sensitive than the northern fields.
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LCA Landscape Capacity	Site Landscape Suitability
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Low/Medium	<p>Area A is considered to have LOW-MEDIUM landscape suitability. This could accommodate development with a MEDIUM-HIGH yield. The north-western field and the area to the west of the PRow could be considered to have a lower level of sensitivity because of its proximity to the recent Cedar Avenue development and the adjacent approved development site, but Rookery Farm makes a contribution to the rural character of the Site that would be diminished if it were to be surrounded or replaced by housing, and housing in this area would adversely affect the character of the rest of the site.</p> <p>The remainder of the site is considered to have LOW landscape suitability for development. Whilst development in this area would not extent the approved settlement edge further southwards the landscape has character in its own right, and a distinct form in which development in the southern area in particular would be intrusive.</p>
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**Mid Sussex District Council
District Plan**

SHLAA Site 496

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:4,000



SHLAA Site 498

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

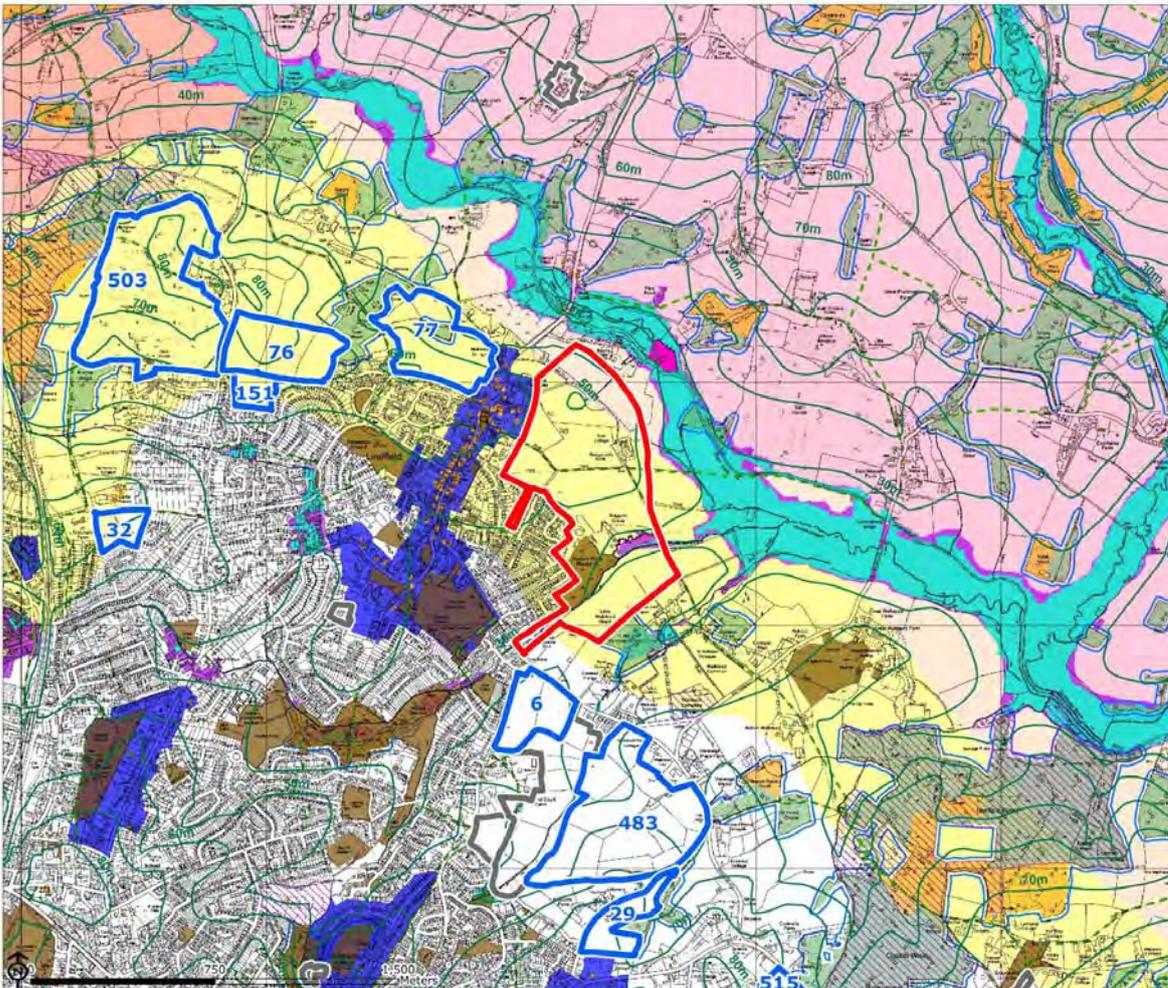
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:22,000



SHLAA Site:	Land north east of Lindfield		SHLAA I	498	Landscape Character Area:	River Ouse and Sides
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderate hedge network, fairly low boundary loss.	3	Field boundaries are variable, with some quite denuded, but there are a number of mature trees either in hedgerows (particularly in the westernmost field, adjacent to The Wilderness) or as hedgerow remnants. The landform is fairly even across much of the site, other than the wooded valley (Beggars Grove), although there is a distinct shallow valley through the central area.		
Settlement Setting	3	Moderate contribution to setting of Lindfield. Valley separate from settlement.	5	Development could potentially have a significant impact on the perceived size of the settlement viewed from countryside to the east. Other than historic housing along the B2028, the settlement edge is currently a fairly consistent distance of at least 500m from the River Ouse, with open farmland and occasional farmsteads occupying the intervening ground. The settlement edge is currently fairly well softened by well treed margins, with the recent housing on Bancroft Drive being an exception. The area to the south of the Eastern Road Plantation and Beggars Grove is slightly detached from the existing urban area, to which the Scrase Stream forms a natural boundary.		
Visual Receptors			4	This fairly open area is exposed to views from the AONB across the valley. The Sussex Ouse Valley Way crosses the site, offering views into most parts of it. There are some views back across the site towards the conservation area, with the church tower prominent from some locations.		
Sense of Rurality	4	Settlement within CA limits contribution slightly.	2	Although this is working farmland there is an urban edge character. Housing is perceptible from most locations, with recent housing on Bancroft Drive being very prominent, and the easternmost field is also open to views from adjacent housing. A telegraph line runs across the central and southern area. The northern and western parts of the site are more rural in character.		
Settlement Separation	1	Does not contribute any settlement separation.	3	The farmstead at Hangman's Acre, within the site, would lose its distinction if developed. To the south, the nearby Little Walstead Farm would lose some of its separation from the urban area.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH. Settlement setting and form, and impact on views from the countryside to the east, are the key concerns.		
Landscape Value						
Landscape Designations	4	Partly AONB	1	Close to the AONB but no special qualities.		
Other Environmental Designations	5	LBs, abuts CA, SAM, Ancient Woodland, Floodzone, PSI, RSI	3	The site contains the Eastern Road Local Nature Reserve, set in the wooded valley towards the southern end of the site.		
Setting of Valued Assets and Features	3	AONB to north	4	Most of the Lindfield Conservation Area is enclosed by		

modern development, but at the northern end it still has some relationship with the surrounding farmland, with views into the northern part of the site. Little Walstead Farm, to the south of the site, is a listed building that still has separation from the town.

Cultural and Historical Associations	2	Medieval time depth.	2	Fields are classified mostly as modern field amalgamations of piecemeal enclosures, leaving some isolated tree clusters. Historic character of conservation area does not have much influence on character of site, other than in adjacent area at northern end.
Perceptual Qualities	4	Rural, medium-high scenic beauty.	3	Some scenic value, such as view towards conservation area and across Ouse Valley.
Overall Landscape Value	4	SUBSTANTIAL	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low	<p>The northern part of the site, which is important in terms of settlement form and conservation area setting, is considered to have a LOW suitability for development.</p> <p>Area A is considered to have LOW-MEDIUM landscape suitability for development. It has potential for a MEDIUM-HIGH yield, but wide buffers to the woodland/stream edge and to Little Walstead Farm would be desirable.</p> <p>Area B is considered to have MEDIUM landscape suitability for development. It has potential for a MEDIUM yield. This area is more contained and would have limited impact on settlement form, but housing should be in character with adjacent properties to minimise impact.</p> <p>Area C is considered to have LOW-MEDIUM landscape suitability for development, although sensitivity would be higher if area B were not developed. It could accommodate a MEDIUM-HIGH yield, but sensitivity increases with development further east across the area. Hedgerow restoration could provide longer term screening, but in the shorter term development would be likely to add a sharp settlement boundary akin to that of Bancroft Drive.</p>

SHLAA Site 503

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

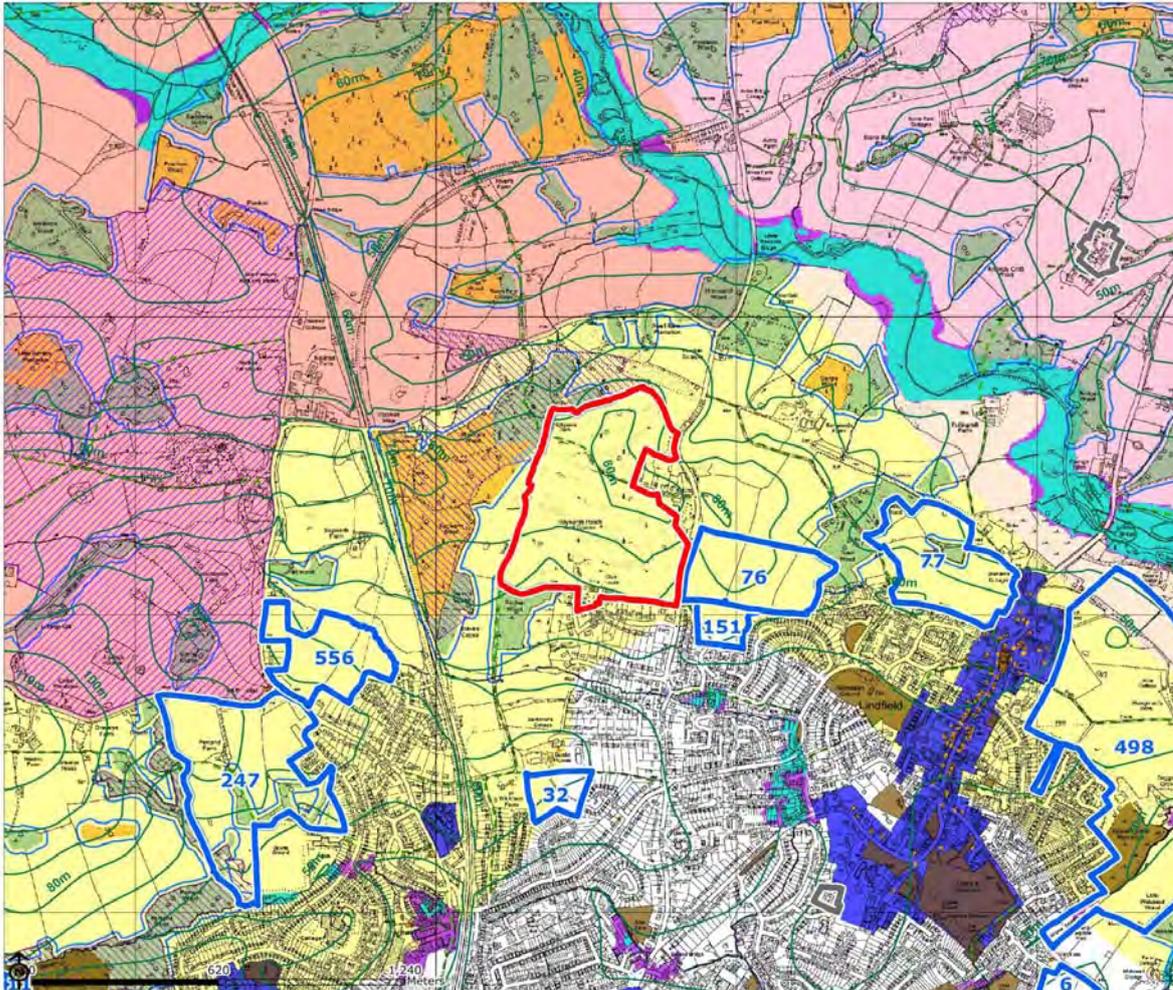
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Astidown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:18,000



SHLAA Site:	Haywards Heath Golf Course, High Beech Lane, Haywards Heath			SHLAA I	503	Landscape Character Area:	Haywards Heath North Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments		
Landscape Condition	3	Moderate hedgerow network, low boundary loss. Significant areas of woodland.		3	Vegetation and localised landform much altered to form golf course, but larger scale natural topography includes high ground toward north of site and valley to south-west. Strong boundary vegetation and many mature trees within the site, although largely ornamental.		
Settlement Setting	2	Minor contribution overall to northern setting of Haywards Heath. Consistent with topography and form of Haywards Heath.		3	Development of the whole site would represent a large extension to the northern side of Haywards Heath, which currently has a fairly consistent form, and development on the ridge top and northward-sloping area beyond would represent an intrusion into the rural area. The bulk of the site however is to the south of the ridge, oriented towards the town.		
Visual Receptors				3	The Sussex Ouse Valley Way, a promoted regional route, crosses the central-northern part of the site and a local PRoW runs along the western boundary, but the bulk of the site is screened from wider view. The northern area is more sensitive, with potential views from the AONB and from the rural landscape to the north-east (PRoW near Kenwards Farm).		
Sense of Rurality	2	Wooded nature separates CA from wider landscape.		3	The site is separated from the urban area and well treed, although the isolated houses on Sandridge Lane are visible. The ornamental character and recreational function of the site limit the sense of rurality, but it is stronger to the north, beyond the ridge, where the land is oriented towards the rural AONB landscape.		
Settlement Separation	1	Very little separation function.		1	Very little separation function. Development could encroach on the Sandridge Lane houses, built in the 1930's, but these do not constitute a distinct rural settlement or farmstead.		
Overall Landscape Sensitivity	2	SLIGHT		3	MEDIUM.		
Landscape Value							
Landscape Designations	3	Abuts AONB		2	Close to the AONB but limited similarities in terms of landscape character.		
Other Environmental Designations	3	LBs, area of Ancient Woodland, RSI, SNCI		2	Ancient woodlands and SNCI border parts of the site, Adding ecological value to the golf course landscape.		
Setting of Valued Assets and Features	2	Woodland setting to AONB to the north.		2	The clubhouse is a listed building, being originally formed from two 18th century barns, but its setting reflects its golfing function rather than its original use.		
Cultural and Historical Associations	2	Haywards Heath golf course.		3	Haywards Heath golf course was opened in the 1920's and so has a local cultural heritage value.		
Perceptual Qualities	2	Moderate scenic beauty, urban influence due to intervisibility.		3	Strong separation from the urban area gives a degree of tranquillity, but in the context of its sporting function.		

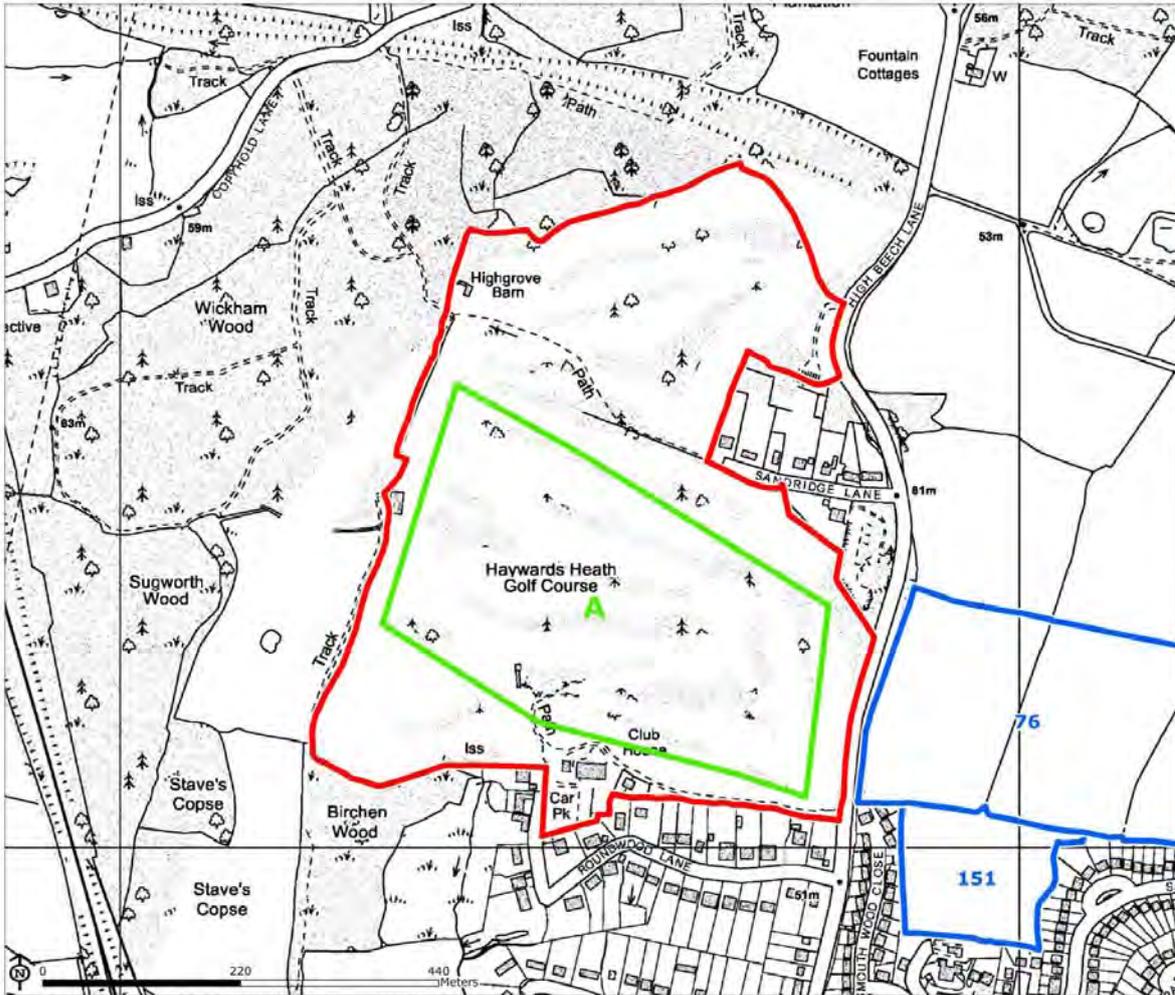
Character of planting is ornamental rather than natural, but has scenic value. Higher scenic value to north of ridge.

Overall Landscape Value 3 MODERATE 3 MEDIUM.

LCA Landscape Capacity **Site Landscape Suitability**

Medium

Area A is considered to have MEDIUM landscape suitability for development. It could potentially accommodate a HIGH yield of housing. Sensitivity increases further north into the site, with the high ground and north-facing slopes having a LOW suitability, and the valley in the south-western part of the site is also unsuitable for development. It would be desirable to retain large numbers of trees, preserve buffers to boundary hedges/trees and preserve/create a landscaped buffer between the site and the Sussex Ouse Valley Way. Amenity is likely to be a more significant issue than landscape for this site.



Mid Sussex District Council
District Plan

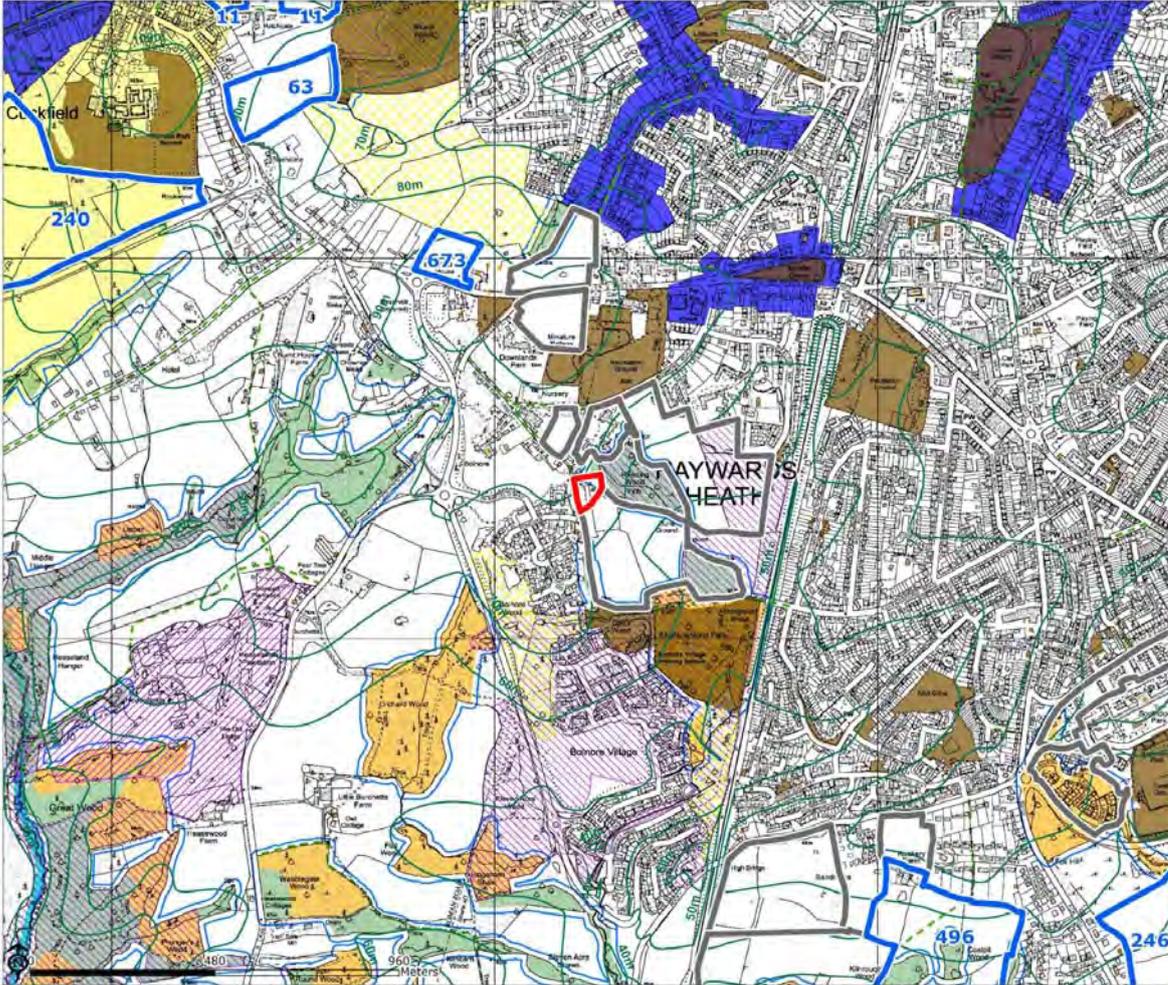
SHLAA Site 503

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:6,000





Mid Sussex District Council
District Plan

SHLAA Site 507

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashtdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

LUC

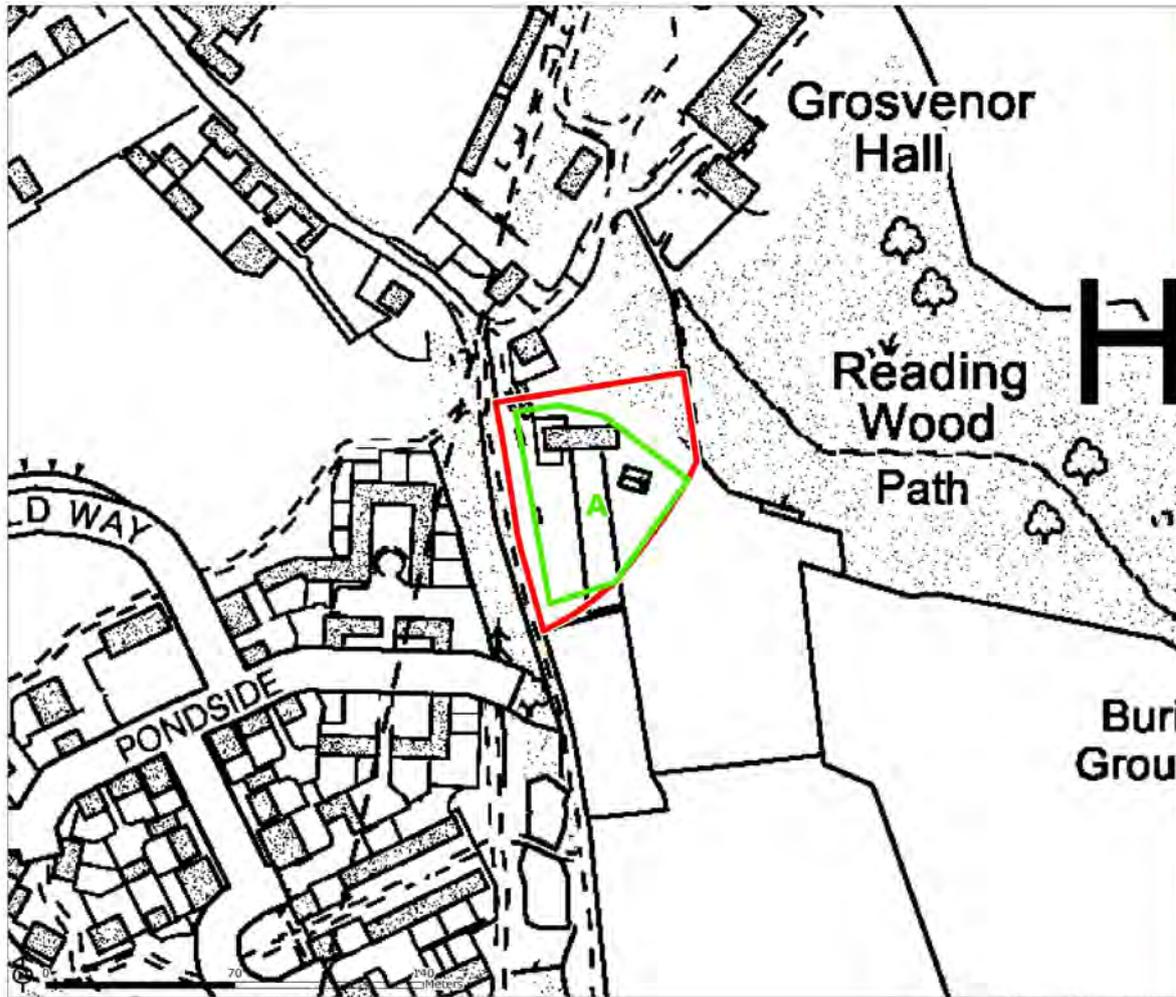
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CB:Green, C:EB:green, C:LU:GLA 6275-01_009_Constraints_A4 12/12/2014
Sources: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Caru Hall, Bolnore Road, Haywards Heath	SHLAA I	507	Landscape Character Area:	
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments	
Landscape Condition			2	Land is garden to residential property.	
Settlement Setting			2	The immediate setting of the site is well treed, with Reading Wood to the north and east, a belt of mature trees to the west and a hedgerow to the south, but beyond this the site is largely surrounded by modern development that, in turn, lies in a well wooded setting. The land immediately to the south has been developed over the last 2 years.	
Visual Receptors			2	Although on relatively high ground, the site's wooded setting precludes any public views other than from the adjacent bridleway to the west, which has filtered views through trees. Existing modern development to the south already influences the character of this route, but its enclosure by trees gives it a degree of separation from the adjoining developed areas.	
Sense of Rurality			2	Adjacent woodland and its contained setting give the site a degree of rurality, despite the proximity of new development, but there is no sense of connection with a wider rural landscape.	
Settlement Separation			1	The site serves no function in separating settlements, being almost entirely enclosed by development.	
Overall Landscape Sensitivity			2	LOW-MEDIUM.	
Landscape Value					
Landscape Designations			1	No relationship with AONB.	
Other Environmental Designations			3	Immediately adjacent to ancient woodland - Reading Wood - which on eastern boundary is also an SNCI. Can be considered to have something of a buffer role, but private garden consisting mostly of managed grass limits its function.	
Setting of Valued Assets and Features			2	Grade II listed Bolnore Hall is c.240m away but trees likely to preclude any significant visibility and setting already influenced by Bolnore Village development. Reading Wood separates site from Grosvenor Hall (former Victorian convent and orphanage).	
Cultural and Historical Associations			2	House is 20th Century and garden formed from subdivision of earlier, larger field. Property may have been associated with the convent, along with houses just to the north, but no significant attachment.	
Perceptual Qualities			3	Enclosure by trees gives some sense of separation, but proximity of housing and presence of buildings within site limit sense of remoteness or tranquillity.	
Overall Landscape Value			3	MEDIUM.	

LCA Landscape Capacity**Site Landscape Suitability**

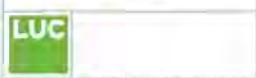
The site is considered to have a MEDIUM-HIGH landscape suitability for development. A buffer zone will need to be maintained between development and Reading Wood, and ideally there should also be some separation between houses and the tree line to the west, to help to maintain some rural character for users of the public right of way. The site could accommodate a LOW-MEDIUM yield, at a similar density to the development to the south.



Map Series: SHLAA (Strategic Housing Land Availability Assessment) District Plan

- SHLAA Site 507**
- ▭ Current SHLAA site
 - ▭ Site sub-area
 - ▭ Adjacent SHLAA sites

Source: East Sussex County Council, OLC
 Map Scale @ A4: 1:2,000



SHLAA Site 515

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

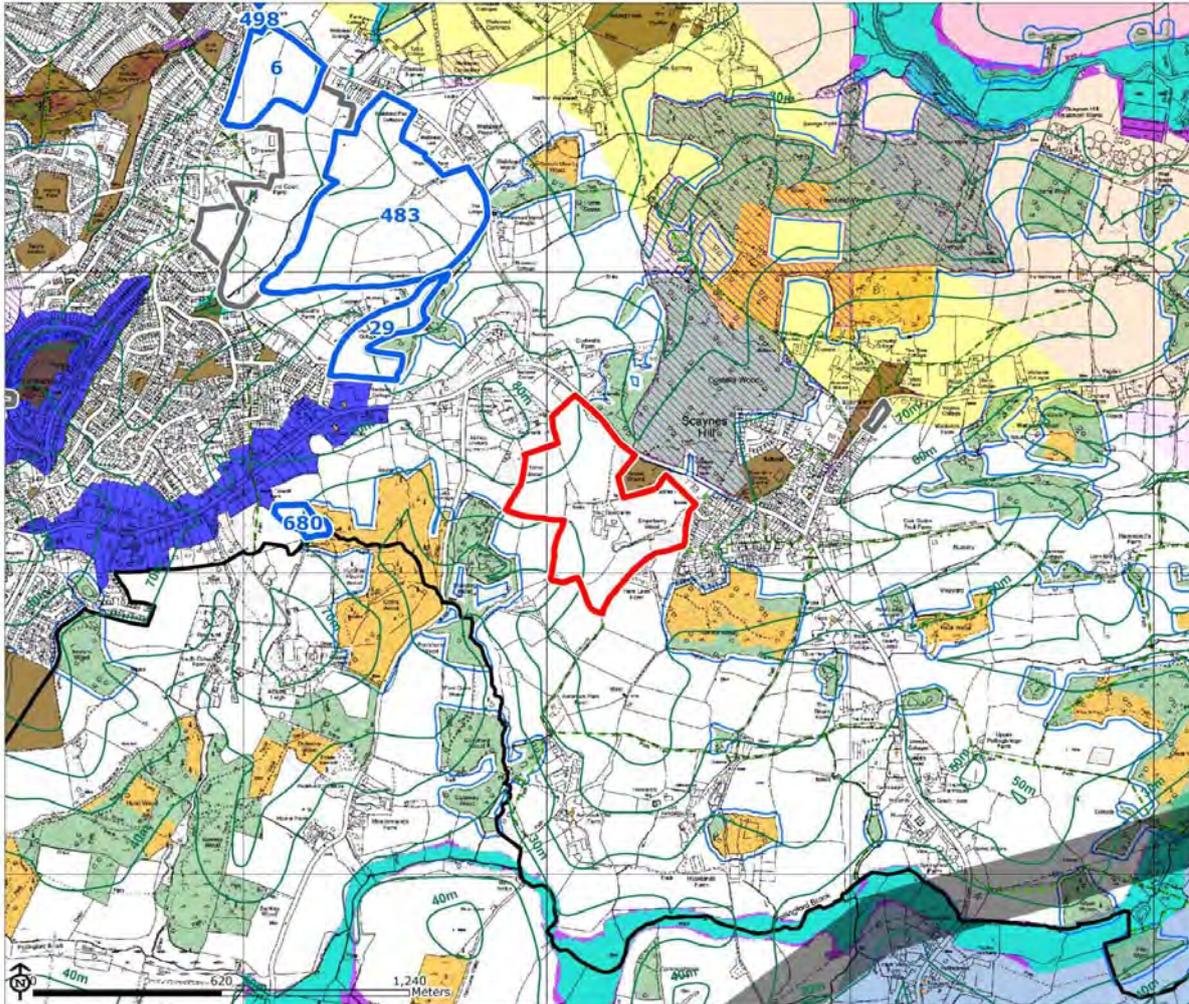
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:18,000



SHLAA Site:	Eastlands, Lewes Road, Scaynes Hill		SHLAA I	515	Landscape Character Area:	Scaynes Hill Wooded Setting
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	4	Significant woodland, low boundary loss.	4	Undulating landform with central valley and higher margins. Variable field shapes and some good hedgerows and trees (both in hedgerows and isolated in fields).		
Settlement Setting	4	Distinctive wooded setting to Scaynes Hill. Generally on north facing slopes below town.	5	Woodland belt and block (Strawberry Wood) and change in landform create separation between site and settlement. On a wider scale, development here would sit in a largely wooded belt of land that arcs south from the Ouse Valley to the southern side of Haywards Heath, in which there is limited visibility of housing. Development would have a major impact on the size, form and rural setting of Scaynes Hill.		
Visual Receptors			4	Sussex Border Path runs along south-eastern edge of site, and south-eastern corner of the site is exposed to long views from the south. Woodlands contain views across valley to north and west so development would have a big impact on character.		
Sense of Rurality	3	Rural, enclosed.	4	Whilst there is some degree of intrusion from visible housing on edge of Scaynes Hill, use of land just to east for lorry parking and traffic noise from the adjacent A272, the contained valley form and largely wooded surrounds give the site a rural character, particularly towards the southern and western parts. Development would have a very evident impact on character.		
Settlement Separation	2	Some wider contribution to separation with surround small groups of settlement.	3	Physically the site occupies approximately half of the gap between Scaynes Hill and the south-eastern corner of Haywards Heath, although terrain and woodland prevent any intervisibility. Development would remove the separate identity of Eastlands as a valley-side farm.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH. Site is distinctly separate from Scaynes Hill.		
Landscape Value						
Landscape Designations	1		1	None.		
Other Environmental Designations	4	Significant Ancient Woodland, SNCI, RSI/PSI.	3	Adjacent to large ancient woodland / SNCI to north, although separated by A272. Also close to ancient woodland to south, so site has a role in ecological linkage.		
Setting of Valued Assets and Features	1		2	A large house, Awbrook sits prominently on high ground to the north overlooking the site, but is not listed.		
Cultural and Historical Associations	1		3	Mostly piecemeal enclosure but some medieval assarts along south-eastern side of site. Eastlands does not have a historic character, but cricket ground is contained by site on three sides so development would alter its semi-rural character.		
Perceptual Qualities	4	Woodland provides high tranquillity.	3	Valley form, hedgerow pattern and wooded surrounds add		

scenic value but A272 and modern character of Eastlands detract. Higher, south-eastern end of site has more rural character and attractive views to South Downs.

Overall Landscape Value	3	MODERATE	3	MEDIUM.
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LCA Landscape Capacity	Site Landscape Suitability
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Low/Medium	The site is considered to have a LOW landscape suitability for development, due to its topographical form, separation from Scaynes Hill and role in the village's rural setting.
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SHLAA Site 519

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

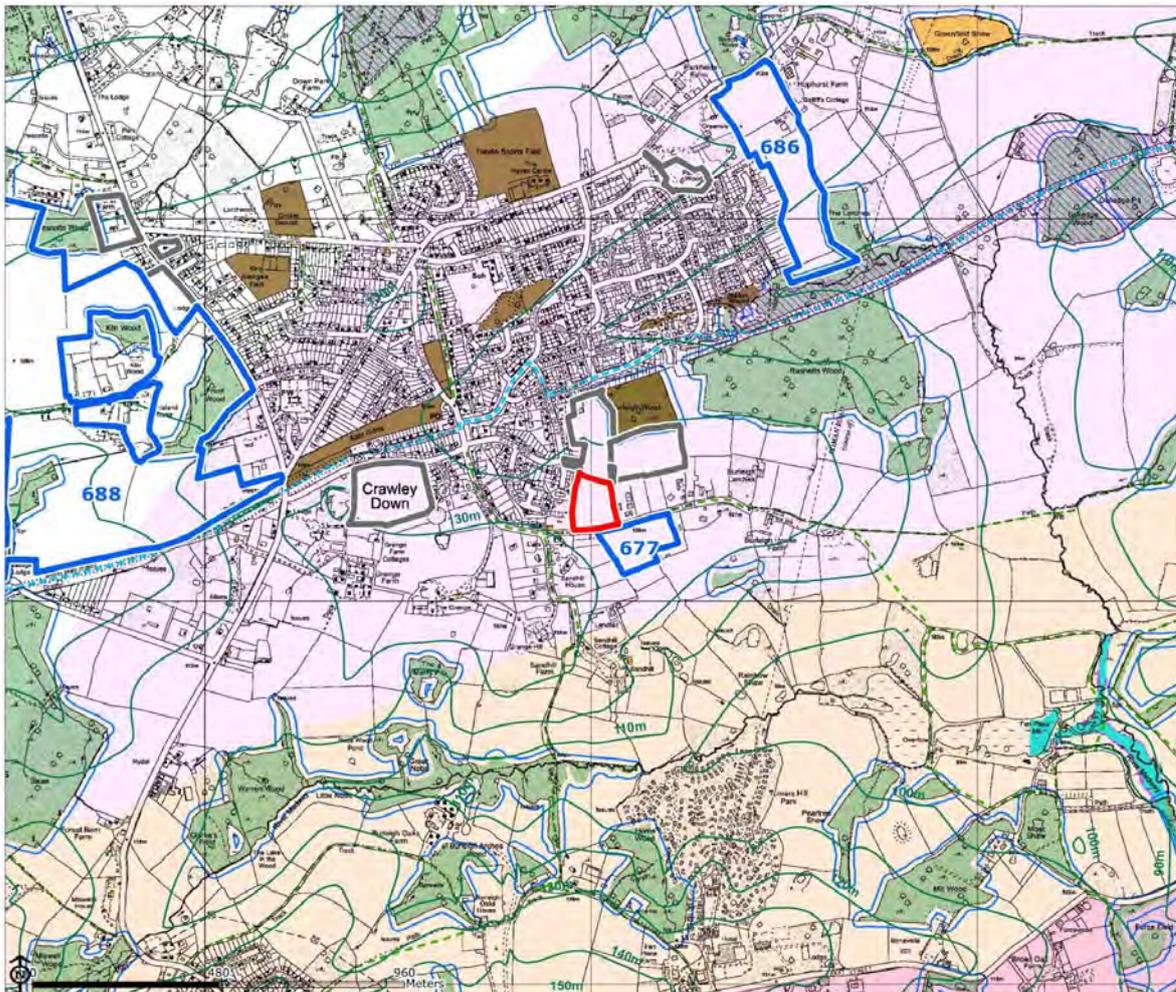
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

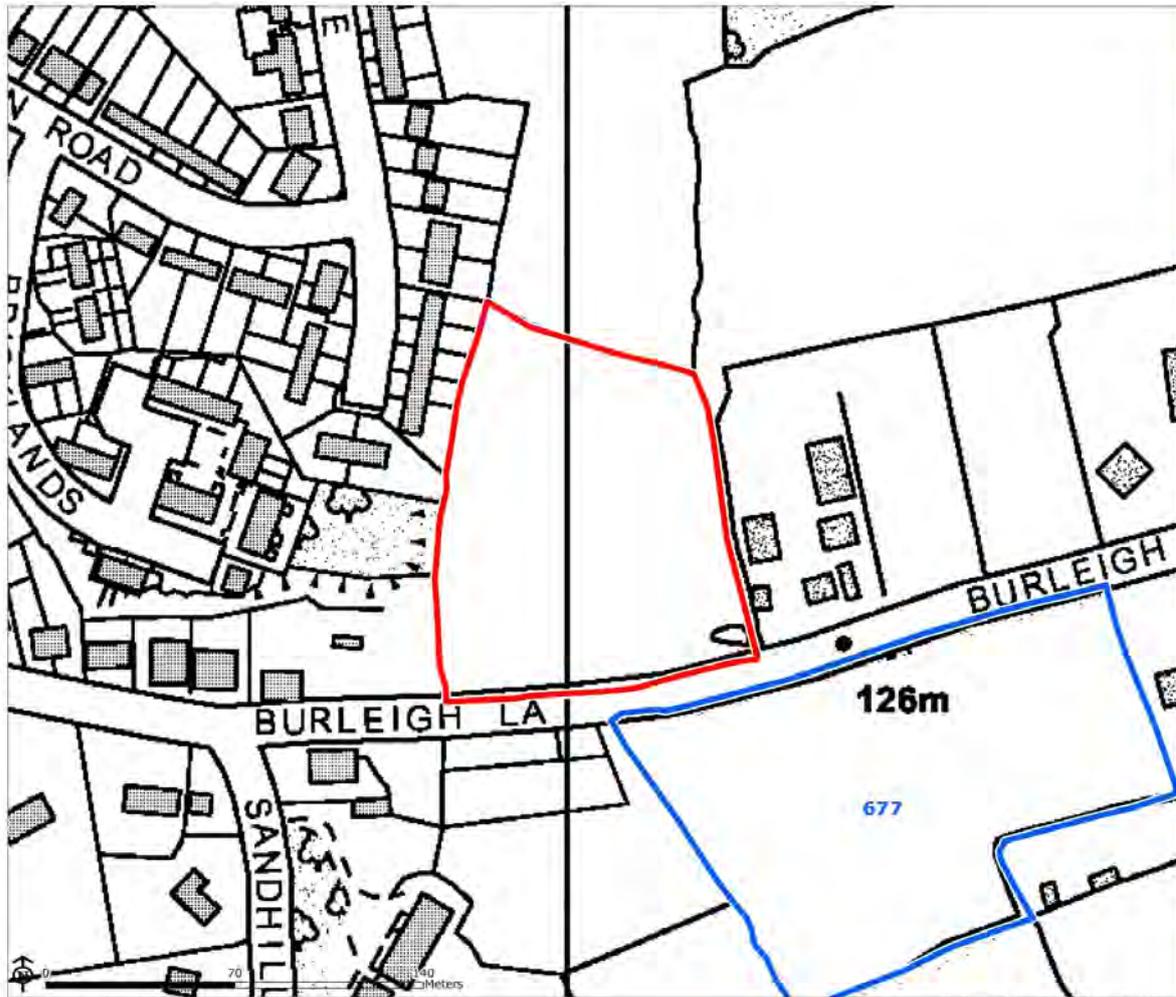


SHLAA Site:	Land north of Burleigh Lane, Crawley Down	SHLAA I	519	Landscape Character Area:	Crawley Down Southern Fringe
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Fairly good boundary vegetation and moderately low boundary loss.	3	Elevated site with gappy hedgerow/ boundary vegetation and scrub. A field in fair condition, gently sloping to the north.
Settlement Setting	1	Not distinctive. Scattered settlement. Mixed suburban fringe uses. Mostly on high ground and southern slope of raised ground upon which Crawley Down site.	4	Provides green edge to settlement of Crawley Down. Adjacent settlement includes modern estate housing to the north, with larger dispersed dwellings to the east and south.
Visual Receptors			4	Intervisibility with properties in Crawley Down and the wooded ridge behind. The site may be visible in views from these areas in front of a wooded backdrop. The Sussex Border Path runs adjacent to the south of the site with strong intervisibility.
Sense of Rurality	2	Too heavily settled to provide significant contribution to rurality.	4	Suburban feel - the site represents a transition from suburban to more rural further east along Burleigh Lane. New housing development to the north reduces rural feel - development on this site may therefore produce a much larger cumulative change in combination with recent settlement.
Settlement Separation	4	Constitutes the majority of the separation between Crawley Down and Turners Hill.	4	Separates Crawley Down settlement from dispersed dwelling to the south east.
Overall Landscape Sensitivity	3	MODERATE	5	HIGH

Landscape Value				
Landscape Designations	1	None	2	Within 2km of the AONB
Other Environmental Designations	3	LBs, some Ancient Woodland, PSI, RSI	1	
Setting of Valued Assets and Features	3	Some time depth, medieval assarts.	3	Some time depth, medieval assarts.
Cultural and Historical Associations	3	Some time depth. Medieval assarts.	3	Medieval assart - linked to the fields to the north and north east which are being developed, and medieval fields to the south.
Perceptual Qualities	3	Moderate scenic beauty, limited tranquillity	3	Moderate scenic beauty, limited tranquillity
Overall Landscape Value	3	MODERATE	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have a LOW suitability for development. This is due to the site's elevation relative to the surrounding area, the potential for cumulative effects when considered in combination with the sites to the north and north east, and considering the site's contribution to the character of the settlement edge and transition to the more rural character of the lane further east.



Mid Sussex District Council
District Plan

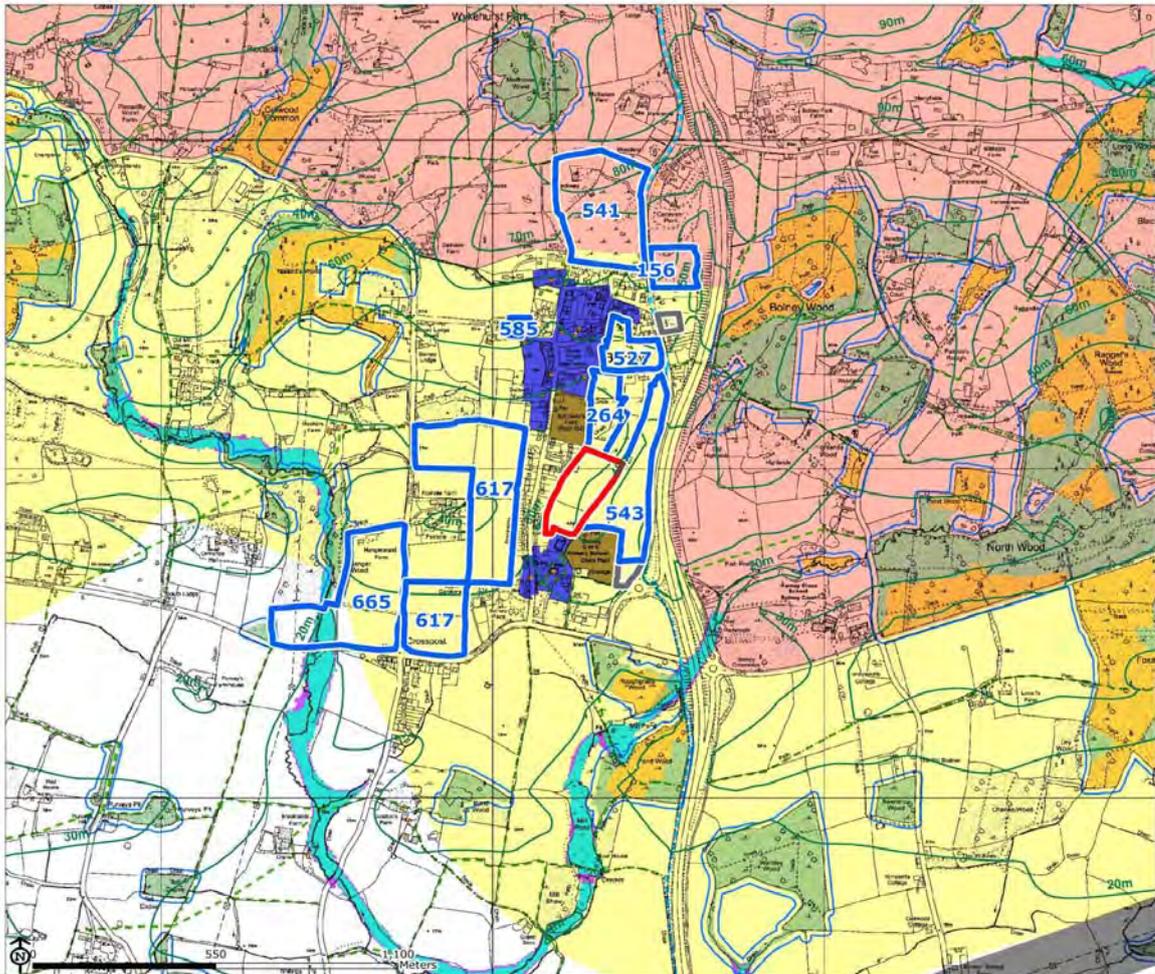
SHLAA Site 519

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 526

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



SHLAA Site:	Land east of Paynesfield, Bolney		SHLAA I	526	Landscape Character Area:	Bolney Sloping High Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments	
Landscape Condition	4	Significant vegetation and intact parkland. Generally moderate-low boundary loss.		3	Sloping pasture with denuded internal field boundaries but some remaining mature former hedgerow trees. Woodland edge to north.	
Settlement Setting	4	Distinctive wooded and parkland setting on slopes around settlement. Similar complex topography which settlement sits upon. Settlement largely linear form.		4	Sloping field forms backdrop to linear central part of settlement (The Street). Development on higher ground would be intrusive on existing dwellings and would have a clear effect on the perceived extent of development in the village.	
Visual Receptors				4	PRoW with rural character (long views to South Downs) runs along eastern edge of site. Development on higher parts of site would be visible above ridge top from AONB to east. Also views from east-west PRoW to west of The Street and from recreation ground.	
Sense of Rurality	3			3	Village-facing setting, with 20th century development on The Street, but with this newer development focused on valley floor and contribution of tree cover to backdrop the overall character is semi-rural.	
Settlement Separation	2	Some wider contribution to separation with surrounding small groups of settlement.		2	Contributes some sense of separation between originally separate settlements of Bolney and Bolney Common, but this is largely compromised by development along The Street.	
Overall Landscape Sensitivity	3	MODERATE		4	MEDIUM-HIGH.	
Landscape Value						
Landscape Designations	4	Partly AONB.		1	Near AONB but no relevant qualities.	
Other Environmental Designations	3	LBs, Ancient Woodland, RSI/PSI, Conservation Area.		1	None.	
Setting of Valued Assets and Features	3	Setting to AONB.		4	Site adjoins southern conservation area and is in view between the northern and southern conservation areas. Development appearing above ridge would affect setting of AONB. Rural character of Glebe Field sports ground could also be affected.	
Cultural and Historical Associations	2	Wykehurst Park		1	HLC says planned, private enclosure but undated. No cultural heritage associations.	
Perceptual Qualities	4	Pleasant wooded nature and parkland.		3	Pleasant, sloping grassland with some nice trees around edges, but exposed to modern housing.	
Overall Landscape Value	4	SUBSTANTIAL		3	MEDIUM.	
LCA Landscape Capacity						
Low/Medium		Site Landscape Suitability				
Area A is considered to have a LOW-MEDIUM suitability for development. This would need to be low density housing, in keeping with existing development, and would need to allow for retention and protection of trees, which contribute to landscape character, so yield would						

be LOW-MEDIUM. The upper slopes of the site and the southern end adjacent to the conservation area and Glebe Field, are more sensitive and in landscape terms have LOW suitability for development. Some tree planting along the eastern hedgerow boundary would be desirable.

