

Mid Sussex Landscape Capacity Study



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Prepared for Mid Sussex District Council by

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PREFACE

In order to promote urban regeneration and sustainable patterns of development, Government Guidance encourages the concentration of new housing and employment development within sustainable locations, according to a sequential search approach.

The search sequence should start with the re-use of brownfield land within urban area, then progress to Greenfield sites as urban extensions and finally consider new settlements around nodes in good transport corridors.

As part of a series of studies to inform the Local Development Framework process, Mid Sussex District Council have commissioned this study to assess the physical and environmental constraints on development in the District with a view to identifying the capacity of the Mid Sussex District landscape to accommodate future development.

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Judith Hewitt	Mid Sussex District Council
Alma Howell	Mid Sussex District Council
Bob Connell	West Sussex County Council
Esmond Turner	West Sussex County Council
Charmaine Smith	West Sussex County Council
Edward Dickinson	West Sussex County Council

HDA would like to thank Dr Nicola Bannister for her assistance with Historic Landscape Characterisation information.

1 INTRODUCTION

1.1 Mid Sussex District Council appointed Hankinson Duckett Associates (HDA) in October 2006, to consider the landscape capacity for development in Mid Sussex District. The project will, as part of a wider series of studies, assist work on the Mid Sussex District Local Development Framework (LDF). The study has been carried out to inform the Core Strategy by identifying where strategic development might be accommodated within the District without an unacceptable impact on landscape character in general and on the setting of outstanding assets within Mid Sussex. As part of the preparation work to identify strategic housing locations to be included in the Council's Core Strategy, the Sustainability Appraisal considers a number of broad strategic options for the distribution of housing development in the District. These options include concentrating development around the three towns, a more dispersed pattern spreading development across the District including sites adjacent to the larger and smaller villages, and the possibility of a new settlement. The Landscape Capacity Study together with the Sustainability Appraisal and other studies will be used to identify the most sustainable options.

1.2 The study area (illustrated on HDA1) included all the towns and villages that were identified in the client brief, together with additional surrounding areas of the District identified by HDA as essential context for the capacity study. The extent of the additional areas of study was determined by desk top assessment, site work and preliminary local landscape characterisation. Further areas, both in Mid Sussex and in adjacent Districts, have been added by the Steering Group in order to provide landscape context to the towns and villages considered in the study. The assessment was carried out in three stages considering firstly the principal towns, secondly the larger villages and lastly the smaller villages in the District.

Stage One

The edges of:

- Crawley (east and south east; areas within Mid Sussex)
- Burgess Hill (including the eastern boundary with Lewes, East Sussex)
- East Grinstead (excluding the northern boundary with Tandridge in the Surrey Greenbelt)
- Haywards Heath (including Lindfield and small stretch of south eastern boundary with Lewes, East Sussex)

Stage Two

The edges of large villages and corridors:

- Copthorne (excluding the northern boundary with Tandridge)
- Crawley Down
- Cuckfield

- Hassocks
- Hurstpierpoint
- Keymer
- Hickstead/Sayers Common/west of Burgess Hill A23 corridor

Stage Three

The edges of the smaller villages:

- Albourne
- Ardingly
- Ashurst Wood
- Balcombe
- Bolney
- Forest Row
- Handcross
- Horsted Keynes
- Sayers Common
- Scaynes Hill
- Sharpthorne
- Turners Hill
- West Hoathly

2 APPROACH

- 2.1 Landscape capacity is defined as the extent to which a particular area or type of landscape is able to accommodate change without significant effects on overall landscape character; or change in landscape type¹. It reflects the inherent sensitivity of the landscape itself and its sensitivity to the development in question; and the value attached to the landscape, or to specific elements within it.
- 2.2 This assessment of capacity has therefore been based on a series of judgements on landscape sensitivity and landscape value and mapped on a landscape character area basis.
- 2.3 The assessment of landscape character and visual sensitivity, takes into account the following factors, namely:
- Inherent landscape quality, i.e. the intactness and condition of the landscape²
 - Contribution each area makes to the distinctive setting of a particular settlement.
 - Consistency with the form or pattern of existing settlement and the relationship the settlement has with the underlying landscape structure.

¹ The Countryside Agency: Topic Paper 6 Techniques and Criteria for judging capacity and sensitivity

² The Countryside Agency and Scottish Natural Heritage: Landscape Character Assessment April 2002

- Contribution to the rurality of the surrounding landscape, either by virtue of its own inherent rurality or the containing influence of the landscape being assessed on neighbouring settlements.
- Contribution to the separation between existing settlements.

2.4 Landscape value includes consideration of:

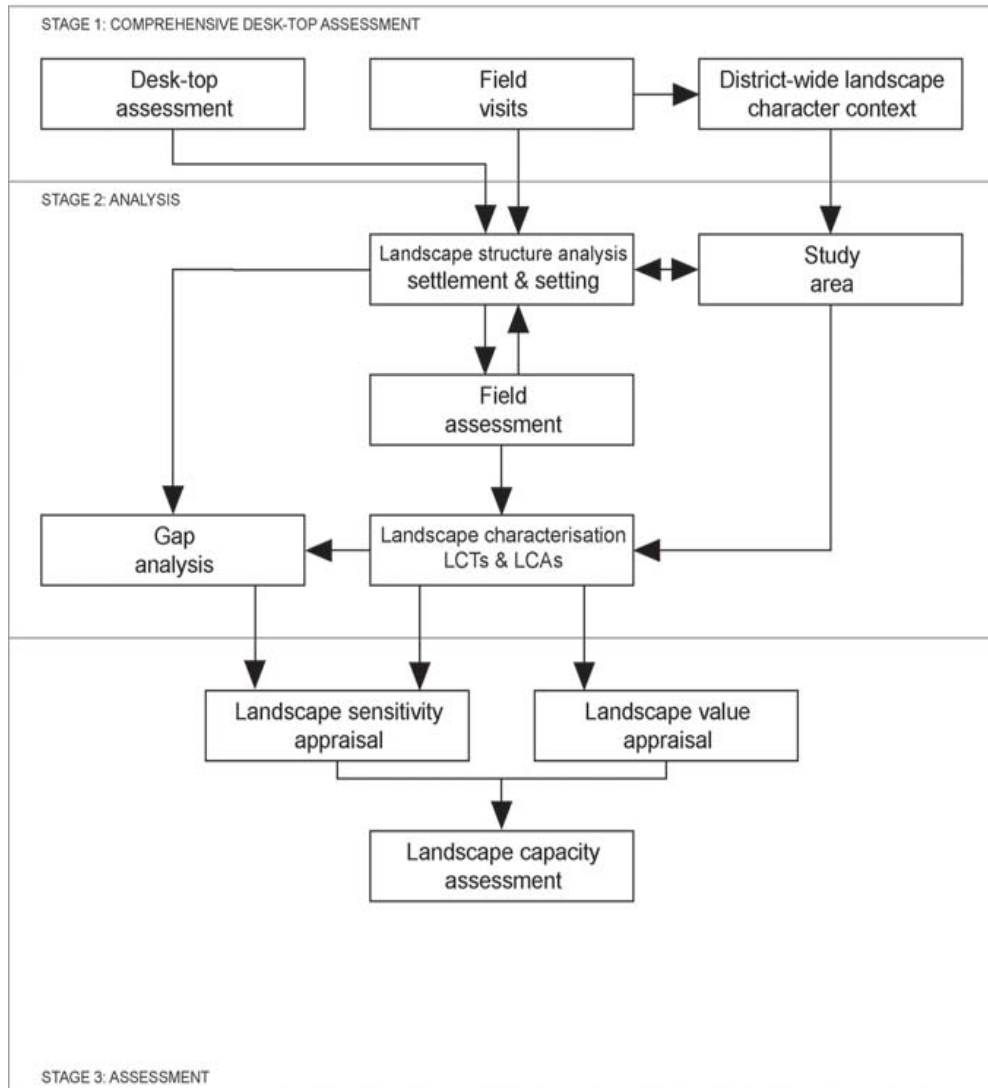
- National and local landscape designations, which do not include gap policies.
- Non-landscape designations for example; Heritage, amenity, biodiversity and flood zones.
- Contribution to outstanding assets which includes the AONB.
- Special cultural or historic associations, time depth and
- Perceptual aspects such as scenic beauty, tranquillity or remoteness.