Mid Sussex District Council
District Plan

SHLAA Site 527

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

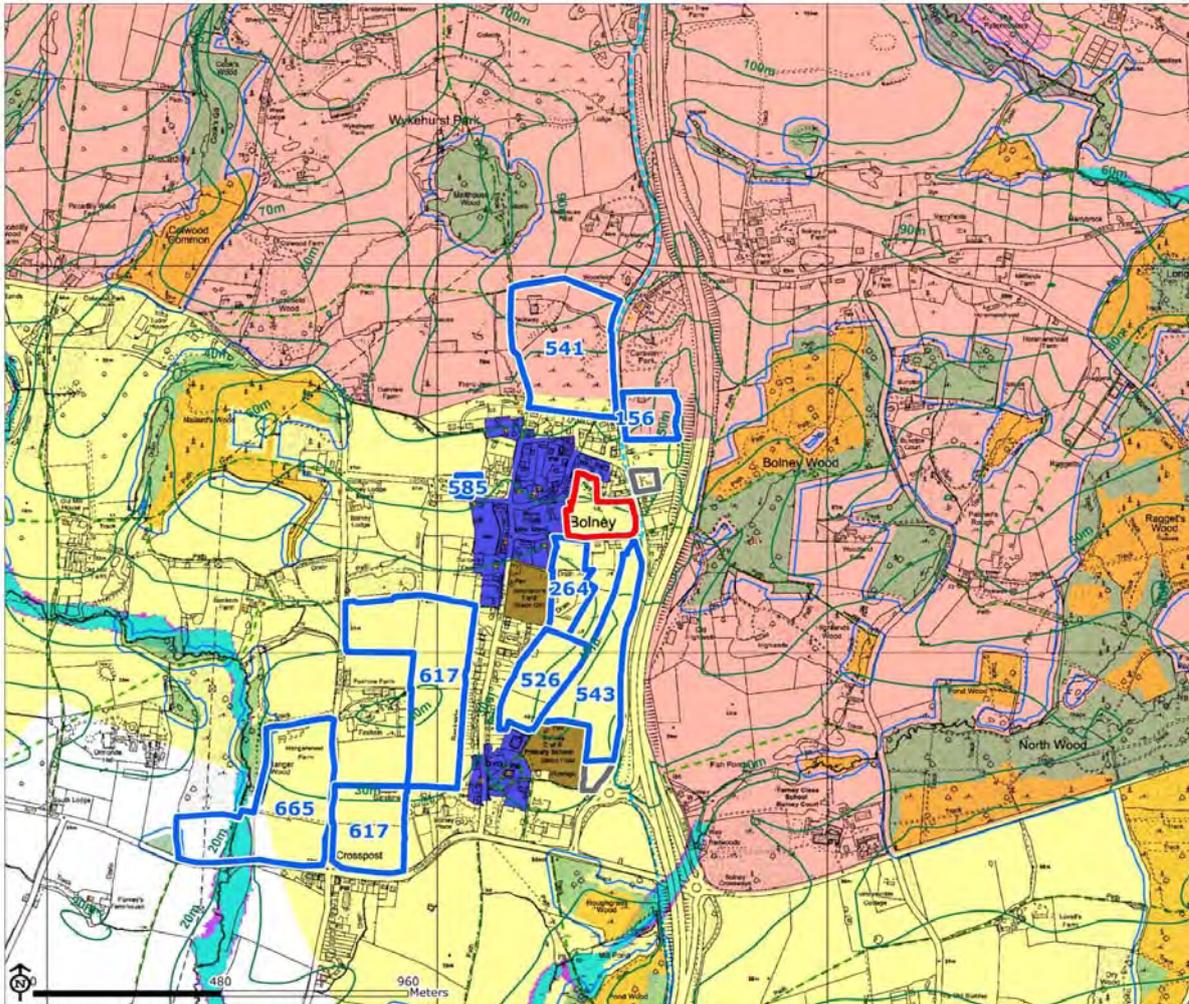
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



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CB:Green, C:EB:green, c:LUCOLA 6275-01_009_Constraints_A4 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

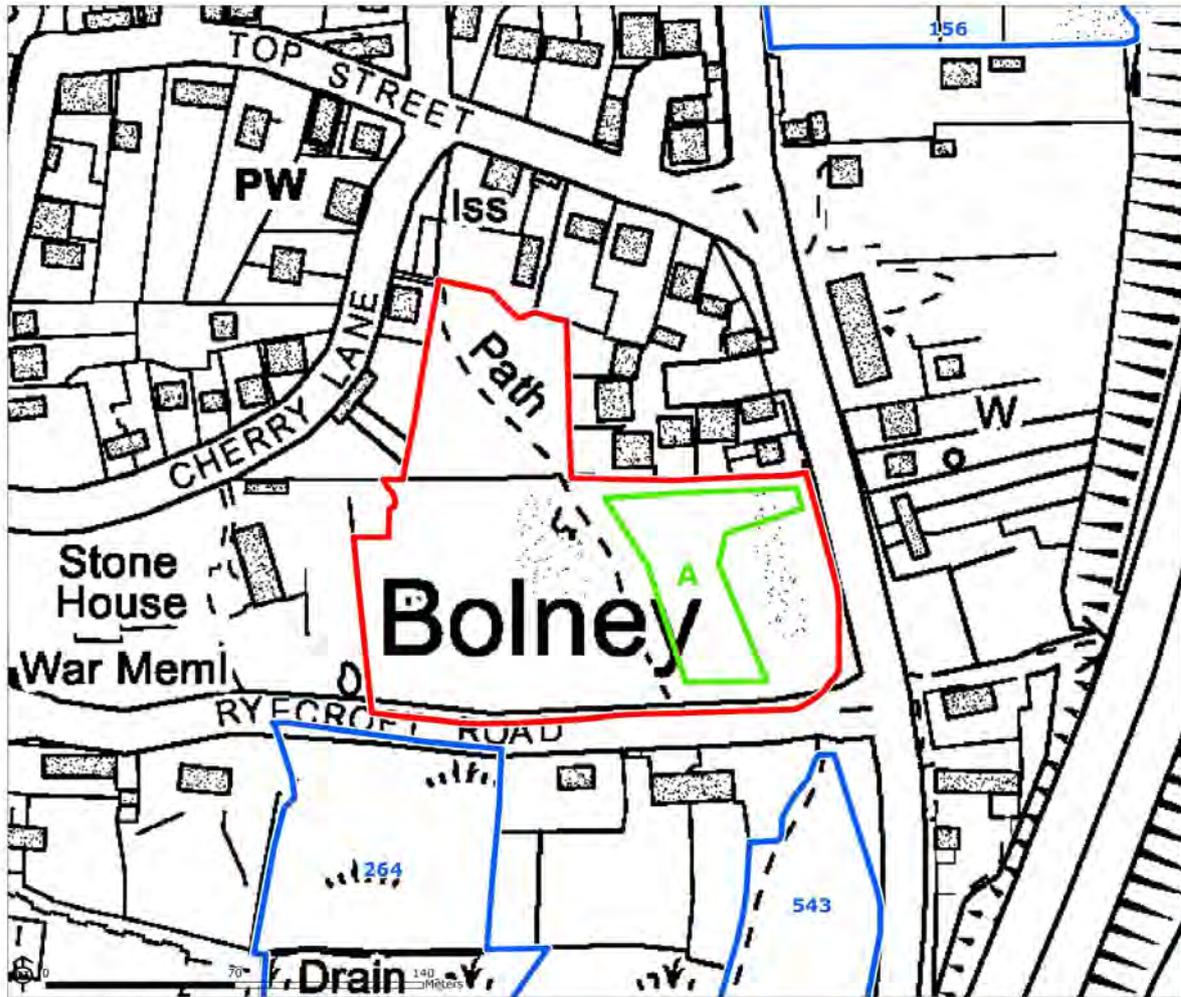
SHLAA Site:	Land north of Ryecroft Road, Bolney	SHLAA I	527	Landscape Character Area:	Bolney Sloping High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Significant vegetation and intact parkland. Generally moderate-low boundary loss.	4	Consists of 3 distinct areas: sloping grassland with valley along western edge, enclosed on three sides by housing but with hedgerows and trees; a block of regenerated woodland including an area of mature chestnut plantation on a regular grid; and an area with some open grassland but also scrub and ruderal vegetation and mature trees adjacent to London Road.
Settlement Setting	4	Distinctive wooded and parkland setting on slopes around settlement. Similar complex topography which settlement sits upon. Settlement largely linear form.	3	Within settlement boundaries rather than an extension, but the well treed character of the site can be considered to form a rural edge to the historic core of Bolney Common.
Visual Receptors			3	Well treed boundaries limit views into the site, but PRoW passes through centre.
Sense of Rurality	3		4	Has a rural village-edge character which is stronger in the western part of the site. The eastern part, adjacent to modern housing on Bennetts, close to the main road and with scrub and ruderal vegetation, has less rurality.
Settlement Separation	2	Some wider contribution to separation with surrounding small groups of settlement.	1	No contribution to settlement separation.
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH.

Landscape Value				
Landscape Designations	4	Partly AONB.	1	Close to AONB but village is excluded.
Other Environmental Designations	3	LBs, Ancient Woodland, RSI/PSI, Conservation Area.	1	None.
Setting of Valued Assets and Features	3	Setting to AONB.	4	The sloping grassland and woodland provide a setting to the eastern side of the Conservation Area, contributing to rural character.
Cultural and Historical Associations	2	Wykehurst Park	4	There is a sense of timeliness in this area. The HLC identifies the site as 'informal parkland', forming a large landscaped garden (presumably to Stone House).
Perceptual Qualities	4	Pleasant wooded nature and parkland.	3	The landform, woodland and conservation area cottages give this area scenic value, although it is too overlooked by adjacent settlement to have any sense of isolation.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM_HIGH.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The western part of the site is considered to have a LOW landscape suitability to development, due primarily to its sloping terrain (in the north-west), wooded character (in particular the regularly planted chestnuts) and relationship with the conservation area. The eastern part of the site (area A) is considered to have a MEDIUM landscape sensitivity, assuming the tree group adjacent to the London Road is retained. It would also be desirable to preserve some space between the PRoW and the residential boundary, and to preserve some rural-

edge character by making housing very low density. Area A could therefore only accommodate a LOW yield.



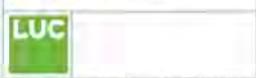
Map Series District Council District Plan

SHLAA Site 527

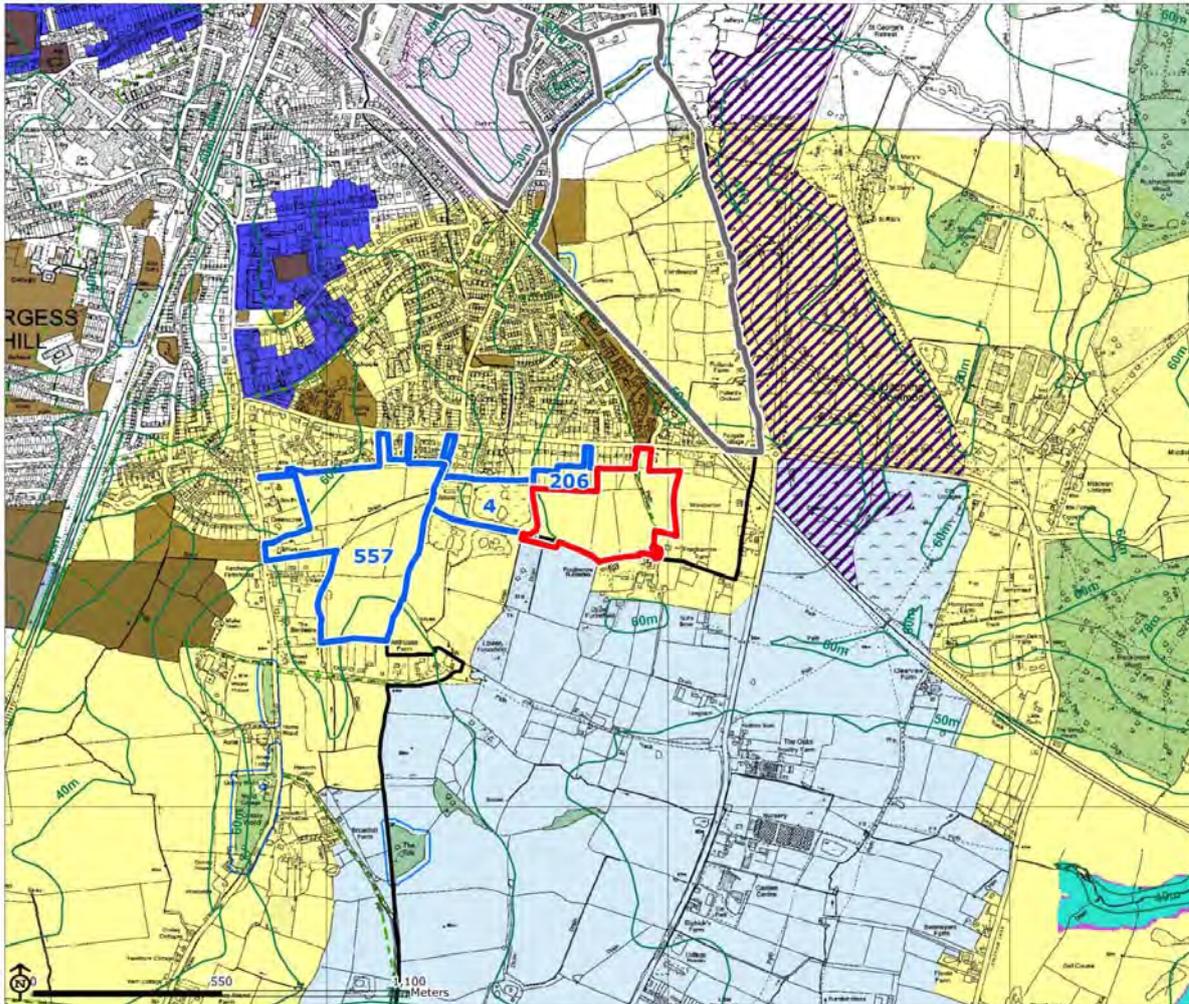
- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Red Green District Council, LUC

Map Scale @ A4: 1:2,000



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Mid Sussex District Council
District Plan

SHLAA Site 534

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



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EB:Green, C:EB:green - C:\J\2014 6275-01_009_Constraints_A4_12/12/2014
Sources: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land south of Folders Lane (to the east of Wintons fishing lakes), Burgess Hill	SHLAA I	534	Landscape Character Area:	Furze/field Low Weald
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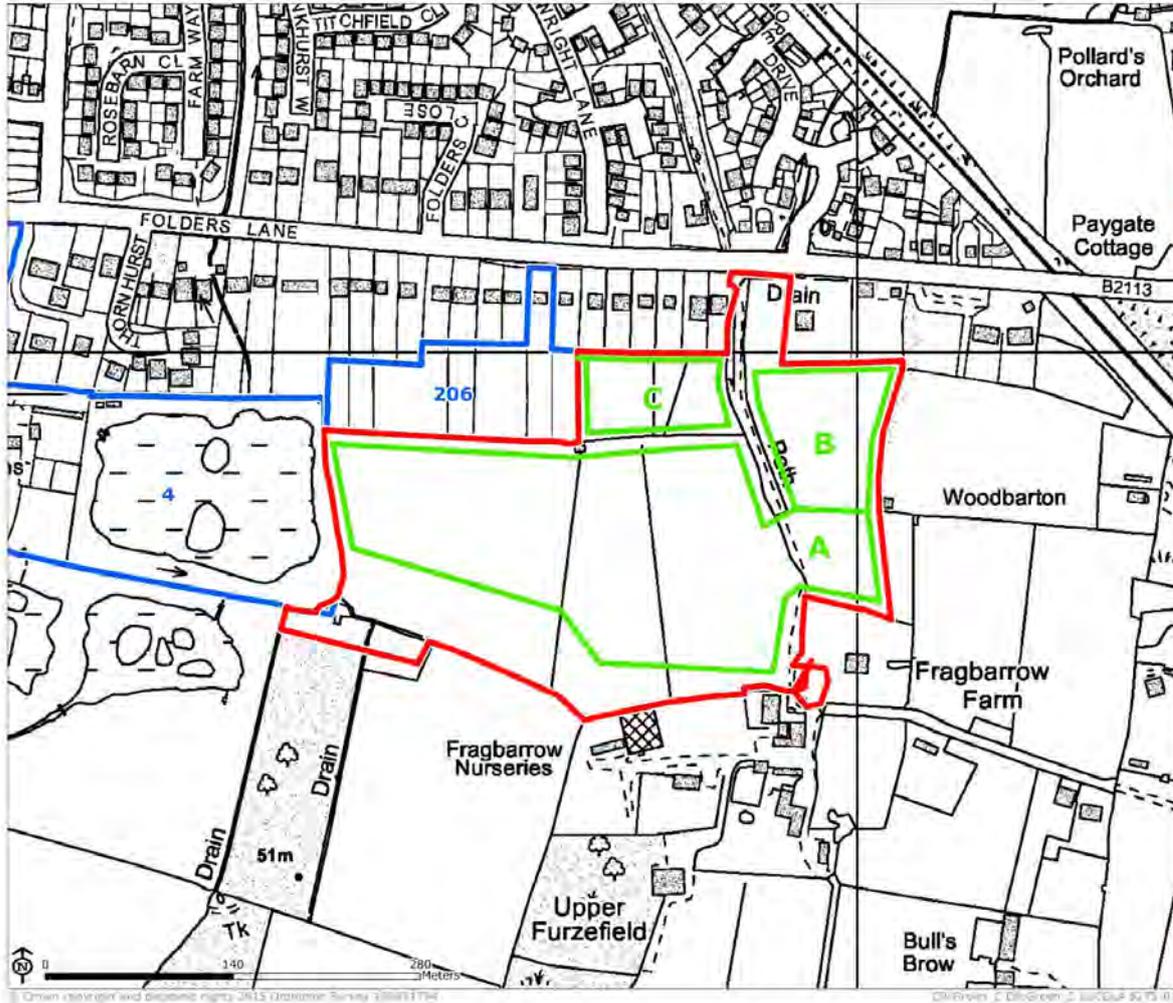
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Pastoral landscape with dense hedgerow network and low boundary loss.	4	The bulk of the Site is well contained by dense hedgerows with many mature oaks, but internal field boundaries are denuded. The fields to the south-west slope inwardly to form a shallow valley, and have post and rail fences, reflecting their use as paddocks. The field to the east appears less managed and is relatively flat.
Settlement Setting	3	Boundary vegetation along urban edge. Very low intervisibility. Gently undulating plateau top. Similar topography to residential areas along Folders Lane.	3	The existing settlement edge to the south of Folders Lane is marked by a strong hedgerow boundary with mature trees, and development beyond this line has not yet occurred, other than adjacent to roads. However, similar strong hedgerows would also form the outer edges of the extended settlement were this Site to be developed. The land opposite the site to the north of Folders Lane has been developed as far east as the railway line. A small part of the site lies to the north of the hedgerow that marks the current urban edge as defined in the 2005 District Landscape Character Assessment.
Visual Receptors			3	Higher ground to the south has a number of shaws, giving a well wooded character and screening the Site from the South Downs escarpment and from nearby National Park locations. A PRoW runs north-south through the site, following the mature hedgerow, leads to the National Park boundary (on Common Lane).
Sense of Rurality	3	Moderate. Very enclosed. Little intervisibility with surrounding landscape.	4	The enclosed character of the landscape creates a rural feel in the south-western part of the Site, although the equestrian land use is suggestive of an urban edge location. The eastern field is exposed to views of a house, and associated ornamental planting, on the northern boundary, and Fragbarrow Farm to the south, and area to the north of the hedgerow has more of an urban-edge character.
Settlement Separation	2	Minor contribution to wider gap between Burgess Hill and Ditchling.	2	Development in this area would physically reduce the gap between Burgess Hill and Ditchling, but the wooded character of the landscape means that there is no perception of the proximity of the settlements.
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH. The south-western fields in particular, which comprise the bulk of the site, have a degree of rurality resulting from their strong outer field boundaries, but the eastern side of the site and the area to the north of the hedgerow that marks the urban edge in the 2005 character assessment are less sensitive.

Landscape Value

Landscape Designations	1		4	No designations apply to the bulk of the Site, but a very small area in the south-west corner, to the south of the hedgerow, lies within the South Downs National Park. There is no distinct edge to the National Park here - the strong field structure around the site can be seen to represent a
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				continuation of the field pattern within the designated area - but the Special Qualities are not greatly in evidence in the small area of the National Park which lies adjacent to the site.
Other Environmental Designations	2	LBs, minor flood, RSI, PSI.	1	None.
Setting of Valued Assets and Features	3	Setting to Ditchling Common. Glimpses of South Downs.	1	The site has no value as a setting.
Cultural and Historical Associations	3	Intact early post medieval and medieval.	3	Intact medieval field boundaries resulting from assarts are a feature of the National Park and the Weald. The fields in the Site are potentially of a similar age, but represent a more piecemeal, informal enclosure.
Perceptual Qualities	3	Moderate scenic beauty, fairly tranquil due to enclosure.	4	The enclosed character of the landscape makes it fairly tranquil, although the presence of nearby houses gives the eastern field more of an urban fringe character.
Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH. Proximity to the National Park is the key element in terms of landscape value, giving the Site a role as a buffer to the urban area, but there are no specific elements within the designated area, or visual interactions, which serve to elevate its value.

LCA Landscape Capacity	Site Landscape Suitability
Medium	<p>Area A is considered to have LOW-MEDIUM landscape suitability. This could accommodate development with a MEDIUM-HIGH yield.</p> <p>Area B is considered to have MEDIUM landscape suitability. This could accommodate development with a LOW-MEDIUM yield.</p> <p>Area C is considered to have MEDIUM-HIGH landscape suitability. This could accommodate development with a LOW yield.</p> <p>The fields to the south-west (area A) are the most sensitive in terms of rural character, settlement form and proximity to the National Park, so a generous buffer zone - e.g. a woodland block - would need to be maintained to the south. The area to the rear of the houses on Folders Lane (area C) is the least sensitive, but given the character of the houses on Folders Lane a development similar in form and scale to either Thornhurst or Folders Close would be most appropriate. The eastern field (area B) has more of an urban-edge character than the rest of the site and could also accommodate dwellings, although sensitivity would increase towards the southern end of the field where settlement would encroach upon Fragbarrow Farm and would in isolation represent an incongruous southward extension of the town. In terms of settlement form, if area A were developed alongside the two sites to the east (4 and 557) that also have strong hedgerow boundaries this would not represent a major change in terms of the form and setting of the settlement. In all cases it would be desirable to keep the hedgerows outside of private ownership, adjacent to access routes (for public use but also to facilitate management), and with wide buffer strips appropriately managed for biodiversity value.</p>



MID SUSSEX DISTRICT COUNCIL
 Planning Plan

SHLAA Site 534

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:4,000

LUC

SHLAA Site 541

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

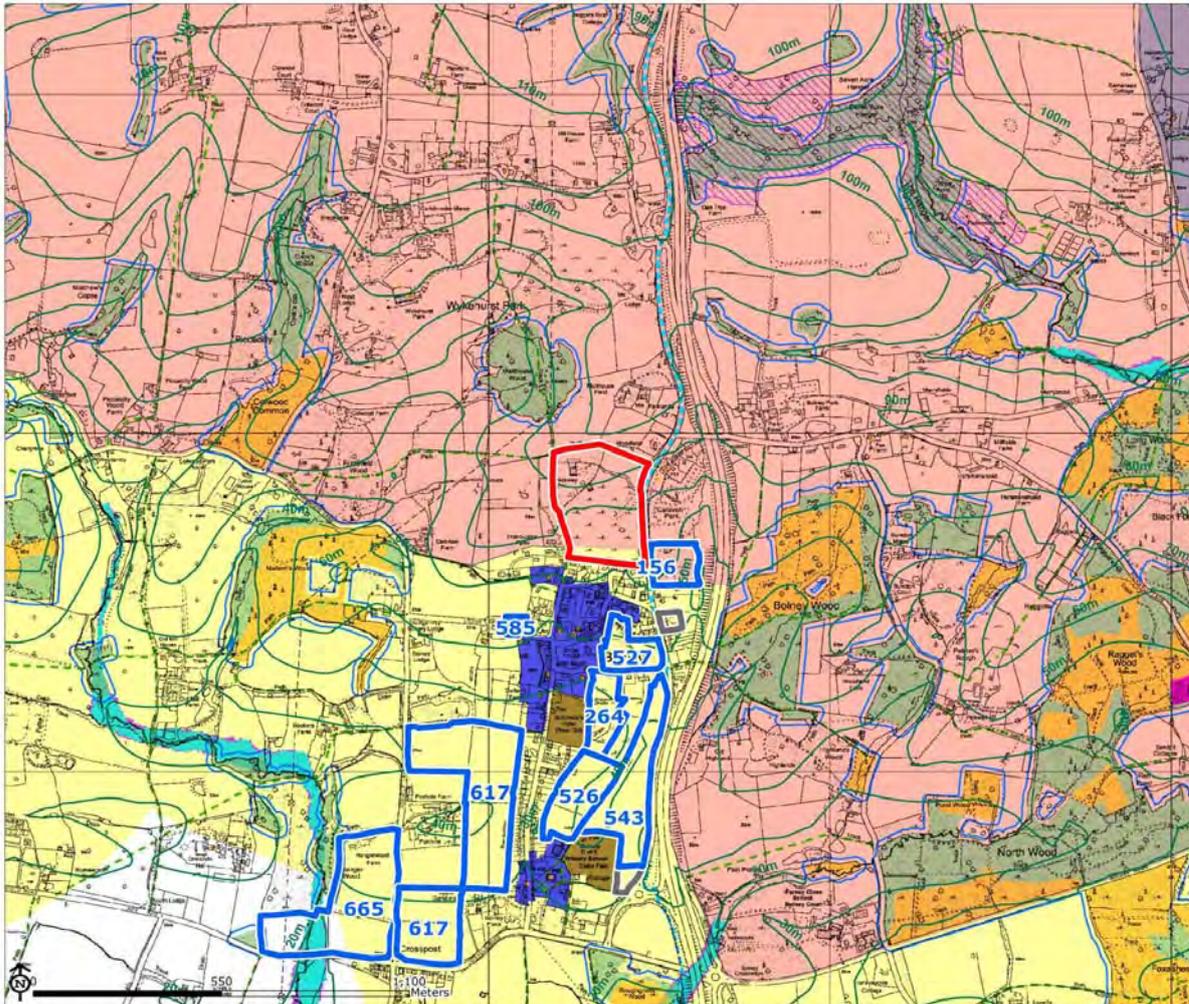
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



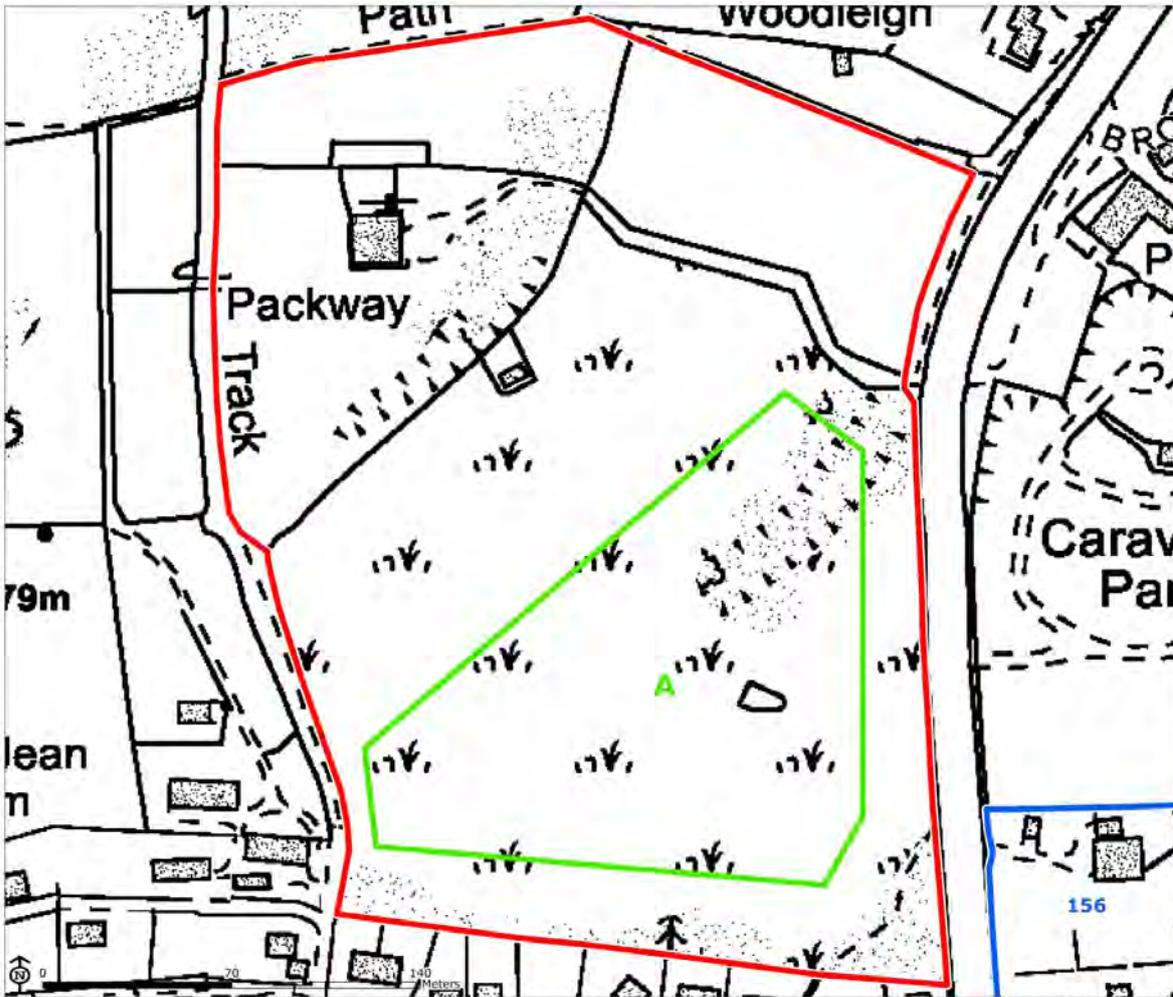
SHLAA Site:	Land Adjacent to Packway House, Bolney		SHLAA I	541	Landscape Character Area:	Bolney Sloping High Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments	
Landscape Condition	4	Significant vegetation and intact parkland. Generally moderate-low boundary loss.		4	Strong wooded hedgerow boundaries, and internal tree/hedge line, have developed a stronger wooded character in modern times with natural regeneration.	
Settlement Setting	4	Distinctive wooded and parkland setting on slopes around settlement. Similar complex topography which settlement sits upon. Settlement largely linear form.		4	On higher ground above Bolney, with northern end on ridge crest with exposure to former Wykehurst parkland. Development to west of London Road would be consistent with existing settlement form, but full development of site would extend size of settlement considerably. Wooded nature of site contributes to setting of Bolney.	
Visual Receptors				4	Wooded margins provide visual containment for lower part of site but higher northern end has intervisibility across Adur Valley to South Downs. High Weald Landscape Trail, a promoted regional route, runs along the western boundary and another PRow crosses along the northern edge, with glimpsed long views over site.	
Sense of Rurality	3			3	Woodland gives rural character, with parkland influence to north. Existing house (Packway), adjacent London Road and visibility through southern boundary to Top Street suggest village edge.	
Settlement Separation	2	Some wider contribution to separation with surrounding small groups of settlement.		2	No role in larger settlement separation but development visible from north would encroach on isolated houses (including Packway, within the site). None are listed.	
Overall Landscape Sensitivity	3	MODERATE		4	MEDIUM-HIGH	
Landscape Value						
Landscape Designations	4	Partly AONB.		4	Within the AONB except southern boundary strip. Parkland characteristics add sensitivity although woodland developing in site is modern.	
Other Environmental Designations	3	LBs, Ancient Woodland, RSI/PSI, Conservation Area.		3	None on or adjoining the site, but good connectivity to the ancient Malthouse Wood, so wooded character of site adds value.	
Setting of Valued Assets and Features	3	Setting to AONB.		2	Although in part in the former parkland of the II* listed Wykehurst Place, there is likely to be very little visual relationship with the site due to screening by Malthouse Wood.	
Cultural and Historical Associations	2	Wykehurst Park		4	The site has cultural heritage interest. The strong break in slope and tree line that separates the north west corner, in which Packway is located, from the rest of the site is a boundary feature associated with Wykehurst Park, and the pronounced hollow-way along this boundary connected Bolney Common to a farm that once stood at the site's north-east corner. Parkland landscape character is evident at the northern site edge. There are a number of individual	

properties towards the margins of the former parkland but no settlement clusters.

Perceptual Qualities	4	Pleasant wooded nature and parkland.	4	Attractive mosaic of older and younger trees, scrub and grassland.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH

LCA Landscape Capacity	Site Landscape Suitability
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Low/Medium	<p>Most of the site is considered to have a LOW suitability for development, due to pleasant, wooded character of site and impact on AONB parkland setting.</p> <p>Area A is considered to have LOW-MEDIUM landscape suitability for development, but would need to retain a good level of tree cover within and around area to soften built form so it could only accommodate a LOW-MEDIUM yield. Investigation would be required to see if the mapped ditch/bank feature shown as terminating to the north of area A has any continuation into it; if so the developable area would be reduced to a LOW yield.</p>
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**Mid Sussex District Council
District Plan**

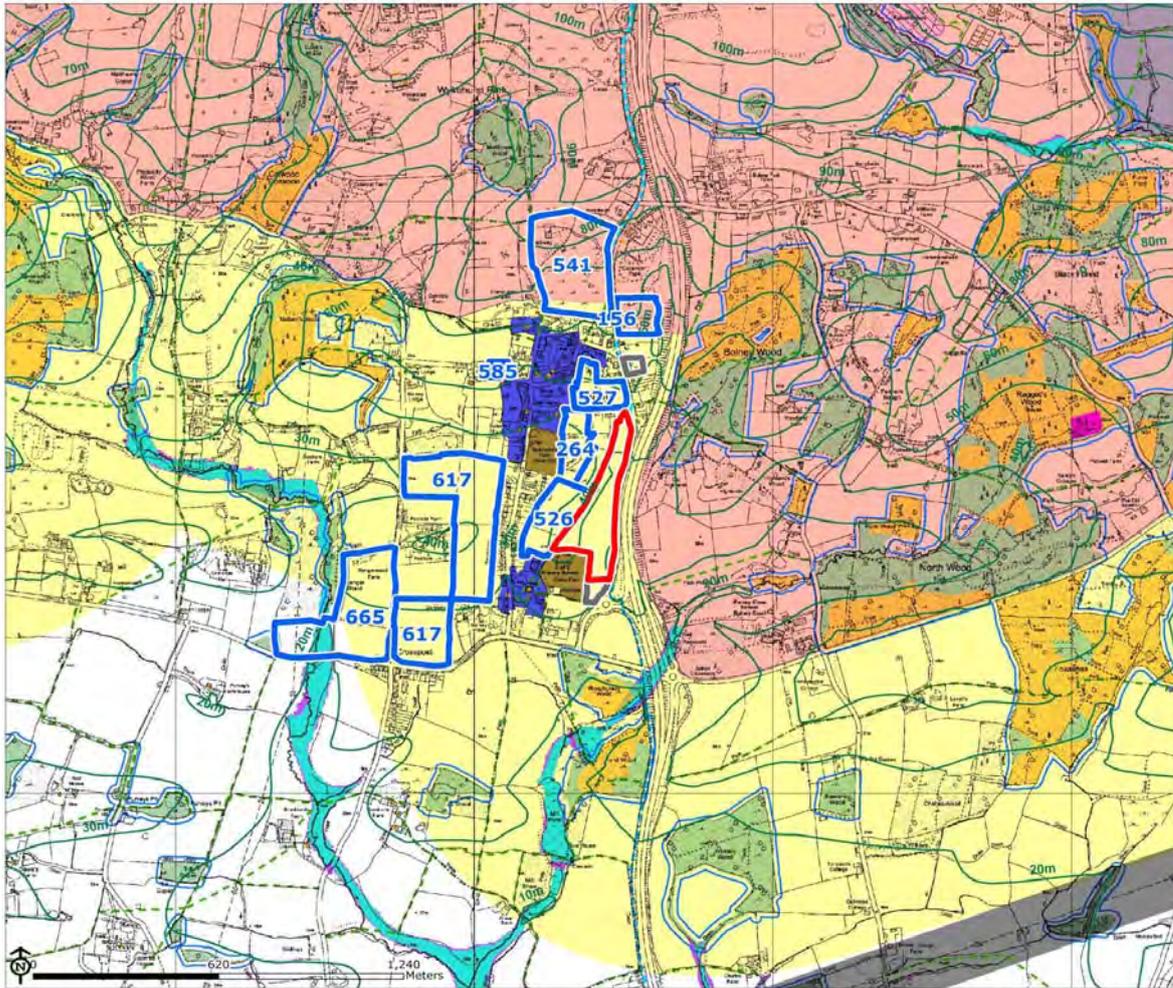
SHLAA Site 541

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 543

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:18,000

LUC

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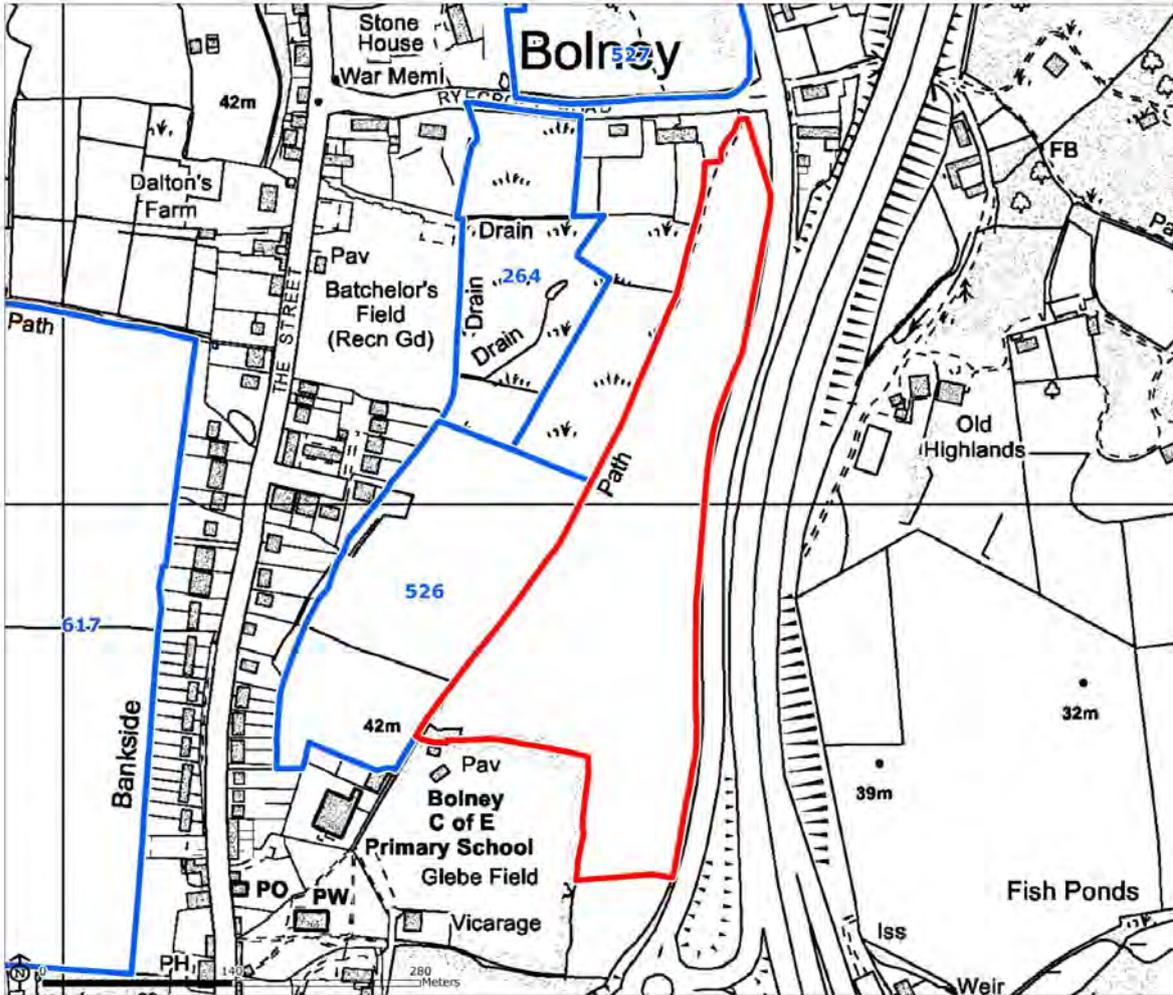
CB:Green_C.EB:green_c LUCGLA 6275-01_009_Constraints_A4 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land west of London Road, Bolney	SHLAA I	543	Landscape Character Area:	Bolney Sloping High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Significant vegetation and intact parkland. Generally moderate-low boundary loss.	4	Arable field with strong boundaries and undulating slope. Narrow form at northern end.
Settlement Setting	4	Distinctive wooded and parkland setting on slopes around settlement. Similar complex topography which settlement sits upon. Settlement largely linear form.	5	Little relationship to existing settlement. Separated from main village area by ridge, and from London Road linear development by woodland block (although this is site 527). Development would mean a considerable change in settlement form.
Visual Receptors			4	PRoW along western edge has long views over site to South Downs. Probable views from PRoW in AONB to south-east (near Bolney Court). Potentially exposed to some long views from south across Adur Valley, although impact of any development likely to be very limited at this distance.
Sense of Rurality	3		3	Extent of tree cover in vicinity and in long views of Adur Valley to South Downs gives a rural character, despite proximity of A23 with associated noise and visible lighting masts (the road itself is screened by trees).
Settlement Separation	2	Some wider contribution to separation with surrounding small groups of settlement.	1	No settlement separation role.
Overall Landscape Sensitivity	3	MODERATE	5	HIGH.

Landscape Value				
Landscape Designations	4	Partly AONB.	2	Adjacent to AONB to east but separated by A23. AONB is on higher ground, with woodland and parkland character.
Other Environmental Designations	3	LBs, Ancient Woodland, RSI/PSI, Conservation Area.	1	None.
Setting of Valued Assets and Features	3	Setting to AONB.	3	East facing slope is undeveloped setting to AONB. Also adjacent to Glebe Field (PPG17 open space), which has rural character, and close to Bolney Conservation Area.
Cultural and Historical Associations	2	Wykehurst Park	1	No cultural heritage associations. Fields are described as planned private enclosure in HLC, but undated.
Perceptual Qualities	4	Pleasant wooded nature and parkland.	3	Intrusive road noise but scenic views across long open slope. Approved development at southern end of site has potential to intrude on rural views.
Overall Landscape Value	4	SUBSTANTIAL	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site's location in relation to the existing settlement and its contribution to scenic views and rural character experienced from a PRoW that is likely to be well used, mean that landscape suitability for development is considered to be LOW.