2.5 The District is predominantly rural in character and has a diverse and varied landscape. The study area encompasses landscapes of high quality such as the High Weald and the South Downs which are designated as Areas of Outstanding Natural Beauty. These landscapes have a high intrinsic landscape value and will be sensitive to direct impacts on their distinctive character and landscape fabric. They also rely on the surrounding landscape for context and setting.

2.6 The landscapes lying outside the High Weald and South Downs which include the Low Weald, Ouse Valley and High Weald Fringes, are distinctive landscapes which will not only contribute to the setting of the AONB's but provide context and setting for the principal towns in the District. Consequently much of the landscape within Mid Sussex District is likely to be of either high landscape value, or high landscape sensitivity, or both.

2.7 Each aspect of the sensitivity and landscape value analysis has been assessed on a five point scale (very low, low, medium, high, very high) and a corresponding value (1-5) assigned. For the purposes of arriving at an overall rating for sensitivity or value the scores have been aggregated, subject to a two stage process. Initially, the scores for each character area have been added together to give a single value which falls within bands of sensitivity and value ranging from negligible to slight, moderate, substantial and major. As a second and final stage, the overall rating and the initial profile for each landscape character area have been reviewed to assess whether a specific or overriding aspect of sensitivity or value is being lost in the consolidation of the profile into a single overall rating. Values have then been adjusted up or down to reflect individual situations. This review ensures that professional judgement is the final arbiter in the assessment process. The results from these assessments have then been combined to give an overall judgement relating to landscape capacity.

2.8 The detailed methodology for the capacity study is set out in the technical appendices, and the key project stages summarised in Box 1 below.



Outputs

2.9 The final outputs from this study will be:

1. A report setting out the key findings of the study.
2. Full technical appendices setting out the results of the study with tables and maps.
3. A GIS data base.

3 LANDSCAPE CHARACTER CONTEXT

3.1 Introduction

3.1.1 A district wide landscape character assessment was carried out in November 2005³ and has been used as part of a comprehensive baseline of information that provides a robust basis for determining and mapping local landscape character areas and landscape capacity of the District.

3.2 The landscape of Mid Sussex

3.2.1 Mid Sussex District is covered by three regional character areas: Low Weald (121), High Weald (122) and South Downs (125)⁴.

3.2.2 The Mid Sussex Landscape Character Assessment sub-divides the regional character areas into 10 distinct landscape character areas, strongly related to the underlying geology of the Wealden Basin. The northern study area encompasses the High Weald Forest Ridge, an ancient wooded landscape of twisting ridgelines and secluded valleys, and the wooded plateaus of the Worth Forest and High Weald Plateau around Cophorne. These landscapes are intimate, secluded and often tranquil, where settlement is largely unobtrusive or sparse. Woodland limits the visual sensitivity of the landscape to long views along ridgelines and valley features. The combinations of ancient woodland and assart pasture and a legacy of designed landscapes illustrates the time depth in the landscape. These are highly distinctive rural landscapes of high landscape quality, which is reflected in the AONB status of a substantial proportion of the area.

3.2.3 The southern part of the Study Area is by contrast characterised by the dramatic open landscapes of the South Downs around Pyecombe and Clayton and the steep escarpment facing north towards the Weald. Views from the elevated landscapes encompass the villages of Hurstpierpoint, Keymer and Hassocks and the larger settlement of Burgess Hill. The downland landscapes form part of the South Downs AONB, an expansive landscape with a sense of wildness and seasonal mood, despite its proximity to the footslope villages and Burgess Hill.

3.2.4 Between the High Weald and South Downs lie the more gentle and less dramatic landscapes of the Low Weald, High Weald Fringes and Ouse Valley. They include more gently undulating landscapes contained by hedgerows and shaws and including large tracts of pastoral and arable landscape. There is a high degree of perceived naturalness in the Ouse Valley and High Weald Fringe and a well defined relationship between the rural landscape and settlement pattern. Whilst these landscapes are not of such a high quality as the adjacent Areas of Outstanding Natural Beauty, they are distinctive

³ Mid Sussex District Council, 'A landscape character assessment for Mid Sussex' November 2005

⁴ The Countryside Agency 'Countryside Character Volume 7: South East and London' 1999

landscapes which contribute to the setting of the AONB's and to the towns and smaller settlements within the District.

3.3 Local Landscape Characterisation

- 3.3.1 The aim of the local landscape character assessment has been to identify landscape types and areas at an appropriate scale to understand the localised variation in character within the Areas of Search, with the objective of providing the framework for the assessment of sensitivity, value and capacity.
- 3.3.2 A schedule of draft generic landscape units, Landscape Character Types (LCTs) was prepared based on information gathered through the familiarisation site visits, the desk-top assessment and district landscape character study. Each LCT was identified by a code, and used as part of the field assessment to map the occurrence of LCTs within the Areas of Search. The characteristics of each LCT were described and evaluated using field survey sheets, which have provided a record of the associated field assessment, together with photographs. The final schedule of LCTs with summary descriptions is set out in the technical appendices and is illustrated on Figure HDA 2.
- 3.3.3 Within the Areas of Search, and leading on from the LCT work, local landscape character areas (LCAs – unique areas related to a specific place) were identified, described and mapped. The LCAs (as opposed to the LCTs) provide the framework for the qualitative assessments. Summary descriptions of each local landscape character area is set out in the technical appendices and the locations of the character areas are shown on Figure HDA 3.

4 LANDSCAPE STRUCTURE ANALYSIS

4.1 Introduction

4.1.1 In addition to the landscape characterisation of the study area HDA undertook a structural analysis of the study area.

4.1.2 The aim of landscape structure analysis is to identify the main elements which contribute to the structure, character and setting of the settlements. This technique, in conjunction with the local character assessment, forms a basis for then identifying appropriate directions for settlement growth, in landscape terms. If development is consistent with the setting and structure of the local settlement pattern and its landscape context, then the essential character of those settlements and the surrounding area will be retained. If future development is not consistent with that structure, then the relationship between the town or village and its setting will be damaged, and the landscape character of the District adversely affected.

4.1.3 HDA's Landscape Structure Analysis uses a 'sieve-mapping' technique, drawing on both the desk assessment and detailed field assessment. The information has been mapped and grouped into nine zones

Zone1	Crawley and surrounding areas.
Zone2	Land between Crawley and East Grinstead, including Copthorne, Crawley Down, Turners Hill, West Hoathly and Sharpthorne.
Zone 3	East Grinstead, Ashurst Wood, Forest Row and surrounding areas.
Zone 4	Haywards Heath, Lindfield, Cuckfield and surrounding areas
Zone 5	Burgess Hill and surrounding areas
Zone 6	Ardingly, Horsted Keynes and Scaynes Hill
Zone 7	Handcross and Balcombe
Zone 8	Bolney and land between Bolney and Sayers Common
Zone 9	Hurstpierpoint, Hassocks, Keymer, Sayers Common and Albourne

Detailed maps and figures containing the baseline data are included in the technical appendices and the results summarised.

4.2 LANDSCAPE STRUCTURAL ANALYSIS:

ZONE 1 - CRAWLEY AND SURROUNDING AREAS

4.2.1 Crawley is located outside the study area, along the northwest edge of the District boundary. It is a large town situated in low lying Weald. The town is separated from the wider landscape to the southeast by the M23 motorway. From the south eastern edge of Crawley, the Weald rises to form ridges.

4.2.2 This higher ground is occupied by substantial woodland, most notably Worth Forest, Tilgate Forest and High Beeches Forest. This woodland helps buffer the urban influence of Crawley from the study area to the southeast. Arable and pastoral uses are located in breaks in the woodland, such as around Starvemouse Farm between Tilgate Forest and High Beeches Forest.

4.2.3 The settlement of Pease Pottage is located adjacent to the M23 motorway on slopes facing north towards Crawley.

4.3 ZONE 2 - LAND BETWEEN CRAWLEY AND EAST GRINSTEAD, INCLUDING COPHTHORNE, CRAWLEY DOWN, TURNERS HILL, WEST HOATHLY AND SHARPTHORNE

4.3.1 Zone 2 comprises the large villages of Cophthorne and Crawley Down, as well as the smaller villages of Turners Hill, West Hoathly and Sharpthorne. With the exception of Cophthorne, all the villages are located on areas of local high ground within the High Weald.

4.3.2 Cophthorne is located on a lower plateau within the High Weald, at the north western corner of the study area. The large village is bounded along its southern edge by the busy A264 running east-west between Crawley and East Grinstead. Gill and mixed woodland helps separate the settlement from the M23 and Crawley, to the west. To the south is a mixture of woodland and recreation. The northern edge of the village lies outside the study area.

4.3.3 To the southeast of Cophthorne is Crawley Down. The large village is located on an outlier of the main High Weald to the south. The majority of the settlement is situated at the top of the outlier, however an eastern portion of the village is located on generally east facing slopes. Pasture is the predominant land use on the slopes to the south of the settlement. A mixture of woodland, arable fields and pasture is located on the slopes to the north. The Worth Way, running east-west, is a disused railway line which is now a significant recreational route connecting Crawley Down to Crawley and East Grinstead.

4.3.4 Turners Hill is located on a prominent ridgeline which runs broadly northeast-southwest through the High Weald, south of Crawley Down. The majority of the settlement follows the main north-south road running roughly perpendicularly across the ridgeline. The highest point of the village is its centre. The northern part of the village slopes down from the ridge on north facing slopes, while the southern part of the village is on the south facing slopes within the AONB. The settlement is surrounded on most sides by small scale pastoral fields, but to the south larger arable fields are prominent.

4.3.5 Southeast of Turners Hill, lying within the AONB are the closely related villages of West Hoathly and Sharpthorne. The villages sit on a high point within the High Weald where a number of ridges and spurs meet. The settlements are surrounded by steep slopes on most sides, however there is an area of more gradual sloping topography to the west of West Hoathly.

This flatter, western area allows for arable fields. The rest of the surrounding land is a mixture of pasture and woodland. A claypit and brickworks is located to the northeast of Sharpthorne.

4.4 ZONE 3 - EAST GRINSTEAD, ASHURST WOOD, FOREST ROW AND SURROUNDING AREAS

4.4.1 East Grinstead is a large town lying in the High Weald, to the northeast of the study area. The centre of the town is located at the convergence of several ridgelines and spurs. These ridges run out from the centre of the settlement into the surrounding landscape and result in a fairly complex topography surrounding the town.

4.4.2 To the west of East Grinstead, north of the Worth Way, are open arable fields.

4.4.3 South of the Worth Way, a ridge curves to run broadly parallel with the south-western edge of East Grinstead. This results in a significant valley feature which the south-western side of the town falls towards. The ridge curves and splits towards its end, to the north of Weir Wood Reservoir. The valley adjacent to the town has some significant scattered settlement within it and contains mainly pasture and arable fields. It is divided along its length by gills and associated woodland.

4.4.4 Another ridge runs broadly northwest-southeast from East Grinstead towards Ashurst Wood. Settlement and the A22 road are located along the top of the ridge. Beyond the settlement, to the northeast and southwest, is a mixture of pasture and woodland with occasional arable fields and recreational uses.

4.4.5 To the east of East Grinstead a green wedge penetrates into the town toward its centre. This land, surrounded by settlement on three sides, consists mainly of woodland and recreational uses. Further east, the land is made-up almost entirely of pastoral fields with occasional woodland blocks.

4.4.6 A further ridge runs eastwards out from the far north eastern corner of East Grinstead, along the northern edge of the study area. The A264 road continues along the top of this ridge, with occasional areas of settlement along its length.

4.4.7 Ashurst Wood is situated within the High Weald AONB to the southeast of East Grinstead. The village is located at the top of the ridgeline which runs broadly northwest-southeast out from East Grinstead and surrounded by steep prominent slopes. The south-west facing slopes below Ashurst Wood fall toward a valley feature and the eastern end of Weir Wood Reservoir. Surrounding the village is a mixture of pasture and woodland with occasional arable fields and recreational uses.