**Mid Sussex District Council
Quarter Plan**

SHLAA Site 543

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:4,000



SHLAA Site 547

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

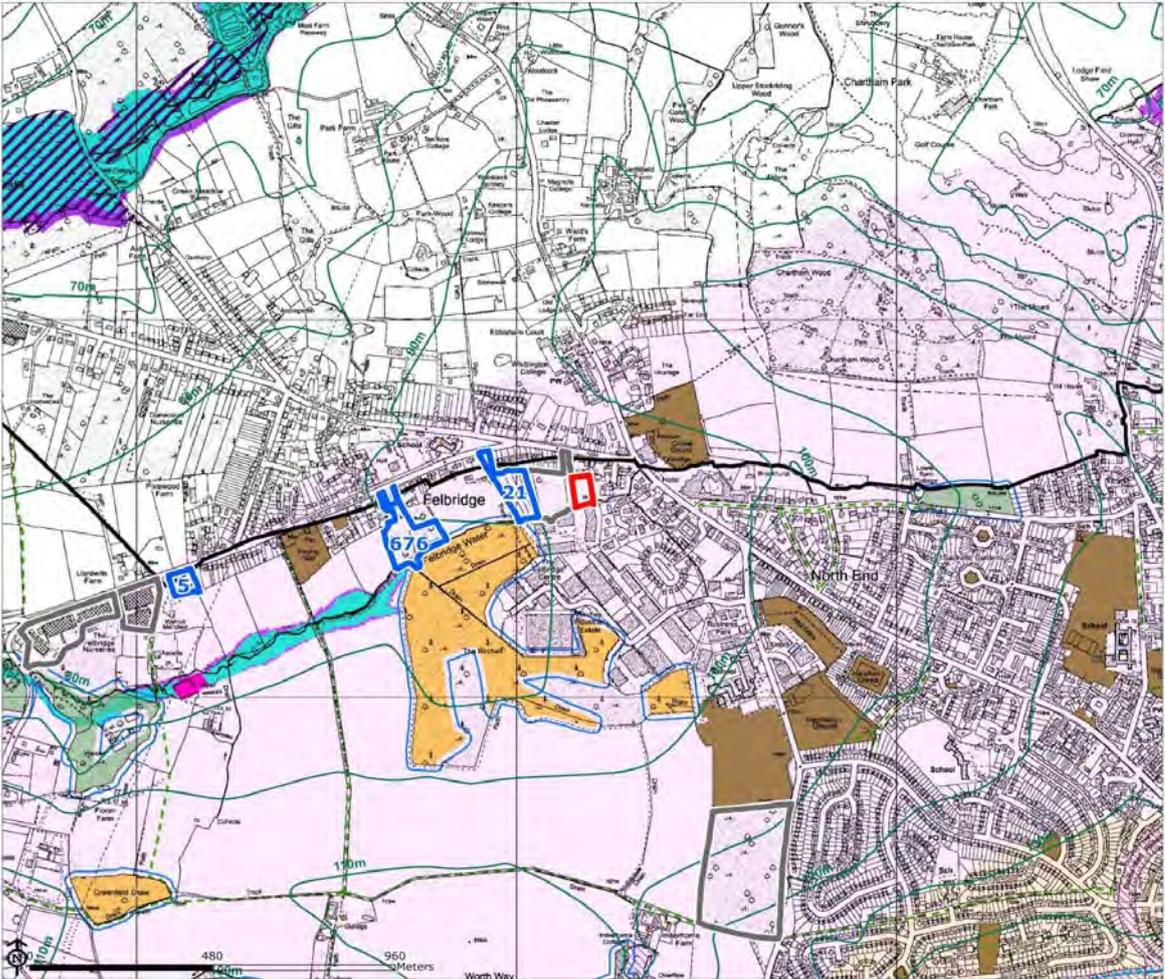
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



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CB: Green, C: EB: green, F: LUC/CLA 6275-01_009 Constraints_A4 £2/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

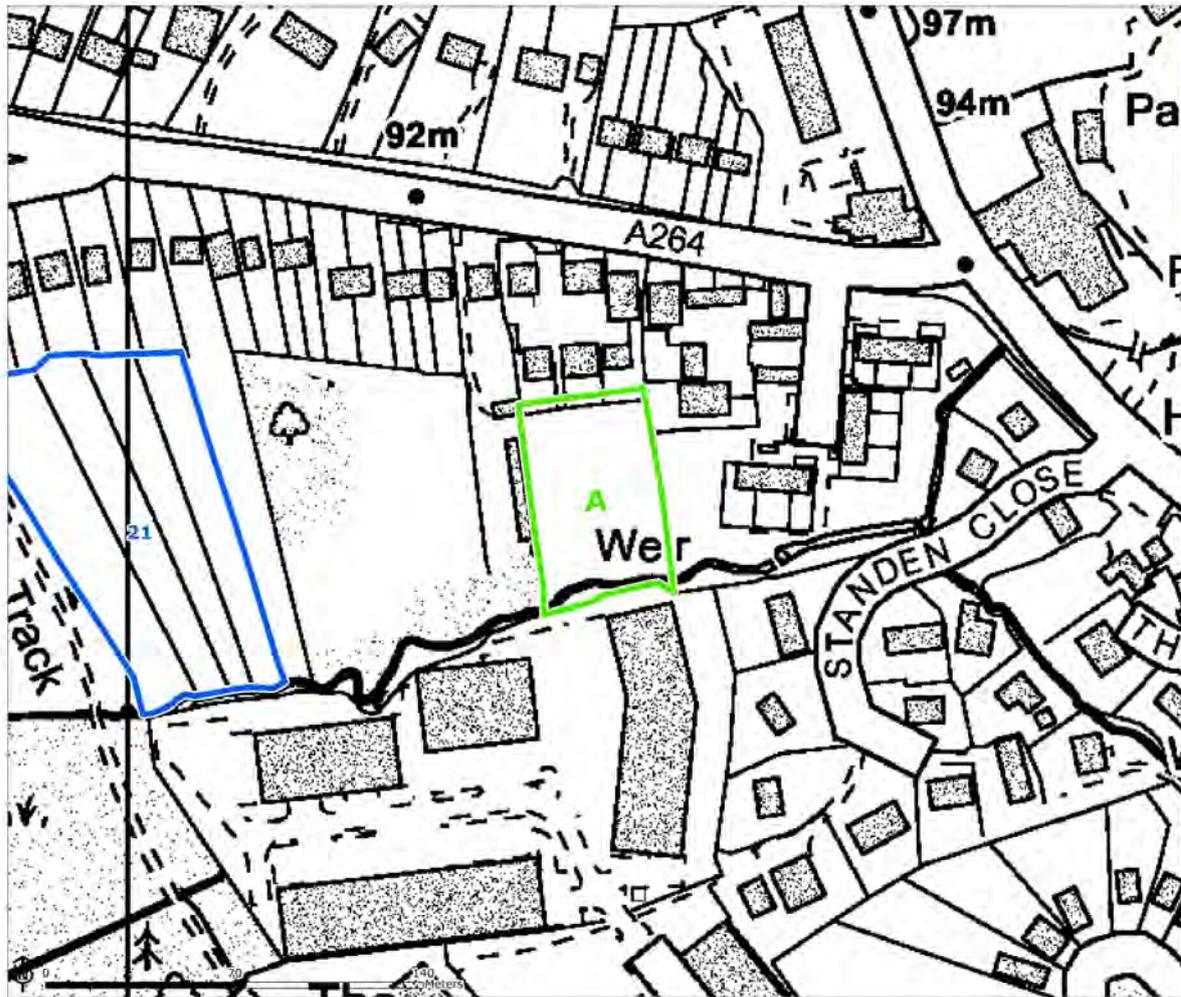
SHLAA Site:	Land rear of 'Mulberry Gate', Copthorne Road, Felbridge	SHLAA I	547	Landscape Character Area:	
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition			3	Site could not be accessed or viewed but appears to be largely covered by trees.
Settlement Setting			1	Relates well to existing development -would be perceived as infill
Visual Receptors			1	Appears relatively well enclosed.
Sense of Rurality			2	Within the settlement of Felbridge - suburban
Settlement Separation			1	
Overall Landscape Sensitivity			3	MEDIUM

Landscape Value				
Landscape Designations			1	
Other Environmental Designations			1	
Setting of Valued Assets and Features			1	
Cultural and Historical Associations			2	Historically the site is regenerated woodland.
Perceptual Qualities			2	Site could not be accessed or viewed but appears to be largely covered by trees.
Overall Landscape Value			2	LOW-MEDIUM

LCA Landscape Capacity	Site Landscape Suitability
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The site is considered to have a MEDIUM landscape suitability for development. This is based on desk review as the site could not be accessed or viewed. It could potentially accommodate a LOW yield. Development should respond to surrounding height and grain and should include green and woodland buffers to the stream and tree belt to the south.



SHLAA Site 547
 SHLAA Site 547
 SHLAA Site 547

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Red Emma 2010 Census, G.C.
 Map Scale @ A4: 1:2,000



Mid Sussex District Council
District Plan

SHLAA Site 550

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

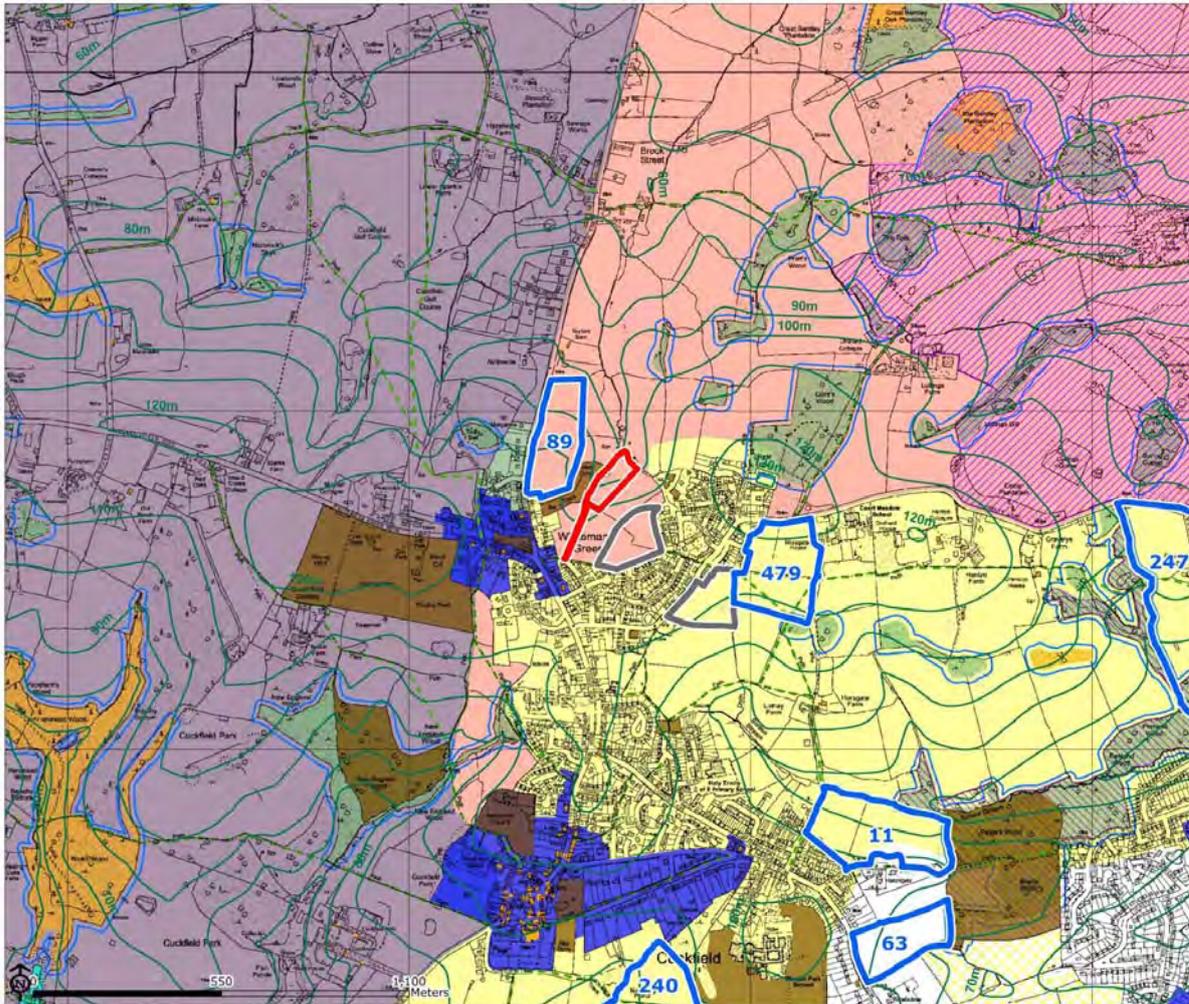
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

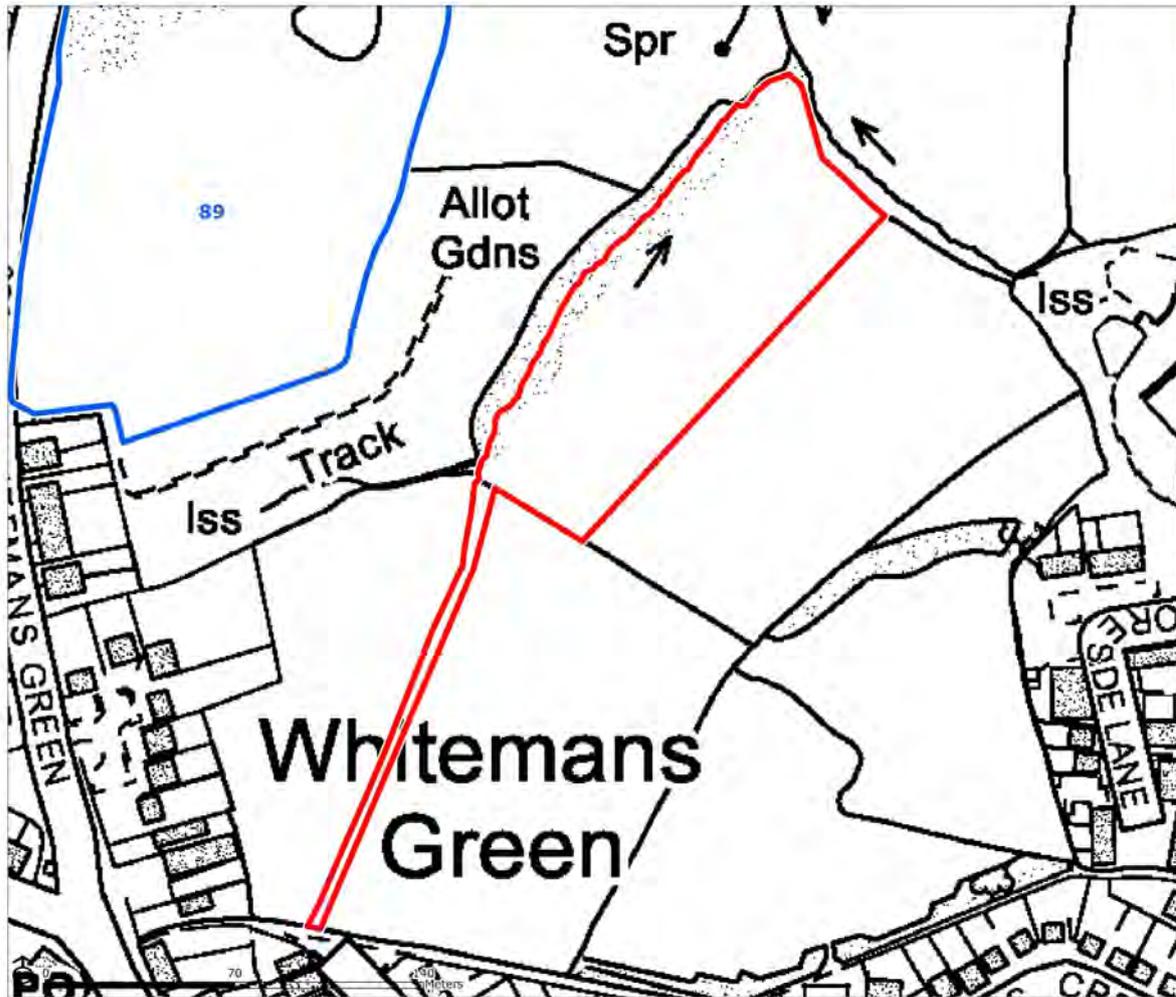
Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



SHLAA Site:	Land east of Whitemans Green, Cuckfield		SHLAA I	550	Landscape Character Area:	Whitemans High Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments	
Landscape Condition	3	Moderate-good hedgerow network. Low boundary loss.		5	Dense, treed hedgerow occupies a large part of this narrow, sloping valley-side site. Scrub vegetation that has developed on rest of site adds to sensitivity.	
Settlement Setting	3	Partly wooded setting below north of Cuckfield, not overly distinct. CA on north facing slopes below Cuckfield which sits on higher ground.		5	Part of valley landform with strong vegetation along stream. A number of similar valleys mark the fringes of Cuckfield and Haywards Heath, where they form a natural edge to development on higher ground. The site is detached from the urban edge of Whitemans Green, and would sit lower than any other development on this side of the settlement.	
Visual Receptors				3	There are no local public views, but potential visibility in longer views from within the AONB.	
Sense of Rurality	3	Moderate, limited intervisibility town and wider landscape.		3	Nearby development intrudes, but restoration of the boundary hedgerow between the adjacent drainage basin and the new development (Mantell Park), and landscaping around the basin, would reduce this over time.	
Settlement Separation	1	No gap function.		1	No gap function.	
Overall Landscape Sensitivity	3	MODERATE		5	HIGH. Setting, settlement form and site condition are the key considerations.	
Landscape Value						
Landscape Designations	5	Within AONB		5	Within AONB. Sloping stream valley-side with mature trees is characteristic.	
Other Environmental Designations	3	LBs, abuts CA, minor Ancient Woodland, RSI, PSI.		2	Adjacent to allotments, but separated by dense tree line.	
Setting of Valued Assets and Features	2	Setting to Borde Hill.		1	No impact on settings.	
Cultural and Historical Associations	2	Some assart timedepth.		3	Medieval assart, with wooded character retained, although timedepth is affected by adjacent development.	
Perceptual Qualities	4	Largely rural intact landscape.		4	Current condition of adjacent site, containing drainage for new development to south-east, reduces perceptual quality, but still attractive outlook over wooded valley into high ground in AONB.	
Overall Landscape Value	4	SUBSTANTIAL		4	MODERATE-HIGH.	
LCA Landscape Capacity		Site Landscape Suitability				
Low/Medium		The site is considered to have LOW landscape suitability for development. It's topography and vegetation are characteristic of its AONB location, and form a feature that is unsuited to housing. The site is also detached form the settlement edge.				



Mid Sussex District Council
District Plan

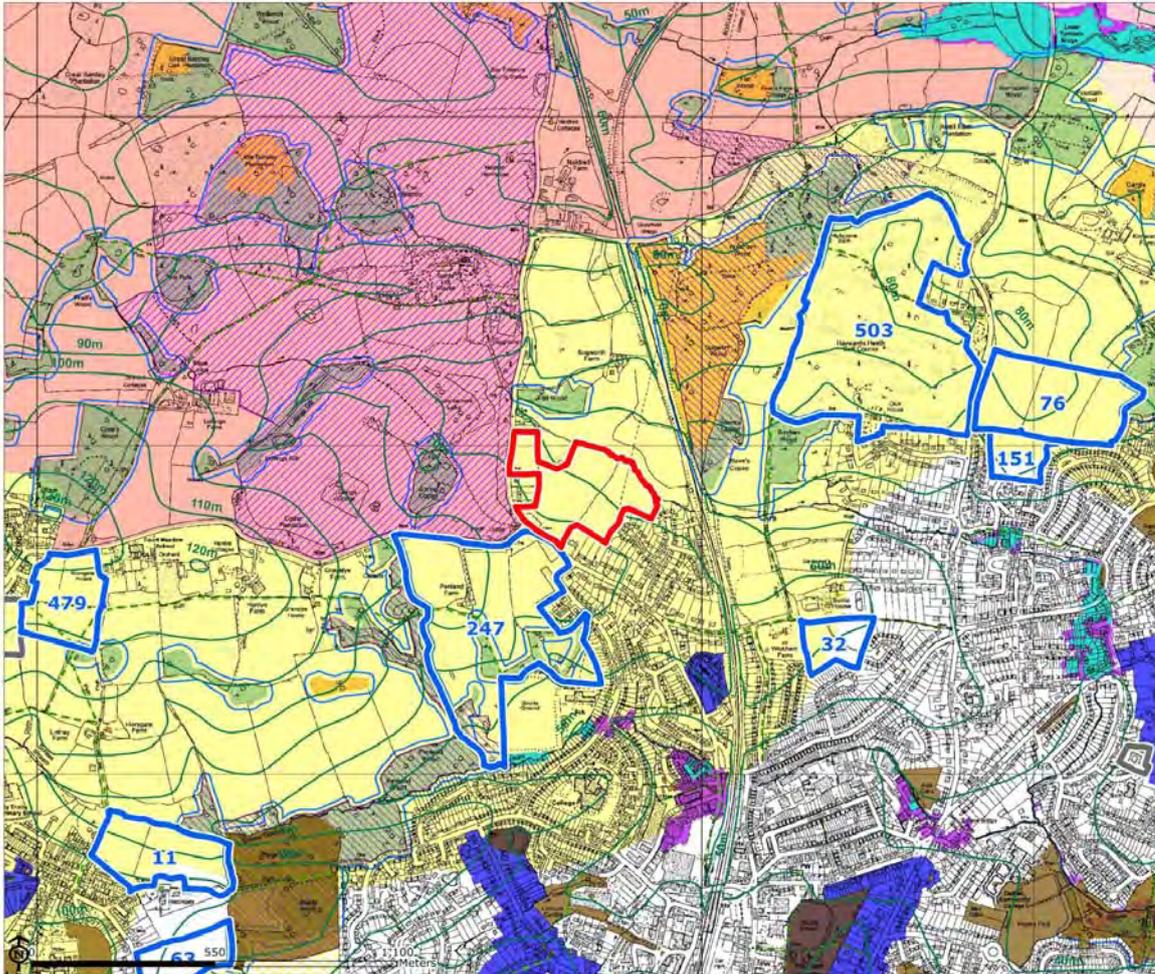
SHLAA Site 550

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 556

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
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- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

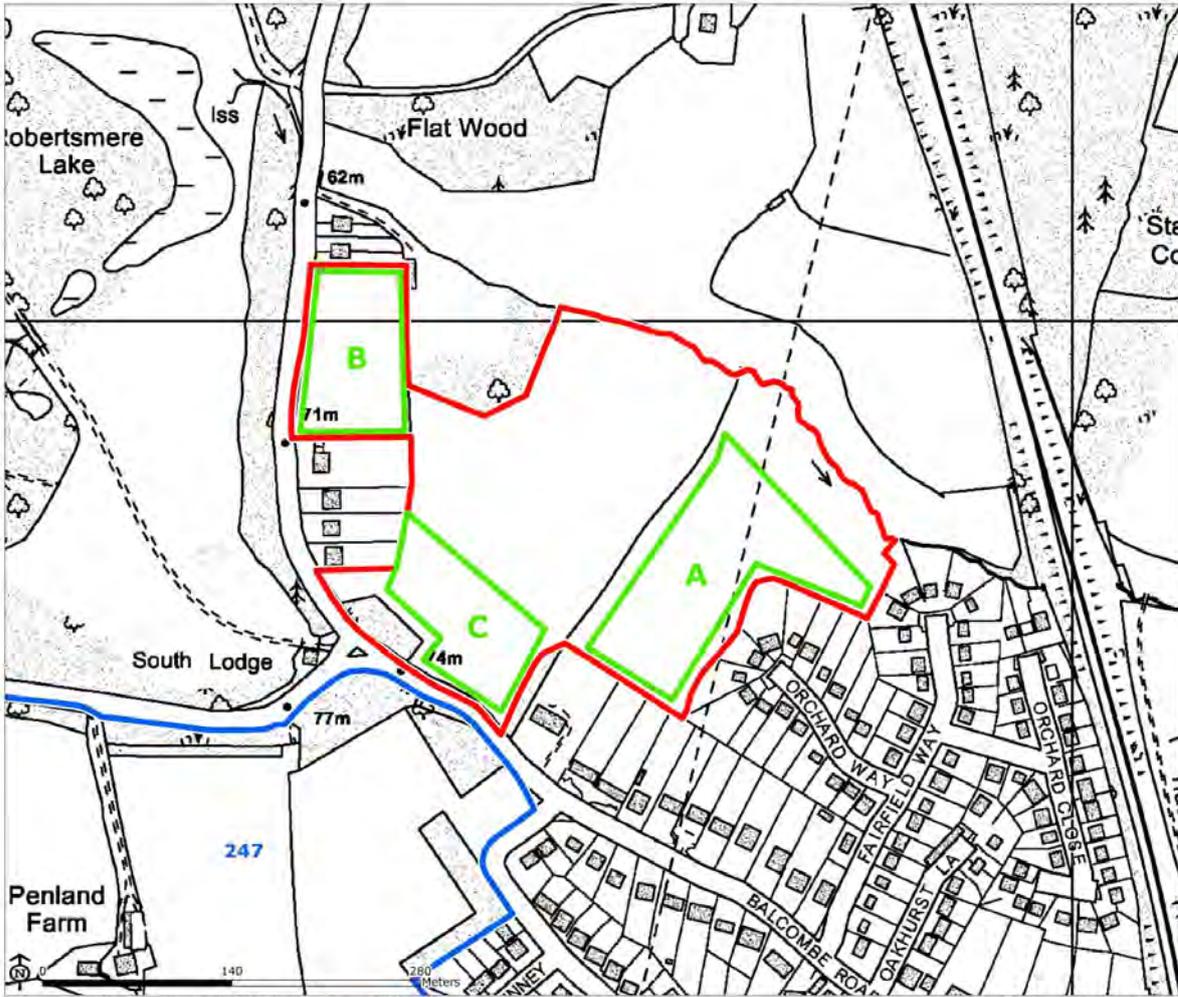


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CB:Green, C EB:green, C LUC:GLA 6275-01, 009_Constraints_A4 12/17/2014
Sources: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land east of Borde Hill Lane, Haywards Heath		SHLAA I	556	Landscape Character Area:	Horsgate High Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments	
Landscape Condition	2	Significant boundary loss.		4	Western side of shallow valley with undulating pastoral terrain. Some nice hedgerow trees.	
Settlement Setting	3	Wooded contribution to northern setting of Haywards Heath. Open topography sloping towards Haywards Heath to the east.		4	Valley with woodland and pasture creates rural setting to the town. Housing development to south is on similar terrain, but this would extend into countryside. Houses on Balcombe Road adjoining western edge of site have rural character.	
Visual Receptors				3	Site is adjacent to Borde Hill parkland and gardens, from which views towards Haywards Heath are dominated by trees. It is unlikely that development within the Site would create much if any sense of increased housing in views from the gardens or parkland, but detailed visual assessment would be required.	
Sense of Rurality	3	Woodland counters effect of settlement upon perception of rurality.		4	Valley has rural character, although harsh urban edge at Orchard Way/Fairfield Way.	
Settlement Separation	3	Limited separation function		4	Limited separation function, but development would intrude on separate character of hamlet of houses on Balcombe Road, and on rural character of Sugworth Farm, which has open views across valley.	
Overall Landscape Sensitivity	3	MODERATE		4	MODERATE-HIGH.	
Landscape Value						
Landscape Designations	4	Small part in AONB.		3	Adjacent to AONB. Continuation of valley landform from Borde Hill estate, although wooded edge to estate and presence of Balcombe Road create some distinction.	
Other Environmental Designations	4	LBs, some Ancient Woodland, PSI, RSI, SNCI		1	None.	
Setting of Valued Assets and Features	4	Setting to AONB and Borde Hill to the north and west.		4	Visually screened from key views from Borde Hill registered park and garden, across Robertsmere Lake, but nearby development would potentially be perceptible from south eastern corner of estate, reducing rurality of setting. Sugworth Farm is listed building in which open views contribute to character, although modern development (Orchard Way and Fairfield Way) already intrudes.	
Cultural and Historical Associations	2			3	Some sense of timeliness, with valley landform adding seclusion and presence of listed Sugworth Farm across valley, but urban edge does intrude. Fields are medieval assarts.	
Perceptual Qualities	3	Moderate scenic beauty		4	Some scenic quality, although road noise and presence of nearby housing have an impact.	
Overall Landscape Value	4	SUBSTANTIAL		4	MODERATE-HIGH.	
LCA Landscape Capacity	Site Landscape Suitability					

Low/Medium	<p>The central and lower parts of this site are considered to have a low suitability for development, representing the greatest intrusion into the rural area.</p> <p>Area A is considered to have LOW-MEDIUM landscape suitability. This could accommodate development with a LOW-MEDIUM yield. The hedgerow to the north-west of the area would act as a settlement edge.</p> <p>Area B is considered to have MEDIUM landscape suitability. This could accommodate development with a LOW yield. The gap between existing houses could be infilled, although it would be important to ensure new housing was of a similar character and density to the existing dwellings (which may be associated with the Borde Hill estate).</p> <p>Area C is considered to have LOW-MEDIUM landscape suitability. This could accommodate development with a LOW yield. Some screening planting would be desirable to soften the urban edge and avoid joining town to the hamlets of houses just north along Balcombe Road. Any significant visibility from the Borde Hill estate would add to sensitivity.</p>
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Mid Sussex District Council
District Plan

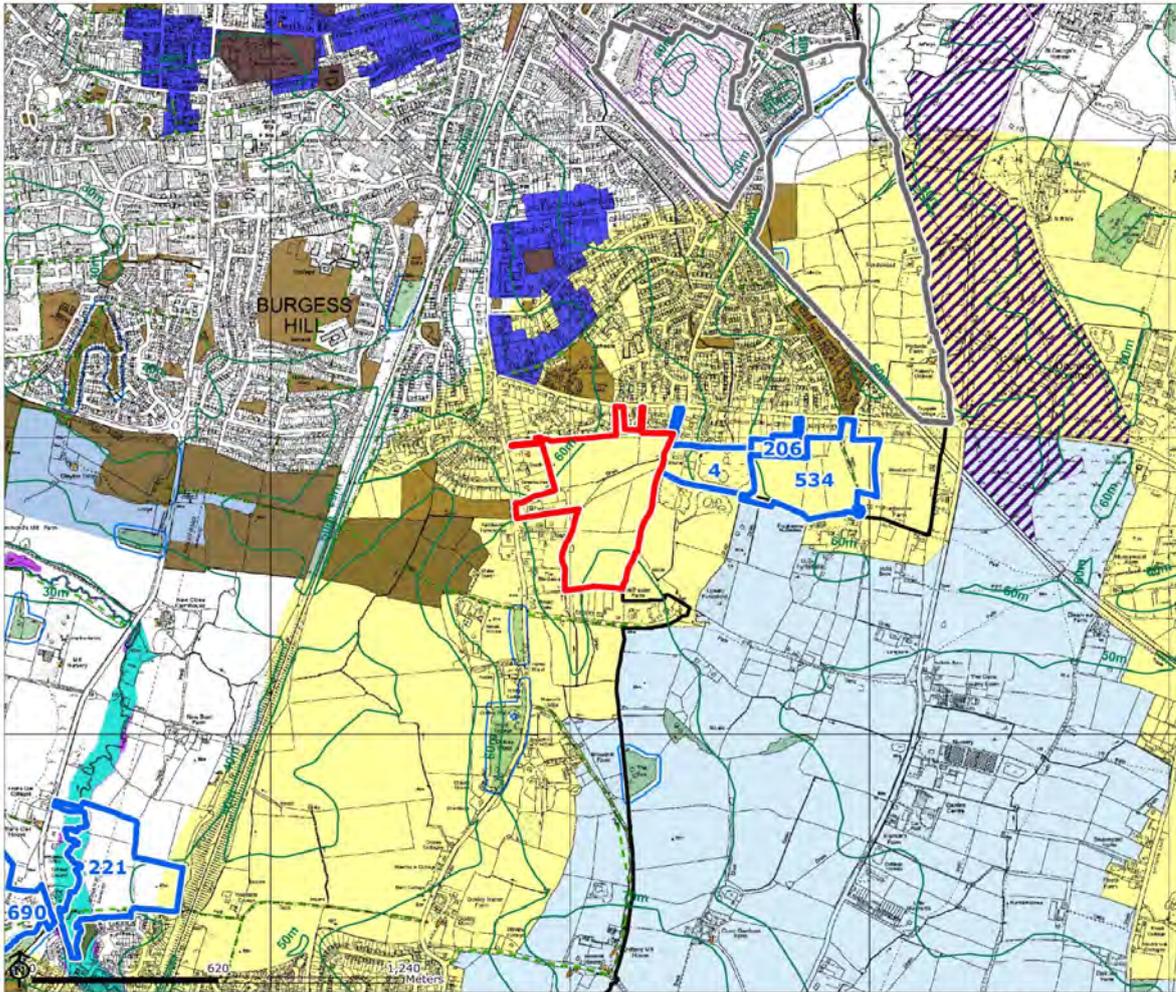
SHLAA Site 556

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:4,000





Mid Sussex District Council
District Plan

- SHLAA Site 557**
- Current SHLAA Site
 - Other SHLAA Sites
 - Planning Applications
 - District Boundaries
 - 10m Contours
- Primary Constraints**
- Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Nature Conservation Importance (SNCI)
 - Local Nature Reserves
 - High Weald Area of Outstanding Natural Beauty
 - South Downs National Park
 - Listed Building
 - Registered Park and Garden
 - Scheduled Monument
 - Flood Zone 3
 - Agriculture Land Classification - Grade 2
 - Public Rights Of Way
- Secondary Constraints**
- Ancient Woodland 15m buffer
 - Ancient Semi-Natural Woodland Site
 - Planted Ancient Woodland Site (PAWS)
 - Ashdown Forest 7km HRA Buffer
 - National Park and AONB - 1km buffer
 - Conservation Areas
 - Air Quality Management Area (AQMA)
 - Source Protection Zone 1
 - Flood Zone 2
 - 400kV Electricity Line - 100m buffer
 - Open space, sport and recreation areas (PPG17 Assessment 2006)
 - Sustrans National Cycle Route
- Map Scale @ A4: 1:18,000



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CB:Green, C EB:green, e LUCCLA 6275-01_009_Constraints_A4 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land south of Folders Lane and east of Keymer Road, Burgess Hill (Site H, west)	SHLAA I	557	Landscape Character Area:	Furzeffield Low Weald
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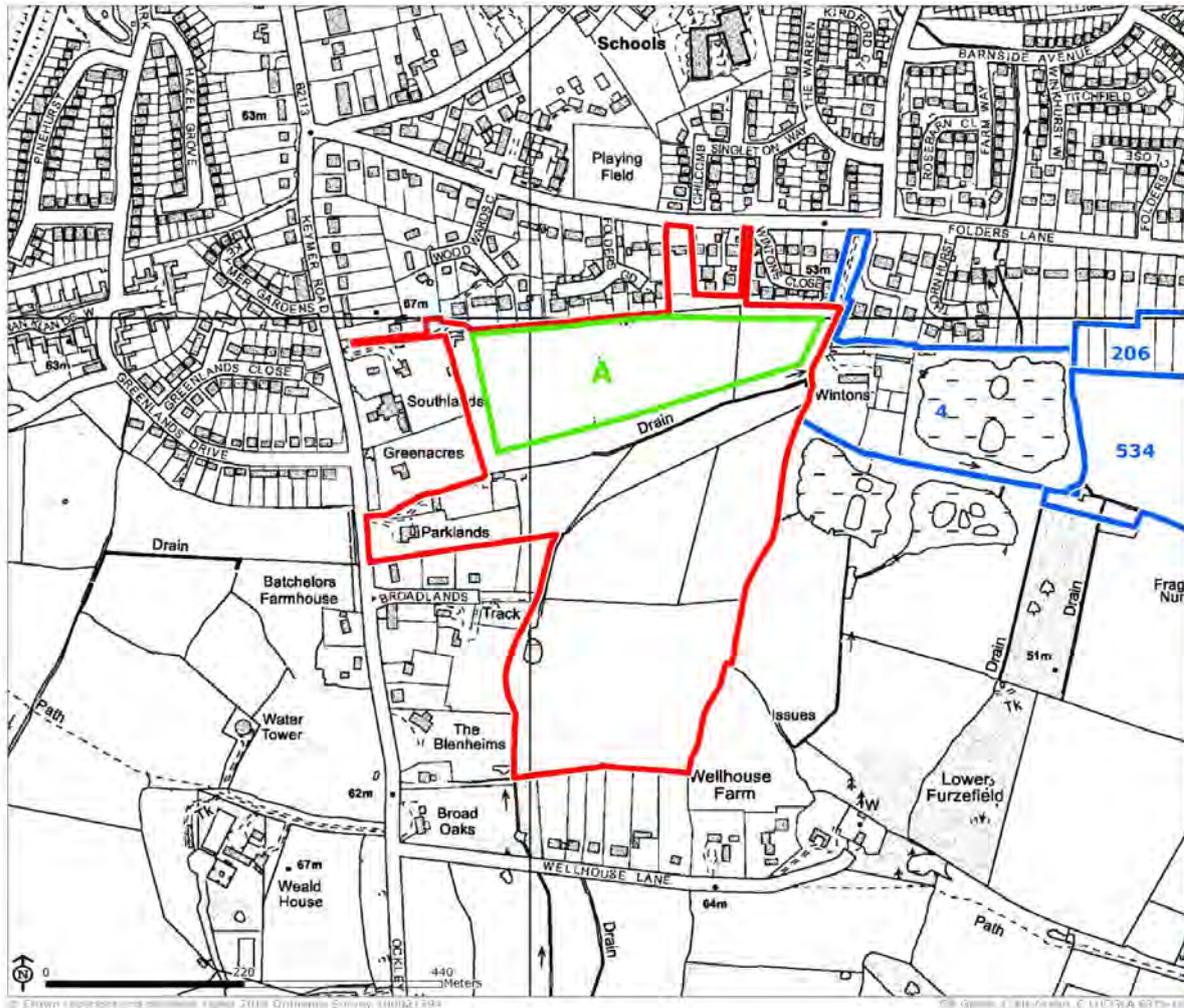
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Pastoral landscape with dense hedgerow network and low boundary loss.	4	The Site consists of a number of fairly small, densely hedged fields, set around a shallow, east-west valley. The southernmost field appears to have developed scrub vegetation, and has some small-scale horticultural use, whilst the other fields are pasture.
Settlement Setting	3	Boundary vegetation along urban edge. Very low intervisibility. Gently undulating plateau top. Similar topography to residential areas along Folders Lane.	3	The northern hedgerow marks the existing settlement edge to the south of Folders Lane and hedgerows also mark the extent of settlement along Keymer Road to the west and Wellhouse Road to the south, where large houses in well-treed settings mark the southern edge of Burgess Hill. The Site is on lower ground than these roads, falling north-eastwards towards Wintons (SHLAA site 4), so it does not contribute visually to the wider setting of Burgess Hill. Screening by trees limits the role of the site as a setting for the large, edge of town, ridge top properties on Keymer Road, but it can be considered to contribute to the character of some houses on the closes off of Folder Lane, where there are some more open views into the Site. The southern part of the Site slopes towards the town rather than away from it, so development here would be less in keeping with the settlement form.
Visual Receptors			1	There are no public viewpoints into this well enclosed Site. Well treed, higher ground to the north-west, west and south screens views, including from the South Downs ridge, and strong hedgelines and shaws screen views from the east.
Sense of Rurality	3	Moderate. Very enclosed. Little intervisibility with surrounding landscape.	4	The strong field and enclosure pattern adds to rurality, despite proximity to housing on three sides, and to fishing lakes on part of the fourth side. The northern fields are more exposed to housing.
Settlement Separation	2	Minor contribution to wider gap between Burgess Hill and Ditchling.	1	Development in this area would not physically reduce the gap between Burgess Hill and settlements to the south (Ditchling and Keymer).
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH. The dense field boundaries give the site a rural character, even though it is largely enclosed by housing.

Landscape Value

Landscape Designations	1		3	The south-western corner of the Site is 150m from the boundary of the South Downs National Park, separated by residential properties on Wellhouse Lane, and 300m across countryside between Wellhouse Lane and the Winton Fishery lakes. There is no distinct edge to the National Park here - the strong field structure around the Site can be seen to represent a continuation of the field pattern within the designated area - but the Special Qualities are not greatly in evidence in the small area of the National Park which lies adjacent to the Site.
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Other Environmental Designations	2	LBs, minor flood, RSI, PSI.	1	None.
Setting of Valued Assets and Features	3	Setting to Ditchling Common. Glimpses of South Downs.	3	One of the houses on the ridge to the west of the Site, a former farmhouse called High Chimneys, is Grade II listed, but it appears separated from the Site by a mature hedgerow, and its historic setting is already much altered by subsequent development along Keymer Road and Folders Lane. Wellhouse Farm, just over 200m to the south-east, is also listed but is well screened by several intervening mature hedgerows.
Cultural and Historical Associations	3	Intact early post medieval and medieval.	4	The southernmost field within the site is identified in the HLC as a medieval assart, a field type which is a characteristic feature of the South Downs National Park and the nearby High Weald AONB, and the other fields are also potentially assarts of a similar age. But there is no associated boundary woodland but the strength of the hedgerows and mature trees gives some historic character.
Perceptual Qualities	3	Moderate scenic beauty, fairly tranquil due to enclosure.	3	The enclosed character of the landscape makes it fairly tranquil, but does not give the sense of being in open countryside. Mature trees add scenic value. The proximity of houses is evident on the northern boundary.
Overall Landscape Value	3	MODERATE	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	<p>Most of the site is considered to have LOW landscape suitability for development. Relatively small field sizes and well treed boundaries suggest that houses in this area would not have much visual impact on the wider landscape, including the National Park, but the fields also have a time-depth value as characteristic assarts with mature oaks. Development on the north-facing slopes in the southern half of the site would represent more of a change in terms of the relationship between housing and landform on the southern side of Burgess Hill, and would also extend beyond the line of development the adjacent sites (4 and 543), were these also to be developed.</p> <p>Area A is considered to have LOW-MEDIUM landscape suitability. This could accommodate development with a MEDIUM yield. The northern, south-sloping part of the site, despite being situated close to the highest ground in the town, is well screened from wider view. It would be desirable, for landscape character, screening and ecological value, to preserve the hedgerows; the central part of the site, on the floor of the valley, has parallel hedgerows running close to each other, so this area is unsuitable for development and could be preserved as a green corridor.</p>



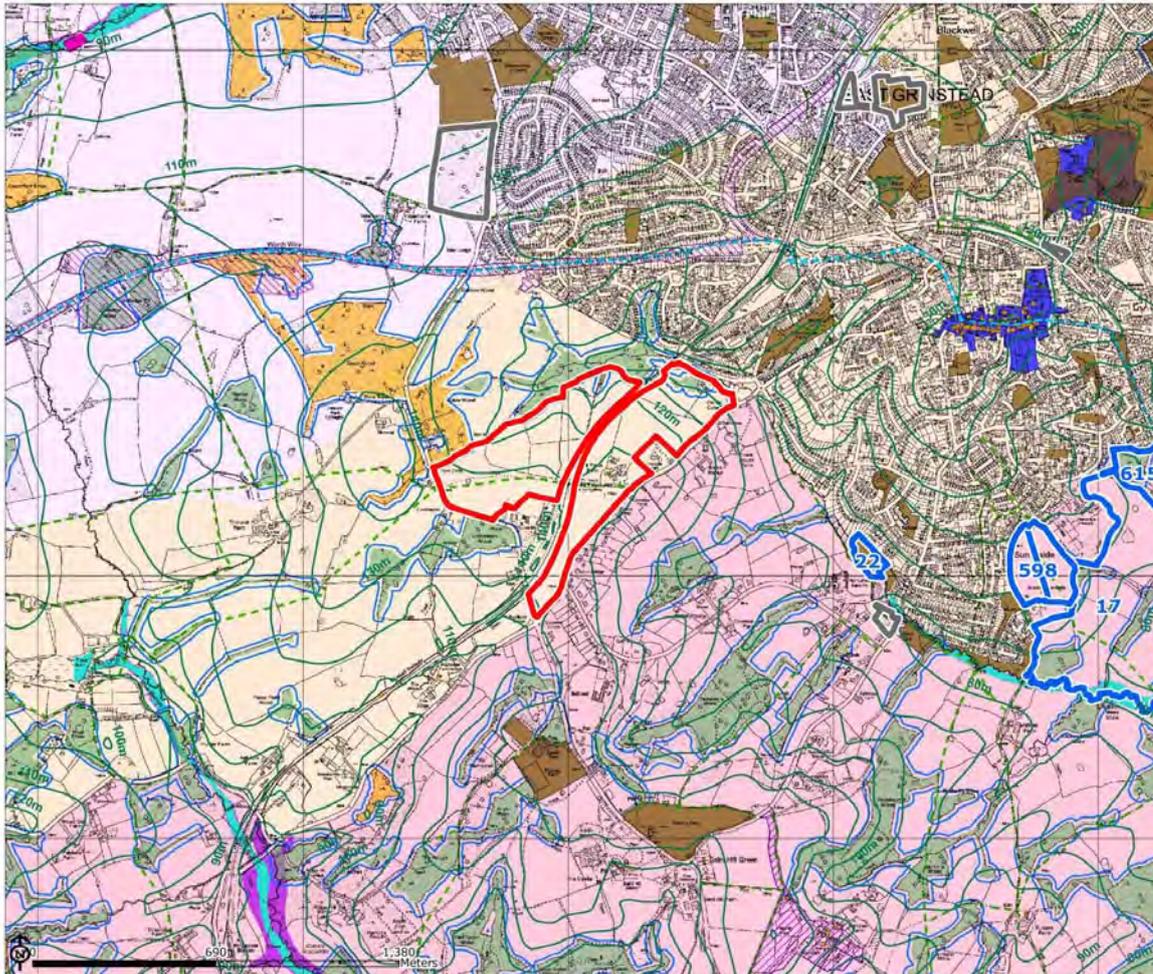


 SHLAA Site 557

 Current SHLAA site
 Site sub-area
 Adjacent SHLAA sites

Source: © 2018 Ordnance Survey, LUC
 Map Scale @ A4: 1:6,000





Mid Sussex District Council
District Plan

- SHLAA Site 562**
- Current SHLAA Site
 - Other SHLAA Sites
 - Planning Applications
 - District Boundaries
 - 10m Contours
- Primary Constraints**
- Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Nature Conservation Importance (SNCI)
 - Local Nature Reserves
 - High Weald Area of Outstanding Natural Beauty
 - South Downs National Park
 - Listed Building
 - Registered Park and Garden
 - Scheduled Monument
 - Flood Zone 3
 - Agriculture Land Classification - Grade 2
 - Public Rights Of Way
- Secondary Constraints**
- Ancient Woodland 15m buffer
 - Ancient Semi-Natural Woodland Site
 - Planted Ancient Woodland Site (PAWS)
 - Ashdown Forest 7km HRA Buffer
 - National Park and AONB - 1km buffer
 - Conservation Areas
 - Air Quality Management Area (AQMA)
 - Source Protection Zone 1
 - Flood Zone 2
 - 400kV Electricity Line - 100m buffer
 - Open space, sport and recreation areas (PPG17 Assessment 2006)
 - Sustrans National Cycle Route
- Map Scale @ A4: 1:20,000**



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CB: Green, C, EB: Green, C LUC/LA 6275-01, 009_Constraints_A4 16/12/2014
Sources: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land at Hill Place Farm to the south west of East Grinstead, west and east of the Bluebell Railway Line	SHLAA I	562	Landscape Character Area:	Hill Place High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Significant boundary loss and poor hedgerow network but high amount of woodland and vegetation along disused railway.	4	Some boundary loss due to agriculture but high amount of woodland and vegetation along disused railway. Some attractive semi-mature/ mature oaks create visual links between field boundaries and ancient woodland/ PAWS outside the site boundary to the north. Complex topography.
Settlement Setting	2	Contribution to wider setting of west East Grinstead. High ground not dissimilar to that of main settlement.	3	Contribution to wider setting of west East Grinstead - south western edge of town created by woodland and river. High ground not dissimilar to that of main settlement. Surrounding settlement along Turners Hill Road is dispersed linear.
Visual Receptors			4	High ground sloping north towards East Grinstead - relatively high intervisibility. Long open views from the south west of the site including church on skyline. Public footpath through the centre of the site.
Sense of Rurality	2	Intervisibility with East Grinstead.	3	Farmed landscape + presence of busy roads on E + W sides including traffic noise. Light industrial use outside the site in the south. However, presence of intact woodland outside the site links with individual trees/ remnant field boundaries within.
Settlement Separation	1		1	Does not separate East Grinstead from other settlements but would extend the existing settlement and combine with dispersed properties e.g. along Coombe Hill Road.
Overall Landscape Sensitivity	2	SLIGHT	3	MEDIUM. South west section has a greater feeling of rurality combined with long distance views - more sensitive. Small area to the north of the nurseries likely to be less sensitive due to its poorer condition and higher enclosure. However, consider long views.

Landscape Value				
Landscape Designations	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Designations	3	Abuts AONB	3	Adjacent to the AONB and forms part of the same landform to the area within the AONB to the south. Wooded gill streams just outside the site to the north.
Other Environmental Designations	2	LBS, Ancient Woodland	3	Ancient Woodland blocks within the site and immediately outside the site boundaries.
Setting of Valued Assets and Features	3	Setting to AONB	1	
Cultural and Historical Associations	1		2	Field in the south west corner is ancient assart in HLC - more sensitive. The remainder of the site is post medieval/ modern piecemeal enclosure - less sensitive.
Perceptual Qualities	3	Occasional farmsteads	4	Occasional farmsteads, high levels of tree cover and undulating fields give an attractive landscape overall, but one which has been influenced by farming - field amalgamation. Busy roads. Settlement currently well integrated into the

landscape.

Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH. Setting to the AONB and potentially an important landscape resource in proximity to settlement.
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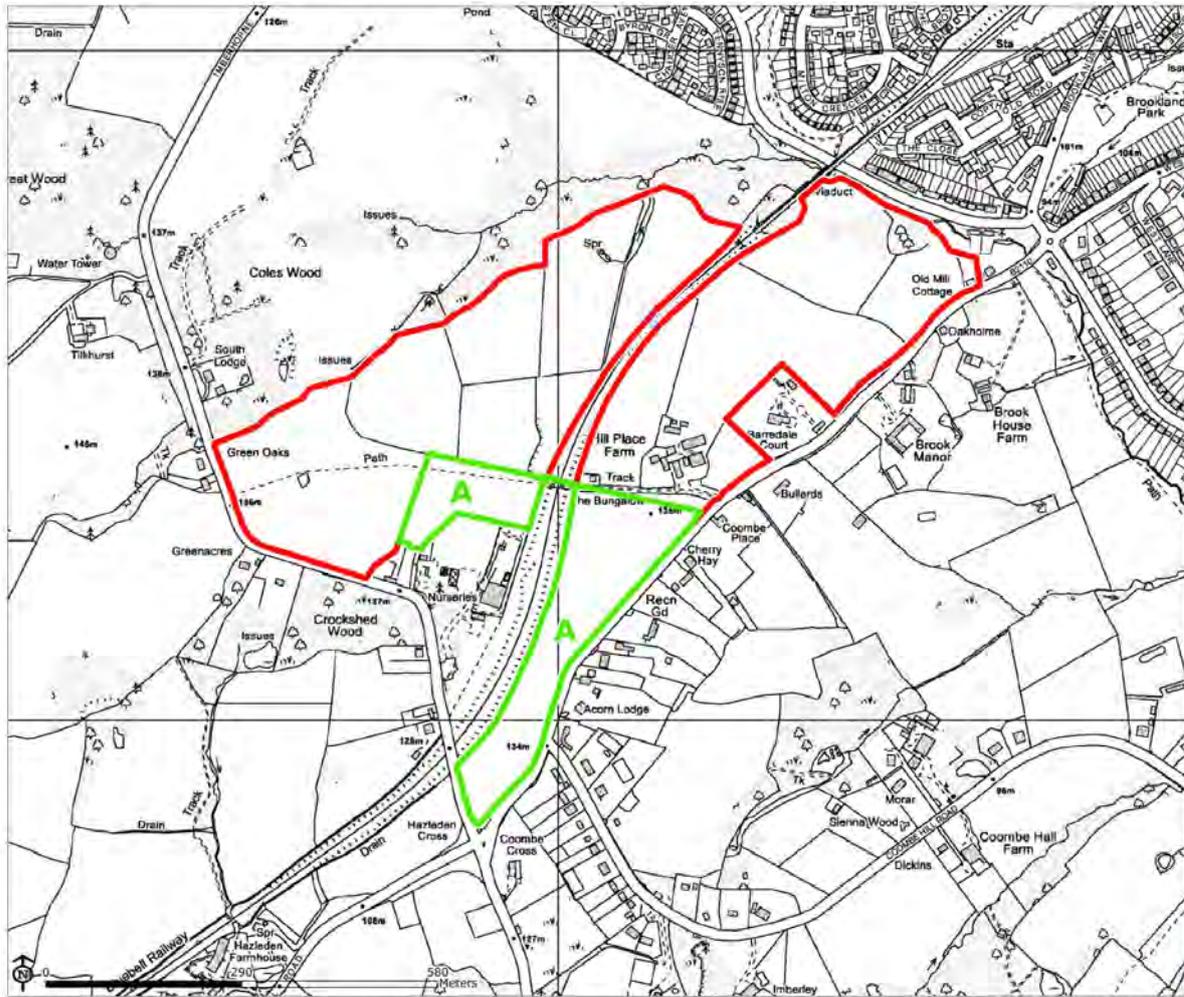
LCA Landscape Capacity

Site Landscape Suitability

Medium

It is considered that the majority of the site has a LOW landscape suitability for development.