4.4.8 South of Ashurst Wood is Forest Row. Forest Row is located on the lower, north-facing slopes of Broadstone Warren to the south. The northern end of the village extends into the valley floor which runs eastward from Weir Wood Reservoir. The settlement is connected to East Grinstead by the Forest Way, a significant recreational route, and is surrounded by a mixture of pasture, parkland and woodland.

4.5 ZONE 4 - HAYWARDS HEATH, LINDFIELD, CUCKFIELD AND SURROUNDING AREAS

4.5.1 Haywards Heath is a large town situated towards the centre of the study area, north of nearby Burgess Hill. The town is located within the High Weald fringes, outside of the AONB. There is a minor valley feature which runs into roughly the centre of the town from the wider Ouse valley to the north-east. Most of the town sits on complex high ground which generally slopes inwards towards the middle of the settlement.

4.5.2 The exception to this generally inward facing settlement pattern is the south-western portion of the town (south of the A272), which is located south of a minor ridgeline which runs east-west from Cuckfield, west of Haywards Heath to Scaynes Hill, to the east of the town. The land falls south from the minor ridge, on to a broad valley floor, before gradually rising again towards Burgess Hill to the south-west of Haywards Heath. Here the land consists of a mixture of pasture, arable fields, apparently unmanaged land and woodland, which helps separate Haywards Heath from Burgess Hill.

4.5.3 East of Haywards Heath the land generally slopes away from the settlement towards the wider Ouse Valley and largely consists of small scale pastoral fields. Lindfield on the northeast corner of Haywards Heath lies adjacent to the Ouse river valley sides. The wider valley, to the northeast, contains a mixture of parkland, recreation, woodland and pasture.

4.5.4 A ridgeline to the north of Haywards Heath contains the town from the wider landscape with the existing settlement situated on the lower south-facing slopes of this ridgeline along with an area of undeveloped land on similar topography. This area, to the east of the railway line, mainly consists of a large block of woodland, a golf course and some smaller pastoral fields adjacent to Haywards Heath. To the west of the railway the

ridgeline continues west to Cuckfield. Here there is a mixture of arable fields, woodland, pasture and recreation adjacent to the settlement, with a significant area of intact parkland, to the northwest of the town.

- 4.5.5 Cuckfield sits on a high point at the convergence of several ridgelines, with the primary feature, the A272 ridge, linking back into the south of Haywards Heath. To the east of Cuckfield there are mainly pastoral fields. To the west of the settlement there is a high concentration of recreational use and parkland.

4.6 ZONE 5 - BURGESS HILL AND SURROUNDING AREAS

- 4.6.1 Burgess Hill, one of the three large towns in Mid Sussex, is located between Haywards Heath to the north and Hurstpierpoint/ Hassocks/Keymer towards the end of the South Downs foothills. The central, and south-eastern parts of the town are elevated and located on the end of a spur of high ground leading down from the South Downs foothills to the south. The settlement extends south-west on to a prominent ridge which skirts the southern edge of the town and extends east to include Ditchling Common. The north facing slopes of this ridge are occupied by the town and include a crescent of recreational routes and land use. The majority of the south facing slopes are undeveloped and can be seen from the South Downs. With the exception of high ground around World's End, to the north-east of the town, Burgess Hill occupies gently sloping ground which falls north and west.

- 4.6.2 Small pastoral fields with thick continuous boundary vegetation provide a distinctive setting to the south east of Burgess Hill. These fields separate Burgess Hill from the wider landscape to the east, including Ditchling Common. Further north, around the north eastern edge of Burgess Hill, well vegetated boundaries are again a feature of the landscape. This boundary vegetation combined with significant blocks of woodland, including the woodland associated with the nature reserve, provides a high level of enclosure and helps separate Burgess Hill from Haywards Heath to the north. To the south of these woodland blocks, sports pitches and informal recreation abut Burgess Hill. They are distinct and visually separate from the main character area to the north.

- 4.6.3 Immediately west of Burgess Hill is a mosaic of generally small fields, which includes unmanaged land, paddocks, horticulture and settlement. This area is bounded by the A2300 to the north, High Hatch Lane and Danworth Lane to the west and Herrings Stream to the south. This area sits in the wider landscape that is generally low lying, however, minor local variations in topography results in this area facing eastwards towards Burgess Hill.

4.7 ZONE 6 - ARDINGLY, HORSTED KEYNES AND SCAYNES HILL

4.7.1 Ardingly, Horsted Keynes and Scaynes Hill are all situated on local high points towards the east of the study area. Ardingly and Horsted Keynes are within the High Weald AONB, Scaynes Hill is located in the High Weald fringes, south of the Ouse valley.

4.7.2 Ardingly is situated on the southern end of a ridgeline which runs broadly north-south through the High Weald. To the east of the village there are steep, unsettled, east facing, valley sides. The southern end of the settlement is on the upper, gentler south facing slopes which continue down to the wider Ouse valley. To the north of the village, on a slightly higher part of the ridge, is Ardingly Showground and other recreational uses.

4.7.3 Elsewhere the village is surrounded by pastoral fields and woodland. Further west, as the land slopes towards the picturesque Ardingly Reservoir and nature reserve, pasture gives way to larger, semi-open arable fields.

4.7.4 Horsted Keynes is to the east of Ardingly, separated by a number of ridgelines and spurs. Similar to Ardingly, Horsted Keynes is located on high ground at the end of a ridge. The village is surrounded by small scale pasture and occasional parkland and woodland. Below Horsted Keynes, to the south-west, is Cockhaise Brook, along which part of the historic Bluebell Railway runs. Here, either side of the brook, the field sizes become larger and include arable use.

4.7.5 Scaynes Hill is located south of the Ouse valley. The village is located towards the eastern end of a minor ridgeline which runs through Haywards Heath east to Wapsbourne Wood.

4.7.6 The land to the north and west of the Scaynes Hill slopes fairly gently away from the settlement and is heavily wooded, providing a distinctive setting to the village. To the south Scaynes Hill is bounded by a significant block of woodland on land which begins to slope southwards. On the lower slopes, further south, is a patchwork of fairly small scale pastoral fields. Pastoral fields are again the main feature of the slopes to the east of the village. Land to the northeast, which slopes gently towards the wider Ouse valley contains larger arable fields.

4.8 ZONE 7 - HANDCROSS AND BALCOMBE

4.8.1 Handcross and Balcombe are located northwest of Haywards Heath within the High Weald AONB.

4.8.2 Handcross is situated on a high point to the south of Crawley, at the western edge of the study area. The busy A23 road cuts north-south through the settlement.

4.8.3 The surrounding land slopes quite steeply away from village in most directions and features a substantial amount of woodland. North facing slopes to the northeast of Handcross are gentler and feature pasture, paddocks and recreation in between the surrounding blocks of woodland. Gaps in the woodland to the west are mainly occupied by arable fields.

4.8.4 Balcombe to the east of Handcross is located on the northern end of a short, but prominent, ridgeline. There are steep valley sides to the east and west of the village. The east facing slopes lead down to the northern end of Ardingly Reservoir. To the northeast, the slopes become less steep and lead down to Balcombe Lake. The London-Brighton railway line runs northwest-southeast along the valley sides to the southwest of Balcombe.

4.8.5 With the exception of some parkland and paddocks to the north of the village, Balcombe is entirely surrounded by a patchwork of woodland blocks and small scale pastoral fields. This high concentration of woodland helps contain views of the village from the wider landscape.

4.9 ZONE 8 - BOLNEY AND LAND BETWEEN BOLNEY AND SAYERS COMMON

4.9.1 Zone 8 consists of the land towards the west of the study area, either side of the busy A23 road which runs north-south through the area. This area extends from Bolney at the southern edge of the High Weald AONB, to the Lower Weald, north of Sayers Common and includes Hickstead, which is located to the northwest of Burgess Hill.

4.9.2 Bolney, to the west of the A23, sits on undulating south facing slopes and is surrounded by a mixture of small scale pasture, arable fields, paddocks, parkland, horticulture, recreation and woodland.

4.9.3 South of the A272, and either side of the A23, the topography is lower lying and contains a number of minor valleys. These minor valleys contain riparian features and mostly cut east-west across the area, perpendicular to the A23. This lower lying land contains a mixture of pasture and arable fields, generally larger than the fields to the north of the A272.

4.9.4 The area around Hickstead is on slightly higher ground, generally sloping towards the west and features paddocks and recreational land uses.

4.10 ZONE 9 - HURSTPIERPOINT, HASSOCKS, KEYMER, SAYERS COMMON AND ALBOURNE

- 4.10.1 To the south of Burgess Hill lies the large village of Hurstpierpoint. Close-by, to the east, are the adjoining villages of Hassocks and Keymer. These three settlements are to the south of the Low Weald, at the start of the South Downs foothills and AONB.
- 4.10.2 Hurstpierpoint, Hassocks and Keymer sit on the lower slopes of the South Downs foothills. To the north of these settlements the landscape is generally lower lying land. The landscape consists mainly of mainly small-medium size fields interspersed with larger fields, including areas of recreation such as a golf course and Hurstpierpoint College playing fields.
- 4.10.3 From this area there are open views of the South Downs with little urban influence from the settlements set below the South Downs.
- 4.10.4 South of Hurstpierpoint the land gradually slopes down towards the south-west, to Cutler's Brook. There are groups of small pastoral fields which give way to larger arable fields situated further from the village. To southeast of Hurstpierpoint, there is an intact, high quality landscape of pasture and parkland, interspersed with paddocks and woodland.
- 4.10.5 South of the villages the swathe of wooded foothills gives way to a more open landscape of pasture and north facing scarp of the South Downs.
- 4.10.6 Sayers Common and Albourne are within the Low Weald, outside of the AONB, to the west of the A23. Sayers Common is located on gentle, generally northwest facing slopes and is surrounded by a mixture of pasture and arable fields.
- 4.10.7 Albourne is further south on higher ground at the end of a minor ridge line. The north of the village is on slopes falling gentle to the northwest. The south of the village is on land which begins to slope towards the southwest. Land surrounding the settlement is made-up of larger, mainly arable fields.

5 LANDSCAPE CAPACITY APPRAISAL

5.1 Introduction

5.1.1 Baseline information collated as part of the desk top study and site survey work, together with the structural analysis and landscape characterisation have all been fed into the landscape sensitivity and landscape value assessments. Each landscape character area has been evaluated using the following matrices derived from the techniques and criteria identified in Topic Paper 6 of the Countryside Agency's landscape Character Assessment Guidance⁵

Landscape Sensitivity

LCA	Inherent Landscape Qualities (intactness and condition) ⁶		Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
	low	high						
							5 10 15 20 25	

Landscape Value

LCA	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Value
	low	high						
							5 10 15 20 25	

5.1.2 In order to assess the sensitivity of the landscape to development, assumptions have been made as to the likely built form of any new development areas. It has been assumed that buildings would be largely 2 or 3 storeys in height with occasional landmark buildings of 4-5 storeys. There would be open space provision and a strong landscape framework with tree planting of appropriate scale, area and design to ensure that the development achieves a good fit in the landscape.

5.1.3 The results of the landscape sensitivity and landscape value assessments are set out in Tables 1 and 2 and are combined to give an overall judgement relating to landscape capacity as follows;

⁵ The Countryside Agency: Topic Paper 6: techniques and criteria for Judging Capacity and Sensitivity.

























⁶ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

⁷ excluding gap policy

		Landscape Value				
		Major	Substantial	Moderate	Slight	Negligible
Landscape Sensitivity	Major	Negligible	Negligible	Negligible / low	Low	Low / medium
	Substantial	Negligible	Negligible / low	Low	Low / Medium	Medium
	Moderate	Negligible / Low	Low	Medium	Medium / high	High / medium
	Slight	Low	Low / medium	Medium /high	High	High / Very high/
	Negligible	Low / medium	Medium	High / medium	High / Very high/	Very high

No	Landscape Character Area	Inherent Landscape Qualities (intactness ⁹ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
05	Major's Hill High Weald							SUBSTANTIAL
		Reasonably intact hedgerow structure and some boundary loss. Significant areas of woodland.	Mostly distant from settlement.	On steep, generally north facing, sloping topography separate from settlement.	Rural, limited settlement, good enclosure.	Part of wider separation between Crawley and Turners Hill.		
06	Selsfield High Weald							SUBSTANTIAL
		Low boundary loss but little boundary vegetation.	Contribution to setting of Turners Hill	Mainly on south and west facing ridge slopes.	Unsettled and fairly remote.	Contributes to separation between Turners Hill and Selsfield Common.		
07	Turners Hill High Weald							SUBSTANTIAL
		Moderate woodland and hedgerow structure in this context.	Fairly high contribution due to topography.	Centre of Turners Hill is on high point of ridge – majority of ridge sides inconsistent with settlement.	Contains Turners Hill but provides a degree of rurality.	Separation between Turners Hill and Crawley Down		
08	Felbridge High Weald							MODERATE
		Significant boundary loss some hedgerow structure.	Some contribution to edge of East Grinstead.	On topography generally sloping away from East Grinstead.	Majority of CA rural moderately remote.	Partly separates East Grinstead from Crawley Down.		
09	Tilkhurst High Weald							SUBSTANTIAL
		Reasonably intact hedgerow structure.	Distant from settlement. Does not significantly contribute to the setting to settlement.	On high west and south facing topography separate from settlement.	Significantly rural with little settlement and urban influence.	Part of wider separation between East Grinstead and Crawley Heath		