Area A is considered to be less sensitive, in landscape terms to development, although suitability is nevertheless considered to be LOW-MEDIUM. This is due to its flatter topography and sense of enclosure by stronger field boundaries, as well as its previous disturbance as a result of the railway. This area may be able to accommodate a MEDIUM yield although layout and other related constraints may limit the possibility of development in reality. If developed, then development should be set back from the road with boundary vegetation retained in order to maintain a sense of wooded, rural character. Height of buildings and character of development would need to be sensitive to the AONB and surrounding landscape and buildings in large plots are likely to be most appropriate. Longer views should also be considered. Mitigation may include enhancing the vegetated boundary with the railway and retaining important trees on site.





SHLAA Site 562

-  Current SHLAA site
-  Site sub-area
-  Adjacent SHLAA sites

Source: 2008 Ordnance Survey (OS) 1:10,000

Map Scale @ A4: 1:8,000



SHLAA Site 568

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

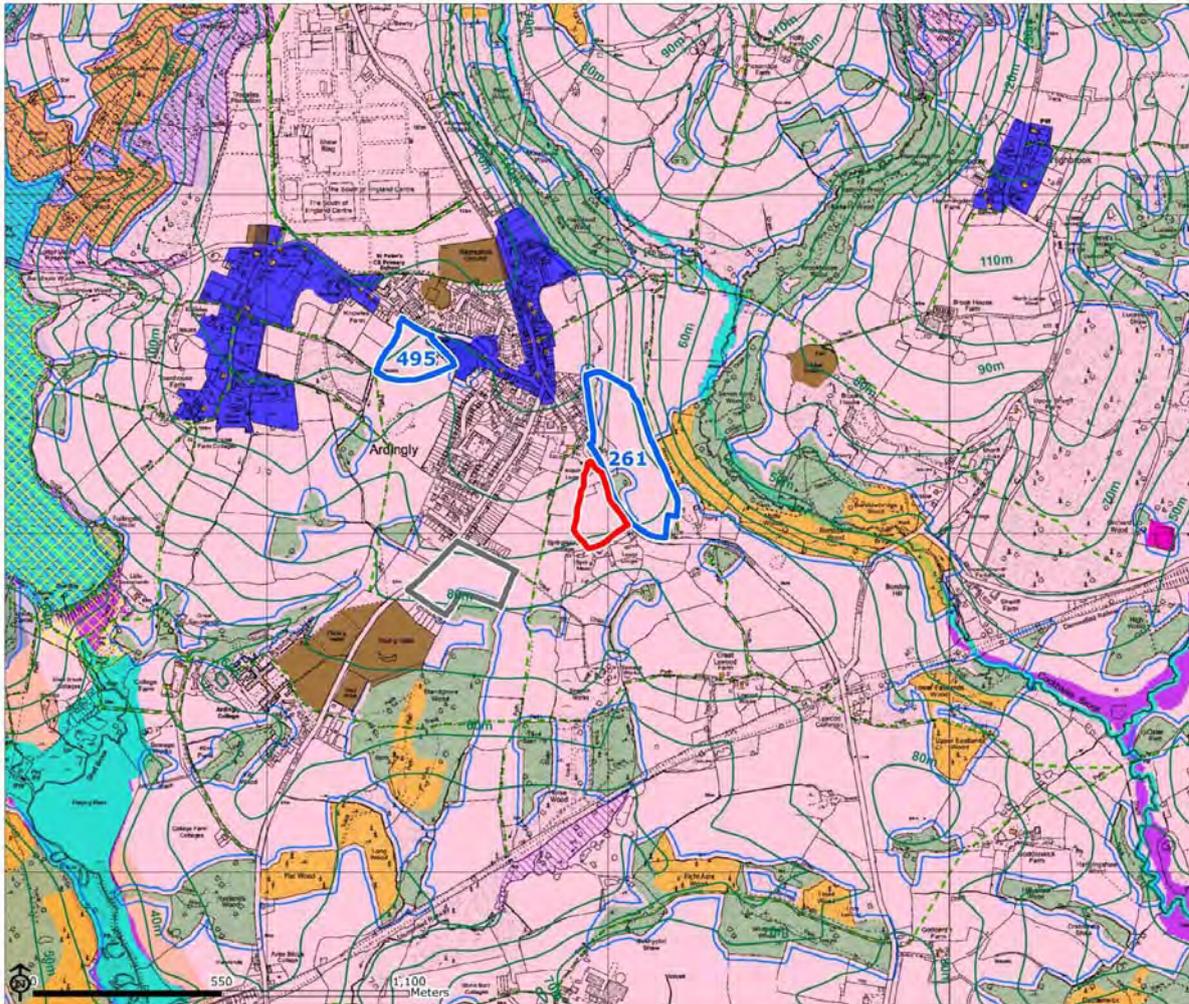
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



SHLAA Site:	Middle Lodge and land to south, Lindfield Road, Ardingly	SHLAA I	568	Landscape Character Area:	Ardingly Southern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate-low hedgerow network, but significant woodland. Overall low boundary loss.	4	Use for horses, some boundaries wooden fences with some mature standard oaks and neat hedgerow boundary. Gentle but continuous slope towards the south and the site sits at a slightly higher elevation meaning development may appear more prominent.
Settlement Setting	3	Rural setting to settlement, some wooded urban edges. Settlement is mostly on higher ground above slopes.	4	Does provide an open green setting to Ardingly to the north. Existing settlement both north & south is well integrated amongst trees, in large plots at the village edge.
Visual Receptors			3	Relatively well enclosed by field boundaries but open open visibility from the road. The High weald Landscape Trail National Trail passes east of the site.
Sense of Rurality	4	Rural widely visible, minor scattered settlement.	3	suburban feel influenced by the adjacent road, access road to the south & properties to the north. Minor scattered settlement and some settlement edge influences. Busy road adjacent to the east
Settlement Separation	3	Separates Ardingly from buildings to south including college.	3	Separates Ardingly from dispersed houses to south.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH

Landscape Value				
Landscape Designations	5	AONB.	5	AONB - represents special qualities including small irregular field pattern and nearby ancient woodland.
Other Environmental Designations	3	RSI/PSI, Ancient Woodland, setting to LBs.	1	None within site
Setting of Valued Assets and Features	1		5	Ancient woodland nearby to the north east of the site. Is a gateway to the village and Conservation Area of Ardingly to the north.
Cultural and Historical Associations	3	Medieval time depth, AONB.	4	cohesive assart extraction pits in southern section, medieval farmstead in northwtrn part. Ditch to eastern side & bank alongside road
Perceptual Qualities	3	Attractive and fairly tranquil.	2	Rural settlement edge with influence from busy road.
Overall Landscape Value	3	MODERATE	5	HIGH

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	This site is considered to have a LOW landscape suitability for development. Key sensitivities include its medieval time depth, location in the AONB and setting to Ardingly. It would not be recommended for the whole site to be developed.

SHLAA Site 569

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

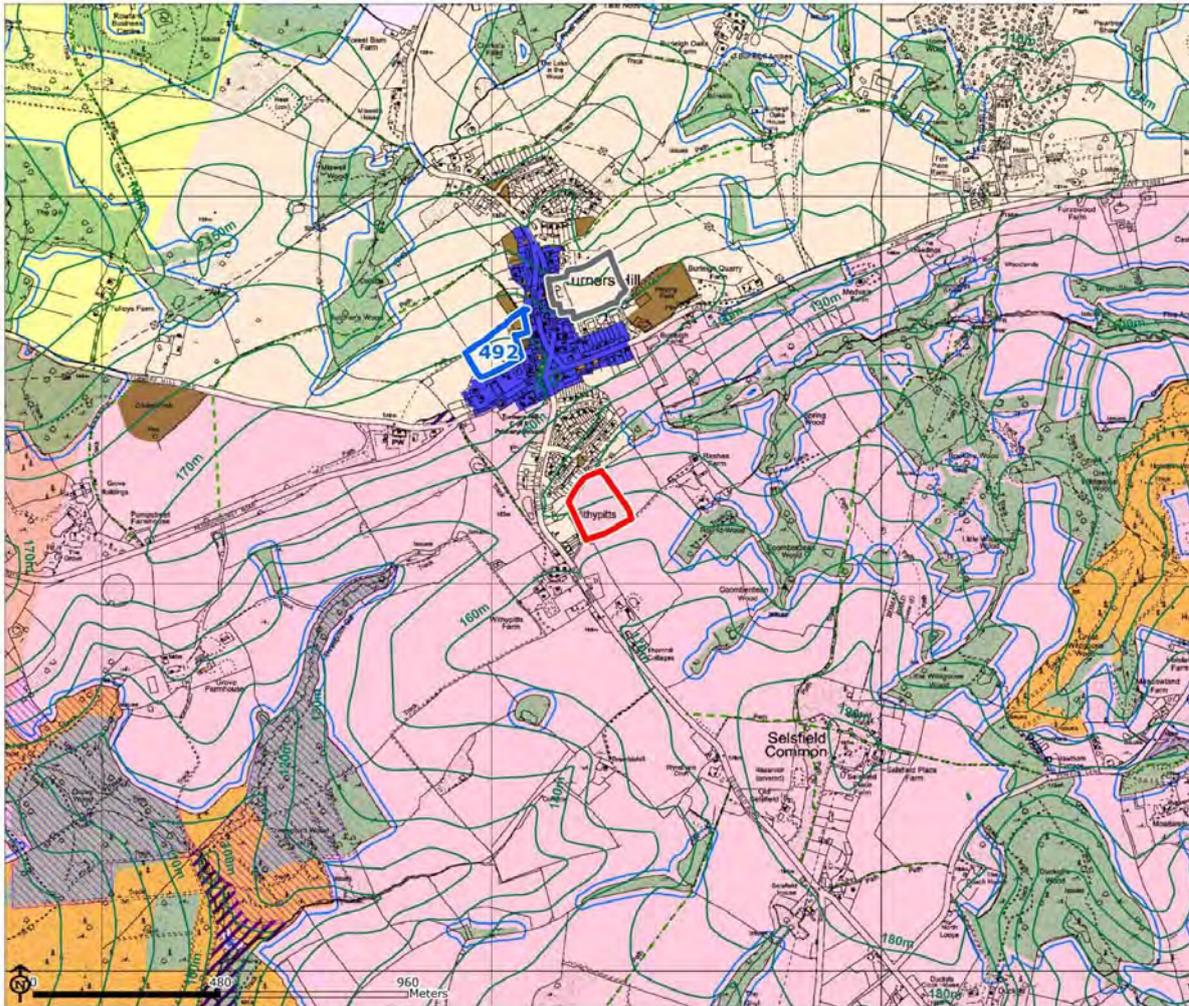
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Land rear of Withypitts, Selsfield Road, Turners Hill	SHLAA I	569	Landscape Character Area:	Turners Hill High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate woodland and hedgerow structure in this context.	4	Large scale open field in fair -good condition on valley side. Defined boundaries but open to the south.
Settlement Setting	4	Fairly high contribution due to topography. Centre of Tuners Hill is on high point of ridge – majority of ridge sides inconsistent with settlement.	4	Site would not be consistant with settlement pattern, located on the north-facing valley side. Intervisibility with settlement to the north - north of East Street.
Visual Receptors			2	Potential intervisibility from the north but no key visual receptors in close proximity.
Sense of Rurality	3	Contains Turners Hill but provides a degree of rurality.	3	Views of development on the opposite valley slope, however rural lane and more open rural views in other directions.
Settlement Separation	4	Separation between Turners Hill and Crawley Down	1	Does not contribute to separation of settlements.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH. NB: MET WITH LANDOWNER - MR B. CRANTON & DR H COURTENEY - LANDOWNERS FOR APPROX 4 YEARS (BOUGHT FROM MR VERBEETEN). NO INTENTION TO SELL THE LAND

Landscape Value				
Landscape Designations	4	Partly in AONB	5	Wtihin AONB
Other Environmental Designations	4	LBs, Conservation Area, abuts SSSI, Some Ancient Woodland, PSI, RSI	1	None
Setting of Valued Assets and Features	3	AONB along southern edge of CA	1	None
Cultural and Historical Associations	2	Some time depth.	2	Regular piecemeal enclosure - less sensitive
Perceptual Qualities	3	Moderate scenic beauty	3	Moderate scenic beauty
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH. NB: MET WITH LANDOWNER - MR B. CRANTON & DR H COURTENEY - LANDOWNERS FOR APPROX 4 YEARS (BOUGHT FROM MR VERBEETEN). NO INTENTION TO SELL THE LAND

LCA Landscape Capacity	Site Landscape Suitability
Low	It is considered that the site has a LOW landscape suitability for development. NB: MET WITH LANDOWNER - MR B. CRANTON & DR H COURTENEY - LANDOWNERS FOR APPROX 4 YEARS (BOUGHT FROM MR VERBEETEN). NO INTENTION TO SELL THE LAND



WDC SHELLEY DISTRICT LOCAL PLAN
DISTRICT PLAN

SHLAA Site 569

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: WDC SHELLEY DISTRICT COUNCIL, LUC

Map Scale @ A4: 1:2,000



SHLAA Site 582

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

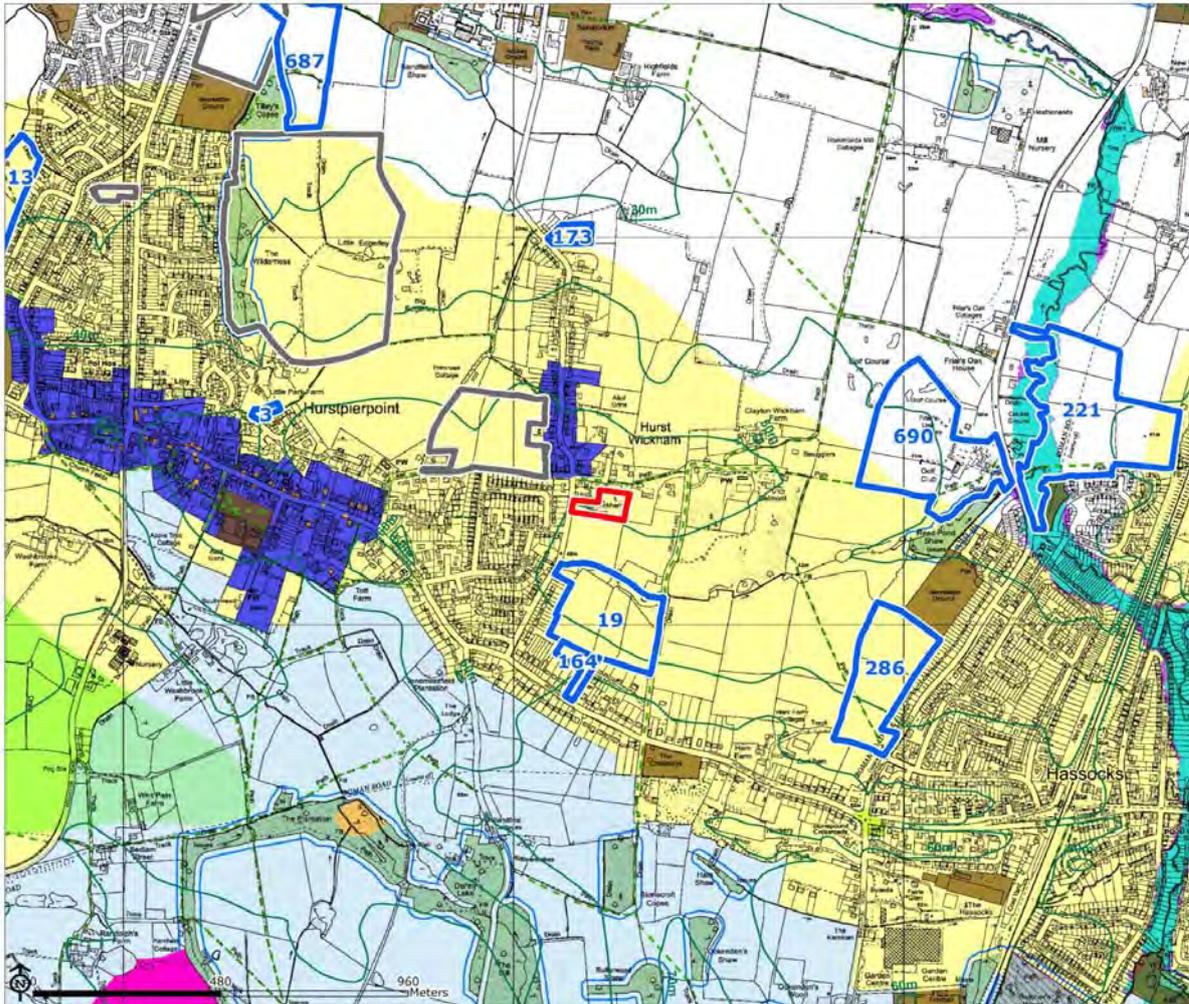
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
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- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

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- National Park and AONB - 1km buffer
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- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	SHLAA I	582	Landscape Character Area:	Hurstpierpoint Low Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.	2	Mostly a recently (since 2000) landscaped garden - shaped edges and ornamental tree planting - associated with Hurst Wickham Farm house. Includes triangular block of trees.
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald	3	Location is close to ridge crest occupied by Hurst Wickham Farm and large dwellings from the inter-war period, located for expansive views. Housing estate to west of College Lane is set behind hedgerow. Open setting suits farm buildings in terms of landscape character, although proximity of existing houses reduces sensitivity a little.
Visual Receptors			3	Properties on College Lane have views to the South Downs, but no views across site from PRoW. Views of site from dwellings across valley to south, but in context of other visible housing.
Sense of Rurality	4	South Downs.	3	Housing very evident in wider landscape, but location is fairly well screened from nearby dwellings. Sufficient tree cover in surrounding landscape to give semi-rural character.
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.	2	Encroachment down slope would extend into gap a little, but negligible impact on site this size. Nearby ridge-top houses already visible across valley.
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	MEDIUM.

Landscape Value				
Landscape Designations	4	Proximity to AONB	1	About 500m from SDNP, but no shared special qualities.
Other Environmental Designations	3	LBS, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	1	None.
Setting of Valued Assets and Features	5	Setting to South Downs.	1	Not important in setting of SDNP.
Cultural and Historical Associations	4	Association with South Downs	1	No cultural heritage sensitivities. Field originally planned enclosure, possibly medieval, but associated with garden now.
Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.	3	Views across valley and to South Downs, but urban influences limit perceptual qualities.
Overall Landscape Value	4	SUBSTANTIAL	2	LOW-MEDIUM.

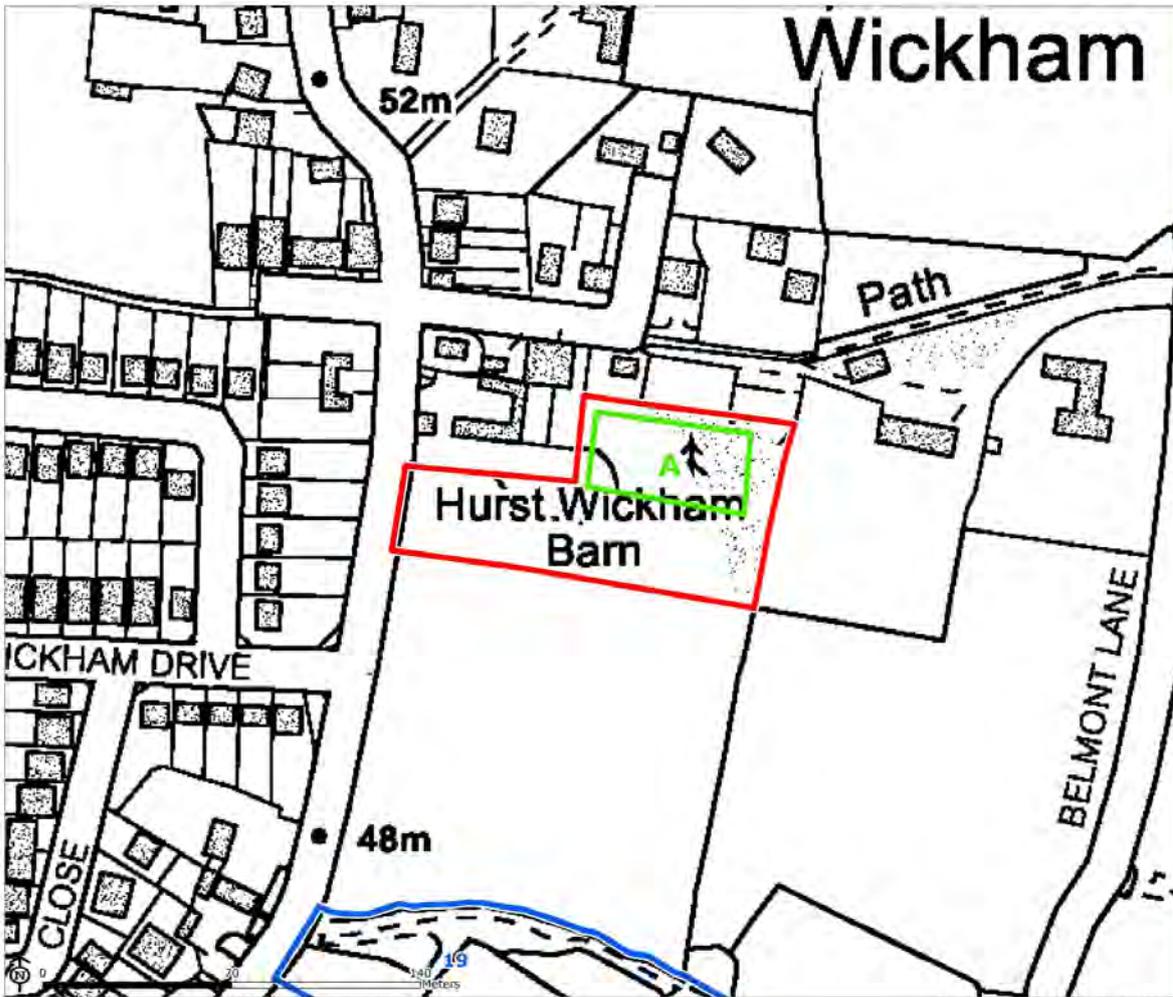
LCA Landscape Capacity	Site Landscape Suitability
Low	Area A is considered to have MEDIUM landscape suitability for development. It could accommodate a LOW yield. One or possibly two dwellings in this location, with landscaping to soften views, would not have a strong impact on landscape character, although the visual amenity of the adjacent properties, with potential loss of views to the South Downs, could be a separate issue. Triangular block of trees is not of great landscape value and could be reduced.

Wickham

Wickham Parish Council
District Plan

SHLAA Site 582

-  Current SHLAA site
-  Site sub-area
-  Adjacent SHLAA sites



Source: Red Green District Council, O.C.

Map Scale @ A4: 1:2,000



SHLAA Site 585

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

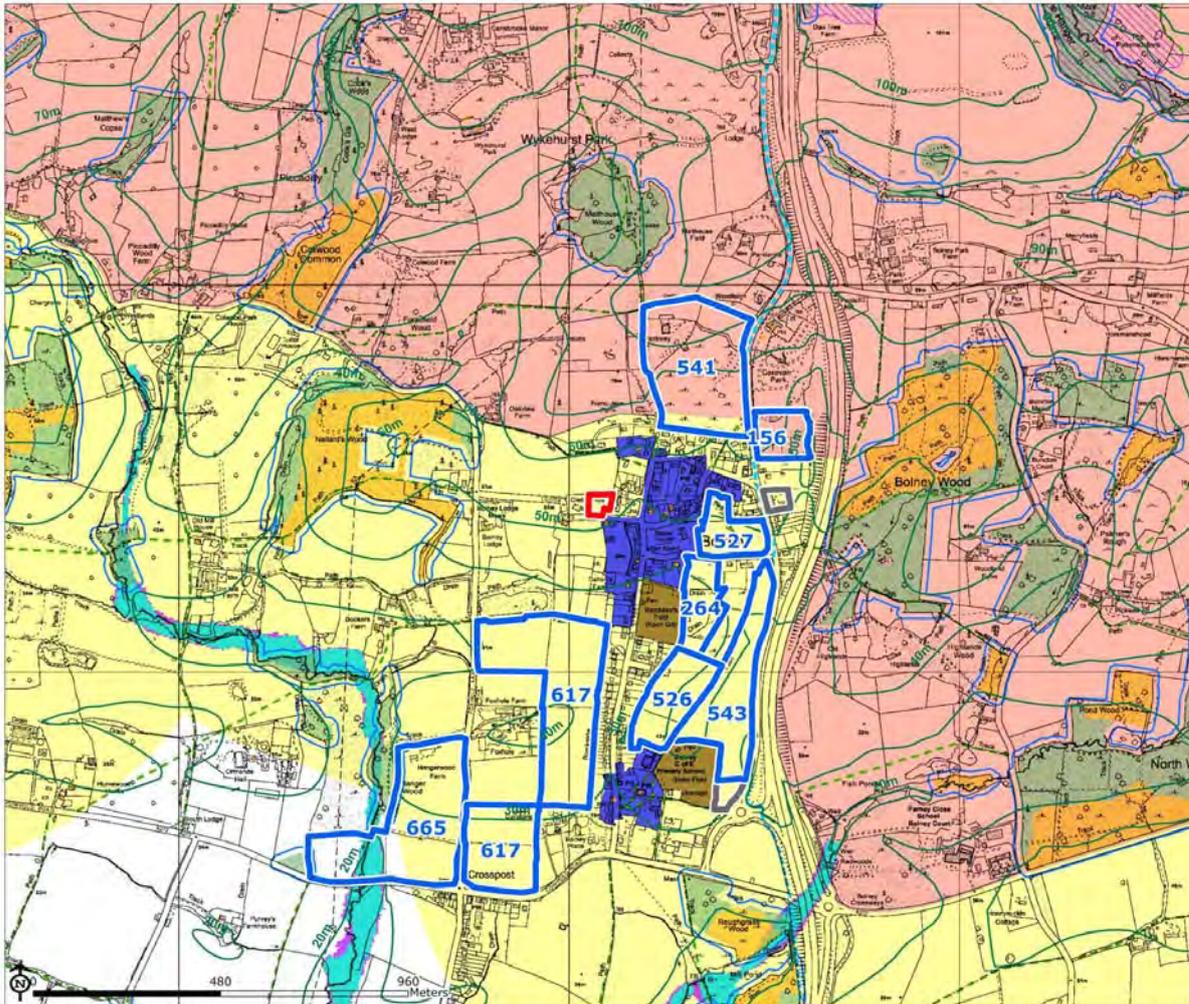
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

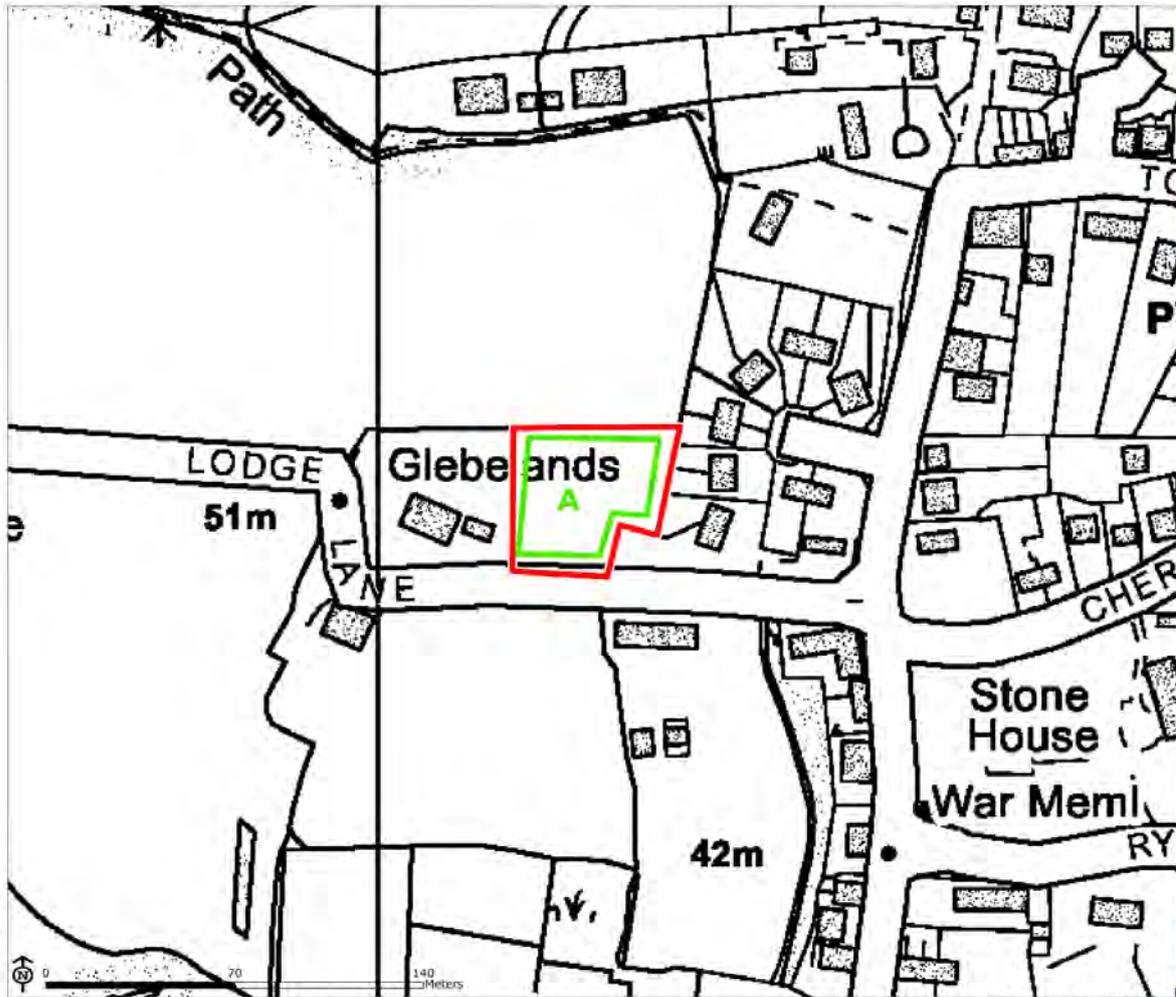


SHLAA Site:	Glebelands, Lodge Lane, Bolney	SHLAA I	585	Landscape Character Area:	Bolney Sloping High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Significant vegetation and intact parkland. Generally moderate-low boundary loss.	2	Garden plot adjacent to large house (Glebelands). Some trees near boundaries.
Settlement Setting	4	Distinctive wooded and parkland setting on slopes around settlement. Similar complex topography which settlement sits upon. Settlement largely linear form.	1	Gap between existing dwellings so no setting value other than for immediately adjacent houses.
Visual Receptors			2	View from PRoW across paddock to north, but in context of existing houses.
Sense of Rurality	3		2	Semi-rural character but clear relationship to existing housing.
Settlement Separation	2	Some wider contribution to separation with surrounding small groups of settlement.	1	No separation role.
Overall Landscape Sensitivity	3	MODERATE	2	LOW-MEDIUM.

Landscape Value				
Landscape Designations	4	Partly AONB.	2	Close to AONB but in context of existing development.
Other Environmental Designations	3	LBs, Ancient Woodland, RSI/PSI, Conservation Area.	1	None.
Setting of Valued Assets and Features	3	Setting to AONB.	3	House across road to south is listed and in conservation area, but existing houses (not in conservation area) already present in views north. High hedgerows limit views.
Cultural and Historical Associations	2	Wykehurst Park	3	Lane has historic character, with listed buildings to south.
Perceptual Qualities	4	Pleasant wooded nature and parkland.	3	Site has garden character in pleasant setting.
Overall Landscape Value	4	SUBSTANTIAL	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have a MEDIUM-HIGH landscape suitability for development. It could accommodate a LOW yield, just 1 or 2 dwellings, which would need to be in character with existing housing given proximity to conservation area, preserving trees at front of site.



Mid Sussex District Council
 Outline Plan

SHLAA Site 585

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, O.C.

Map Scale @ A4: 1:2,000



SHLAA Site 596

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

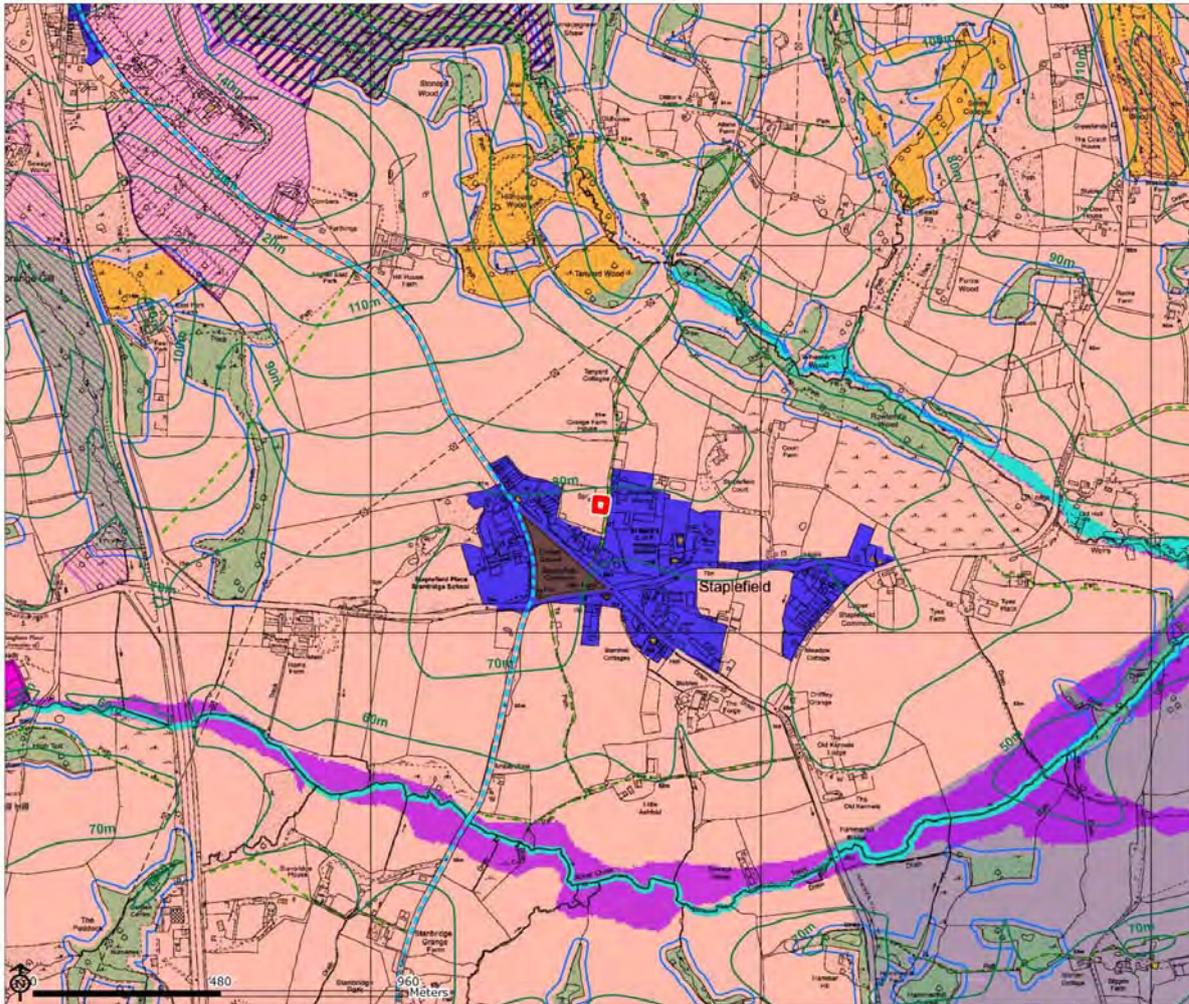
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

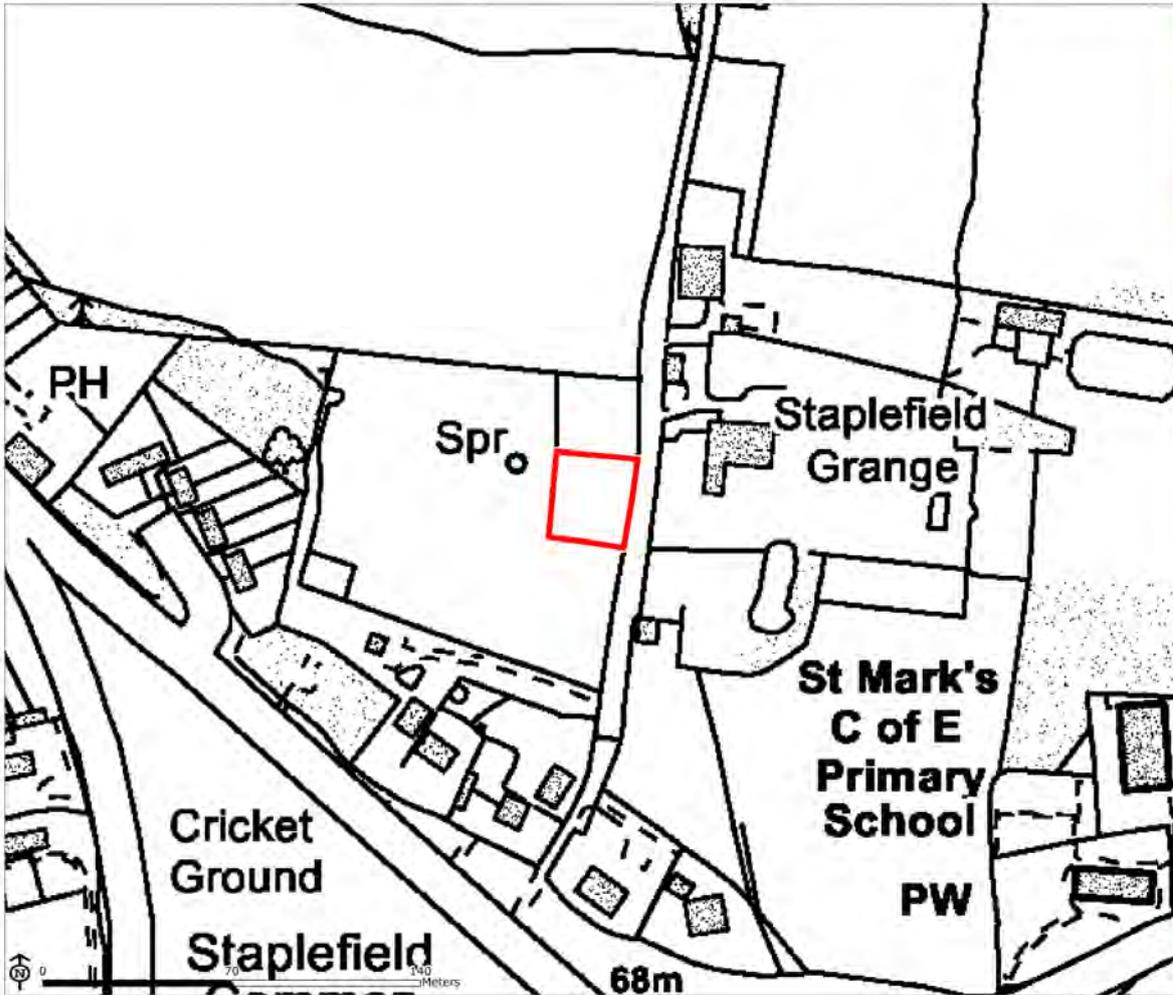


SHLAA Site:	Tanyards Field, Tanyard Lane, Staplefield	SHLAA I	596	Landscape Character Area:	
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition			3	Could not access the site but appears to be in fair condition with some good quality trees to the eastern boundary in particular. Is an open/ working field.
Settlement Setting			4	Consistent with pattern of settlement - just outside the village but dispersed settlement (in large plots) along the lane. The site is important to the character of the settlement. Surrounding settlement is historic dispersed large properties.
Visual Receptors			3	Relatively well enclosed - although the site has no boundaries to the larger field it sits within (to the north and west). Both the smaller and larger site and nevertheless relatively well contained. Footpath along the lane to the east.
Sense of Rurality			4	A settlement with a rural feel.
Settlement Separation			1	Does not provide separation from other settlements.
Overall Landscape Sensitivity			4	MEDIUM-HIGH.

Landscape Value				
Landscape Designations			5	Within AONB.
Other Environmental Designations			1	None within the site.
Setting of Valued Assets and Features			4	Adjacent to Conservation Area.
Cultural and Historical Associations			2	HLC: modern field amalgamation - less sensitive.
Perceptual Qualities			3	Could not access site - but appears attractive despite being a modern farm/ open field.
Overall Landscape Value			4	Sensitive due to location within AONB and proximity to attractive Conservation Area.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have a LOW landscape suitability for strategic development due to its small size. Site is sensitive due to location within AONB and proximity to attractive Conservation Area - single dwelling development of high quality reflecting surrounding dispersed open grain would be appropriate.



**Map Index (001/1) 000000
District Plan**

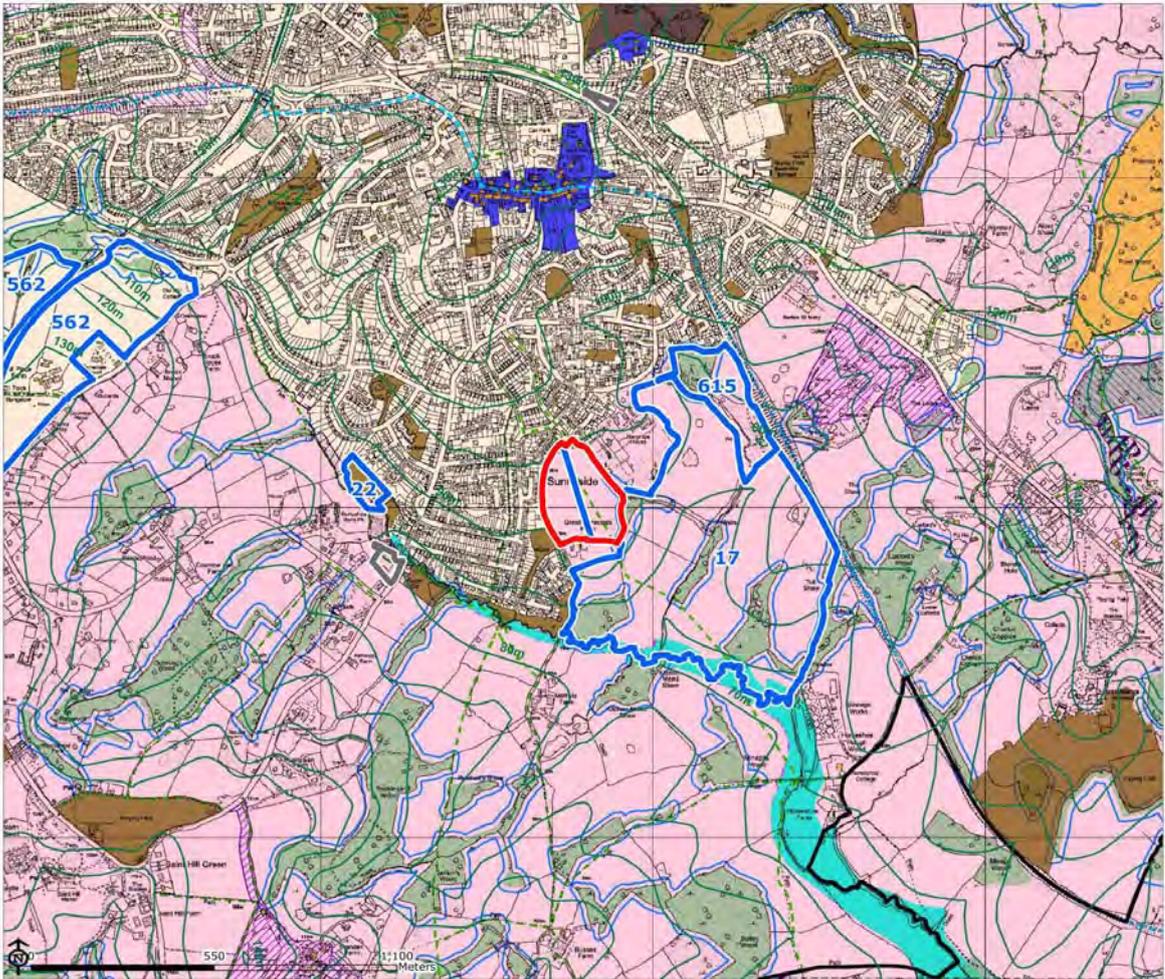
SHLAA Site 596

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Map Essex County Council, CC

Map Scale @ A4: 1:2,000





- SHLAA Site 598**
- Current SHLAA Site
 - Other SHLAA Sites
 - Planning Applications
 - District Boundaries
 - 10m Contours
- Primary Constraints**
- Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)
 - Site of Nature Conservation Importance (SNCI)
 - Local Nature Reserves
 - High Weald Area of Outstanding Natural Beauty
 - South Downs National Park
 - Listed Building
 - Registered Park and Garden
 - Scheduled Monument
 - Flood Zone 3
 - Agriculture Land Classification - Grade 2
 - Public Rights Of Way
- Secondary Constraints**
- Ancient Woodland 15m buffer
 - Ancient Semi-Natural Woodland Site
 - Planted Ancient Woodland Site (PAWS)
 - Ashdown Forest 7km HRA Buffer
 - National Park and AONB - 1km buffer
 - Conservation Areas
 - Air Quality Management Area (AQMA)
 - Source Protection Zone 1
 - Flood Zone 2
 - 400kV Electricity Line - 100m buffer
 - Open space, sport and recreation areas (PPG17 Assessment 2006)
 - Sustrans National Cycle Route
- Map Scale @ A4: 1:16,000**



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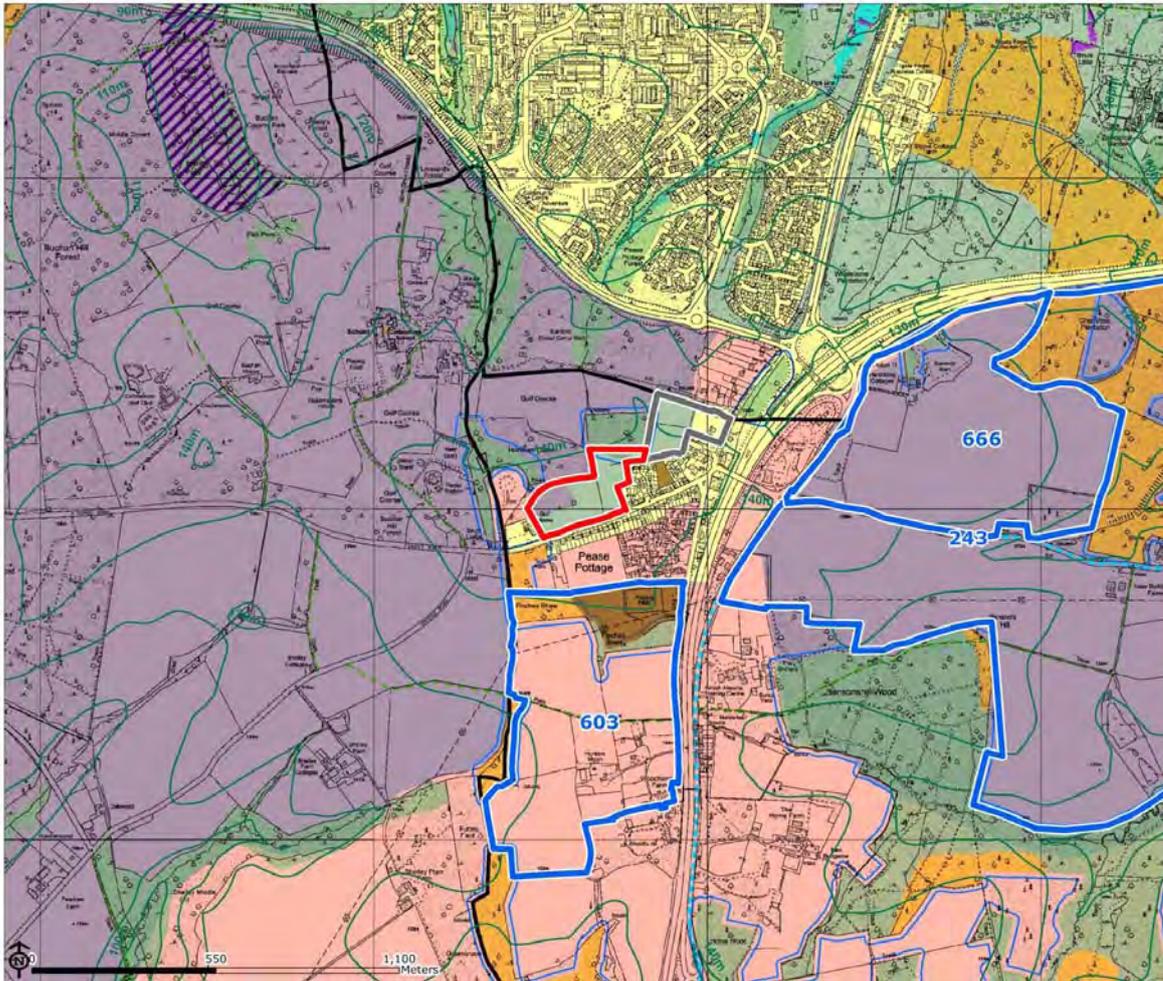
CB:Green, C EB:Green, C LUCGLA 6275-01_009_Constraints_AA 16/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land south of Edinbugh Way, East Grinstead	SHLAA I	598	Landscape Character Area:	Sunnyside High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate woodland network.	3	Horsiculture and open field. Some good quality trees and strong woodland boundary to the north.
Settlement Setting	2	Contribution to wider setting of East Grinstead. Relatively soft edge to development. Mostly in valley below East Grinstead.	3	Provides immediate setting to properties at southern edge of East Grinstead. Potentially some views to the southern section on higher ground. High ground - similar pattern to East Grinstead.
Visual Receptors			4	Prow through the site. Potential for high levels of intervisibility - particularly at southern end. Intervisibility with church in East Grinstead.
Sense of Rurality	4	Rural, little settlement throughout most of CA except for minor settlement around Wallhall Farm between East Grinstead and Ashurst Wood.	3	Suburban - influence of adjacent settlement and horses; background road noise. More rural towards the south of the site - strong woodland boundary and farm.
Settlement Separation	3	Partly contributes to wider separation between East Grinstead and Forest Row.	3	Would result in coalescence of East Grinstead with nearby Great Harwoods Farm.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH. Sensitivities include visual relationship to town and rural landscape to the south.