⁹ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁰ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
		low high						
10	Hill Place High Weald							SLIGHT
		Significant boundary loss and poor hedgerow network but high amount of woodland and vegetation along disused railway.	Contribution to wider setting of west East Grinstead.	High ground not dissimilar to that of main settlement.	Intervisibility with East Grinstead.			
11	Rockwood High Weald							MODERATE
		Moderate hedge and woodland network.	Contribution to wider setting of south west East Grinstead.	Mostly in valley below East Grinstead. Includes significant low density development.	Semi-rural but significant intervisibility with adjacent settlement.	No significant contribution to settlement separation.		
12	Sunnyside High Weald							SUBSTANTIAL
		Moderate woodland network.	Contribution to wider setting of East Grinstead. Relatively soft edge to development.	Mostly in valley below East Grinstead.	Rural, little settlement throughout most of CA except for minor settlement around Wallhall Farm between East Grinstead and Ashurst Wood.	Partly contributes to wider separation between East Grinstead and Forest Row.		
13	Brambletye High Weald							SUBSTANTIAL
		Moderate intact hedgerows, moderately little woodland.	Valley contributes to setting of Forest Row	In valley separate from settlement.	Largely rural with little settlement.	Minor contribution to separation between Ashurst Wood and Forest Row		

¹⁰ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹¹ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
14	Kidbrook High Weald	Well contained by hedgerows and woodland.	Some parkland, but overall not distinctive.	On continuation of similar topography of Forest Row to the east.	Contains significant amount of settlement.	No separation.		SLIGHT
15	Luxford High Weald	Moderate woodland setting.	Wooded soft edge to development. Open slopes	Open southwest facing slope, sloping away from fringe linier development.	Contributes to long distance views to the south.	separation between Forest Row and Ashurst Wood.		SUBSTANTIAL
16	East Grinstead Eastern High Weald	Minor boundary loss. Network of thick boundary vegetation and woodland.	No visual links but soft edge.	Sits on northeast facing valley side, partly separate from East Grinstead to the west.	Rural enclosed fields.	Contribution to separation between East Grinstead and Ashurst Wood and ribbon development along road.		SUBSTANTIAL
17	Stonequarry High Weald	Minor boundary loss with hedgerow network within most of the CA. occasional woodland.	Not related to settlement edge.	Sits on south facing valley side, partly separate from East Grinstead to the west.	Glimpses of east Grinstead and roadside development.	No contribution to the separation of settlement.		MODERATE
18	East Grinstead Green Wedge	Large area of intact ancient woodland, low boundary loss. Nature Reserve.	Woodland abuts urban edge in eastern half of CA.	In minor valley separate from settled areas.	Prominent location in relation to East Grinstead but low rurality.	Acts as a green wedge separating north-eastern and eastern suburbs of East Grinstead.		SUBSTANTIAL

¹¹ " from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹² and condition)		Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low	high						
19	Pease Pottage – Handcross High Weald								SUBSTANTIAL
		Significant woodland blocks. Moderate hedgerow network.		Fairly indistinct setting to Pease Pottage and Handcross.	Overall inconsistent with Handcross and Pease Pottage	Moderate-low due to urban influence.	Overall separation between Crawley, Pease Pottage and Handcross.		
20	Handcross Southern High Weald								MODERATE
		Significant woodland blocks. Low boundary loss.		Moderately distinct setting to south of Handcross.	Southern slopes, mostly below town.	Woodland.			
21	High Beeches High Weald								SUBSTANTIAL
		No historic boundary loss.		Detached from Crawley, but does contribute to overall distinctive wooded setting to south Crawley.	Sits on northern slope of ridge separate from settlement.	Little settlement. Forest blocks significantly limit urban influence.	Contributes to wider separation between Crawley and small settlements to the south including Handcross and Balcombe.		
22	Starvemouse High Weald								SUBSTANTIAL
		Moderate.		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.	Largely rural with little intervisibility with settlement from most of the CA.	No contribution to settlement separation.		
23	Worth Forest High Weald								SUBSTANTIAL
		No historic boundary loss.		Provides distinctive wooded setting to southwest Crawley.		Large tract on forest, very little settlement	Some contribution to separation with nearby villages, however no intervisibility with East Grinstead.		

¹² “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹³ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
24	Balcombe Western High Weald	Highly intact hedgerows and woodland.	Provides significant wooded edge to settlement.	Steep slopes mostly below town which sits on top of ridge.	Highly rural and visible from valley below.			SUBSTANTIAL
25	Balcombe Eastern High Weald	Moderate hedgerow network some substantial woodland.	Distinctive setting to east Balcombe. Some wooded urban edges.	On eastern slopes below town.				MODERATE
26	West Hoathly High Weald	Some significant blocks of woodland, moderate hedgerows.	Plateau top with woodland separate from steep slopes. Less distinct.	Similar topography to adjacent settlement.	Moderately rural. Moderate intervisibility with surrounding landscape and village.			MODERATE
27	Gravetye Wooded High Weald	Substantial wooded and tree belts.	Distinctive wooded setting to West Hoathly.	Lower sloping spur below main settlement.	Rural wooded slopes	Provides separation between main areas of West Hoathly and Sharpthorne.		SUBSTANTIAL
28	New Coombe High Weald	Substantial wooded and tree belts.	Provides some woodland setting to urban edge.	Mostly sloping northwards below main settlement.	Rural slopes with woodland.			MODERATE
29	West Hoathly – Sharpthorne High Weald	Substantial wooded and tree belts.	Distinct sloping setting to south of settlement.	Largely south facing slopes below town.	Rural, fairly widely visible.	Provides some separation between main areas of West Hoathly and Sharpthorne.		SUBSTANTIAL

¹³ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁴ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
		low high						
30	Ardingly Show Ground	Low intactness	Northern high ground setting to Ardingly, not overly distinct in this context.	On top of ridge, mostly above settlement.	Pleasant but artificial.			MODERATE
31	Ardingly Eastern High Weald	Substantial woodland.	Partly woodland setting to urban edge.	Steep slopes below settlement.	Rural.			SUBSTANTIAL
32	Ardingly Southern High Weald	Moderate-low hedgerow network, but significant woodland. Overall low boundary loss.	Rural setting to settlement, some wooded urban edges.	Settlement is mostly on higher ground above slopes.	Rural widely visible, minor scattered settlement.	Separates Ardingly from buildings to south including college.		SUBSTANTIAL
33	Ardingly Reservoir High Weald	Good hedgerow network and woodland. Low boundary loss.	Attractive setting to west of settlement.	Lower slopes south and west facing below main settlement.	Rural slopes.			MODERATE
34	Oddyne High Weald	Good network of connected woodland blocks.	Wooded setting below settlement which sits on ridge.	N-W facing slopes below settlement which sits on ridge.	High rurality.			SUBSTANTIAL
35	Horsted Keynes High Weald	Good hedgerows and woodland, medieval assarts.	Setting either side of conservation area. Not overly distinct.	Similar ridge topography to settlement, but northern area generally higher.	Moderate.			MODERATE

¹⁴ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁵ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
36	Withy High Weald	Substantial woodland.	Distinctive wooded setting, but distant from settlement.	S-E facing slopes, mainly separate from settlement.	Highly wooded, slopping.			SUBSTANTIAL
37	Tremaines High Weald	Limited hedgerows	Mostly distant from settlement.	Detached from any significant settlement.				MODERATE
38	Cockhaise Brook	Fairly low boundary loss, good vegetative cover.	Distinctive but distant from settlement.	Valley separate from settlement.	Rural, low urban influence.	Does not contribute any settlement separation.		SUBSTANTIAL
39	Packhill Weald	Below average hedgerow network, some large blocks of woodland. Average boundary loss.	Moderate distinctiveness but distant from settlement.	Outcrop separate from settlement.	Rural and fairly remote. Some scattered settlement but this is largely contained by woodland.	Contribution (topo) to wider separation between Haywards Heath and Horsted Keynes.		MODERATE
40	Scaynes Hill High Weald	Moderately good hedgerow network.	Setting to Scaynes Hill above.	Generally south facing slopes, mostly inconsistent with main settlement.	Rural, open to view.	Some wider contribution to separation with surrounding small groups of settlement.		SUBSTANTIAL

¹⁵ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁶ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
41	Scaynes Hill Wooded Setting	Significant woodland, low boundary loss.	Distinctive wooded setting to Scaynes Hill.	Generally on north facing slopes below town.	Rural, enclosed.	Some wider contribution to separation with surround small groups of settlement.		SUBSTANTIAL
42	Haywards Heath South-Eastern Fringe	Moderately intact hedgerow network and shaws. Low boundary loss.	Some open slopes and intervisibility with wider landscape.	Open and exposed SE facing slopes .		Haywards Heath – Scaynes Hill		SUBSTANTIAL
43	Haywards Heath Eastern High Weald	Varying hedgerow structure and boundary loss.	Some woodland edges to settlement. Land falling away from settlement towards Ouse Valley.	Land falling away from settlement towards Ouse Valley.	Urban influence limits rurality of CA	Limited separation between Haywards Heath and Scaynes Hill.		MODERATE
44	River Ouse and Sides	Moderate hedge network, fairly low boundary loss.	Moderate contribution to setting of Lindfield.	Valley separate from settlement.	Settlement within CA limits contribution slightly.	Does not contribute any settlement separation.		SUBSTANTIAL
45	Haywards Heath North Weald	Moderate hedgerow network, low boundary loss. Significant areas of woodland.	Minor contribution overall to northern setting of Haywards Heath.	Consistent with topography and form of Haywards Heath.	Wooded nature separates CA from wider landscape.	Very little separation function.		SLIGHT

¹⁶ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁷ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
46	Horsgate High Weald	Significant boundary loss.	Wooded contribution to northern setting of Haywards Heath.	Open topography sloping towards Haywards Heath to the east.	Woodland counters effect of settlement upon perception of rurality.	Limited separation function		MODERATE
47	Borde Hill Parkland	Parkland with woodland and treebelts. No boundary loss.	Parkland setting along northern approach to Haywards Heath	Distant from Haywards Heath and Cuckfield.	Moderately rural, but designed landscape.	Little separation function.		SUBSTANTIAL
48	Whitemans High Weald	Moderate-good hedgerow network. Low boundary loss.	Partly wooded setting below north of Cuckfield, not overly distinct.	CA on north facing slopes below Cuckfield which sits on higher ground.	Moderate, limited intervisibility town and wider landscape.	No gap function.		MODERATE
49	West Cuckfield Weald	Moderately good hedgerow network with significant blocks of woodland. Fairly low boundary loss.	Part parkland and woodland setting.	Cuckfield sits on high ground, character area mostly lower.	High proportion of recreation facilities and parkland.	No gap function.		MODERATE
50	Cuckfield High Weald	Hedgerow structure fairly intact. Low boundary loss. Blunts Wood and Paiges Meadow Nature Reserve.	Contribution to setting of Cuckfield and Haywards Heath	On slope below Cuckfield and above Haywards Heath.	Good vegetation pattern but some urban influence.	Separation between Cuckfield and Haywards Heath.		SUBSTANTIAL

¹⁷ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁸ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
51	Copyhold High Weald Fringes	Good boundary vegetation, particularly to the south. Low boundary loss.	Contribution to setting of Cuckfield, but not overly distinctive.	Cuckfield sits on high ground. Character area slopes away below it to the south-west.	Settled and contains busy link road through centre.	Separates Cuckfield from coalescence with groups of settlement to the south.		MODERATE
52	Heaselands Weald	Boundary features relatively intact, significant woodland.	Wooded setting to Bolnore.	Unrelated to main settlement pattern.	Woodland assist perception of rurality.	No separation function.		SUBSTANTIAL
53	Fox Hill	Poor hedgerow network but shaws retained and woodland blocks.	Not particularly distinctive, some hard urban edges, some woodland edges elsewhere.	Slopes consistent with existing development on Fox Hill.	Low contribution.	Minor contribution to wider separation between Haywards Heath and Burgess Hill		SLIGHT
54	Haywards Heath – Burgess Hill Low Weald	Broken hedgerow structure, relatively high boundary loss.	Some contribution of moderate distinctiveness, wooded edge to Heath and Burgess Hill.	Largely valley inconsistent with settlement pattern to the south.	Rural valley and southern slopes, relatively low urban influence.	Separation between Haywards Heath and Burgess Hill.		SUBSTANTIAL
55	Lunce Low Weald	Low boundary loss but relatively poor boundary vegetation.	Hard urban edge in places, moderately distinct setting.	South and east facing slopes, not consistent with settlement.	Moderate.	Haywards Heath – Burgess Hill		SUBSTANTIAL

¹⁸ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ¹⁹ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
56	Bedelands Farm Low Weald							SUBSTANTIAL
		Good hedgerow and woodland network, high ecological value, nature reserve.	Moderate distinctiveness.	Generally low lying to north of Burgess Hill. Eastern edge of character area beyond local ridge.	Contribution to rurality limited by some urban influence from south and east.	Part of wider separation between Haywards Heath and Burgess Hill but south-western edge enclosed and closely related to Burgess Hill.		
57	Foxashes Weald							SUBSTANTIAL
		Fairly good hedgerow network, intact landscape.	Distant from settlement.	South sloping separate from settlement.	Rural. No settlement influence.	Not gap.		
58	West Burgess Hill Low Weald							SLIGHT
		Medium-low hedgerow network with riparian woodland. Although poorly maintained.	Western setting to Burgess Hill, not distinct. Hard edge. Mixed commercial/ employment use.	Low lying western slopes similar to west edge of Burgess Hill. Partial inward facing.	Fairly high urban influence and scattered settlement, low contribution to rurality.	No good function as gap.		
59	Cobb's Mill Low Weald							MODERATE
		Moderate to poor hedgerow network. Moderate boundary loss.	No significant contribution except Hurstpierpoint.	Separate from settlement to the north, generally lower than settlement to the south. Separated from settlement to the west by A23.	Setting to the Downs and largely rural context.	Some contribution to prevent wider coalescence of scattered pockets of settlement.		