Landscape Value				
Landscape Designations	5	AONB	4	AONB - displays some special qualities including ancient woodland at the site boundary.
Other Environmental Designations	3	LBS, minor floodzone, some Ancient Woodland, PSI, RSI	1	None within the site.
Setting of Valued Assets and Features	2	Setting to Brockhurst	2	Adjacent to ancient woodland.
Cultural and Historical Associations	2	Brockhurst. Some time depth.	4	Whole site is recorded as cohesive assart in the HLC - higher sensitivity.
Perceptual Qualities	4	Moderate, scenic beauty	4	Open field, horsiculture and suburban influences reduce perceptual qualities. Some positive features including mature oak and views of East Grinstead e.g. church on skyline.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have a LOW-MEDIUM landscape suitability for development. This area (Area A) is only considered appropriate for a MEDIUM-HIGH yield if the design, layout and character of the development is of particularly high quality, considering and responding to AONB landscape and enhance views to the church and East Grinstead. Existing trees of good quality should be retained and integrated into development and prow through the site should be retained. Visual sensitivities and impact on the landscape to the south should be considered with appropriate buffers to woodland and consideration of more sensitive parts of the site such as the south east corner.



Mid Sussex District Council
District Plan

SHLAA Site 600

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

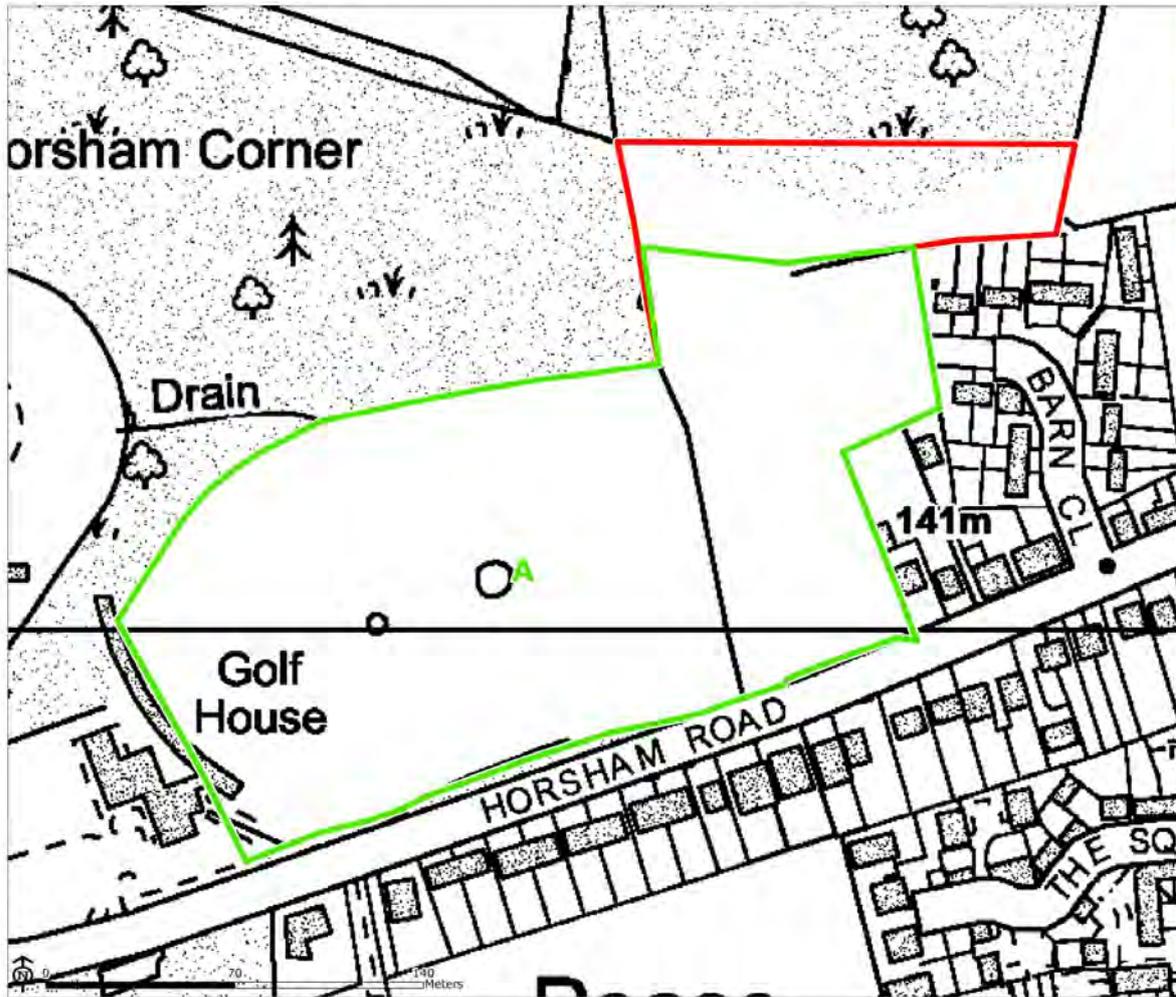


SHLAA Site:	Golf Club Driving Range, Horsham Road, Pease Pottage	SHLAA I	600	Landscape Character Area:	Pease Pottage – Handcross High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Significant woodland blocks. Moderate hedgerow network.	2	The site is well enclosed by boundary trees and vegetation. The character of the site is fragmented - historically an ancient woodland site and currently a disused driving range. It therefore provides opportunity for enhancement.
Settlement Setting	2	Fairly indistinct setting to Pease Pottage and Handcross. Overall inconsistent with Handcross and Pease Pottage	2	Development would not be inconsistent with the settlement of Pease Pottage, although the size of the site has potential to affect the character of Pease Pottage.
Visual Receptors			1	There do not appear to be any sensitive visual receptors in the vicinity of the site. The site itself is well enclosed and contained.
Sense of Rurality	3	Moderate-low due to urban influence.	2	Moderate-low due to urban influence - suburban character.
Settlement Separation	3	Overall separation between Crawley, Pease Pottage and Handcross.	1	No separating function.
Overall Landscape Sensitivity	4	SUBSTANTIAL	2	LOW-MEDIUM

Landscape Value				
Landscape Designations	5	AONB.	4	The site is within the AONB but is not particularly characteristic of its special qualities.
Other Environmental Designations	4	Significant Ancient Woodland, SNCI, LBs, abuts Conservation Area.	4	Ancient woodland is adjacent to the site to the north and the site is classified as an ancient woodland site although this appears to have been felled.
Setting of Valued Assets and Features	1		1	
Cultural and Historical Associations	2	Post medieval gentrification.	1	Golf course - recreation site.
Perceptual Qualities	3	Woodland, south, provides tranquillity. Urban influence to north and east of character area.	2	A sense of enclosure but prominent road noise.
Overall Landscape Value	3	MODERATE	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have a MEDIUM landscape suitability for development. Area A could potentially accommodate a MEDIUM-HIGH yield. Any development on the site should show careful consideration to the AONB landscape surrounding the site including any effects on views and should seek to retain important tree belts, trees and vegetation. Additional tree planting within the site would provide appropriate mitigation, especially where this provides links outside the site. Pedestrian links with the existing settlement would also be appropriate, including linking routes between open spaces.



**Mid Sussex District Council
District Plan**

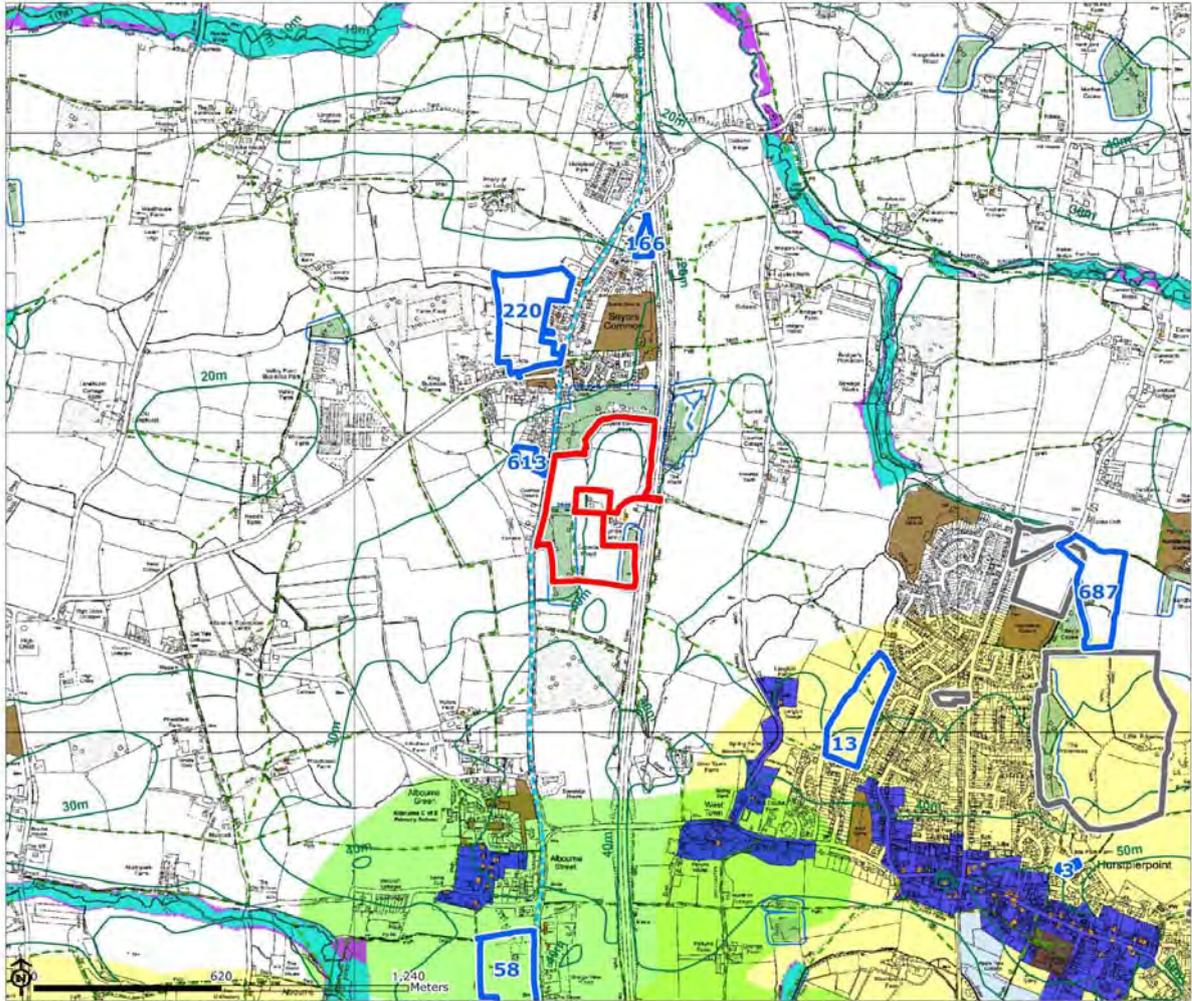
SHLAA Site 600

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:2,000





SHLAA Site 601

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:18,000



SHLAA Site:	Land at Coombe Farm, London Road, Sayers Common	SHLAA I	601	Landscape Character Area:	Hickstead – Sayers Common Low Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Areas of intact hedgerow, some blocks of woodland.	4	Internal hedgerows closely managed. Well kept farmstead with residential dwellings and farm buildings, high ground at centre sloping down to woodland edges.
Settlement Setting	3	Contributes to setting of settlements. Settlement largely on higher ground to the east.	5	Very detached from existing settlement of Sayers Common, separated by a sizeable block ancient woodland and located on higher ground, with a more variable slope. Settlement is mostly linear along main road and Reeds Lane, with a few closes; development of this site would represent a very significant change in settlement size as well as form.
Visual Receptors			4	Two PRoW cross the site, and potentially views from PRoW to south. No views from east or north, due to woodland screening, but potentially views from valley to west, where woodland within and adjacent to site dominates views at present.
Sense of Rurality	3		4	Rural character, with wooded surrounds, farmstead at site centre and long rural views, but traffic noise intrudes. Sayers Common settlement is masked by Sayers Common Wood.
Settlement Separation	3	Separation between Sayers Common, Albourne and Hickstead.	2	Unlikely to have much impact on settlement separation from Albourne, due to wooded surrounds, but if housing were visible from main road on northern side of Albourne it would have an effect.
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH.

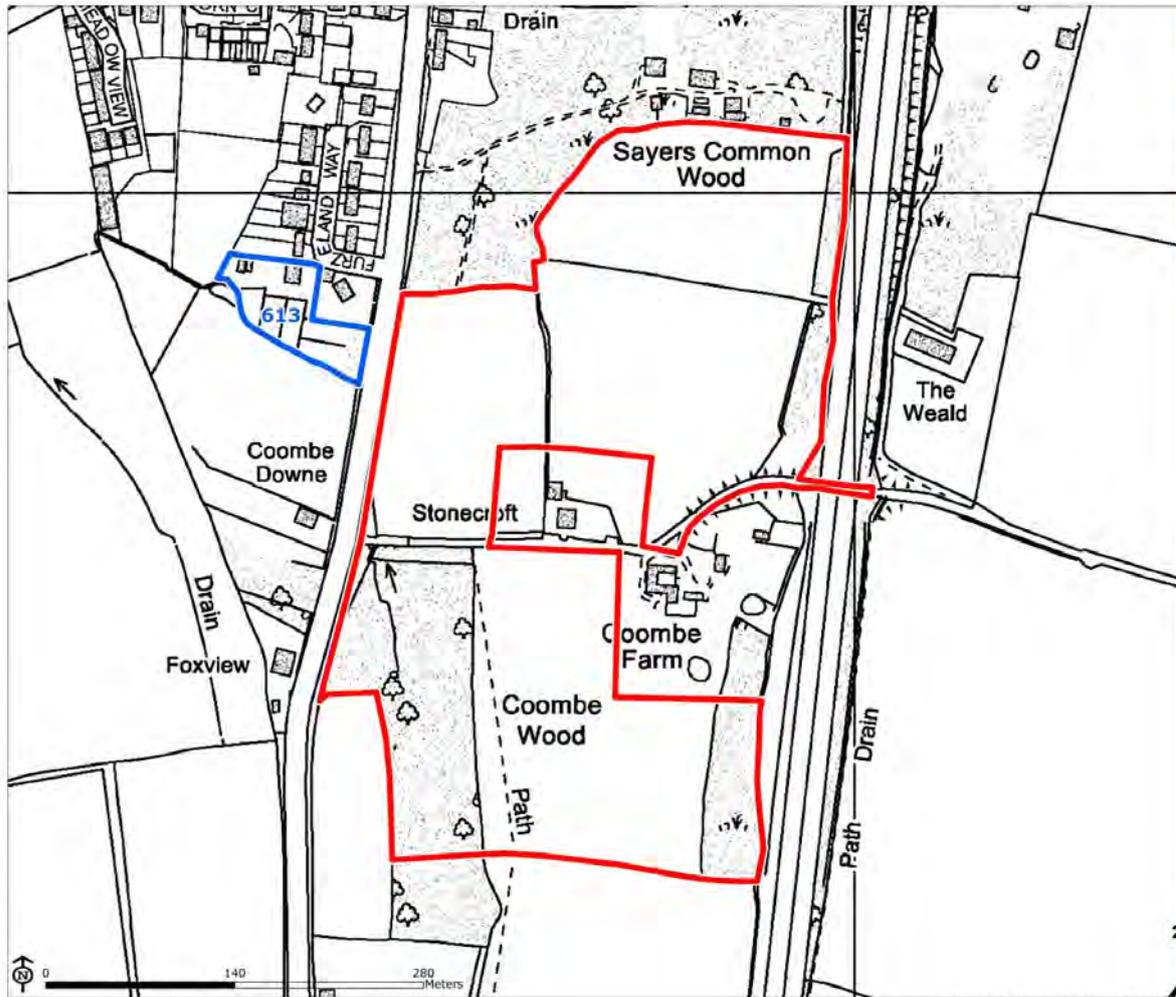
Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	2	LBS, minor Ancient Woodland, Floddzone, RSI/PSI.	4	Site includes several areas of ancient woodland and links to a third, larger area on northern boundary.
Setting of Valued Assets and Features	1		4	Coombe Farm has two listed buildings, the farmhouse and a barn, in an elevated setting, the character of which would be diminished by residential development.
Cultural and Historical Associations	2	Hickstead Arena.	4	Fields are medieval to post-medieval planned, private enclosure (HLC), with historic farmstead buildings in a contained ancient woodland setting but with long, rural views to South Downs and across Adur Valley. This gives the site a sense of time depth despite the proximity of the A23 (which is out of sight but audible).
Perceptual Qualities	3	Average rural landscape.	4	Attractive rural landscape with long views to south and west but some sense of seclusion away from A23 and B2118 road margins due to wooded surroundings.
Overall Landscape Value	2	SLIGHT	5	HIGH.

LCA Landscape Capacity

Site Landscape Suitability

Medium

The bulk of the site is considered to have a LOW landscape suitability for development. It has a distinct character and detachment from Sayers Common.



Mid Sussex District Council
District Plan

SHLAA Site 601

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:4,000



SHLAA Site 603

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

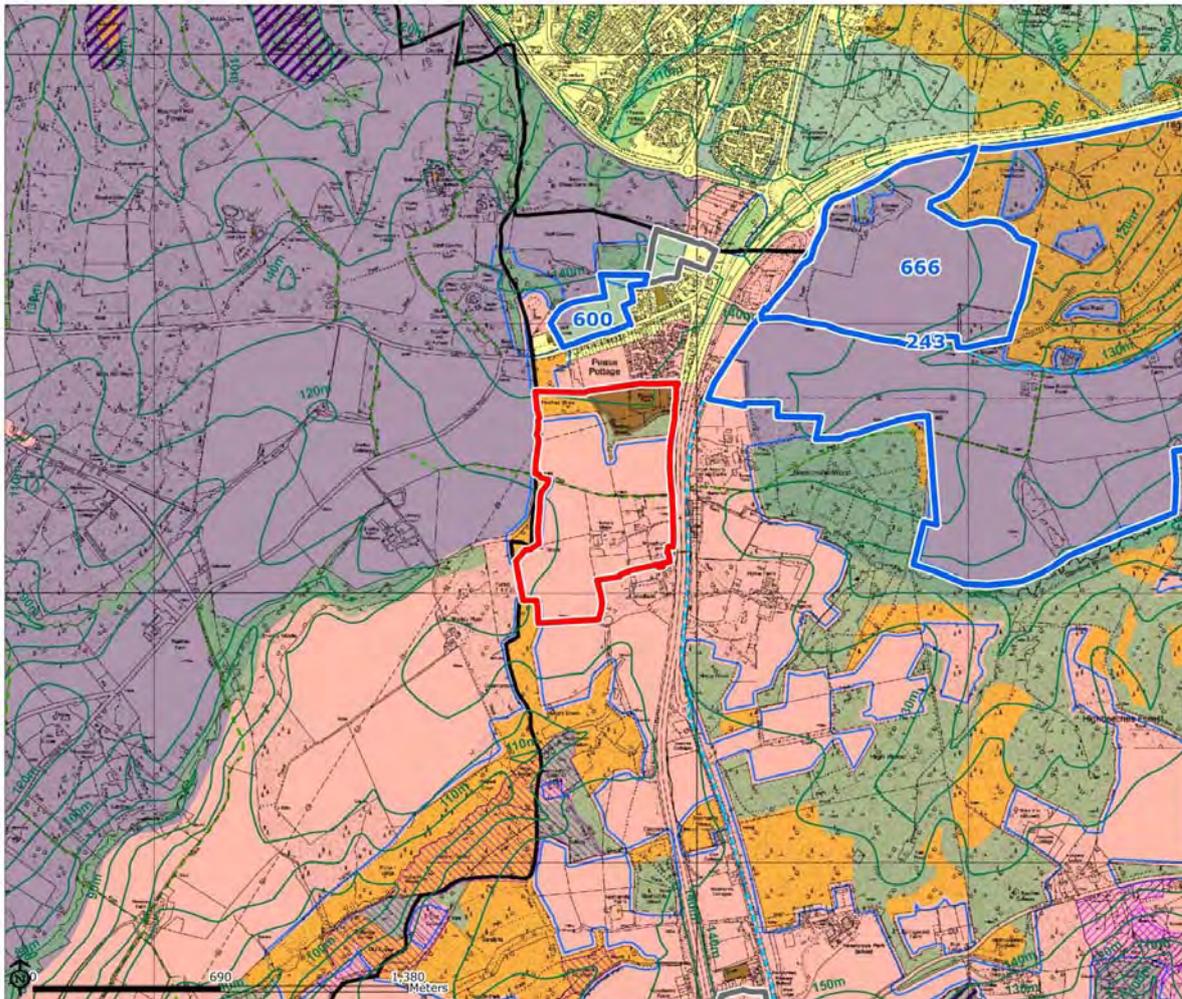
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:20,000



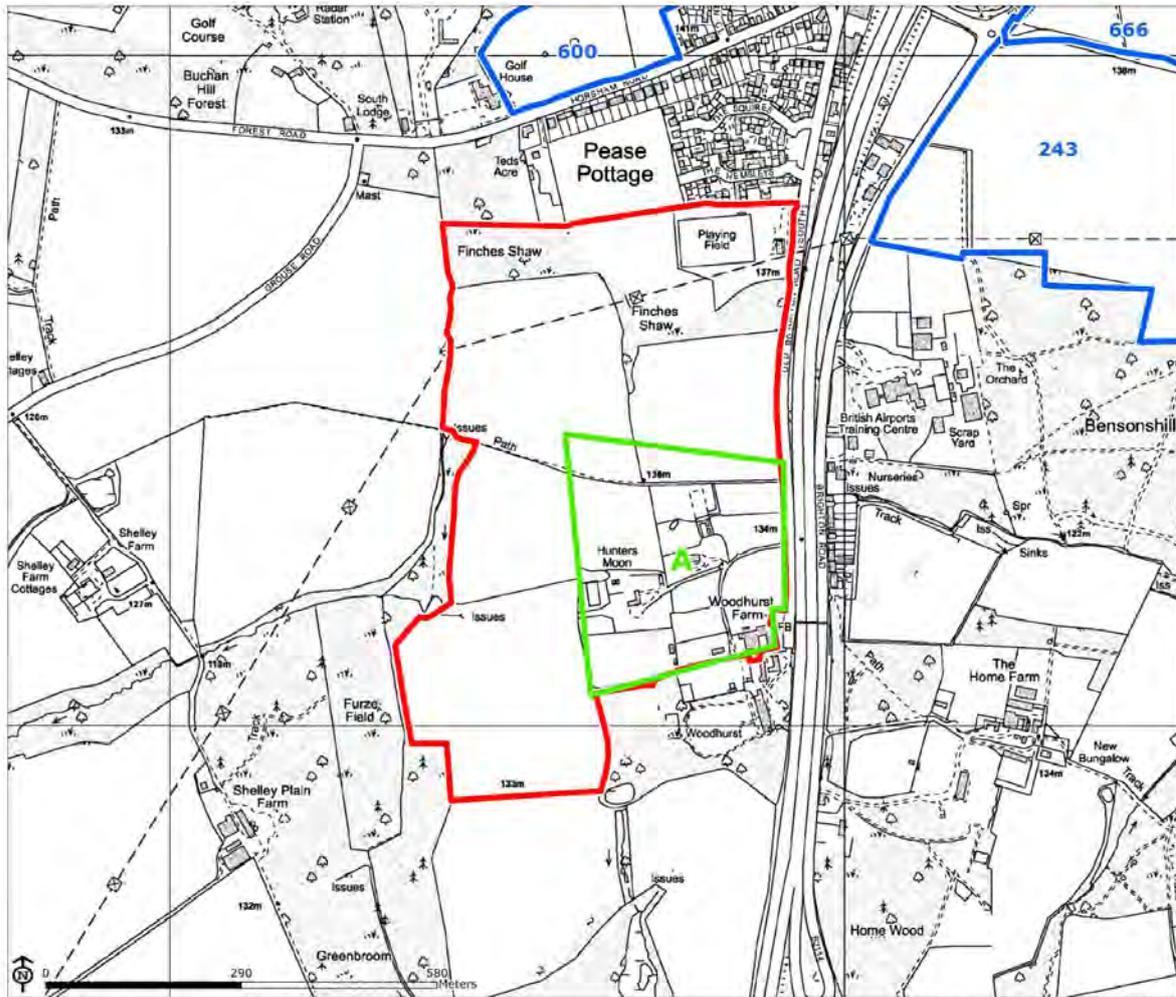
SHLAA Site:	Land south of Pease Pottage, west of Old Brighton Road	SHLAA I	603	Landscape Character Area:	Pease Pottage – Handcross High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Significant woodland blocks. Moderate hedgerow network.	3	Intact field boundaries enclose regular small-medium sized fields. Some semi mature oaks
Settlement Setting	2	Fairly indistinct setting to Pease Pottage and Handcross. Overall inconsistent with Handcross and Pease Pottage	3	The small, mainly modern settlement of Pease Pottage is situated at the top of a hill enclosed by woodland. The site is adjacent to the south on slightly sloping ground. The trees within the site contribute to enclosing Pease Pottage.
Visual Receptors			3	There is a public right of way directly through the centre of the site. Apart from this, the site is relatively well enclosed by thick boundaries.
Sense of Rurality	3	Moderate-low due to urban influence.	2	Proximity to the Old Brighton Road, which is particularly prominent at the eastern edge of the site, but is less so in the western side.
Settlement Separation	3	Overall separation between Crawley, Pease Pottage and Handcross.	3	Would close the gap between Pease Pottage and the farmstead further to the south.
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	MEDIUM. The wooded belts would be more sensitive, especially those in the north of the site. Relationship to the settlement of Pease Pottage will be more of an issue if the whole site were to be developed as the site is larger in scale than the existing hamlet of Pease Pottage.

Landscape Value				
Landscape Designations	5	AONB.	4	Within the AONB and has ancient woodland blocks but other special qualities are not represented.
Other Environmental Designations	4	Significant Ancient Woodland, SNCI, LBS, abuts Conservation Area.	4	Ancient woodland within the site, and an area currently designated for open space, sport and recreation.
Setting of Valued Assets and Features	1		1	
Cultural and Historical Associations	2	Post medieval gentrification.	3	The site is characterised by planned enclosure (unknown date), modern field amalgamation and large landscaped garden which are less sensitive to development.
Perceptual Qualities	3	Woodland, south, provides tranquillity. Urban influence to north and east of character area.	3	Woodland and hedgerows provide a sense of enclosure and degree of tranquillity in the west of the site.
Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH. The ancient woodland would be a more sensitive element.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The majority of the site is considered to have a LOW landscape suitability for development. Area A is considered to be less sensitive, in landscape terms, and may have a LOW-MEDIUM landscape suitability for development. This may be able to accommodate a MEDIUM-HIGH yield although this is unlikely to be a realistic option owing to other constraints. If any

development were to go ahead on the site the medium-high sensitivity of the landscape should be noted, and valuable features such as ancient woodland blocks and the public right of way should be retained. The key characteristics which contribute to the special qualities of the AONB, particularly ancient woodland and wooded gills adjacent to the site boundary, as well as considering views from elsewhere within the AONB should be considered. Mitigation might include strengthening field boundary vegetation, particularly to the east of the site, and retaining existing trees.



**Mid Sussex District Council
District Plan**

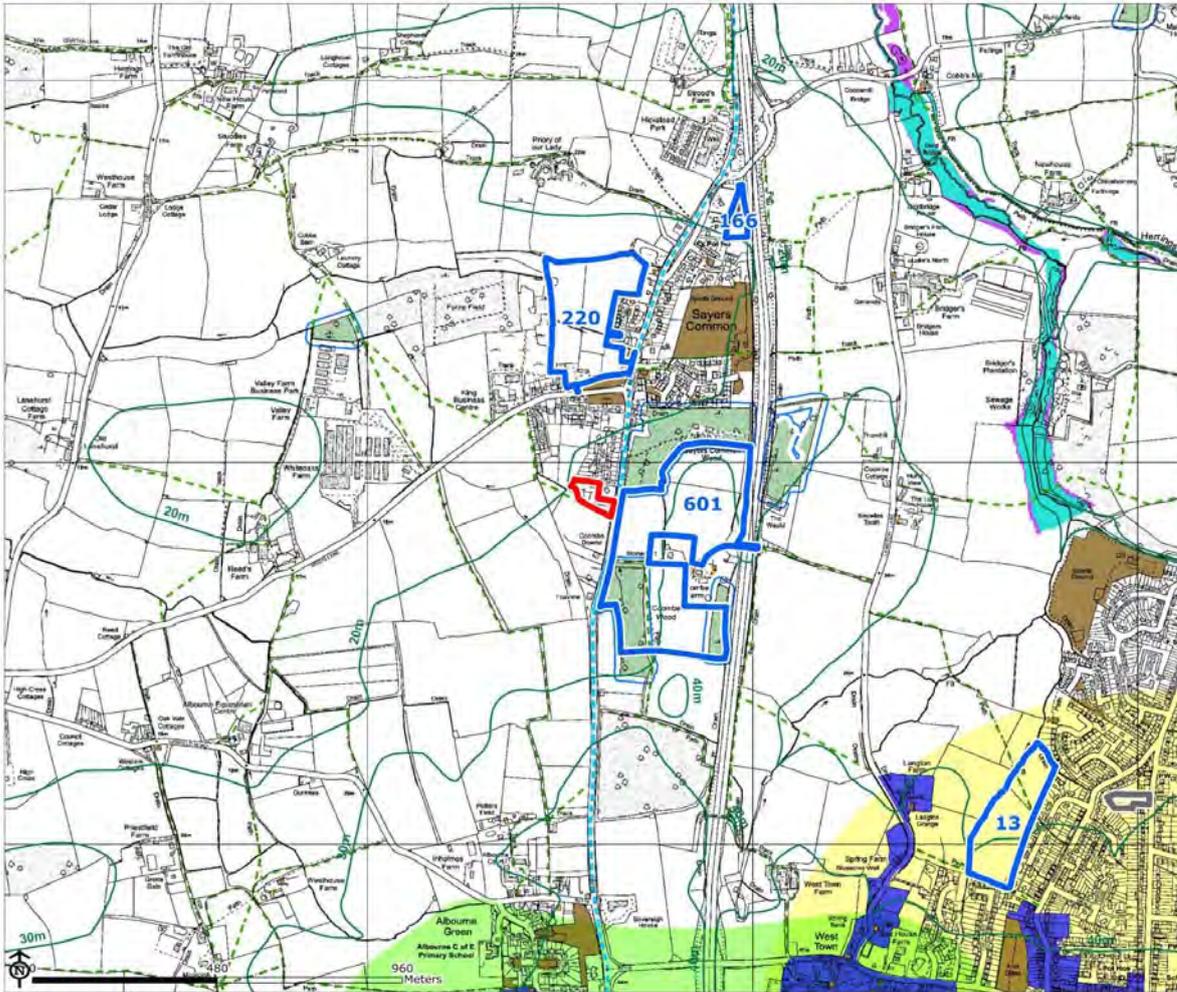
SHLAA Site 603

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:8,000





Mid Sussex District Council
District Plan

SHLAA Site 613

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

LUC

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CB:Green, C EB:Green, c.LUCGLA 6275-01_005_Constraints_A4_12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land at Whitehorse Lodge, Furzeland Way, Sayers Common	SHLAA I	613	Landscape Character Area:	Hickstead – Sayers Common Low Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Areas of intact hedgerow, some blocks of woodland.	2	Site consists of a number of small, timber-fenced paddocks, adjacent to modern development (Furzeland Way). Mature hedgerow boundaries with trees to south, west and east.
Settlement Setting	3	Contributes to setting of settlements. Settlement largely on higher ground to the east.	1	Hedgerow to south of site is distinct edge of settlement boundary so building in the small area between this and Furzeland Way houses would have a negligible impact on settlement setting or form.
Visual Receptors			2	PRoW to south of hedgerow but houses already evident over lower sections of hedgerow. No longer views public views.
Sense of Rurality	3		2	Managed condition and containment makes it clearly feel part of developed area, but with rural surrounds.
Settlement Separation	3	Separation between Sayers Common, Albourne and Hickstead.	1	No role in settlement separation.
Overall Landscape Sensitivity	4	SUBSTANTIAL	2	LOW-MEDIUM.

Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	2	LBS, minor Ancient Woodland, Floddzone, RSI/PSI.	1	None.
Setting of Valued Assets and Features	1		1	No setting value.
Cultural and Historical Associations	2	Hickstead Arena.	1	No cultural heritage associations. HLC classifies as part of settlement.
Perceptual Qualities	3	Average rural landscape.	2	Rural edge. Close to road. Limited views.
Overall Landscape Value	2	SLIGHT	1	LOW.

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have HIGH landscape suitability for development. It could accommodate a LOW housing yield. Important to retain hedgerows. Hedgerow to south makes a clear settlement edge, but could be strengthened.

SHLAA Site 615

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

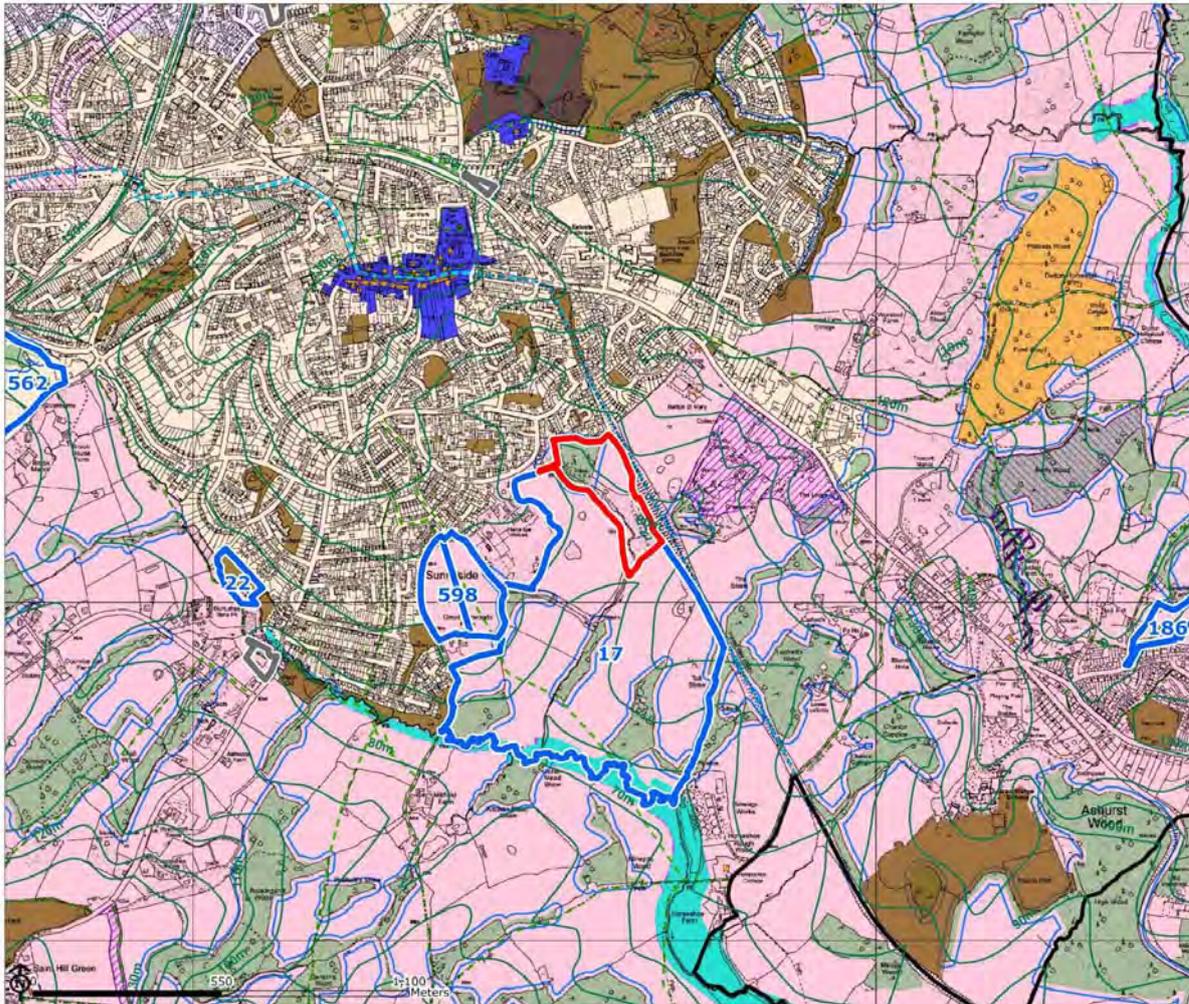
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

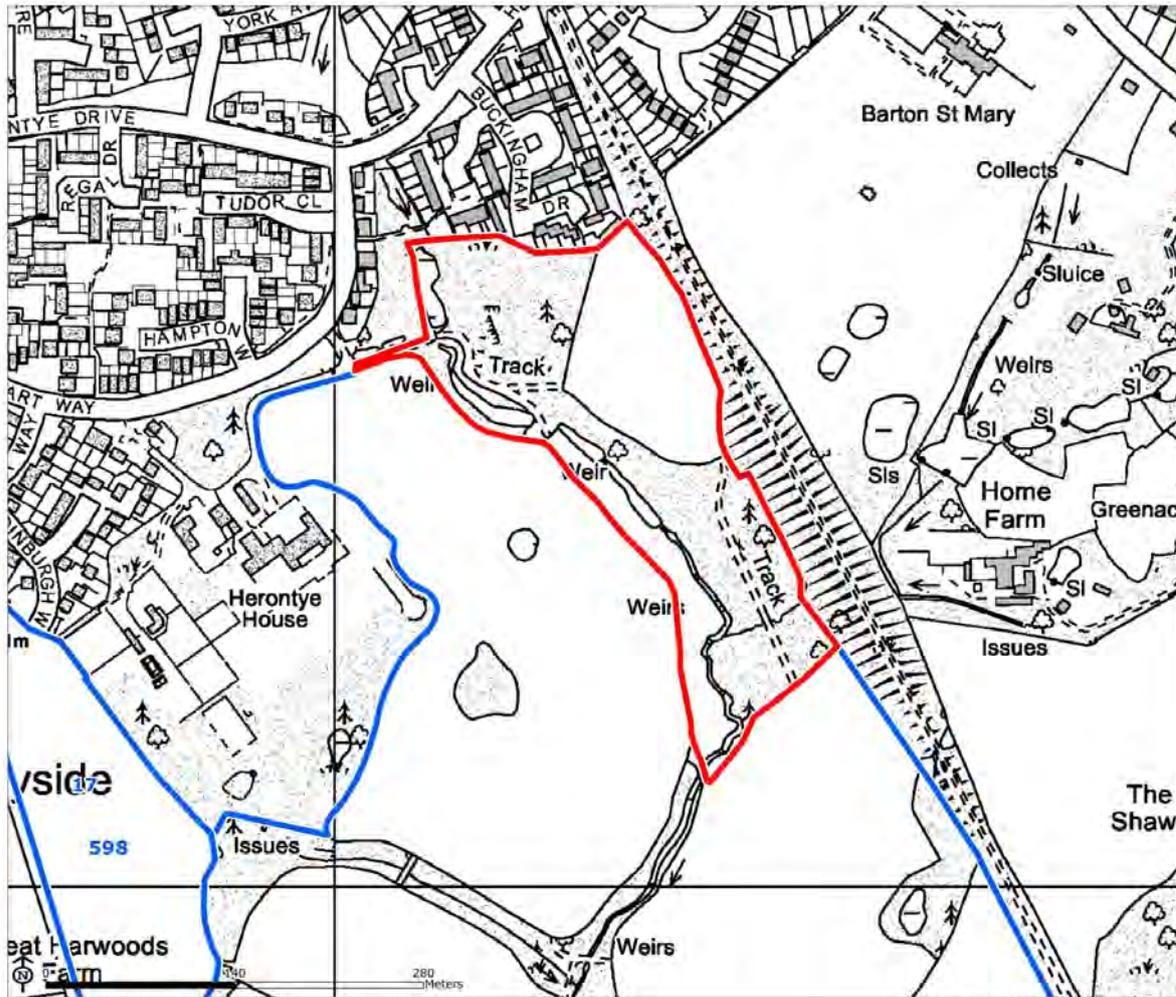
Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



SHLAA Site:	Land east of Stuart Way, East Grinstead		SHLAA I	615	Landscape Character Area:	Sunnyside High Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderate woodland network.	3	Influence of dismantled railway - left over space, rough ground in southern part of site. Woodland and stream to the north are of higher quality although woodland to the south acts as a buffer between the dismantled railway path and more open landscape further west. Undulating and complex topography.		
Settlement Setting	2	Contribution to wider setting of East Grinstead. Relatively soft edge to development. Mostly in valley below East Grinstead.	4	Contribution to setting of East Grinstead edge to the north - settlement is well integrated. Valley side of the small stream - development would not be consistent with existing settlement.		
Visual Receptors			5	Filtered views from Sussex Border Path/ High Weald Landscape Trail on disused railway to the east. Relatively strong intervisibility with East Grinstead and wider AONB despite dense tree cover.		
Sense of Rurality	4	Rural, little settlement throughout most of CA except for minor settlement around Wallhall Farm between East Grinstead and Ashurst Wood.	4	Suburban edge - disused railway and filtered views to adjacent housing. But, strong presence of woodland and some longer views across the wider AONB.		
Settlement Separation	3	Partly contributes to wider separation between East Grinstead and Forest Row.	1	Does not contribute to separation of settlements.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH		
Landscape Value						
Landscape Designations	5	AONB	5	AONB - some special qualities including ancient woodland.		
Other Environmental Designations	3	LBs, minor floodzone, some Ancient Woodland, PSI, RSI	3	Ancient Woodland within the site.		
Setting of Valued Assets and Features	2	Setting to Brockhurst	2	Setting to Brockhurst		
Cultural and Historical Associations	2	Brockhurst. Some time depth.	4	Mixture of cohesive assart and regenerated woodland historic landscape types - relatively higher sensitivity.		
Perceptual Qualities	4	Moderate, scenic beauty	4	Moderate, scenic beauty and feels quite remote despite proximity to suburban settlement.		
Overall Landscape Value	4	SUBSTANTIAL	5	HIGH		
LCA Landscape Capacity	Site Landscape Suitability					
Low/Medium	The site is considered to have LOW landscape suitability to development. This is owing to the cumulative sensitivities across different parts of the site. Key sensitivities include the complex topography, stream and ancient woodland in the north and, some longer views across the AONB and from long distance trails.					



Map of Barton St Mary District Council's Strategic Plan

SHLAA Site 615

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Barton St Mary District Council, LUC

Map Scale @ A4: 1:4,000



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SHLAA Site 617

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

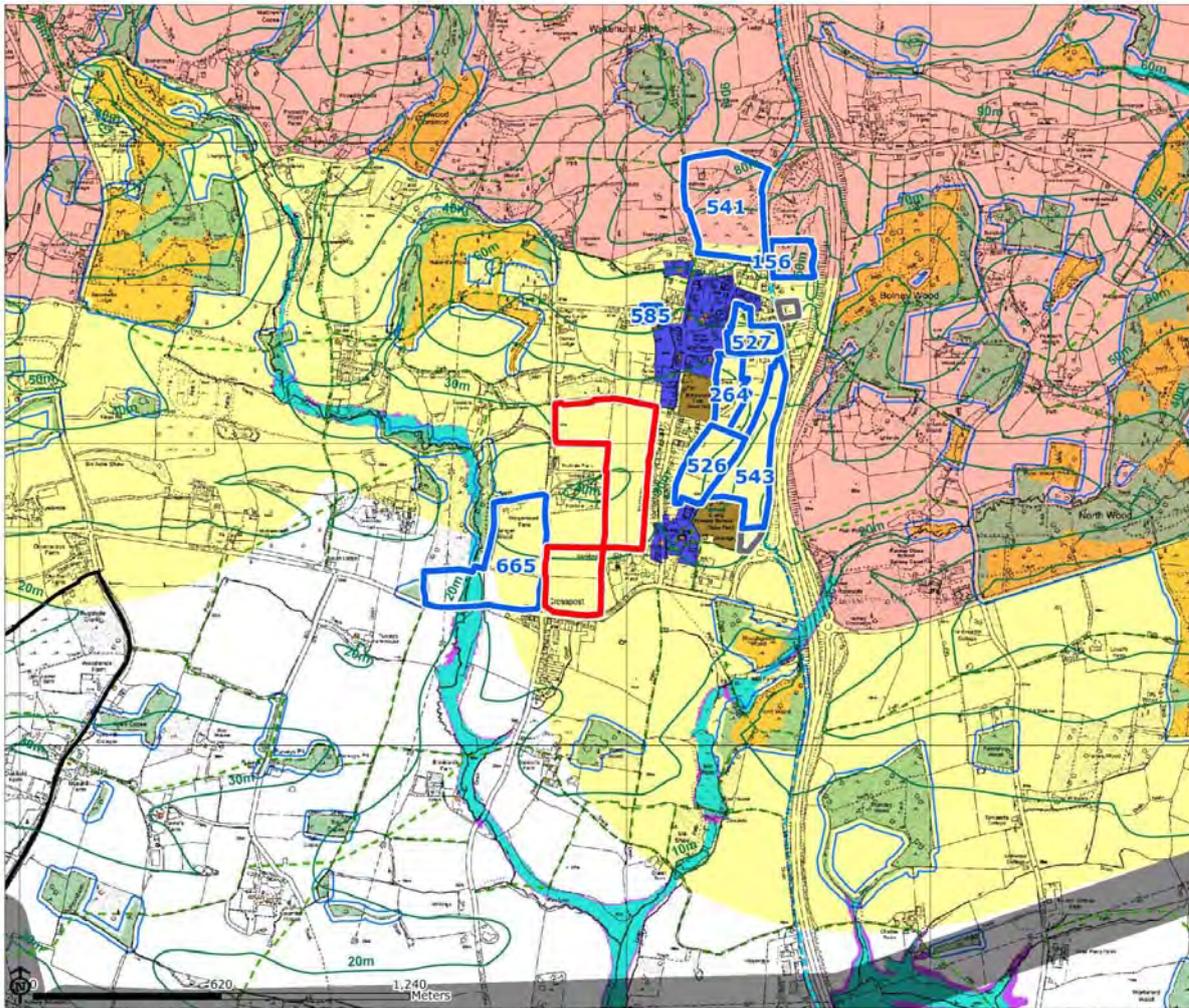
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

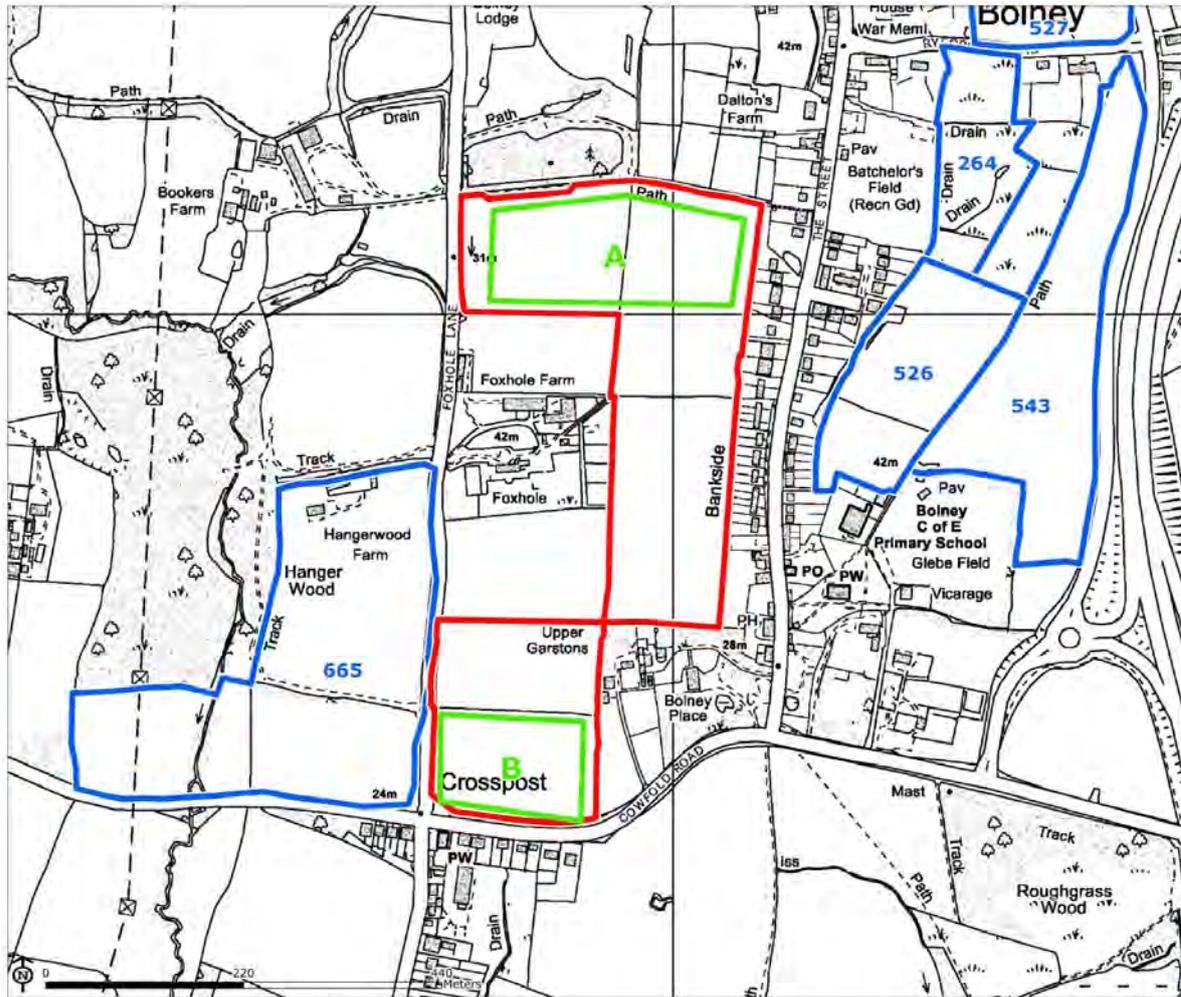
Map Scale @ A4: 1:18,000



SHLAA Site:	Land at Foxhole Farm, Bolney			SHLAA I	617	Landscape Character Area:	Bolney Sloping High Weald
Landscape Sensitivity	LCA Score	LCA Comments		Site Score	Site Comments		
Landscape Condition	4	Significant vegetation and intact parkland. Generally moderate-low boundary loss.		3	Series of regular, farmed fields sloping from north and south to ridge on which Foxhole Farm (outside of site) is located. Field boundaries are generally weak, creating open character.		
Settlement Setting	4	Distinctive wooded and parkland setting on slopes around settlement. Similar complex topography which settlement sits upon. Settlement largely linear form.		4	Adjacent to linear central part of Bolney, and close to historic southern core of village but separated by strong tree cover around Bolney Place and Upper Garstons. Development would have considerable impact on extent and form of the village, which was originally two separate settlements (Bolney and Bolney Common), extending the linear 20th century development that links the two to potentially become the most populous part of the settlement.		
Visual Receptors				4	PRoW runs along northern boundary, from which southward views are limited to ridge across site centre. Likely to be exposure of high ground and southern slope to some long views from and across Adur Valley. Also views from PRoW on ridge to eastern side of Bolney.		
Sense of Rurality	3			4	A272 intrudes to south, and village houses visible from central and northern parts of site, but character is still rural.		
Settlement Separation	2	Some wider contribution to separation with surrounding small groups of settlement.		4	Development would result in coalescence of Bolney and Crosspost (the latter mostly 20th century housing but originating in the 18th century as a non-conformist chapel), and intrude on Foxhole Farm.		
Overall Landscape Sensitivity	3	MODERATE		5	HIGH.		
Landscape Value							
Landscape Designations	4	Partly AONB.		1	Close to AONB but doesn't represent special qualities.		
Other Environmental Designations	3	LBs, Ancient Woodland, RSI/PSI, Conservation Area.		1	None.		
Setting of Valued Assets and Features	3	Setting to AONB.		4	Close to conservation areas at northern and southern ends of Bolney. Limited visual relationship with former but some potential to affect setting of latter.		
Cultural and Historical Associations	2	Wykehurst Park		4	Fields are all medieval co-axial, a scarce type but locally frequent.		
Perceptual Qualities	4	Pleasant wooded nature and parkland.		3	Open farmland with some long views. A272 intrudes.		
Overall Landscape Value	4	SUBSTANTIAL		4	MEDIUM-HIGH.		
LCA Landscape Capacity				Site Landscape Suitability			
Low/Medium				The majority of the site is considered to have a LOW landscape suitability for development, due to impact on settlement form and rural, historic characteristics.			

Area A is considered to have LOW-MEDIUM landscape suitability for development. It could accommodate a MEDIUM yield. Would require a good landscape buffer to Foxhole Lane, to preserve rural character.

Area B is considered to have MEDIUM landscape suitability for development. It could accommodate a LOW-MEDIUM yield. This would be an expansion of Crosspost, separated from Bolney by the wooded surroundings of Bolney Place and Upper Garstons.



**Mid Sussex District Council
Quarter Plan**

SHLAA Site 617

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, OLC

Map Scale @ A4: 1:6,000



SHLAA Site 626

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

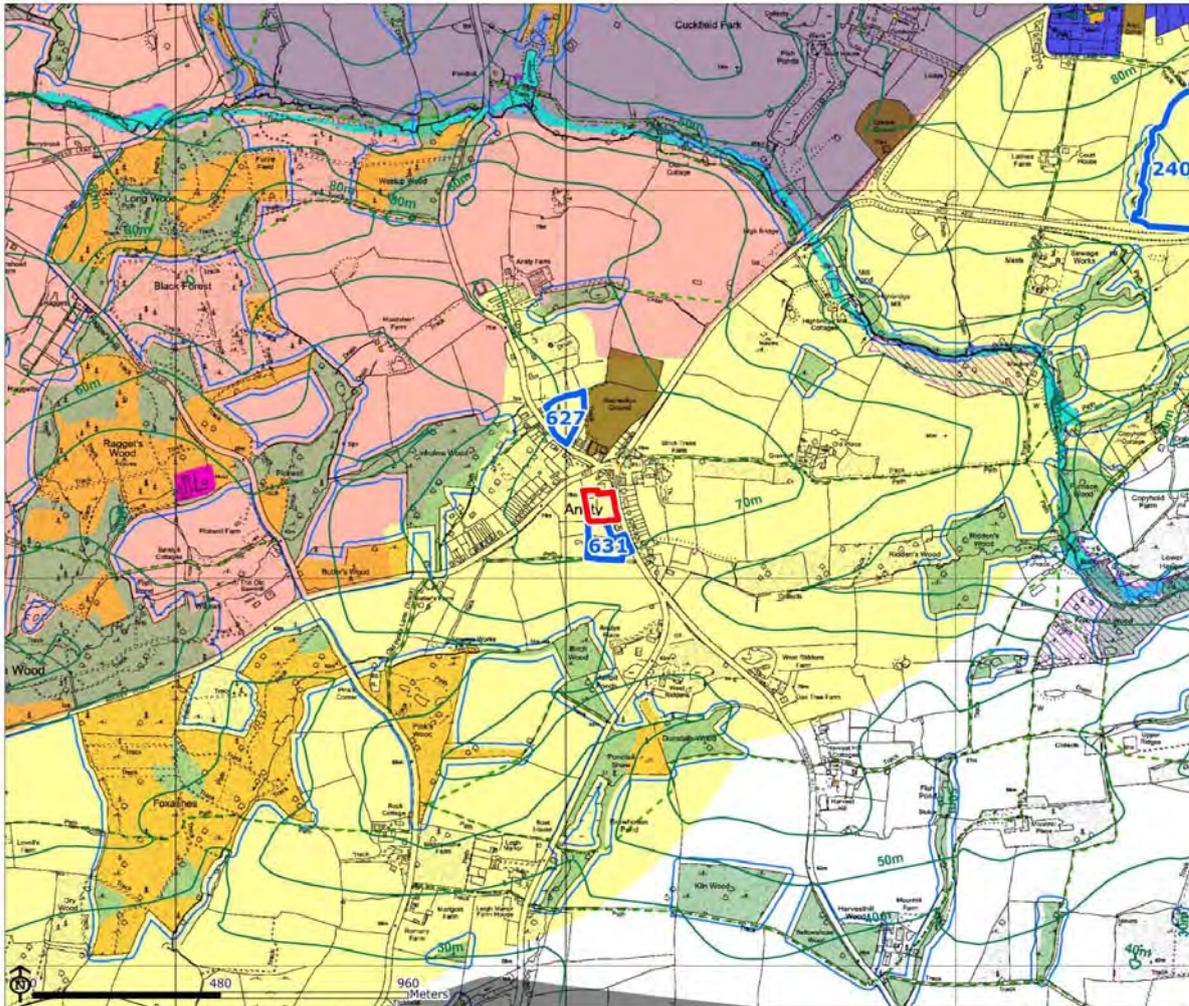
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

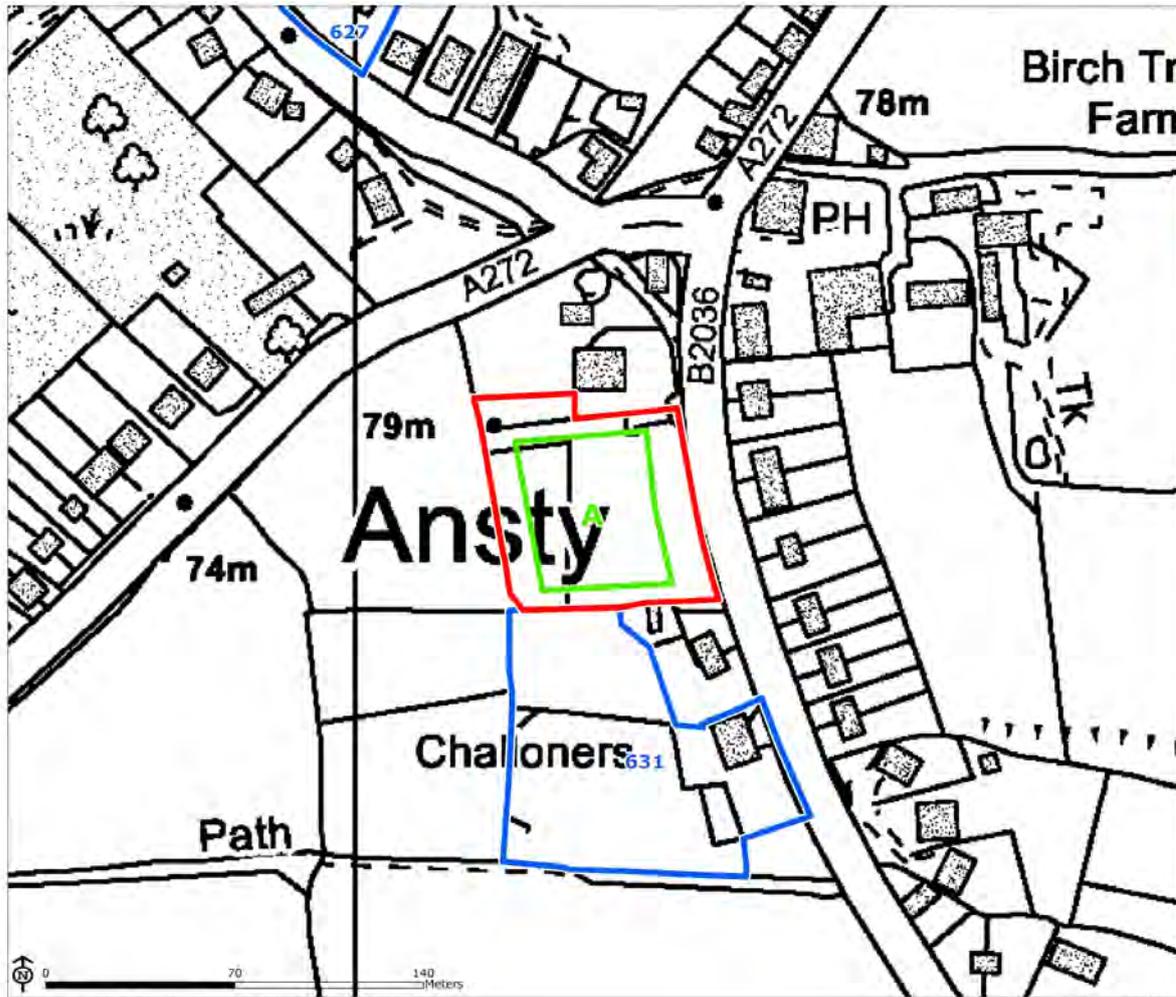
- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Land south of Barn Cottage, Cuckfield Road, Ansty			SHLAA I	626	Landscape Character Area:	Ansty High Weald Fringe
Landscape Sensitivity	LCA Score	LCA Comments			Site Score	Site Comments	
Landscape Condition	3	Hedgerows that are mostly intact, with some boundaries lost or degraded due to field amalgamation. In places hedgerows are intensively managed and low-cut			3	Paddocks with some attractive mature trees around margins. Level site.	
Settlement Setting	3	Located to the south of Ansty and contributes to the wooded surroundings of the village. Buffer between Ansty and the large settlements of Haywards Heath and Burgess Hill			3	Adjacent to farmstead at historic core of settlement. Several more houses to the south along the road, but regular, linear housing development is confined to the eastern side of the road. Trees along site front contribute to character of village centre. Development near settlement core would not harm its form.	
Visual Receptors					2	Some filtered views from PRow to south of village (adjacent to site 631) but otherwise views limited to B2036.	
Sense of Rurality	3	Areas of woodland offer a sense of enclosure and increase the rural feel of the area, although is slightly impacted by busy roads and proximity to large settlements.			3	Proximity of busy roads and 20th century development, in particular the service station, limits rurality, but trees and open space within site, and relationship to adjacent farm buildings, conserve some sense of rurality.	
Settlement Separation	3	Contributes to the wider separation between Cuckfield and Haywards Heath.			1	No settlement separation role.	
Overall Landscape Sensitivity	3	MODERATE			3	MEDIUM.	
Landscape Value							
Landscape Designations	3	The whole northern edge of this area abuts the High Weald AONB			1	Close to AONB but no special qualities.	
Other Environmental Designations	4	Contains areas of ancient woodland and two Sites of Nature Conservation Importance.			1	None.	
Setting of Valued Assets and Features	3	Contributes to the wider setting of the AONB. From elevated levels there is intervisibility with the South Downs Scarp.			3	No contribution to AONB setting. Contributes to character of adjacent farm buildings, although the listed Ancient Farm is set back behind the larger Barn Cottage.	
Cultural and Historical Associations	3	Some listed buildings which are rural in nature. Historical field pattern visible in some areas. Estate character of fields with large mature trees remains in some areas.			3	Regular piecemeal medieval to post-medieval enclosure (HLC). Some sense of historic character in this village core location, to which adjacent dwellings and old trees on site boundaries contribute, but modern influences too.	
Perceptual Qualities	3	In some areas there is a sense of seclusion that is impacted in some areas by busy roads proximity to large settlements. Other areas are more open with large, intensively farmed fields.			3	Pleasant setting but proximity to busy road and site containment limit perceptual qualities.	
Overall Landscape Value	4	MODERATE/HIGH VAUE			3	MEDIUM.	
LCA Landscape Capacity				Site Landscape Suitability			
Low/Medium				The site is considered to have MEDIUM landscape suitability for development. It would be important to protect the mature trees on the site			

frontage and other boundaries, which limits scope for built development on or near the road boundary. Character and form would need to be appropriate to the adjacent dwellings, rather than denser, linear development . Potential yield would be LOW.



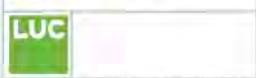
Mid Sussex District Council
 District Plan

SHLAA Site 626

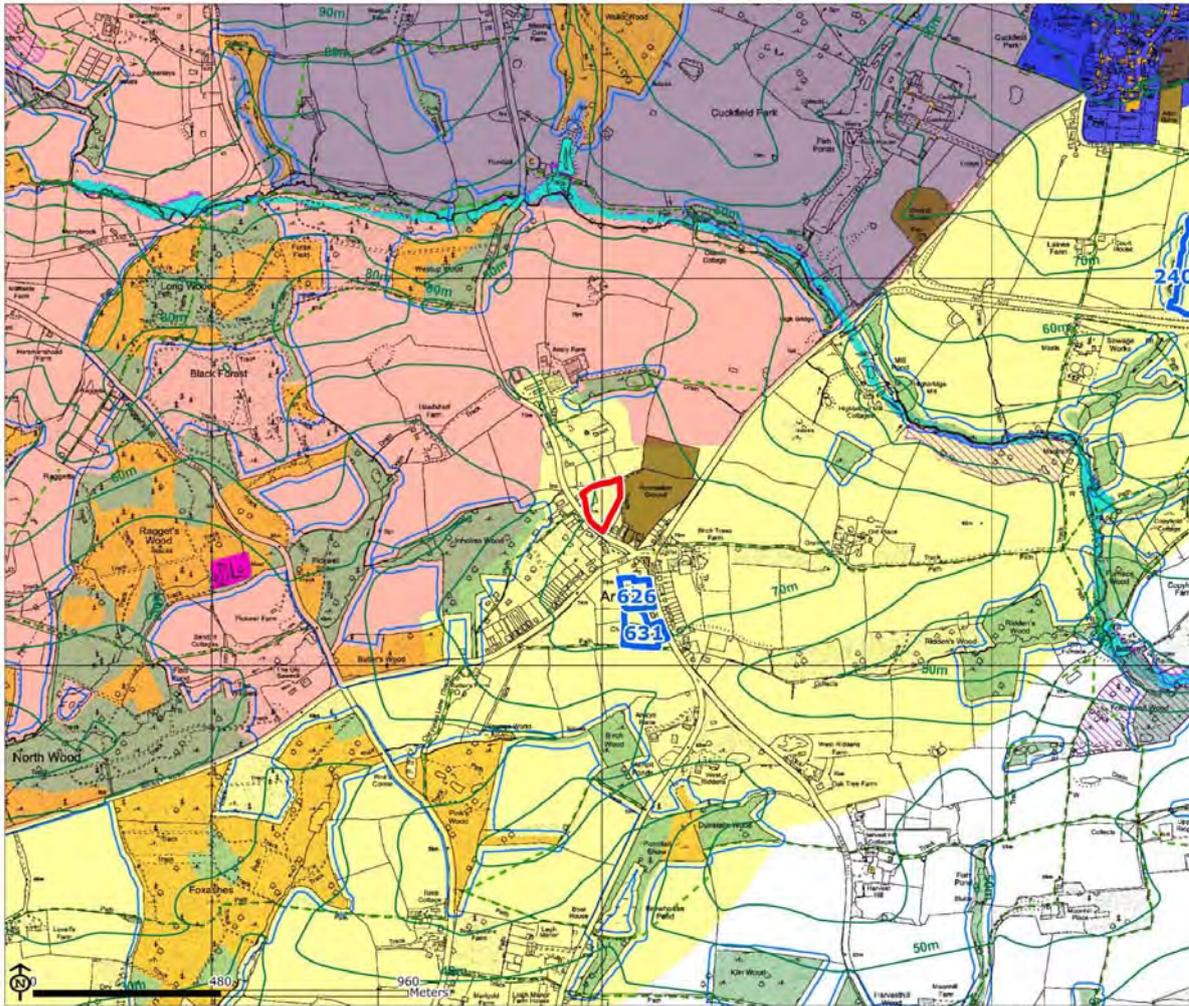
- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



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 File: Site Map_EB_Ansy_A4_14101015



Mid Sussex District Council
District Plan

SHLAA Site 627

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agricultural Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



SHLAA Site:	Land adj. Holly Bank, Deaks Lane, Ansty	SHLAA I	627	Landscape Character Area:	
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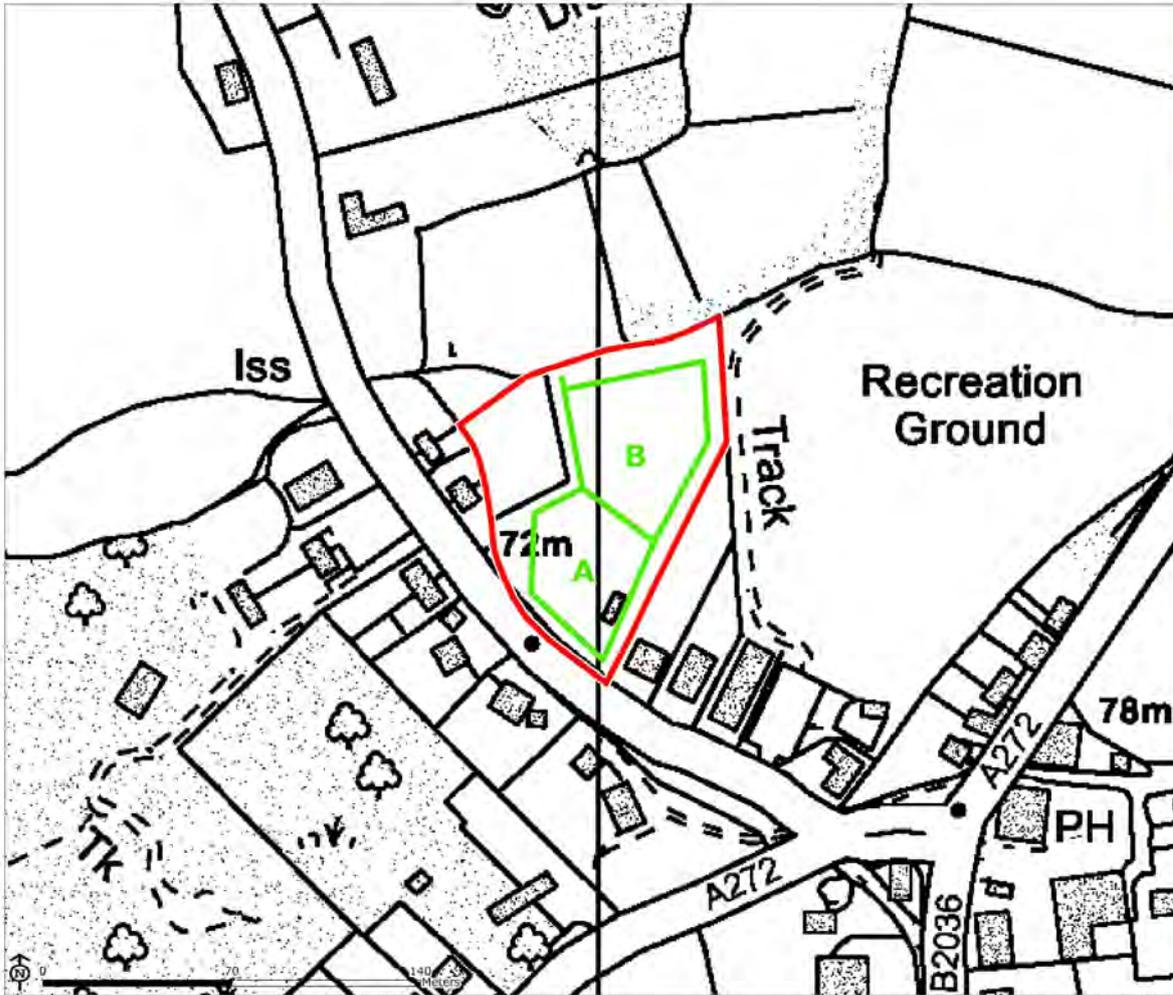
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition			3	Field sloping gently down to north-west. Strongly enclosed by wooded stream corridor to north, and reasonable hedgerow boundary to north-east, but closeboard fence and a few mature trees on boundary with dwelling to east, and open fence boundary to cottage to west. Hedgerow with some mature trees on road boundary.
Settlement Setting			3	Houses on both sides of Deaks Lane as far as stream corridor, other than in the site. Linear development, so use of full site would be inconsistent with typical development form. Site-edge trees and hedgerow contribute to rural setting of adjacent village sports ground.
Visual Receptors			2	No PRoW but filtered views from sports ground and from road.
Sense of Rurality			4	Wooded setting and older cottages to west contribute to rurality.
Settlement Separation			2	Separates outlying cottages from development which has spread out from village centre, but gap is not highly significant in terms of character.
Overall Landscape Sensitivity			3	MEDIUM.

Landscape Value				
Landscape Designations			1	Close to AONB (boundary is drawn to exclude Ansty) but no special qualities.
Other Environmental Designations			2	Good hedgerow linkage to nearby ancient woodlands.
Setting of Valued Assets and Features			3	No listed building settings affected, but the character of the 19th century cottages to the west of the site could be affected, particularly as the site encloses them to the rear.
Cultural and Historical Associations			3	Field pattern is regular, piecemeal enclosure, medieval to post-medieval (HLC). Setting has some historic character, but adjacent modern development to east limits this.
Perceptual Qualities			3	Pleasant rural location, set away from A272, but enclosure limits scenic value.
Overall Landscape Value			3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
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Area A is considered to have MEDIUM-HIGH landscape suitability for development. It could accommodate a LOW yield.
Area B is considered to have LOW-MEDIUM landscape suitability for development. It could accommodate a LOW yield.
Low density, linear development adjacent to the road is most in character for this location, preserving rural character to the rear of neighbouring cottages and the sports ground. The best trees on the road frontage, to the western end of the boundary, should be retained,

and screening vegetation, preferably a native hedgerow, would minimise impact on the rural setting of the adjacent cottage to the west. Development in the area immediately to the rear of the cottage, and its neighbour, would be damaging to their setting.



**Mid Sussex District Council
District Plan**

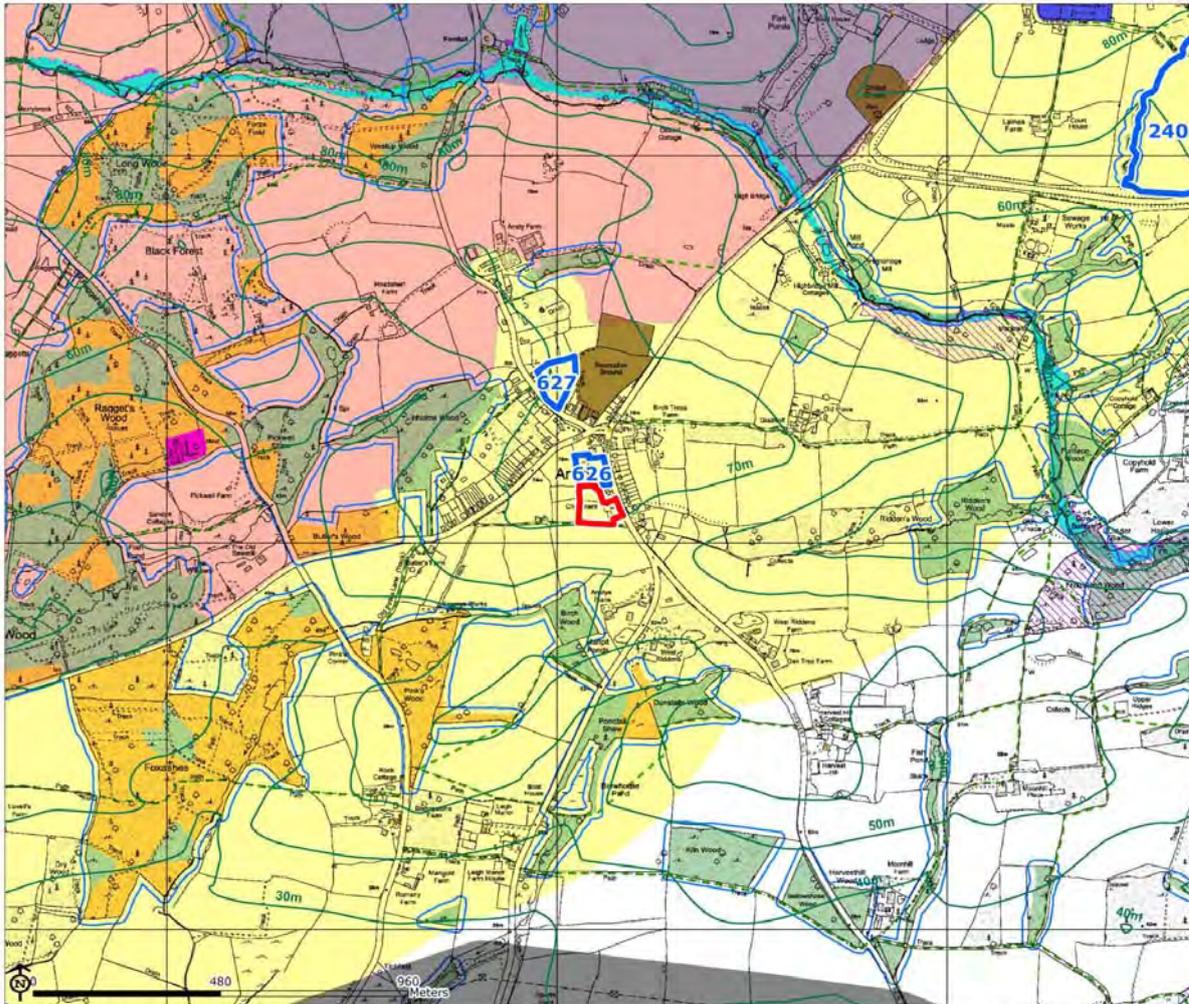
SHLAA Site 627

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 631

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



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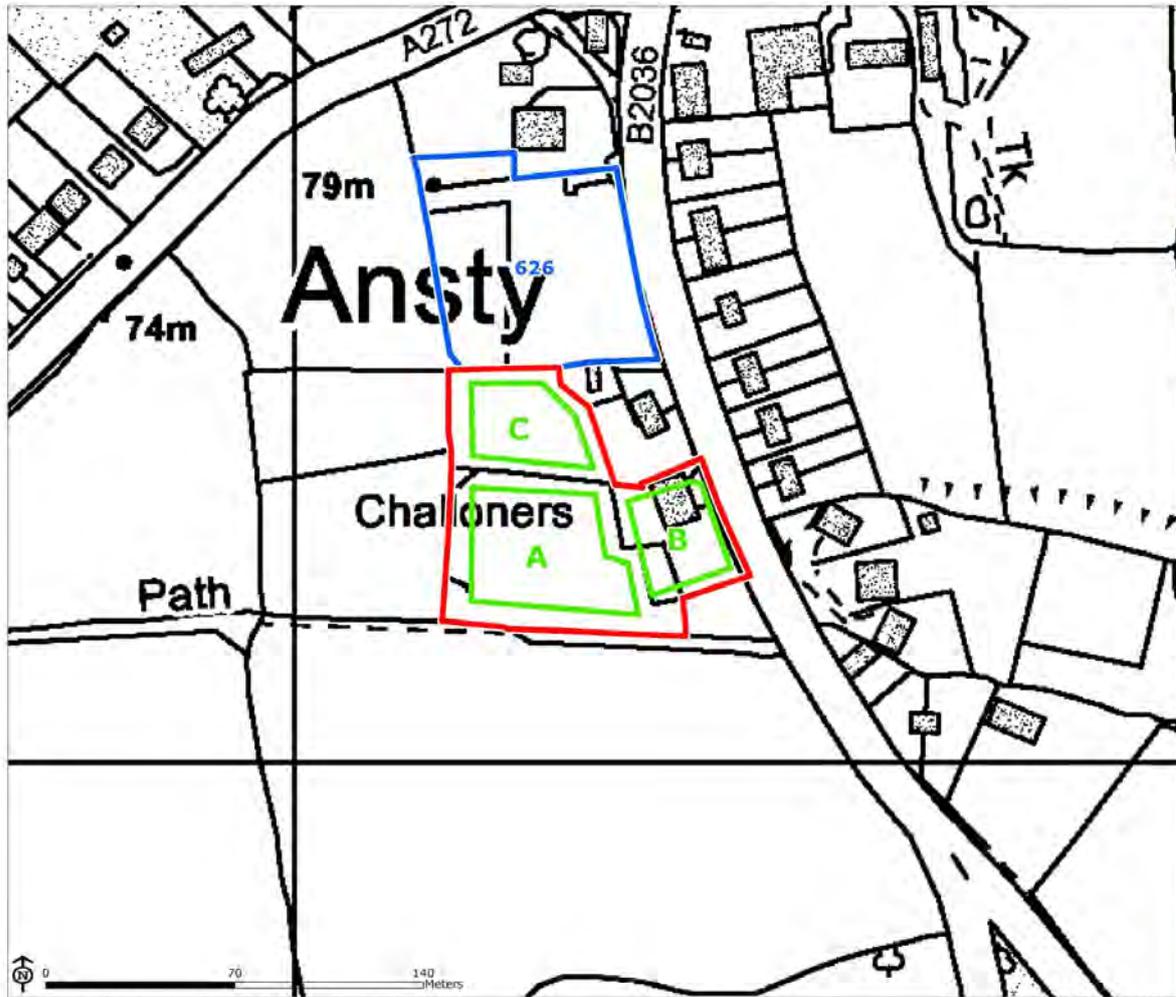
CB: Green, C EB: green, c LUC: LA 6275-01_009_Constraints_A4 12/12/2014
Sources: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Challoners, Cuckfield Road, Ansty		SHLAA I	631	Landscape Character Area:	Ansty High Weald Fringe
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Hedgerows that are mostly intact, with some boundaries lost or degraded due to field amalgamation. In places hedgerows are intensively managed and low-cut	4	Grassland to rear of large house, Challoners. Contained by reasonable boundary hedgerows. Even terrain. A few good, mature trees. House is a large, distinctive building which would be demolished to accommodate development.		
Settlement Setting	3	Located to the south of Ansty and contributes to the wooded surroundings of the village. Buffer between Ansty and the large settlements of Haywards Heath and Burgess Hill	3	Hedgerow to south marks edge of developed area on this side of the road, and hedge to west of site contains area directly related to properties - i.e. not agricultural land - so development wouldn't extend settlement area significantly. Well contained, but intensification of development on road frontage would have some impact on semi-rural village-edge setting.		
Visual Receptors			3	View from PRoW along southern boundary.		
Sense of Rurality	3	Areas of woodland offer a sense of enclosure and increase the rural feel of the area, although is slightly impacted by busy roads and proximity to large settlements.	3	Semi-rural character. Visual separation from farmland.		
Settlement Separation	3	Contributes to the wider separation between Cuckfield and Haywards Heath.	1	No role in settlement separation.		
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM.		
Landscape Value						
Landscape Designations	3	The whole northern edge of this area abuts the High Weald AONB	1	Village is excluded from AONB. No special qualities.		
Other Environmental Designations	4	Contains areas of ancient woodland and two Sites of Nature Conservation Importance.	1	None.		
Setting of Valued Assets and Features	3	Contributes to the wider setting of the AONB. From elevated levels there is intervisibility with the South Downs Scarp.	3	No listed buildings affected but forms setting to Challoner's, a large house which contributes to village character.		
Cultural and Historical Associations	3	Some listed buildings which are rural in nature. Historical field pattern visible in some areas. Estate character of fields with large mature trees remains in some areas.	3	Adjacent 19th century houses, Challoners and North Cottages, contribute historic character to this contained setting.		
Perceptual Qualities	3	In some areas there is a sense of seclusion that is impacted in some areas by busy roads proximity to large settlements. Other areas are more open with large, intensively farmed fields.	3	Contained setting with no scenic views, but pleasant character.		
Overall Landscape Value	4	MODERATE/HIGH VAUE	3	MEDIUM.		
LCA Landscape Capacity		Site Landscape Suitability				
Low/Medium		Area A is considered to have MEDIUM landscape suitability for development. A LOW yield of houses set back from the road, to maintain a				

semi-rural village edge character, could be accommodated.

Area B is considered to have LOW-MEDIUM landscape suitability for development. This could accommodate a LOW yield. Loss of Challoner's house would be an adverse impact on character, more so if it were replaced by a new dwelling(s) rather than left open to facilitate access to new houses set back from the road frontage.

The area behind North Cottages, area C, is also considered to have a LOW-MEDIUM landscape suitability, as it would encroach on their setting. This could accommodate a LOW yield.



**Walsley District Council
Quarter Plan**

SHLAA Site 631

- Current SHLAA site
- Site sub-area
- Adjacent SHLAA sites

Source: Red Emma Jones Consult, LLC

Map Scale @ A4: 1:2,000



SHLAA Site 665

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

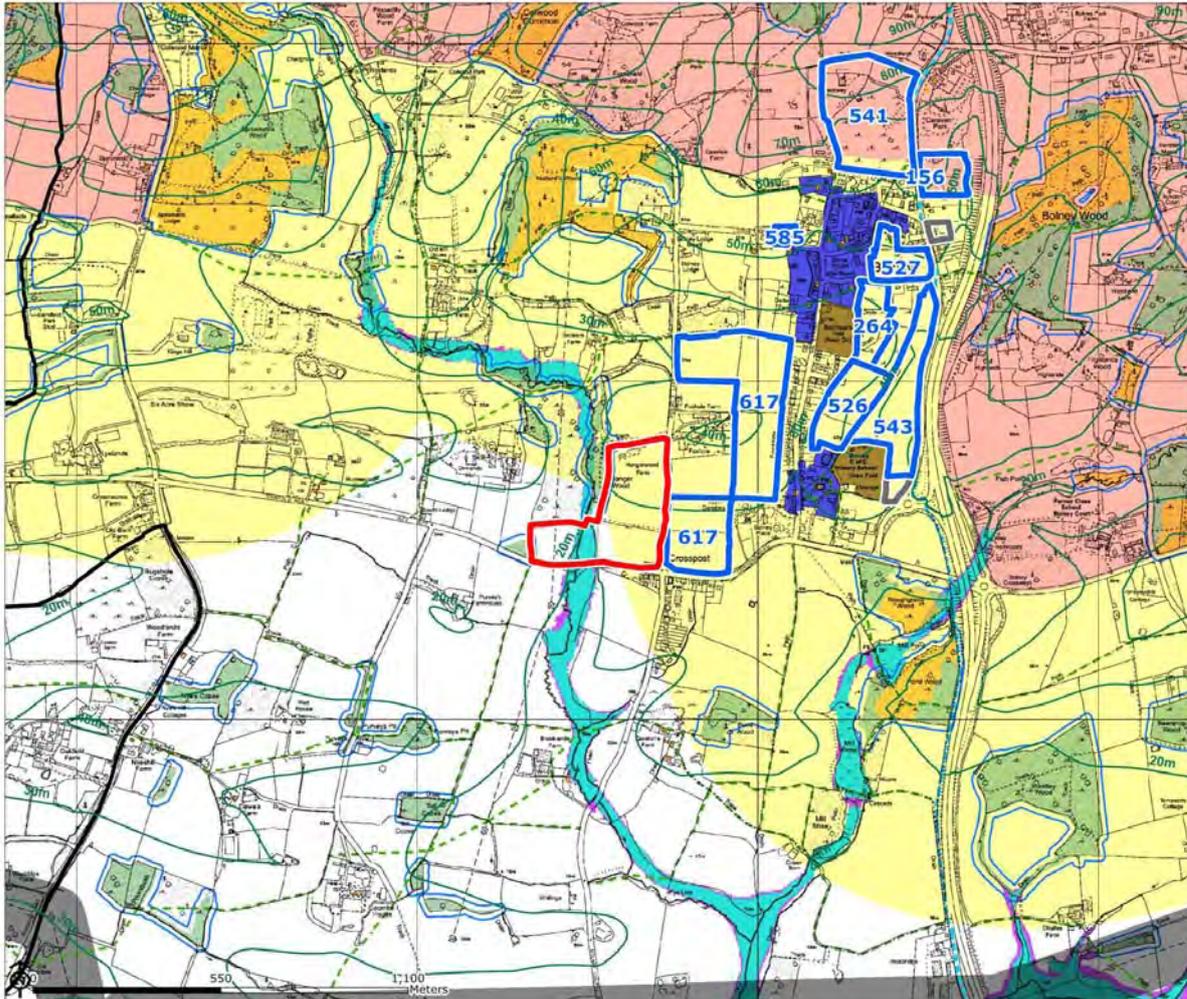
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



SHLAA Site:	Hangerwood Farm, Foxhole Lane, Bolney			SHLAA I	665	Landscape Character Area:	Bolney Sloping High Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments			
Landscape Condition	4	Significant vegetation and intact parkland. Generally moderate-low boundary loss.	4	Good field boundaries and stream, with associated vegetation, runs through the site. Land rises up to plateau where Hangerwood Farm buildings are located. A high voltage overhead line runs through the western field, which limits development options.			
Settlement Setting	4	Distinctive wooded and parkland setting on slopes around settlement. Similar complex topography which settlement sits upon. Settlement largely linear form.	4	The wooded stream corridor forms a distinct barrier so settlement to the east of this would be inconsistent with existing settlement. The entire site is disconnected from Bolney so, unless site 617 were to be fully development, this would be considered as an expansion of Crosspost. Crosspost dwellings are currently all to the south of the A272 but the fields in the site contribute to the settlement setting. Settlement is limited to the A272 and Bolney Chapel Road frontages, so expansion north into farmland would be a distinct change in form.			
Visual Receptors			2	The well-treed surrounds limit views other than from houses in Crosspost and the A272, but the western field is visible from a PRoW to the south of the A272.			
Sense of Rurality	3		3	The A272 and the overhead line and pylons detract from rurality, and several houses in Crossposts are visible from the eastern half of the site, but character is still essentially rural.			
Settlement Separation	2	Some wider contribution to separation with surrounding small groups of settlement.	3	Development would potentially affect the separation of a number of rural farmsteads: Foxhole Farm, Hangerwood Farm (in the site) and several to the west of the stream.			
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH.			
Landscape Value							
Landscape Designations	4	Partly AONB.	1	The site is c.1km from the AONB. But its character is distinctly different.			
Other Environmental Designations	3	LBs, Ancient Woodland, RSI/PSI, Conservation Area.	3	The stream corridor on the north-western site edge is ancient woodland and another small block lies to the west. There is good connectivity with site boundaries.			
Setting of Valued Assets and Features	3	Setting to AONB.	3	There are several listed farmsteads that would potentially have some exposure to views of new development in the western field, affecting their rural settings, but trees are likely to limit the extent of this.			
Cultural and Historical Associations	2	Wykehurst Park	4	Fields are co-axial medieval planned enclosures, part of a wider local cluster which includes the fields to the east in site 617. There is a scarcity value attached to this.			
Perceptual Qualities	4	Pleasant wooded nature and parkland.	3	Woodland creates pleasant surroundings, with views over valley trees from northern end of site, but A272 and pylon			

line detract.

Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH.
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LCA Landscape Capacity	Site Landscape Suitability
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Low/Medium	Most of the site is considered to have a LOW landscape suitability for development. The northern end represents too much of an expansion away from existing settlement into a rural area, and the western field is separated from the rest of the site by a wooded stream corridor. Area A is considered to have MEDIUM landscape suitability for development. It could accommodate a LOW-MEDIUM yield, forming an extension to Crosspost. There is potential to enhance the stream corridor through planting and landscape management.
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SHLAA Site 666

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

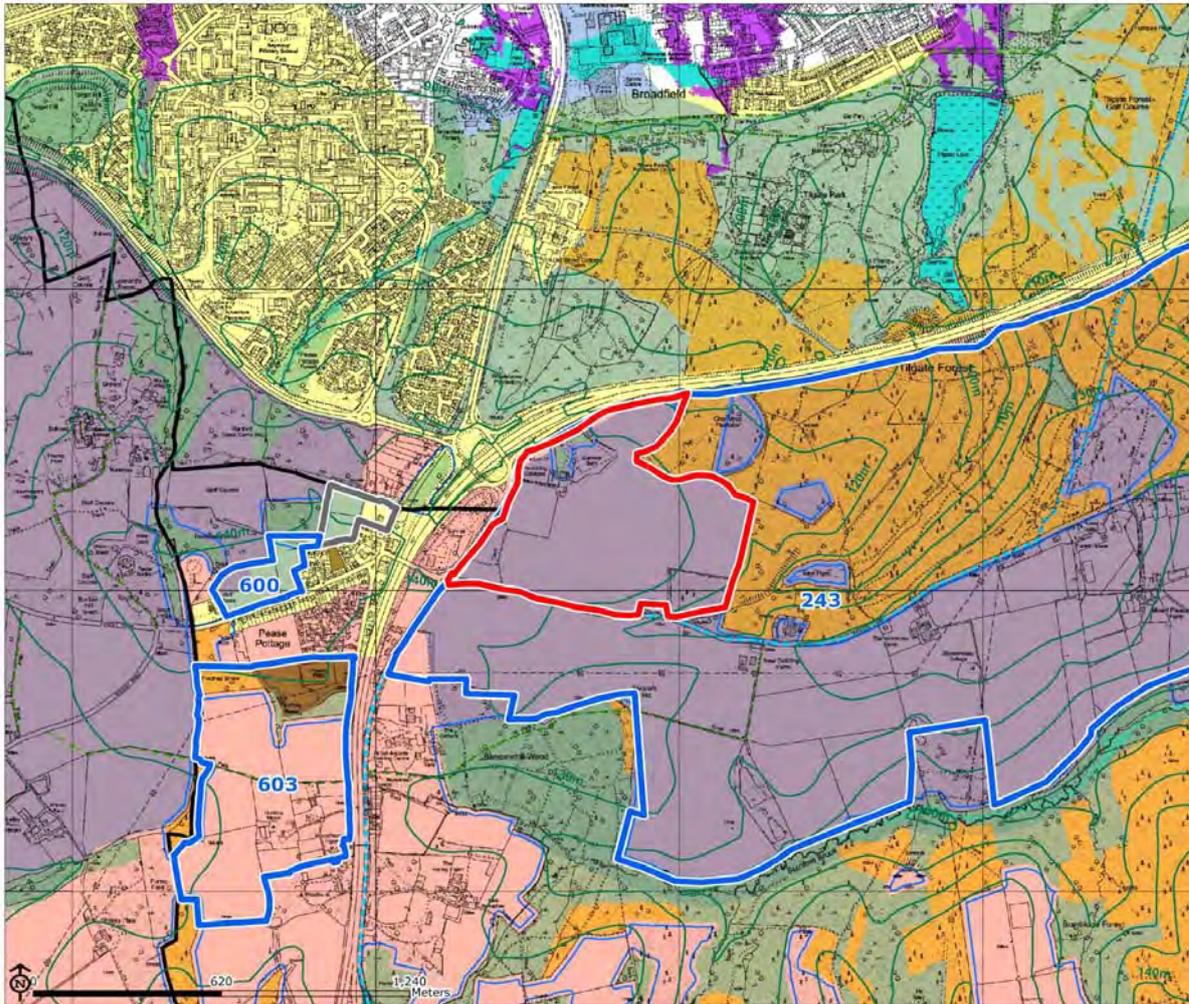
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:18,000



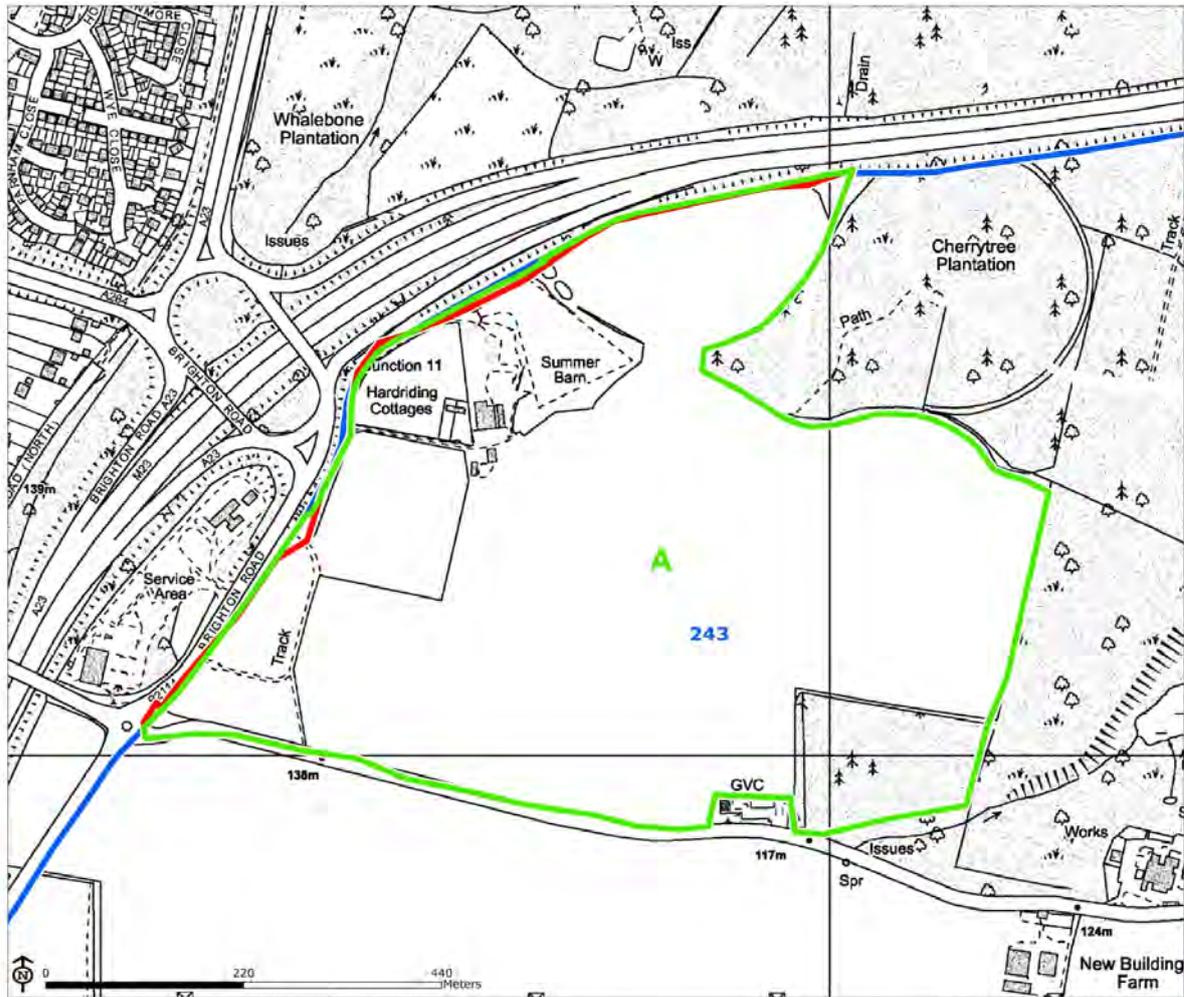
SHLAA Site:	Hardriding Farm, Brighton Road, Pease Pottage	SHLAA I	666	Landscape Character Area:	Starvemouse High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Moderate.	3	Relatively large scale, open fields with hedgerow and tree boundaries in fair condition. Gently undulating and on high ground.
Settlement Setting	3	Sits within wider distinctive south-east setting to Crawley. Sits on minor ridge, other side of motorway and woodland, separate from the topography of Crawley.	4	Provides an open buffer to the settlements of Crawley and the M23. Settlement is confined to the north and west of the M23/ A23 therefore development within the site would not be consistent. Feels detached from other settlement as there is little intervisibility with other development.
Visual Receptors			4	National Cycle Route 20 runs along the southern boundary of the site. The site is also open with wide and medium distance views across fields.
Sense of Rurality	4	Largely rural with little intervisibility with settlement from most of the CA.	3	Largely rural despite its proximity to the M23 and J11 due to the limited intervisibility with settlement and enclosing landform. There is some traffic noise.
Settlement Separation	1	No contribution to settlement separation.	1	No contribution to settlement separation.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH. The site would be relatively sensitive as a result of its rurality despite its proximity to urban influences, its openness due to elevation, and inconsistency with existing settlement.

Landscape Value				
Landscape Designations	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Designations	5	AONB	5	Within the AONB. The site has some ancient woodland and is characterised by medium-distant views of its undulating topography relating to nearby gill streams.
Other Environmental Designations	3	LB, abuts SSSI, minor floodzone, PSI, RSI	3	Small area of ancient woodland in the north west of the site and Planted Ancient Woodland Site and ancient woodland nearby to the north and eastern boundaries.
Setting of Valued Assets and Features	2	Setting to Worth Forest	2	Setting to Worth Forest
Cultural and Historical Associations	1	None	1	The site is characterised by modern field amalgamation.
Perceptual Qualities	3	Partly tranquil and relatively remote due to enclosure but influence from settlement.	3	Partly tranquil and relatively remote due to enclosure but influence from the motorway.
Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH. The site is within the AONB and has some elements of quietness and tranquillity as well as ancient woodland.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have LOW-MEDIUM landscape suitability for development. Any development would require very sensitive design and considerable mitigation in order to reduce effects on the landscape. The site could potentially accommodate a MEDIUM-HIGH development yield in Area A. Nevertheless, the site is sensitive in landscape terms, to development, and therefore any proposals would

need to ensure that they would not have significant adverse effects on the AONB. Siting of development in relation to the undulating landform and any key views would be an important consideration. Development of the highest quality which pays consideration to the surrounding landscape character would be vital, as well as an appropriate landscape design scheme with buffers to the surrounding ancient woodland.



Mid-Sussex District Council
District Plan

SHLAA Site 666

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

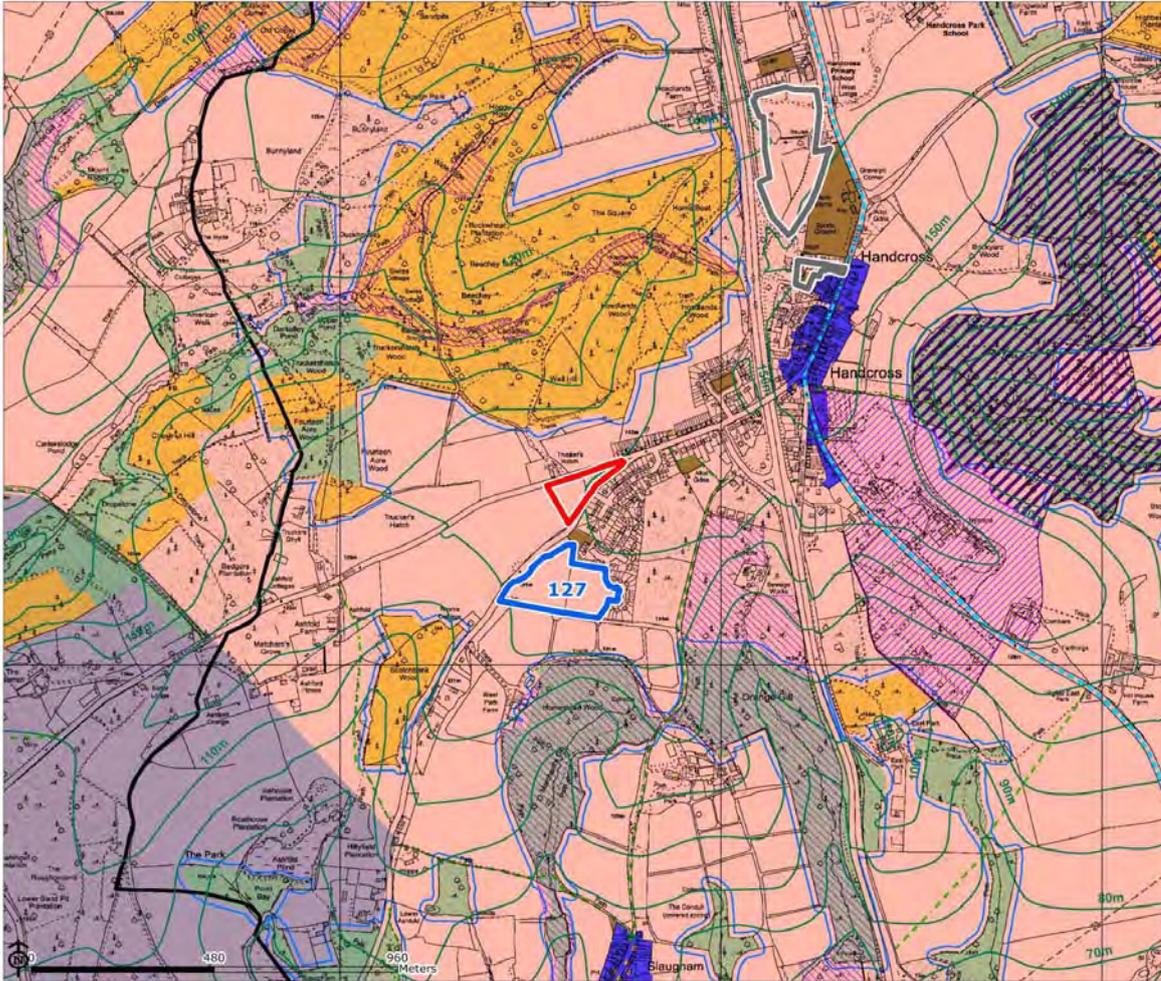
Source: Mid-Sussex District Council, LUC

Map Scale @ A4: 1:6,000



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CA#Green_C EB#Green_IC LUCGLA 6275-01 000_Site_Map_Sub_Areas_A4_14/01/2015



Mid Sussex District Council
District Plan

SHLAA Site 670

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



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CB:Green, C EB:green, cLUCGLA 6275-01_009_Constraints_A4 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

SHLAA Site:	Land at Coos Lane, Horsham Road, Handcross	SHLAA I	670	Landscape Character Area:	Handcross Southern High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Significant woodland blocks. Low boundary loss.	3	Fair/ poor- dense trees (young) + overgrown scrub (only partly accessible) in eastern half + litter/ dump. Gently sloping to south west. Western section of the site connected to wider large scale open field.
Settlement Setting	3	Moderately distinct setting to south of Handcross. Southern slopes, mostly below town.	5	Provides stop in development to southern sprawl of Handcross - transition to rural where Coos Lane + field to S. begins to feel more enclosed/ remote. Provides visual screen to development at Covert Mead/ West Park and road.
Visual Receptors			4	Relative proximity to High Weald Landscape Trail to south. There are wide open views to the AONB from the western part of the site. Dense trees in the eastern part provide a sense of enclosure from the settlement.
Sense of Rurality	3	Woodland.	3	Edge of settlement + junction B2115/ Coos Lane, surrounding settlement. Road noise. But field further south is more rural. Influences from outside the site reduce sense of rurality. Western part is more rural.
Settlement Separation	1		3	Between Handcross and dispersed farmsteads further south along main roads.
Overall Landscape Sensitivity	3	MODERATE	4	MEDIUM-HIGH.

Landscape Value				
Landscape Designations	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Designations	5	AONB.	5	AONB - western half of the site - long views across the AONB.
Other Environmental Designations	4	Ancient Woodland, SNCI, RSI/PSI, historic park.	1	None within site.
Setting of Valued Assets and Features	1		1	None
Cultural and Historical Associations	2	Nymans historic park.	1	Modern field amalgamation - less sensitive.
Perceptual Qualities	3	Moderate.	3	Traffic noise and proximity to settlement. In the western part of the site rural long views are attractive + sense of enclosure.
Overall Landscape Value	3	SUBSTANTIAL	4	MEDIUM-HIGH.

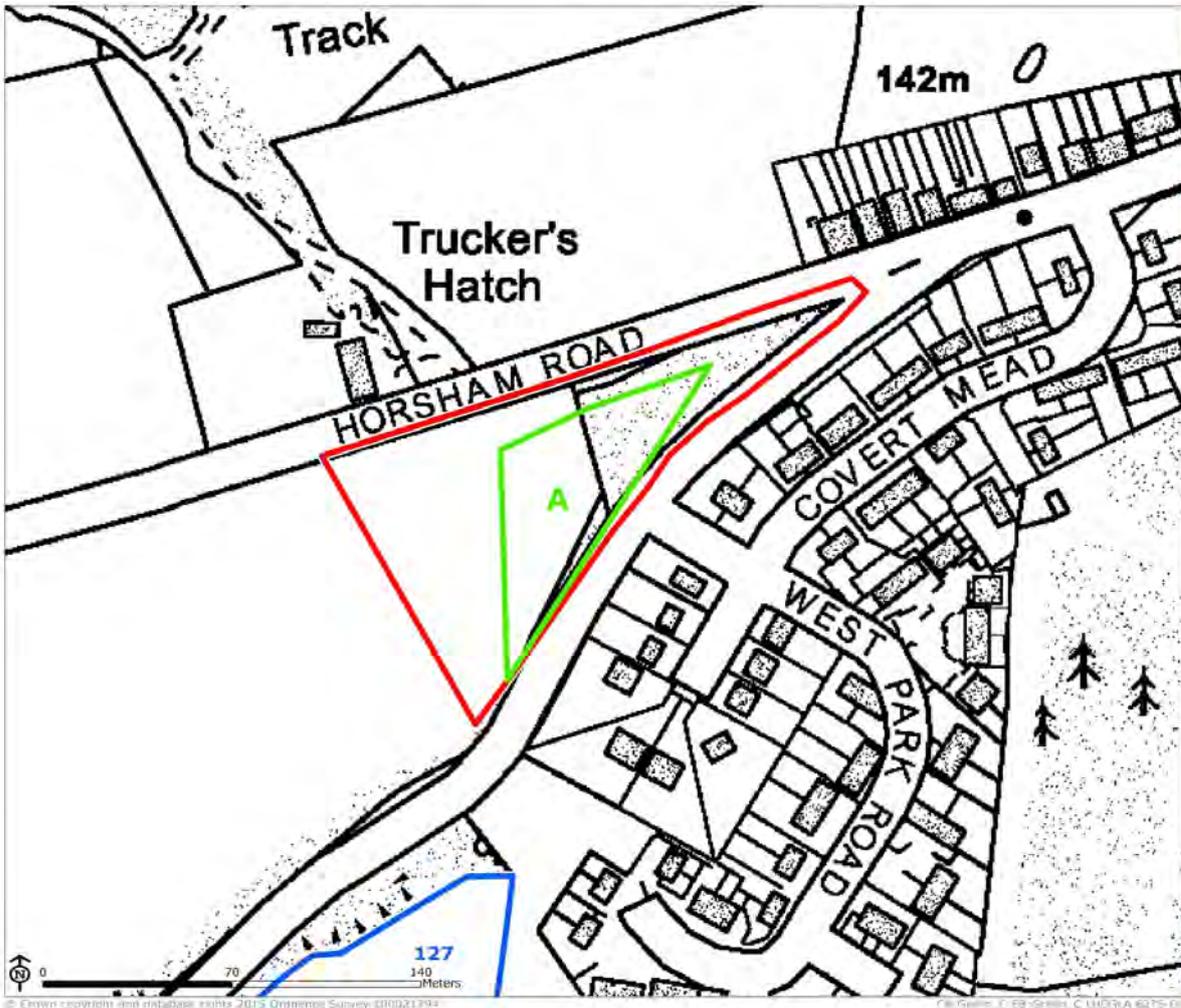
LCA Landscape Capacity	Site Landscape Suitability
------------------------	----------------------------

Medium

The majority of the site is considered to have a LOW landscape suitability to development. Woodland/ green screen provides important feature to the southern end of Handcross and transition to the more rural dispersed character further south, in addition to the buffer screen to the roads and settlement to the east. This would be lost if it were to be developed. The western half of the site is more sensitive with long attractive views. Coos Lane is rural and attractive - and characteristic of the AONB (south of West Park Road development).

Area A is considered to have LOW-MEDIUM landscape suitability for development. This should still be considered as a very sensitive location for development. The condition of the site could be improved but the more rural character should be retained - therefore it is likely to be

inappropriate for strategic development but could potentially accommodate dispersed pattern, with a LOW yield, ensuring an overall perception of green/ woodland is retained by roof heights not exceeding the height of surrounding trees, and ensuring the site provides an attractive gateway to south of Handcross. Views from the west should be considered with appropriate landscape planting to reduce effects on views from the rest of the AONB.



WIC Strategic District Council
District Plan

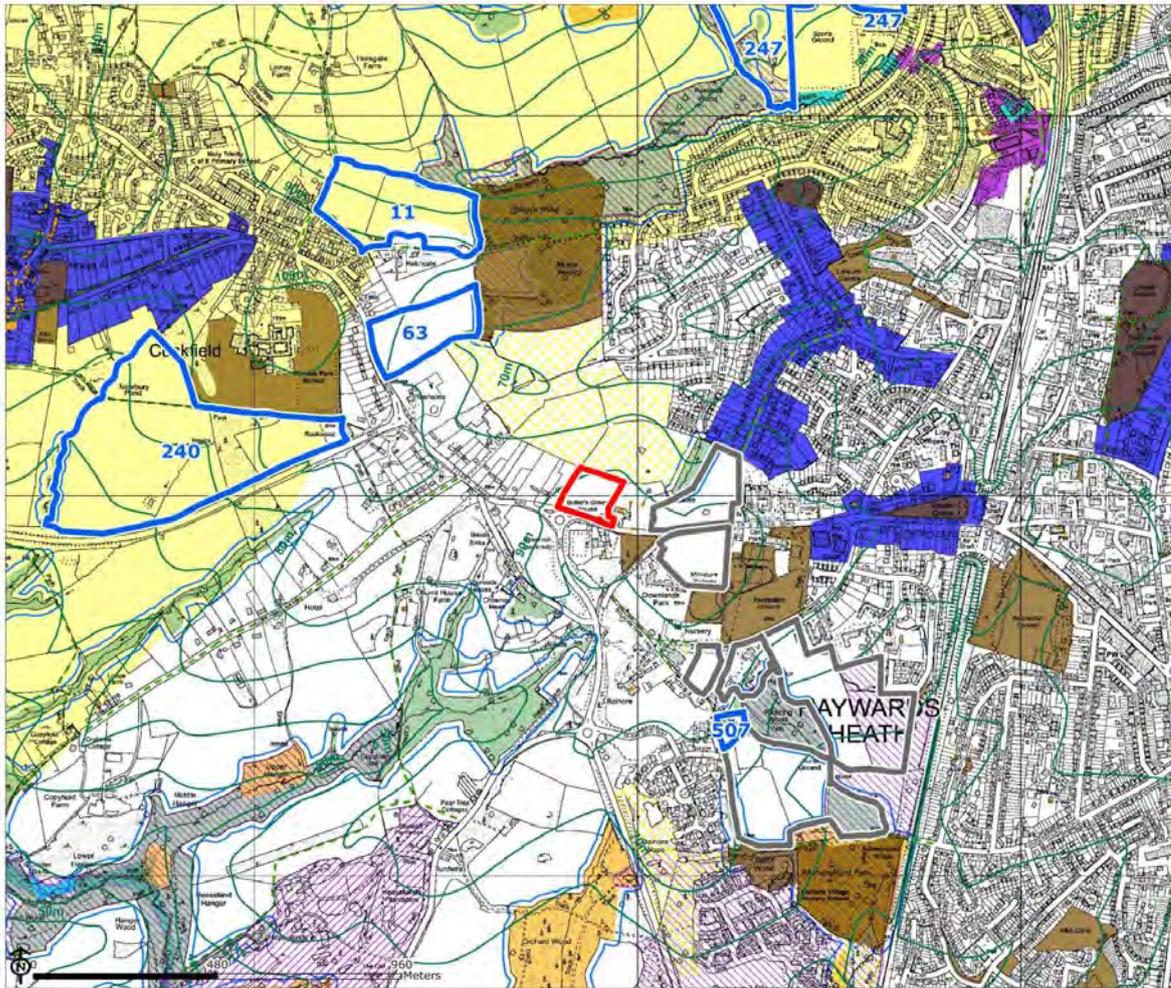
SHLAA Site 670

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: WIC Strategic District Council, LUC

Map Scale @ A4: 1:2,000

LUC



Mid Sussex District Council
District Plan

SHLAA Site 673

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000



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CB:Green, C:EB:green, c:LUCCLA 6275-01_009 Constraints: A4 12/12/2014
Source: English Heritage, Natural England, Environment Agency, Mid Sussex District Council

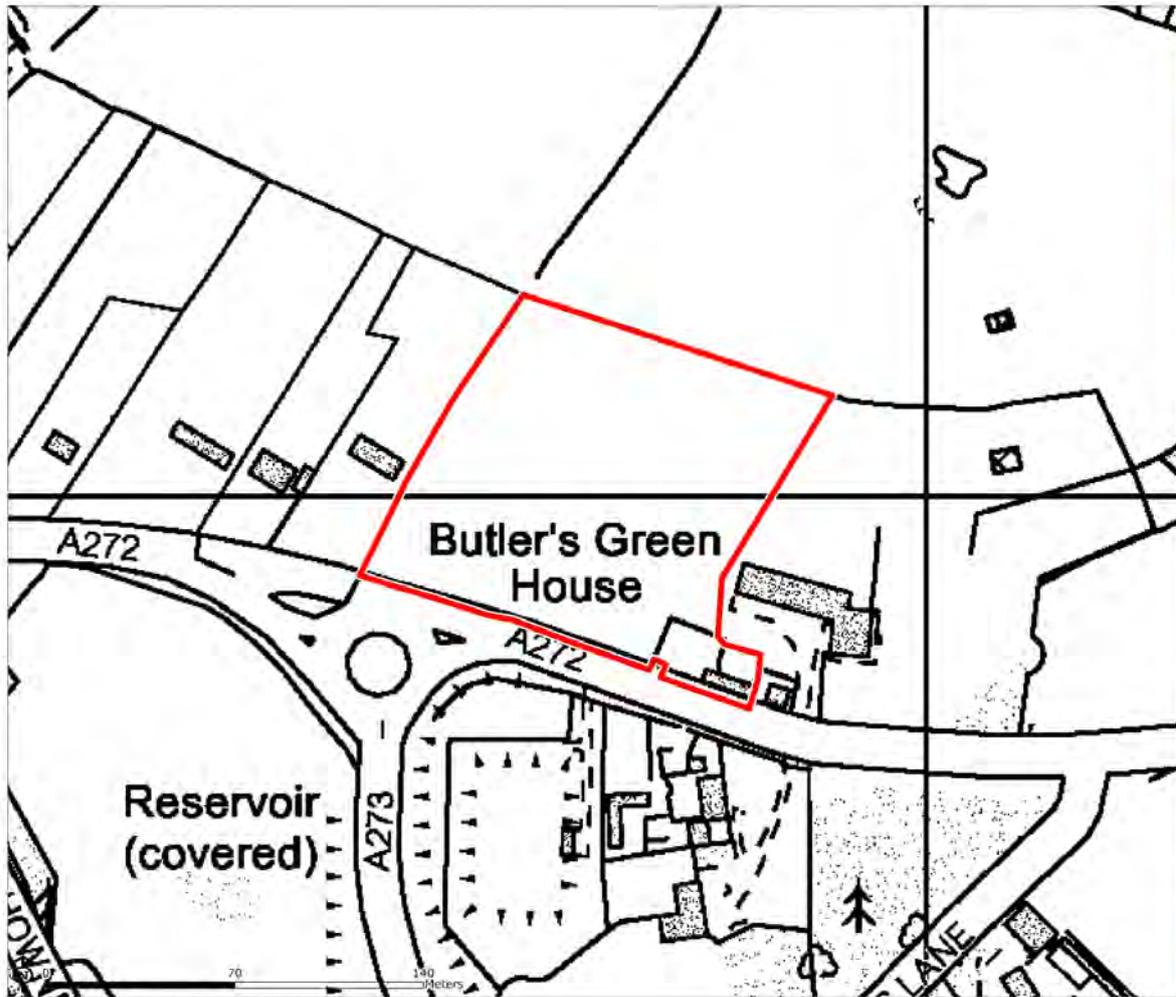
SHLAA Site:	Land north of Butlers Green Road, Haywards Heath	SHLAA I	673	Landscape Character Area:	Cuckfield High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Hedgerow structure fairly intact. Low boundary loss. Blunts Wood and Paiges Meadow Nature Reserve.	3	Hedgerow structure not very strong, but good pasture field.
Settlement Setting	3	Contribution to setting of Cuckfield and Haywards Heath On slope below Cuckfield and above Haywards Heath.	2	Development would continue existing pattern of linear development along the A272, on similar terrain.
Visual Receptors			4	Site is clearly visible through a weak boundary tree line to the north from the adjacent local nature reserve, in the context of an adjacent complex of attractive listed buildings.
Sense of Rurality	3	Good vegetation pattern but some urban influence.	2	Strong urban influence from adjacent road and visible housing, but long rural views to north.
Settlement Separation	5	Separation between Cuckfield and Haywards Heath.	5	Butler's Green is a distinct farmstead/country house complex. Development would compromise separation between this and Cuckfield (Tylers Green) but also, on this elevated ground, between Cuckfield and Haywards Heath.
Overall Landscape Sensitivity	4	SUBSTANTIAL	4	MEDIUM-HIGH. The role of this open space in settlement separation is important.

Landscape Value				
Landscape Designations	3	Abuts AONB.	1	None.
Other Environmental Designations	5	LBs, Ancient Woodland, PSI, RSI, SNCI, Nature Reserve	4	The Blunts Wood and Paiges Meadow Local Nature Reserve adjoins the Site to the north. The character of the Reserve adjacent to the Site is parkland, so the two areas share characteristics in relation to Butler's Green House.
Setting of Valued Assets and Features	2	Setting to AONB	4	The adjacent Butler's Green House consists of a number of listed buildings, and the Site formed part of the informal parkland associated with it. The open space around Butler's Green contributes to its historic character as a distinct farmstead.
Cultural and Historical Associations	3	Some medieval time depth.	3	The presence of Butler's Green House adds historic character to this field, although in its own right it lacks any distinctive features.
Perceptual Qualities	2	Moderately low scenic beauty, low rurality,	3	Attractive, expansive views to the north across wooded valley toward AONB high ground, but traffic from main road to the south detracts.
Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH. The relationship of the Site to Butler's Green House is important.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have LOW landscape suitability for development. Relatively flat site with no physical constraints to development, but represents an important visual gap between a ribbon of residential development on the north side of Butlers Green Road and makes a marked contribution towards the transition from Haywards Heath to countryside, offering views to open countryside beyond the site. Any

development could affect the setting of the Grade II* listed Butler's Green House, which with its surrounding open space (and woodland belt to the east) acts as a distinctive separator between Haywards Heath and Cuckfield/Tylers Green.

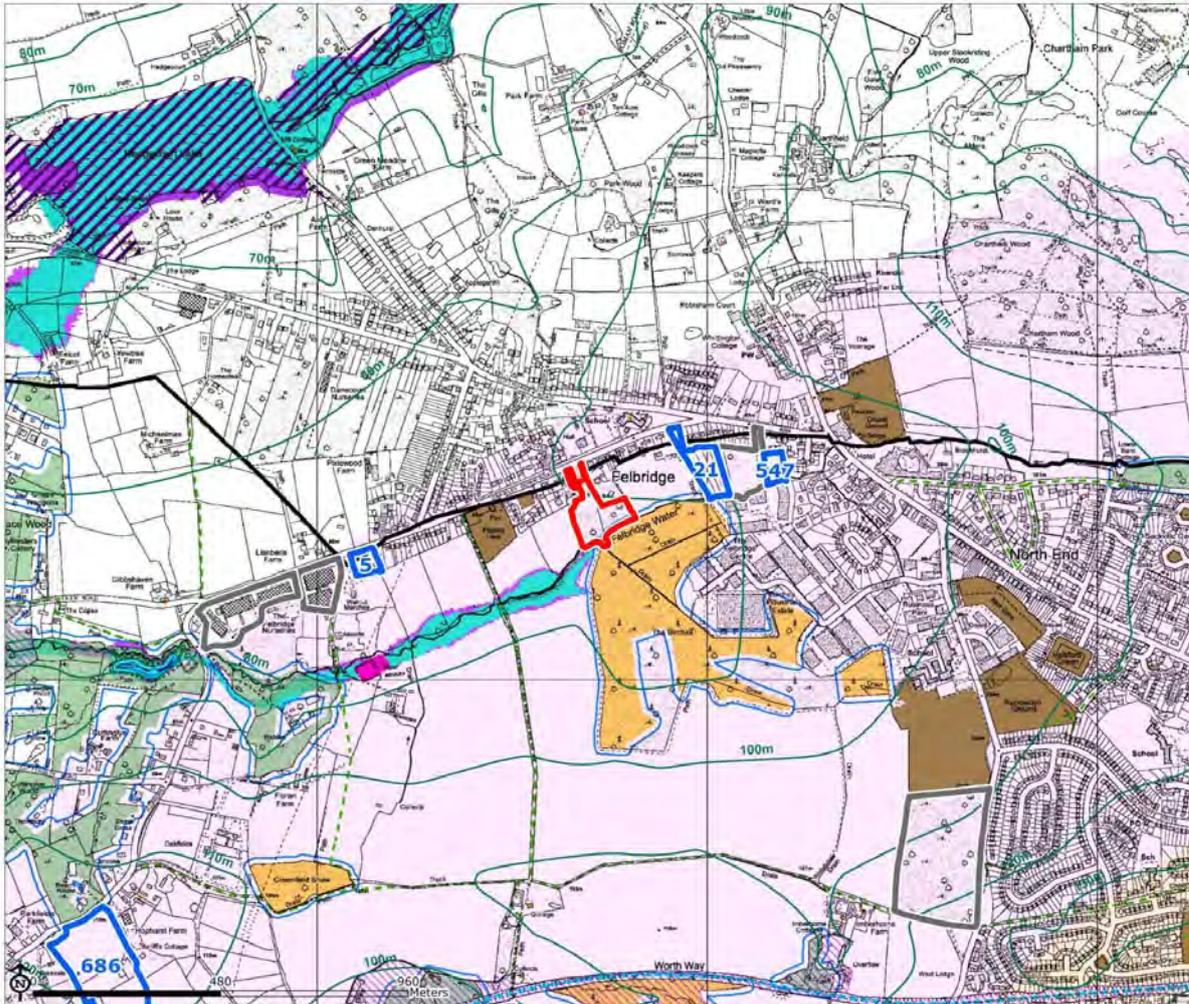


Mid Sussex District Council
 Overview Plan

- SHLAA Site 673**
- Current SHLAA site
 - Site sub-area
 - Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC
 Map Scale @ A4: 1:2,000





Mid Sussex District Council
District Plan

SHLAA Site 676

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

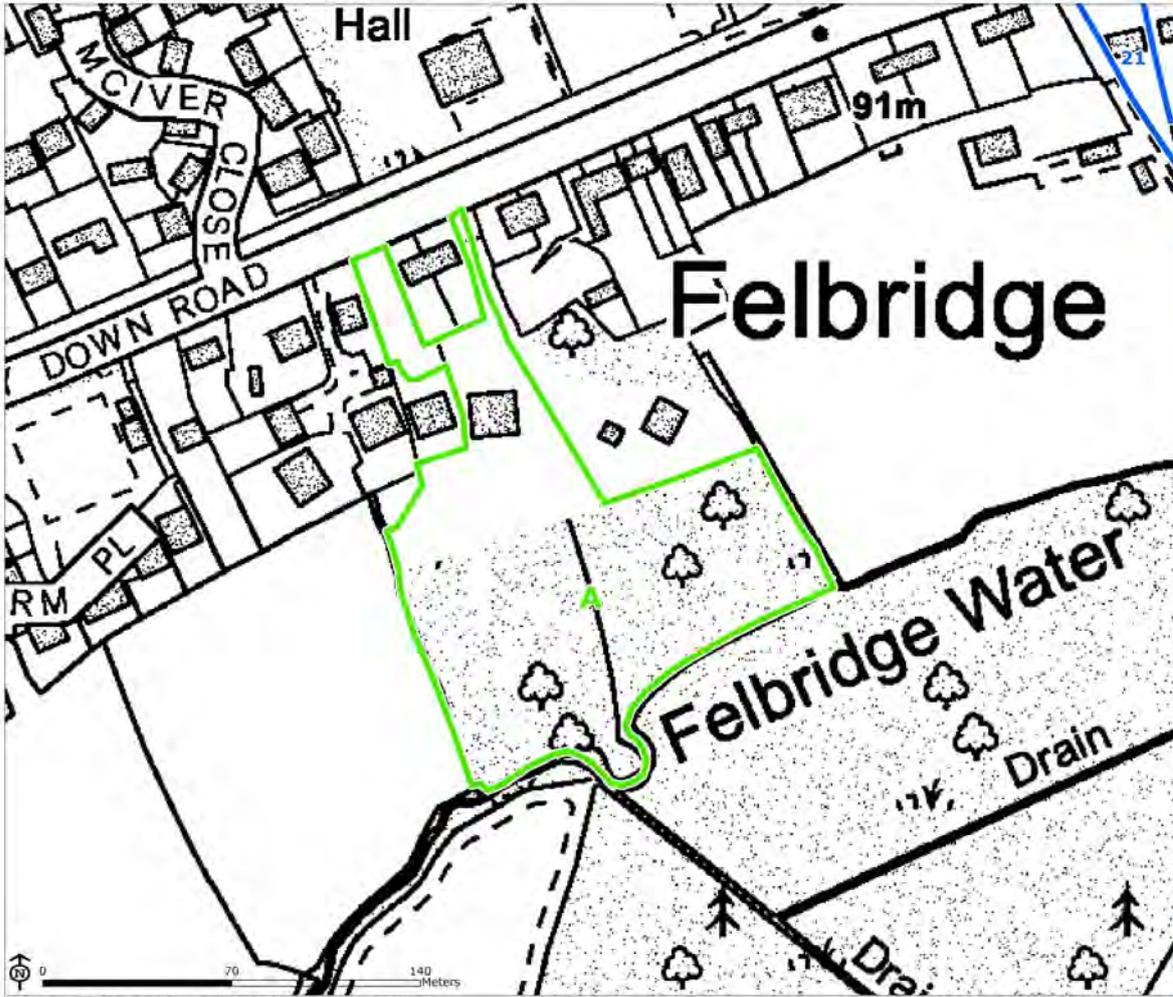


SHLAA Site:	Land south of 61 Crawley Down Road, Felbridge	SHLAA I	676	Landscape Character Area:	Felbridge High Weald
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	1	Significant boundary loss some hedgerow structure.	3	Previously wooded site. No access to the site.
Settlement Setting	2	Some contribution to edge of East Grinstead. On topography generally sloping away from East Grinstead.	3	Site is located behind the row of properties on Crawley Down Road. Would therefore extend development back from the road but would not alter the form of the settlement overall.
Visual Receptors			2	Site appears relatively well enclosed by surrounding woodland and vegetation.
Sense of Rurality	3	Majority of CA rural moderately remote.	2	Suburban
Settlement Separation	4	Partly separates East Grinstead from Crawley Down.	1	Does not separate settlements.
Overall Landscape Sensitivity	3	MODERATE	3	MEDIUM

Landscape Value				
Landscape Designations	1	None	1	None
Other Environmental Designations	4	LBs, minor floodzone, some blocks of Ancient Woodland, RSI, SNCI	3	Adjacent to a planted ancient woodland site to the south.
Setting of Valued Assets and Features	1	None	1	None
Cultural and Historical Associations	2	Worth Way	2	Formal enclosure - relatively less sensitive
Perceptual Qualities	2	Moderate-low, scenic beauty and remoteness	2	Moderate-low, scenic beauty and remoteness (no access to site).
Overall Landscape Value	2	SLIGHT	3	MEDIUM

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have a MEDIUM landscape suitability for development. This is based on desk study as the site was not accessible. It appears to be relatively well enclosed and moderately well associated with existing settlement in Felbridge. It could potentially accommodate a LOW yield. This may require additional tree removal and assumes valuable trees would be identified during the design development process. Additional/ retained woodland planting to the south would be appropriate.



Mid Sussex District Council
District Plan

- SHLAA Site 676
- Current SHLAA site
 - Site sub-area
 - Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



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 100021794 Site Map: East Area, 44: 04/10/2015

SHLAA Site 677

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

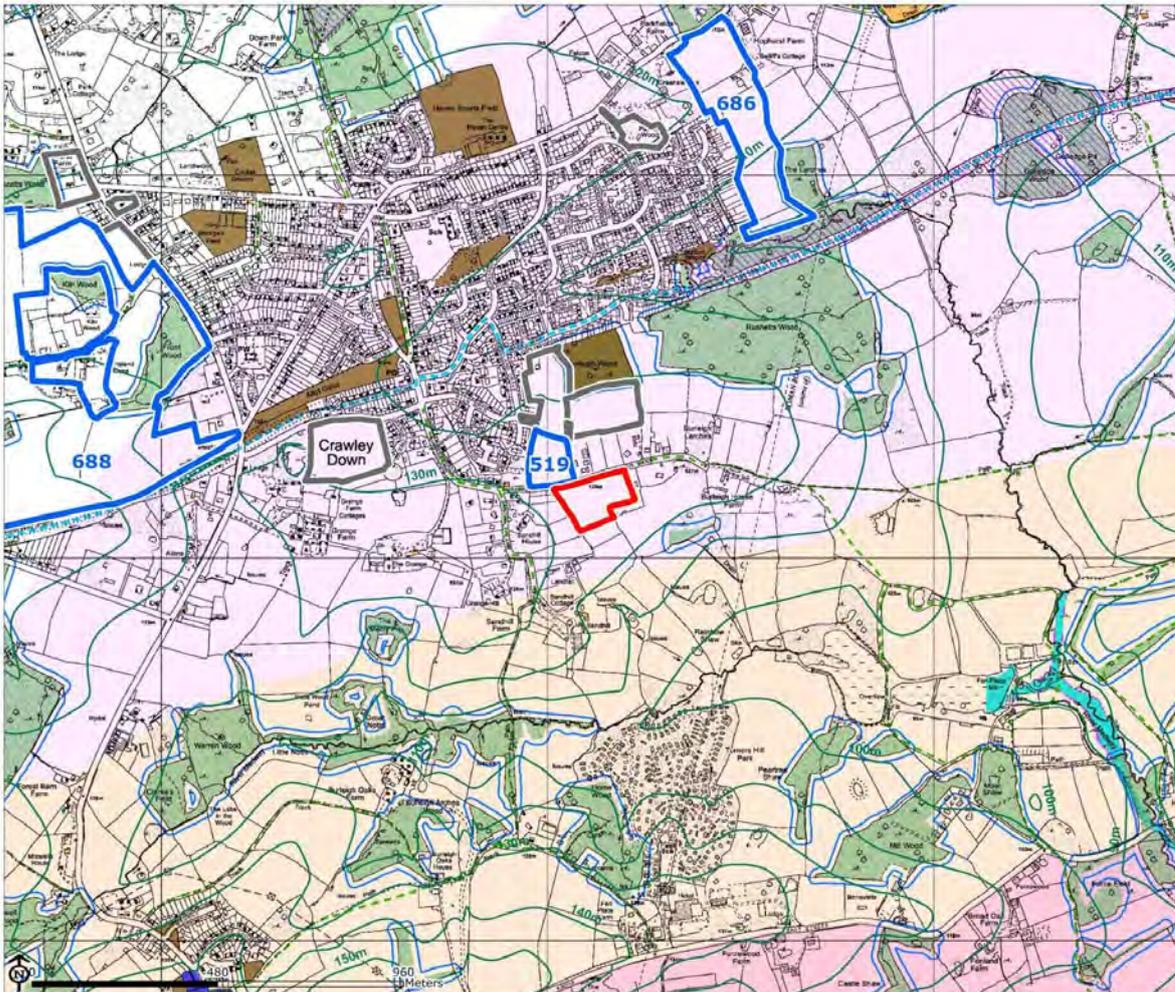
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

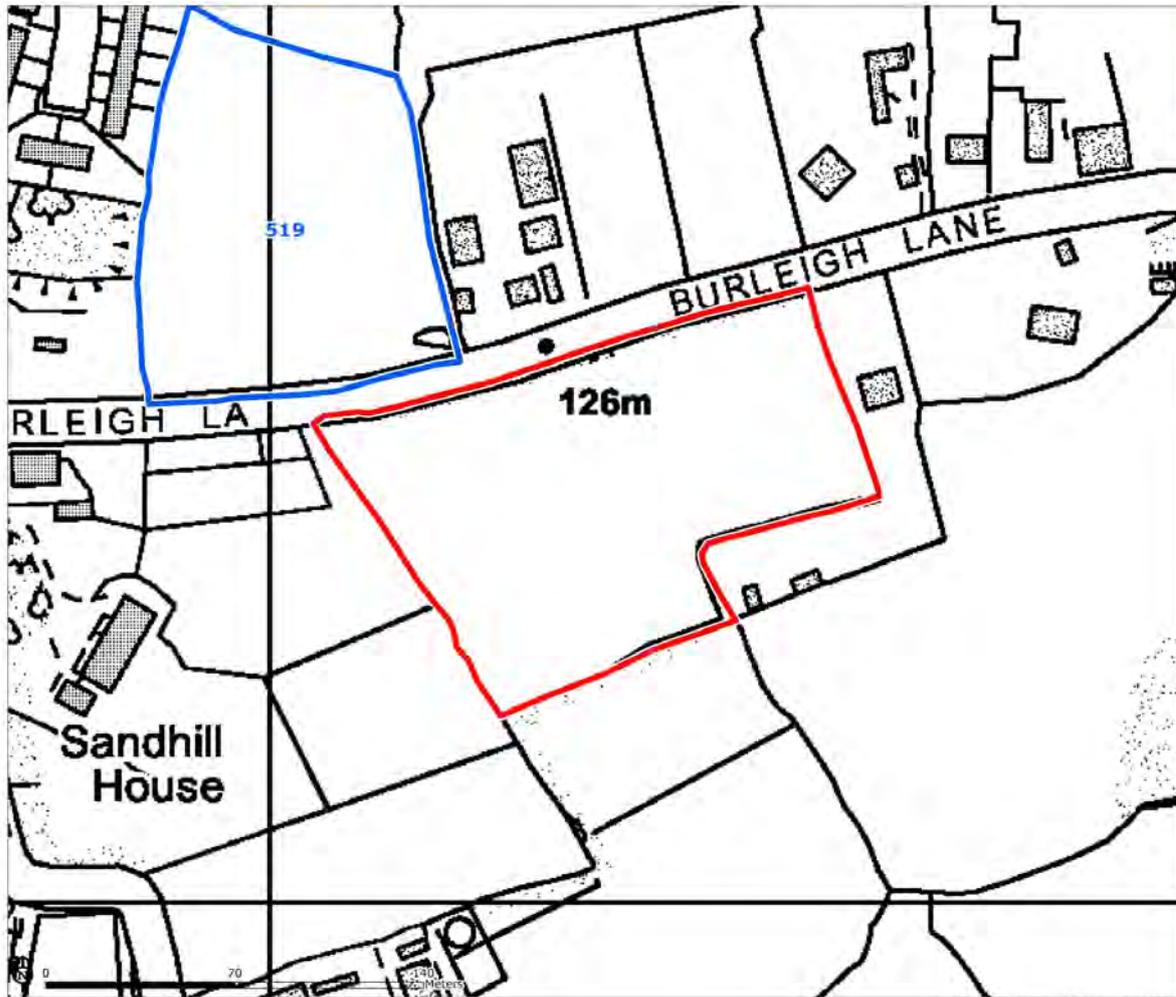


SHLAA Site:	Land south of Burleigh Lane, Crawley Down	SHLAA I	677	Landscape Character Area:	Crawley Down Southern Fringe
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	3	Fairly good boundary vegetation and moderately low boundary loss.	2	No access into the site but the open field is well enclosed by trees and vegetation and is generally flat.
Settlement Setting	1	Not distinctive. Scattered settlement. Mixed suburban fringe uses. Mostly on high ground and southern slope of raised ground upon which Crawley Down site.	5	Detached from the settlement of Crawley Down. Surrounding settlement is dispersed dwellings and farmhouses along Burleigh Lane. Strategic development would be inconsistent with the existing pattern.
Visual Receptors			3	The site appears relatively well enclosed. The Sussex Border Path national trail runs adjacent to the north of the site.
Sense of Rurality	2	Too heavily settled to provide significant contribution to rurality.	4	Burleigh Lane has a rural feel despite its proximity to the settlement of Crawley Down. The site is well enclosed and feels detached from the urban area.
Settlement Separation	4	Constitutes the majority of the separation between Crawley Down and Turners Hill.	4	Does not separate settlements but does separate the linear settlements along Burleigh Lane and Sandhill Lane
Overall Landscape Sensitivity	3	MODERATE	5	HIGH due to the inconsistency with the existing settlement pattern.

Landscape Value				
Landscape Designations	1	None	1	None
Other Environmental Designations	3	LBs, some Ancient Woodland, PSI, RSI	1	
Setting of Valued Assets and Features	3	Some time depth, medieval assarts.	1	
Cultural and Historical Associations	3	Some time depth. Medieval assarts.	3	The site is characterised by medieval enclosure. It appears to be historically linked with other fields along Burleigh Lane which also have medieval time depth.
Perceptual Qualities	3	Moderate scenic beauty, limited tranquillity	3	Moderate scenic beauty, limited tranquillity
Overall Landscape Value	3	MODERATE	3	MEDIUM-HIGH

LCA Landscape Capacity	Site Landscape Suitability
Medium	The site is considered to have a LOW landscape suitability to development. This is due to inconsistency with the existing settlement pattern in addition to its rural character and historic/ green buffer to Crawley Down.



**Mid Sussex District Council
District Plan**

SHLAA Site 677

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



SHLAA Site 680

-  Current SHLAA Site
-  Other SHLAA Sites
-  Planning Applications
-  District Boundaries
-  10m Contours

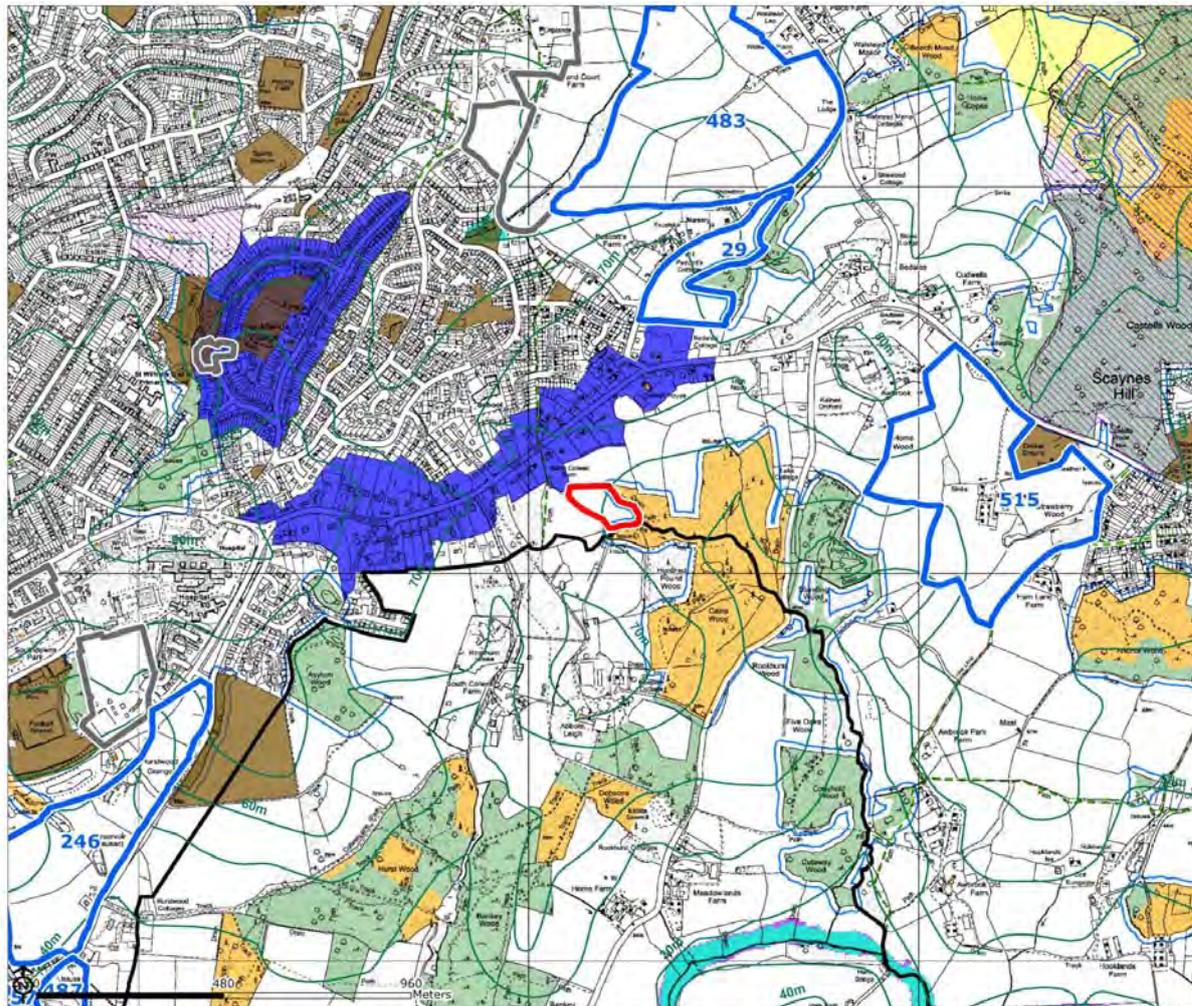
Primary Constraints

-  Site of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)
-  Site of Nature Conservation Importance (SNCI)
-  Local Nature Reserves
-  High Weald Area of Outstanding Natural Beauty
-  South Downs National Park
-  Listed Building
-  Registered Park and Garden
-  Scheduled Monument
-  Flood Zone 3
-  Agriculture Land Classification - Grade 2
-  Public Rights Of Way

Secondary Constraints

-  Ancient Woodland 15m buffer
-  Ancient Semi-Natural Woodland Site
-  Planted Ancient Woodland Site (PAWS)
-  Ashdown Forest 7km HRA Buffer
-  National Park and AONB - 1km buffer
-  Conservation Areas
-  Air Quality Management Area (AQMA)
-  Source Protection Zone 1
-  Flood Zone 2
-  400kV Electricity Line - 100m buffer
-  Open space, sport and recreation areas (PPG17 Assessment 2006)
-  Sustrans National Cycle Route

Map Scale @ A4: 1:14,000

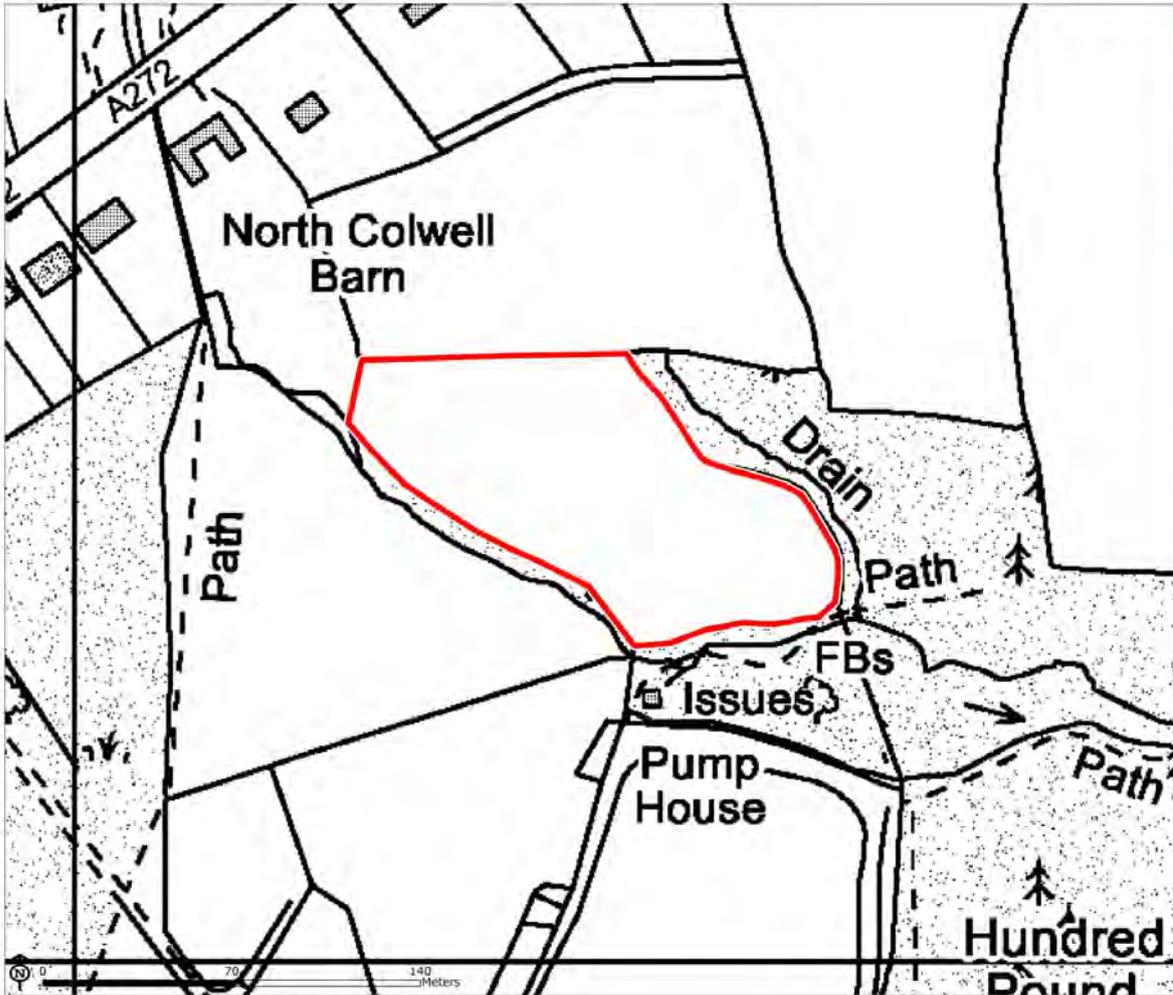


SHLAA Site:	Field rear of North Colwell Barn, Lewes Road, Haywards Heath	SHLAA I	680	Landscape Character Area:	Haywards Heath South-Eastern Fringe
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Moderately intact hedgerow network and shaws. Low boundary loss.	4	Small irregularly shaped, sloping assart pasture bounded by woodland and with streams to either side.
Settlement Setting	3	Some open slopes and intervisibility with wider landscape. Open and exposed SE facing slopes .	5	Set back behind the Lewes Road (A272) houses. Development of a row of houses set back behind the main road properties has occurred to the east of Colwell Lane, just over 200m away, but these are smaller, more regular plots, some of which predate the majority of the houses on Lewes Road, being part of a small hamlet called East Franklands. This irregular plot in a wooded setting appears entirely detached from the settlement edge.
Visual Receptors			1	No public views.
Sense of Rurality	3		4	Enclose, rural character.
Settlement Separation	3	Haywards Heath – Scaynes Hill	1	No role in settlement separation. Adjoins a large woodland.
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH. Negligible impact in the wider landscape but a high impact in its context.

Landscape Value				
Landscape Designations	1		1	None.
Other Environmental Designations	4	CA, LB, Ancient Woodland, RSI, PSI.	3	Bounding woodland around eastern half of site is planted ancient woodland (PAWS).
Setting of Valued Assets and Features	1		4	Adjacent to Lewes Road Conservation Area, to which small pasture fields form a consistent backing along this stretch.
Cultural and Historical Associations	2	Some medieval timedept.	4	A medieval assart, part of a group of similar irregular assarts cut from Cains Wood that form a strip between settlement and woodland.
Perceptual Qualities	3	Moderate scenic beauty.	4	Attractive irregular wood-edged form. Secluded character, although road noise likely to limit tranquillity.
Overall Landscape Value	3	MODERATE	4	MEDIUM-HIGH.

LCA Landscape Capacity	Site Landscape Suitability
Low/Medium	The site is considered to have a LOW landscape suitability for development, being isolated from the Lewes Road frontage and a characteristic, small, medieval assart associated with an ancient woodland site.



**Mid Sussex District Council
District Plan**

SHLAA Site 680

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Mid Sussex District Council, LUC

Map Scale @ A4: 1:2,000



SHLAA Site 686

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

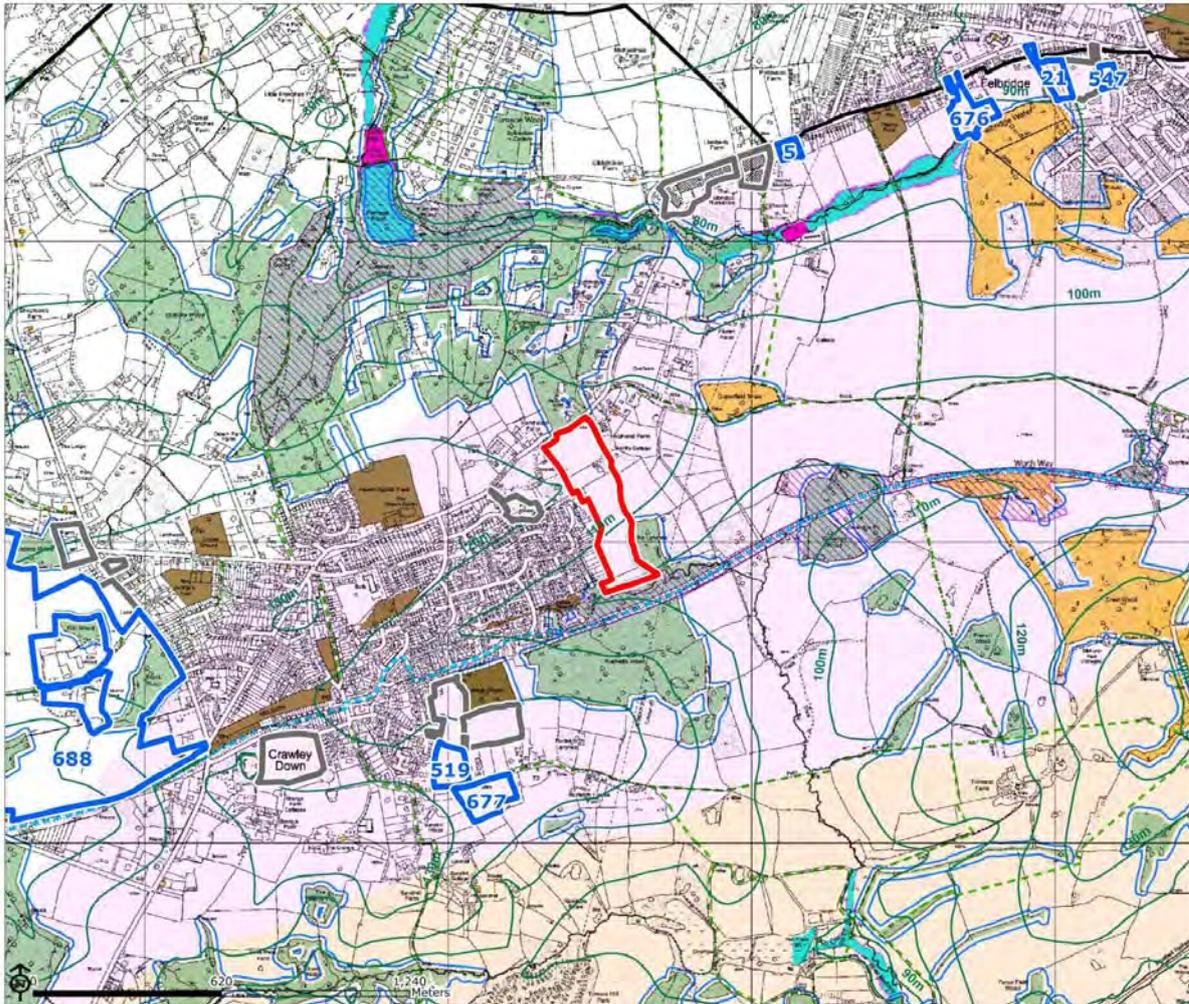
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
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- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:18,000



SHLAA Site:	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	SHLAA I	686	Landscape Character Area:	Crawley Down Northern Fringe
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Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Substantial areas of woodland and intact hedgerows	2	Strong hedgerow and tree boundaries, a relatively simple regular open field shape and gentle gradient to the south with few features within it, mean that the site is relatively well contained and less sensitive to development. Boundaries in good condition.
Settlement Setting	3	Well defined settlement boundary. Wooded edges to part of settlement edge. On sloping ground, sloping away to the north of Crawley Down.	2	Adjacent to existing settlement edge - the adjacent housing estate is to the west. Settlement would be consistent with other housing on south-facing slope. To the west the landscape is less developed and settlement is more dispersed. The northern part would be more sensitive.
Visual Receptors			3	Northern field is open and intervisible with with Hophurst Lane (rural in character as it runs east) this would be more sensitive. There is long distance intervisibility with the rising wooded slopes to the south, but few visual receptors here and the site is probably not visible from the Worth Way National Trail as it is enclosed by woodland on the lower slopes.
Sense of Rurality	2	Significant areas of woodland contain links with wider landscape	4	A rural feel despite views of the edge of the suburban housing estate which reduces sense of rurality slightly. Dense woodland at the boundaries and visual links to wooded slopes outside the site increase sense of rurality.
Settlement Separation	3	Contributes to wider prevention of increased coalescence with groups of scattered settlement to the north of Crawley Down	3	Would extend the existing settlement and close the gap between the settlement of Crawley Down and scattered farms to the east between Crawley and Felbridge along Hophurst Road - northern part would be more sensitive.
Overall Landscape Sensitivity	4	SUBSTANTIAL	3	MEDIUM. Key sensitivities include potential coalescence with nearby scattered settlements and sense of rurality. The southern part of the site (A) is relatively less sensitive due to lesser intervisibility, higher levels of enclosure and greater consistency with the housing estate to the west.

Landscape Value				
Landscape Designations	1	None	1	
Other Environmental Designations	4	LBs, some Ancient Woodland, PSI, RSI, SNCI	3	There are extensive ancient woodland blocks to the north and south of the site, adjacent to the site boundary.
Setting of Valued Assets and Features	1		1	
Cultural and Historical Associations	2	Some time depth.	3	Medieval cohesive assart - time depth links to surrounding ancient woodland.
Perceptual Qualities	2	Limited scenic beauty, low tranquillity	3	Attractive views to woodland to the south and attractive trees at site boundaries. However, an open field with views of housing estate. Northern section adjacent to the road -

less tranquil. Birdsong.

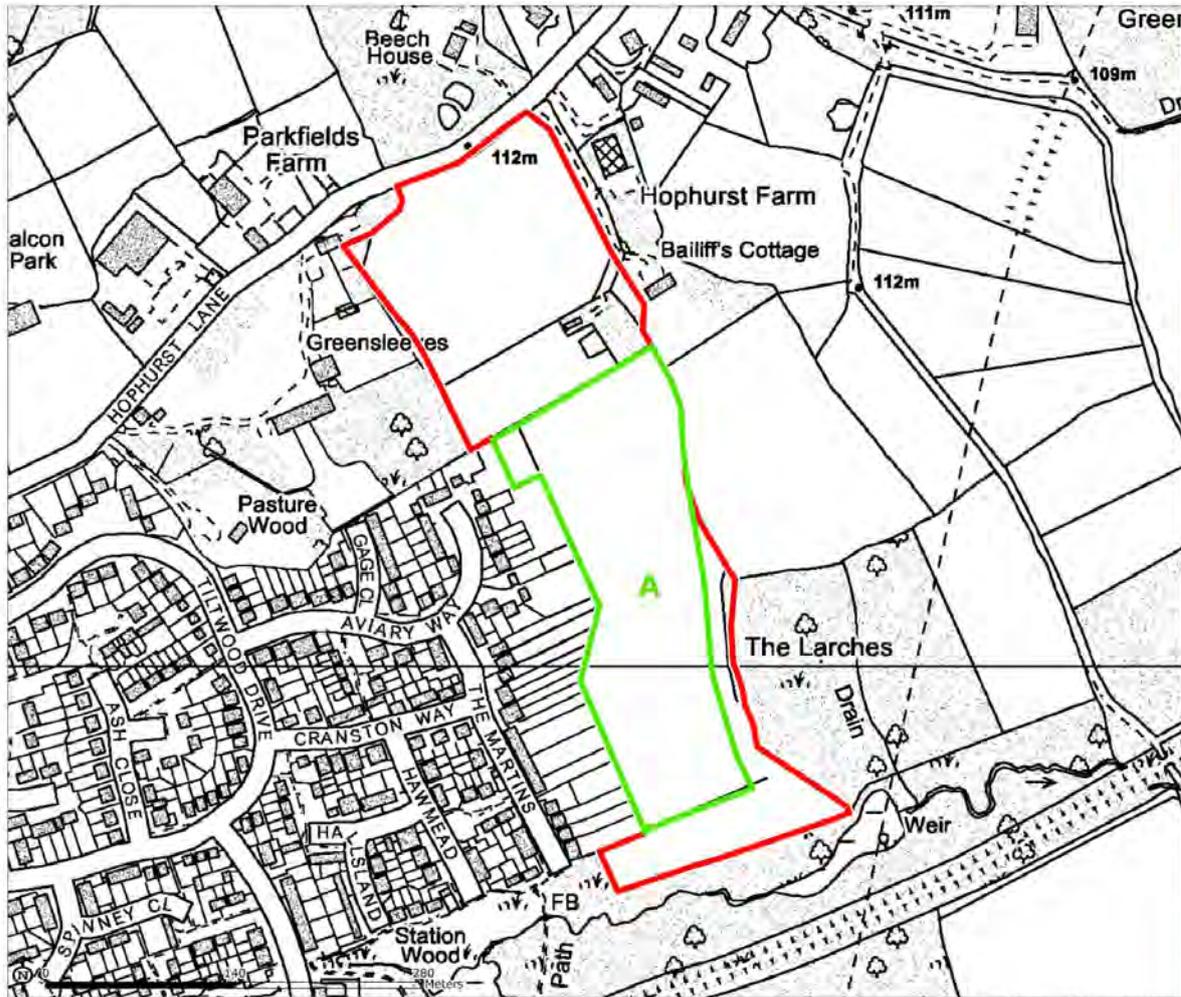
Overall Landscape Value	2	SLIGHT	3	MEDIUM. Key elements of landscape value include the ancient woodland to the south and trees at the site boundaries especially where they provide links to the wider landscape.
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LCA Landscape Capacity	Site Landscape Suitability
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Medium

The southern part of the site (area A) is considered to have MEDIUM landscape suitability for development. This area could potentially accommodate a MEDIUM -HIGH yield. Sensitive design and layout, and incorporation of relatively large proportions of open space are likely to be most appropriate recognising that the area is a transition between the suburban area and the wider landscape with more dispersed, rural dwellings further east. Existing trees are a key characteristic which should be retained where possible, in addition to views of the north-facing wooded slope further south. Mitigation planting of native woodland would be appropriate to the north of this area.

The remainder of the site to the north is considered to have LOW suitability for strategic housing development. This area provides a more distinctive boundary between the main settlement and dispersed dwellings to the east.



**Warrington District Council
General Plan**

SHLAA Site 686

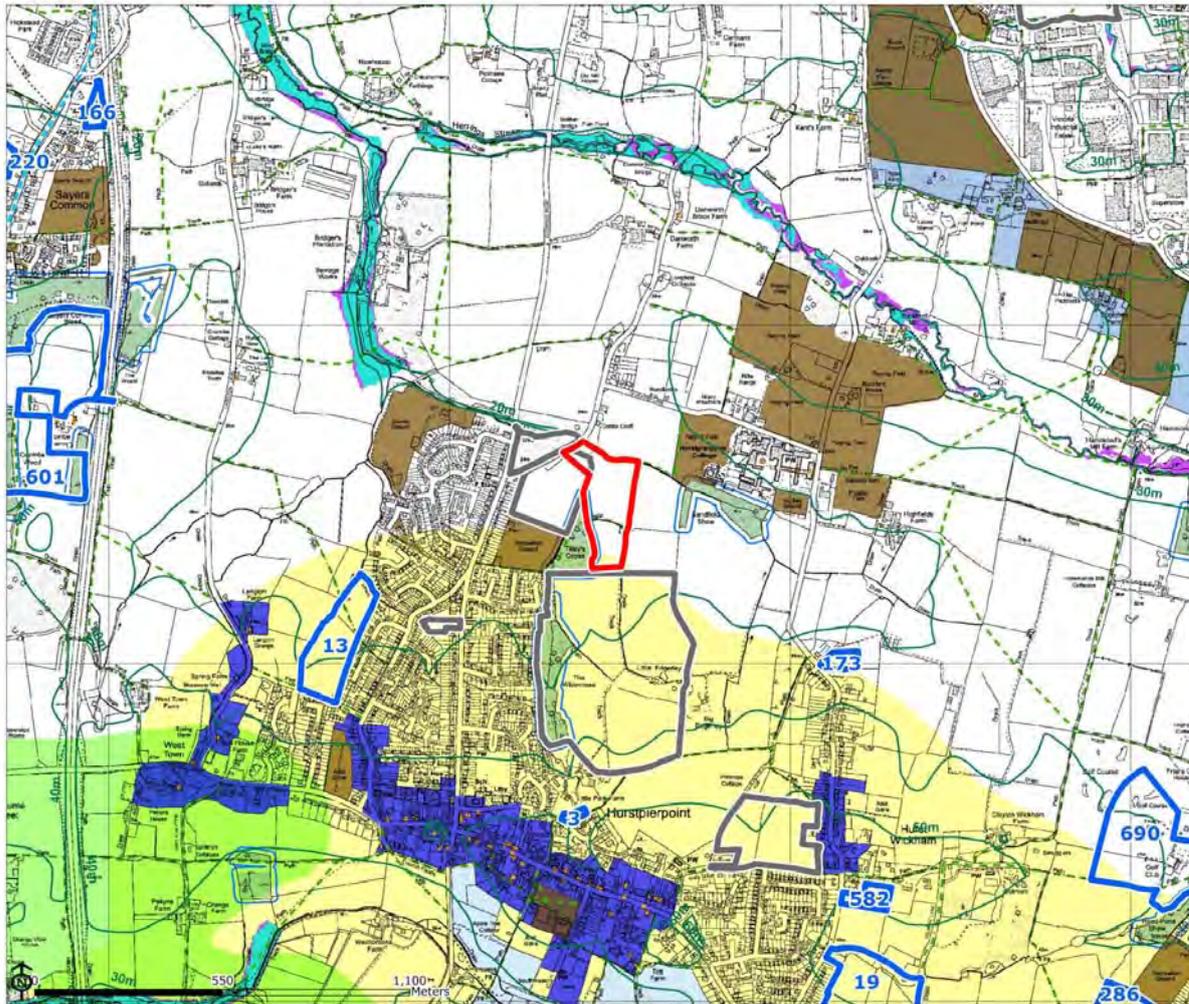
- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Warrington District Council, LUC

Map Scale @ A4: 1:4,000



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Warrington District Council, LUC



SHLAA Site 687

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

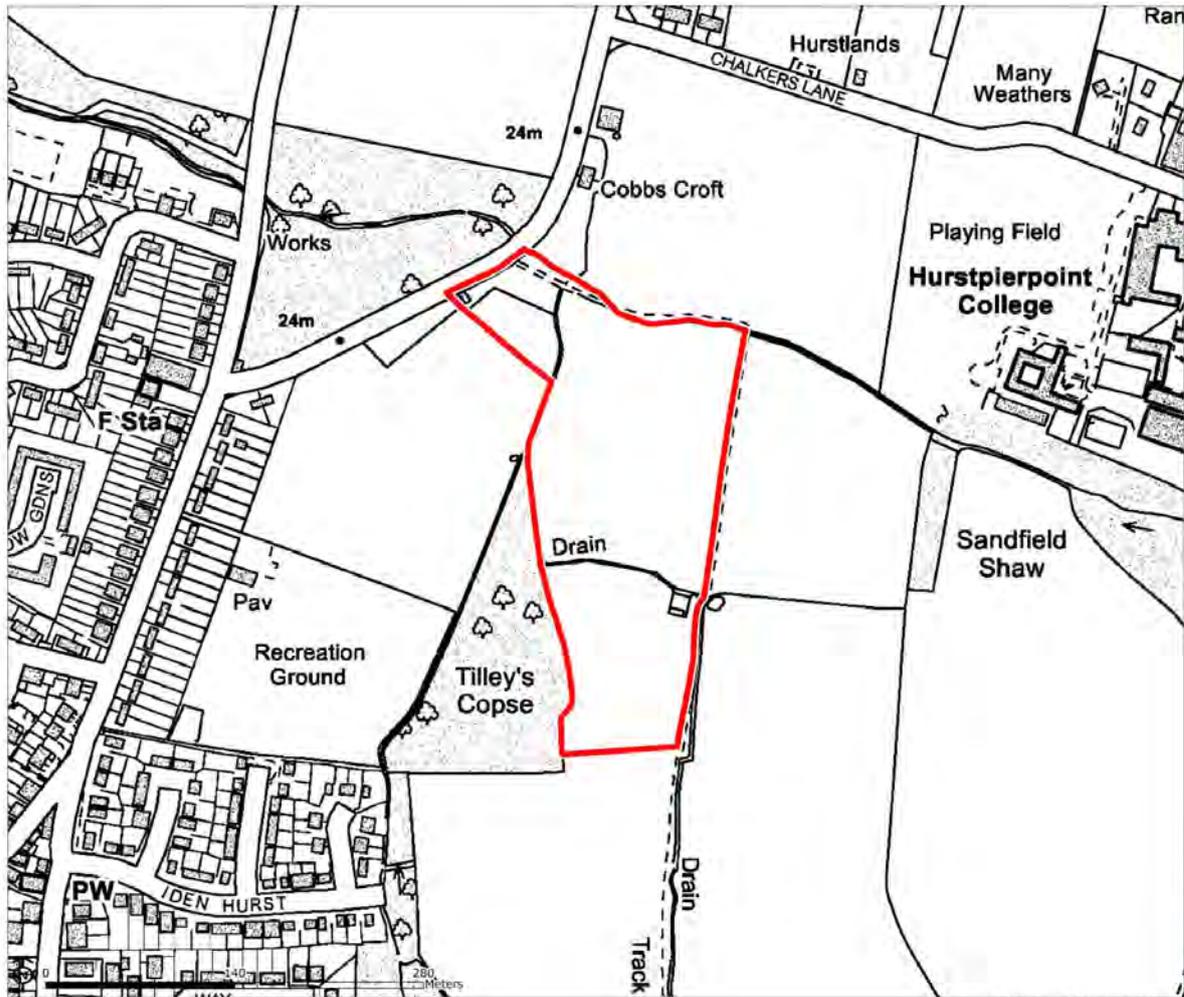
- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000



SHLAA Site:	Land East of Tilley's Copse, Chalkers Lane, Hurstpierpoint		SHLAA I	687	Landscape Character Area:	Hurstpierpoint Low Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.	4	Undulating arable field running down to valley floor, with ancient woodland along western edge. Reasonable hedgerows, with drainage channels, and some mature trees.		
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald	4	Viewed in isolation, development in this location would be detached from the existing settlement. Tilley's Copse and The Wilderness form a belt of ancient woodland along a shallow valley that form a strong screen to Hurstpierpoint as views from the north-east and east. However, approved development between The Wilderness and Little Edgerley, adjacent to the site to the south, can be expected to have a major impact on this setting. Development on the site would nonetheless extend the town around Tilley's Copse, and although it would not be detached from other housing - it would also adjoin an approved development development on the western side of the valley - it would diminish the rural setting of Hurstpierpoint.		
Visual Receptors			4	There are PRoW running adjacent to and through the site. There are significant views from Hurstpierpoint College and the PRoW than links it to the town, in which Tilley's Copse and the fields to its fore, including the site, contribute to the setting of Hurstpierpoint, in which the church rises prominently above the woodland. Hurstpierpoint College Chapel is a landmark in views from the South Downs, so nearby development has potential to stand out.		
Sense of Rurality	4	South Downs.	4	Existing housing along Cuckfield Road is prominent across the valley, but the outlook towards the centre of Hurstpierpoint is currently very rural due to the extent of woodland screening. This will be compromised by approved development but the retention of open farmland between ancient woodlands is still important in preserving some degree of rurality.		
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.	4	The rural setting of Hurstpierpoint College would be adversely affected by development in this area, leaving only a small gap between the development site and school playing fields.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH.		
Landscape Value						
Landscape Designations	4	Proximity to AONB	1	None.		
Other Environmental Designations	3	LBS, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	3	Abuts ancient woodland to west (Tilley's Copse) and linked along valley floor to another ancient woodland block (Sandfield Shaw).		
Setting of Valued Assets and Features	5	Setting to South Downs.	4	Setting of Hurstpierpoint College, which includes listed buildings.		

Cultural and Historical Associations	4	Association with South Downs	3	Ancient woodlands and proximity of historic college add time depth, although approved development likely to affect this.
Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.	3	Pleasant rural location, screened from current extent of town. Valley location gives some sense of seclusion. Taking approved development into consideration this value is reduced.
Overall Landscape Value	4	SUBSTANTIAL	4	MEDIUM-HIGH.
LCA Landscape Capacity	Site Landscape Suitability			
Low	The site is considered to have a LOW landscape suitability for development. Its terrain, relationship with adjacent ancient woodland and role in setting, separation and historic character make it sensitive, despite the adverse effects that will result from development of adjacent sites already approved.			



**Hurstpierpoint District Council
Quarter Plan**

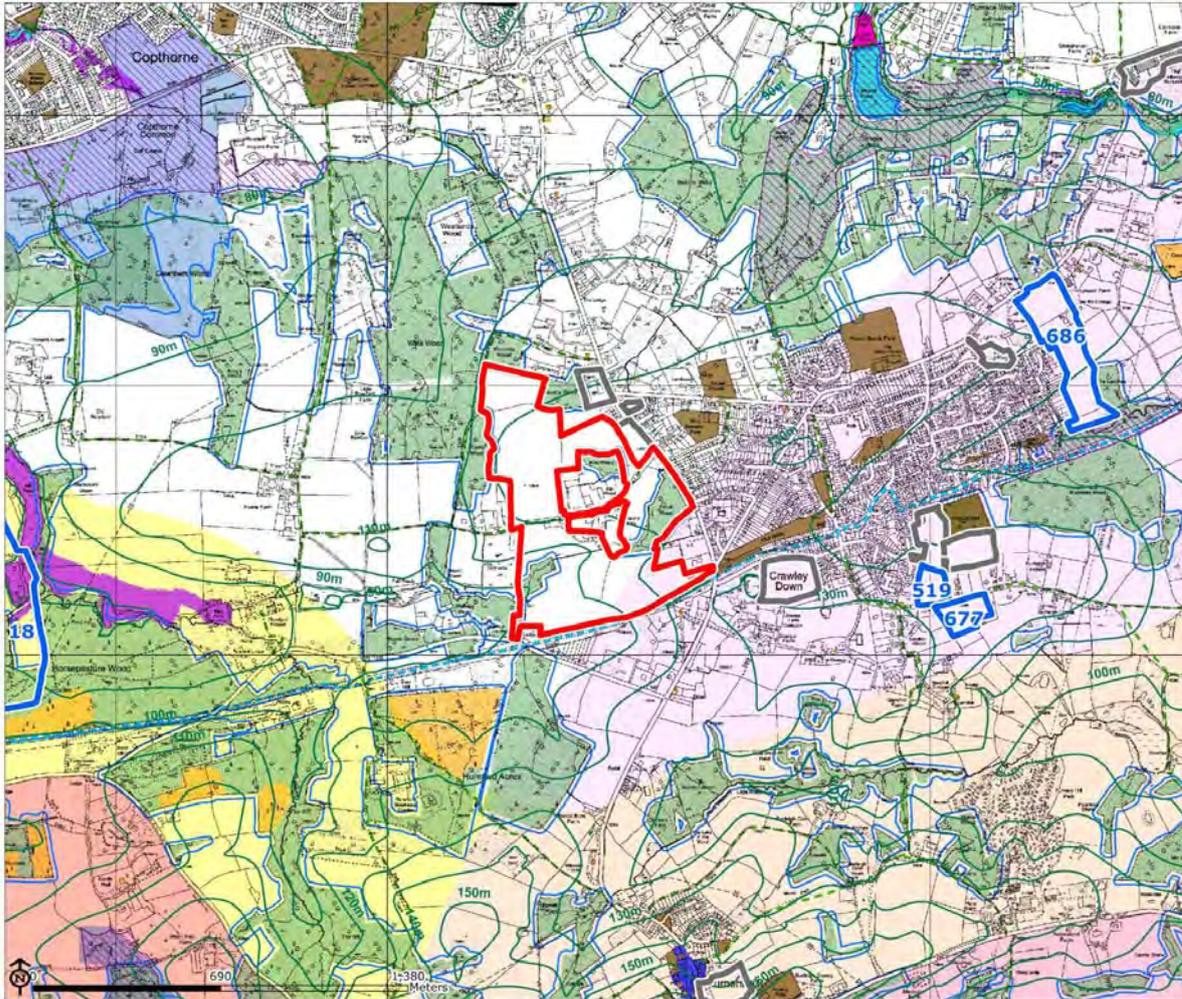
SHLAA Site 687

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Red Sussex District Council, LUC

Map Scale @ A4: 1:4,000





Mid Sussex District Council
District Plan

SHLAA Site 688

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
- South Downs National Park
- Listed Building
- Registered Park and Garden
- Scheduled Monument
- Flood Zone 3
- Agriculture Land Classification - Grade 2
- Public Rights Of Way

Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
- Ashdown Forest 7km HRA Buffer
- National Park and AONB - 1km buffer
- Conservation Areas
- Air Quality Management Area (AQMA)
- Source Protection Zone 1
- Flood Zone 2
- 400kV Electricity Line - 100m buffer
- Open space, sport and recreation areas (PPG17 Assessment 2006)
- Sustrans National Cycle Route

Map Scale @ A4: 1:120,000



SHLAA Site:	Land to west of Turners Hill Road, Crawley Down	SHLAA I	688	Landscape Character Area:	Crawley Down Northern Fringe
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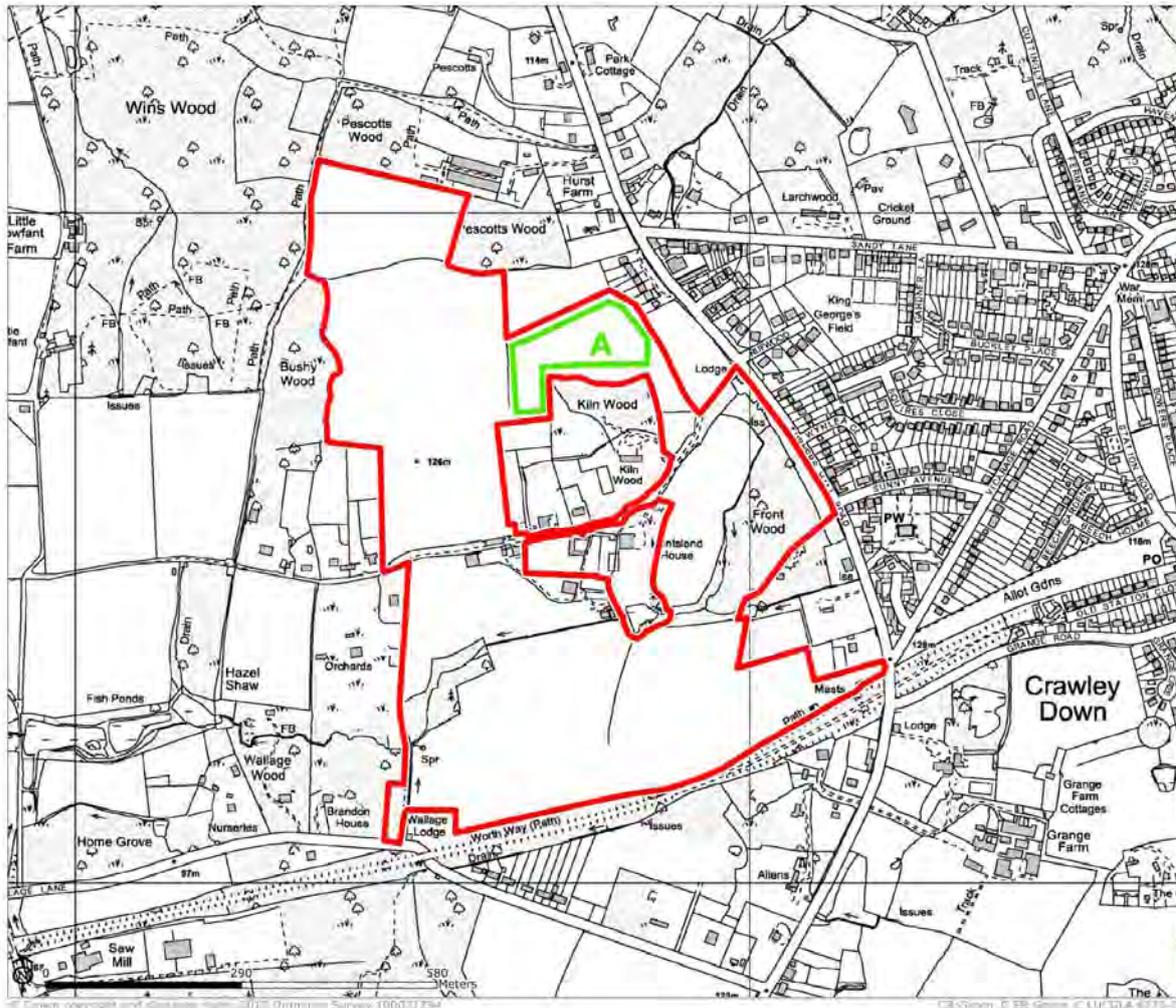
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments
Landscape Condition	4	Substantial areas of woodland and intact hedgerows	5	Substantial areas of woodland and intact hedgerows provide relatively strong landscape structure. Undulating landform with some areas large scale, wide and open. Some areas of disused farm buildings and hard standing are in poorer condition.
Settlement Setting	3	Well defined settlement boundary. Wooded edges to part of settlement edge. On sloping ground, sloping away to the north of Crawley Down.	4	Turners Hill Road provides a distinct edge to the settlement of Crawley Down although the development site to the west of the road has breached this boundary at the north eastern part of the site. This area is of lower sensitivity.
Visual Receptors			5	Woodland blocks around the site and adjacent to the road provides a relatively high degree of enclosure. However, the areas of elevated landform in the north and south of the site share higher degrees of intervisibility with the surrounding landscape. There are filtered views across the southern half of the site from the Sussex Border Path long distance trail. A footpath goes through the centre of the site and around the western edge.
Sense of Rurality	2	Significant areas of woodland contain links with wider landscape	4	Significant areas of woodland and higher sense of rurality away from the main road.
Settlement Separation	3	Contributes to wider prevention of increased coalescence with groups of scattered settlement to the north of Crawley Down	3	Contributes to wider prevention of increased coalescence with groups of scattered settlement to the north of Crawley Down
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH. Some smaller areas are of inherently lower landscape sensitivity where the landscape is more enclosed by hedgerows in regular fields.

Landscape Value				
Landscape Designations	1	None	1	None
Other Environmental Designations	4	LBs, some Ancient Woodland, PSI, RSI, SNCI	4	Numerous blocks of ancient woodland in and around the site
Setting of Valued Assets and Features	1		1	
Cultural and Historical Associations	2	Some time depth.	3	The majority of the site is characterised by modern field amalgamation, whilst the field in the north east corner is medieval aggregate assart - this is a more sensitive type.
Perceptual Qualities	2	Limited scenic beauty, low tranquillity	4	Some attractive features including woods and sense of intimacy around the gill stream in the middle of the site. The wide open landscape in some areas gives a sense of isolation despite its proximity to settlement and urban areas.
Overall Landscape Value	2	SLIGHT	4	MEDIUM-HIGH
LCA Landscape Capacity	Site Landscape Suitability			

Medium

The majority of the site is considered to have LOW landscape suitability to strategic development. This is due to the combination of its rural character, blocks of ancient woodland and its importance as a buffer to settlement.

Area A is considered to have a LOW-MEDIUM landscape suitability to strategic development. It could potentially accommodate a LOW - MEDIUM yield. If developed, proposals would need to consider the relationship with the adjacent ancient woodland. It would be recommended that an appropriate landscape strategy be designed to incorporate suitable open space, links with habitats and connectivity with recent development, walking routes and the town centre. Development should be of high quality and respond to the surrounding landscape.



WINDSWAN DISTRICT COUNCIL
QUINCY PLAN

SHLAA Site 688

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Red Emma GeoData Limited, OLC

Map Scale @ A4: 1:8,000



SHLAA Site 690

- Current SHLAA Site
- Other SHLAA Sites
- Planning Applications
- District Boundaries
- 10m Contours

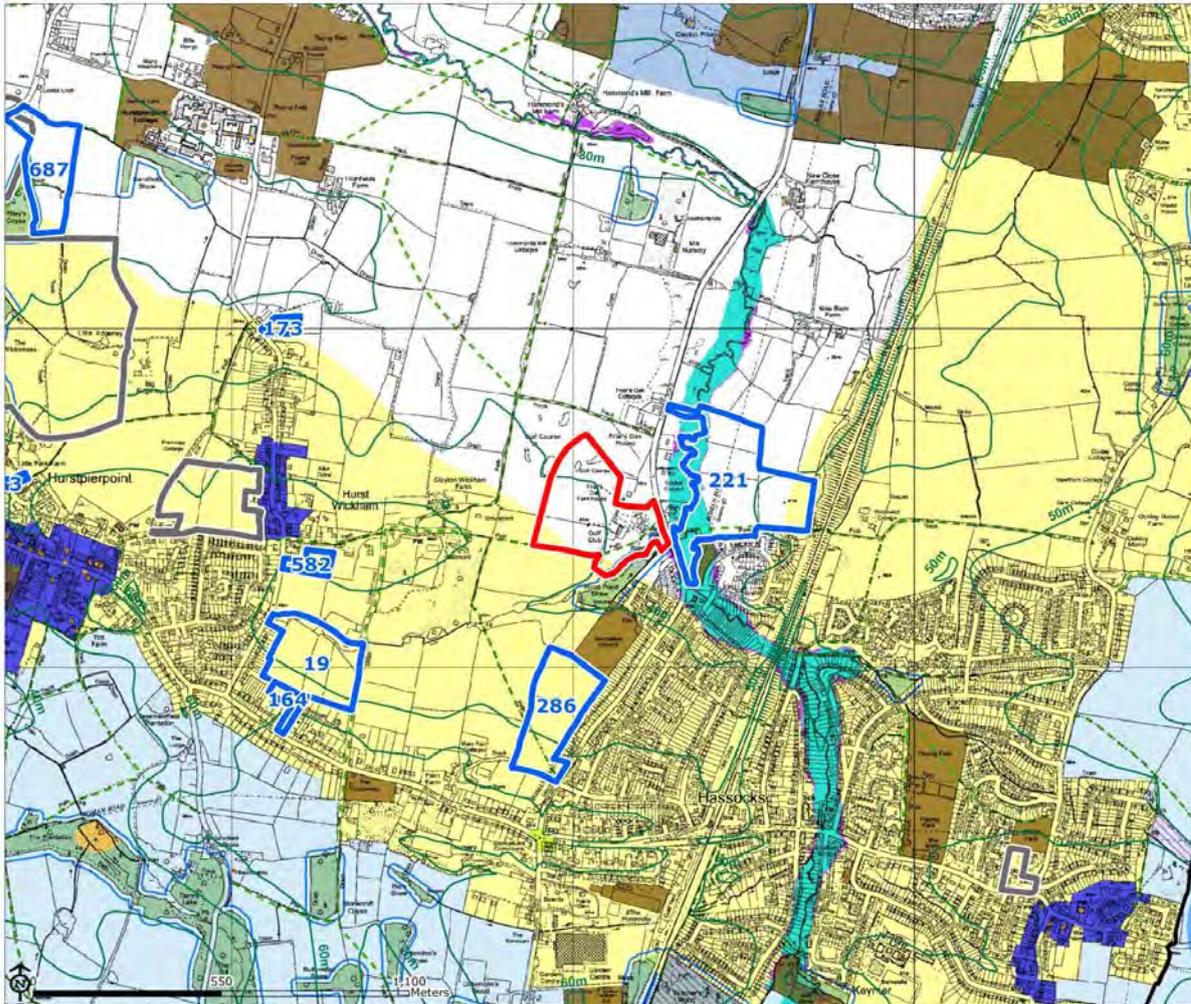
Primary Constraints

- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Nature Conservation Importance (SNCI)
- Local Nature Reserves
- High Weald Area of Outstanding Natural Beauty
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Secondary Constraints

- Ancient Woodland 15m buffer
- Ancient Semi-Natural Woodland Site
- Planted Ancient Woodland Site (PAWS)
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- Sustrans National Cycle Route

Map Scale @ A4: 1:16,000

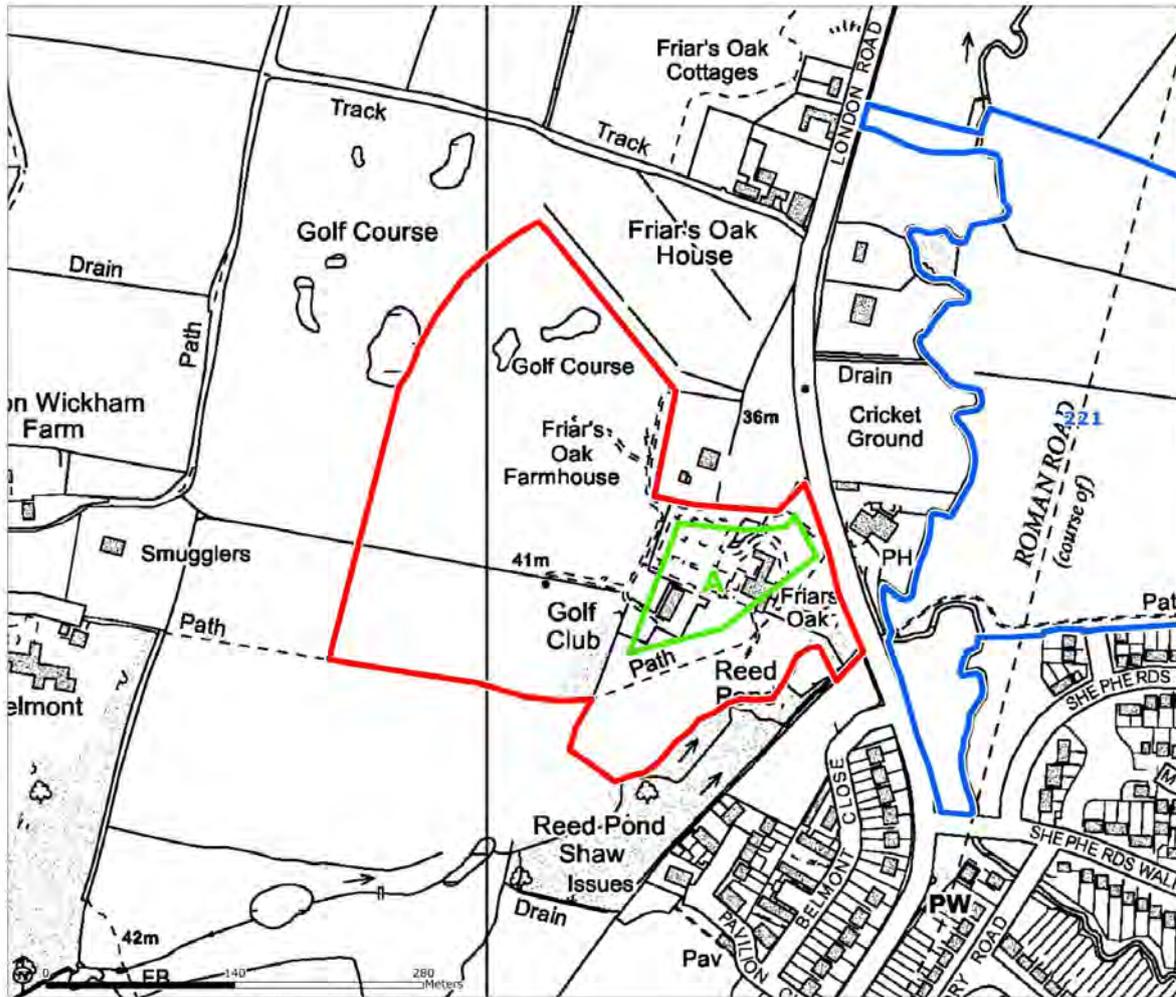


SHLAA Site:	Hassocks Golf Club, London Road, Hassocks		SHLAA I	690	Landscape Character Area:	Hurstpierpoint Low Weald
Landscape Sensitivity	LCA Score	LCA Comments	Site Score	Site Comments		
Landscape Condition	3	Moderate-low hedge network, bounded by significant riparian woodland to the north, but areas of high boundary loss.	3	Central part of Hassocks Golf Club course, on ridge crest and northern slope. Landform altered to create golf features, mostly at a localised scale but including a sizeable linear bank alongside the PRoW that crosses the site. Ponds add interest. Planting oriented alongside golf fairways but pre-existing east-west hedgerow retained.		
Settlement Setting	4	Pockets of settlement, overall rural. Separate from settlement to the north, generally lower land than settlement to the south. Hurstpierpoint/ Hassocks on Downs footslopes adjacent to Low Weald	4	Housing off of the London Road extends as far as Reed Close, just to the south of the site but separated by Reed Pond Shaw (ancient woodland), and Shepherds Walk to the east, but development in this area would represent a large extension into the countryside. The southern edge of the site is on the crest of the eastern slope down from Hurst Wickham and most of the site is oriented north and north-east, away from the town.		
Visual Receptors			4	The footpath across the site would be likely to be screened from housing by the adjacent linear bank, but would be exposed to views from PRoW on the western and northern boundaries of the golf course. There would be visibility from the South Downs Ridge, including popular visitor locations Wolstonbury Hill and the Clayton Windmills. Views from houses on the Wickham Hill ridge could be affected, with buildings appearing above intervenign tree tops and potentially intrudins on views of Clayton Priory, a landmark building near the southern side of Burgess Hill.		
Sense of Rurality	4	South Downs.	4	Although the golf course buildings, landscape and use add a suburban character the setting is rural. Away from the main road, there is little sense of the proximity of Hassocks, with rural views across the valley to the south, where trees screen most housing, and across farmland to the north.		
Settlement Separation	5	Constitutes the majority of the gap between Burgess Hill and Hurstpierpoint/ Hassocks to the south.	4	This area is important as part of the rural gap between Hassocks and Burgess Hill. Development would encroach on Friar's Oak Farmhouse and Friar's Oak House.		
Overall Landscape Sensitivity	4	SUBSTANTIAL	5	HIGH. Relatively high sensitivity in most respects combines to give the site a high overall sensitivity.		
Landscape Value						
Landscape Designations	4	Proximity to AONB	1	None.		
Other Environmental Designations	3	LBS, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	2	Abuts ancient woodland to the south east.		
Setting of Valued Assets and Features	5	Setting to South Downs.	3	Forms part of setting to South Downs, appearing largely wooded in views.		
Cultural and Historical Associations	4	Association with South Downs	2	Friar's Oak House, to north of site, is listed but doesn't appear to have strong views to south. Golf course has little		

cultural value, being modern in origin (1995). Excavations on southern part of golf course, to south of site, revealed rich archaeological heritage but no visible evidence of this.

Perceptual Qualities	3	Not overly wild, moderately tranquil and rural overall.	4	Nice rural views in well treed landscape. South Downs ridge forms backdrop, with Wolstonbury Hill prominent. Traffic on main road intrudes to a limited extent.
Overall Landscape Value	4	SUBSTANTIAL	3	MEDIUM.

LCA Landscape Capacity	Site Landscape Suitability
Low	<p>Most of the site is considered to have a LOW landscape suitability for development, being inconsistent with existing form of development and in a rural setting that contributes to settlement separation and is visually sensitive in relation to the SDNP.</p> <p>Area A is considered to have MEDIUM landscape suitability for development. The area of the site in which clubhouse and maintenance buildings are already located, and which is also close to the main road and on lower, better screened ground, is less sensitive, although it would still be somewhat detached from existing settlement. Housing would need to be low density, retaining mature trees and arranged in a form that is more appropriate to a rural location. It could accommodate a LOW yield.</p>



**Map Series District Council
District Plan**

SHLAA Site 690

- ▭ Current SHLAA site
- ▭ Site sub-area
- ▭ Adjacent SHLAA sites

Source: Red Green District Council, LUC

Map Scale @ A4: 1:4,000