¹⁹ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ²⁰ and condition)	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
		low high					5 10 15 20 25	
60	Bolney Sloping High Weald	Significant vegetation and intact parkland. Generally moderate-low boundary loss.	Distinctive wooded and parkland setting on slopes around settlement.	Similar complex topography which settlement sits upon. Settlement largely linear form.		Some wider contribution to separation with surrounding small groups of settlement.		MODERATE
61	Crosspoint Southern Weald	Intact vegetation along boundaries and riparian features. Low boundary loss.	Fairly distinctive, but also fairly separate from significant areas of settlement.	Inconstant with any surrounding settlement.	Rural, minor scattered settlement.			SUBSTANTIAL
62	Hickstead – Sayers Common Low Weald	Areas of intact hedgerow, some blocks of woodland.	Contributes to setting of settlements.	Settlement largely on higher ground to the east.		Separation between Sayers Common, Albourne and Hickstead.		SUBSTANTIAL
63	Albourne Low Weald	Moderately good.	Provides lower setting to North of Albourne.	Albourne sits on high ground to S-E of character area. Some minor consistence.		Albourne and Sayers Common.		SUBSTANTIAL
64	Albourne Foothills	Moderately good.	Provides foothill setting to South of Albourne.	Largely inconsistent topography.	Moderately high rurality, visible from a distance.			SUBSTANTIAL
65	Wanbarrow Foothills	Poor hedgerow network and significant boundary loss.	Southern setting to West Town area of Hurstpierpoint. Not distinctive.	CA sits in minor valley below and to the south of main settlement. Settlement sits on high ground and northern slopes.	Fairly open, moderate-high rurality. Visually contiguous with wider landscape to the west of the A23.	No function in preventing coalescence between settlements.		MODERATE

²⁰ “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ²² and condition)		Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity					Final Assessment Landscape Sensitivity
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
70	Ditchling Common												SUBSTANTIAL
		Intact common land.			Detached from settlement.	Wholly rural.	No gap function						
71	Hurstpierpoint Southern Fringe												SUBSTANTIAL
		Intact pastoral landscape.		Distinct setting to south of town.	Sits mainly on south facing slopes below main settlement.	Moderate intervisibility with urban edge.	No gap function.						
72	Danny Wooded Foothills												MODERATE
		Poor hedgerow network, some areas of high boundary loss, some significant areas of woodland.		Southern setting to Hurstpierpoint. Moderately distinctive.	Areas close to Hurstpierpoint relatively consistent, remainder detached.	Moderately high contribution, seen from wide area.	No function in preventing coalescence between settlements.						
73	Coldharbour Downland Scarp Foothills												SUBSTANTIAL
		Low internal boundary vegetation low boundary loss overall.		Highly distinctive landscape, setting to Clayton.	Separate from any significant settlement.	Rural, part of setting to Downs.	Provides some gap between Hassocks/Keymer and Clayton						
74	Clayton Downs Escarpment												SUBSTANTIAL
		Wooded scarp.		Highly distinctive setting to Clayton and towns further north.	Totally inconsistent with any settlement.	Unsettled, widely visible.	No gap function.						
75	Pyecombe Downs												MAJOR
		Intact downland landscape.		Highly distinctive setting to many settlements in Mid Sussex.	Inconsistent with any significant settlement.	Widely visibly.	No gap function.						

²² “ from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

Table 2 Landscape Value

No	Landscape Character Area	Landscape Designation ²³		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Value
		low	high						
01	East Crawley – Copthorne Settled Woodland Matrix	Minor abutment to AONB.		LBs, SAMs, significant amount of Ancient Woodland, some floodzone, PSI, RSI, SNCI	AONB to the south.	Crabbet Park	Moderate-low scenic beauty.		MODERATE
02	Rowfant High Weald	Abuts AONB		LBs, Ancient Woodland and Floodzone PSI, RSI	AONB to the south. Rowfant.	Rowfant House	Moderate scenic beauty, very rural.		SUBSTANTIAL
03	Crawley Down Northern Fringe	None		LBs, some Ancient Woodland, PSI, RSI, SNCI		Some time depth.	Limited scenic beauty, low tranquillity		SLIGHT
04	Crawley Down Southern Fringe	None		LBs, some Ancient Woodland, PSI, RSI	Some time depth, medieval assarts.	Some time depth. Medieval assarts.	Moderate scenic beauty, limited tranquillity		MODERATE
05	Major's Hill High Weald	Partly in AONB		LBs, Floodzone and Ancient Woodland, PSI, RSI, SNCI	Setting to AONB	Some time depth.	Remote, moderate, scenic beauty		SUBSTANTIAL

²³ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁴	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
06	Selsfield High Weald	AONB	Setting to LBs, small amount of Ancient Woodland, abuts CA, abuts SSSI.		Some time depth.	Moderate scenic beauty, quite rural		MODERATE
07	Turners Hill High Weald	Partly in AONB	LBs, Conservation Area, abuts SSSI, Some Ancient Woodland, PSI, RSI	AONB along southern edge of CA	Some time depth.	Moderate scenic beauty		SUBSTANTIAL
08	Felbridge High Weald	None	LBs, minor floodzone, some blocks of Ancient Woodland, RSI, SSSI	None	Worth Way	Moderate-low, scenic beauty and remoteness		SLIGHT
09	Tilkhurst High Weald	Abuts AONB	LBs, some Ancient Woodland, PSI, RSI, SSSI	High ground setting to NW of AONB.	Worth Way. Some time depth.	Moderate, scenic beauty		MODERATE
10	Hill Place High Weald	Abuts AONB	LBs, Ancient Woodland	Setting to AONB		Occasional farmsteads		MODERATE
11	Rockwood High Weald	AONB	LBs, some scattered Ancient Woodland, PSI, RSI		Some time depth.	Limited, scenic beauty, significantly settled.		MODERATE

²⁴ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁴	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high						
		5 10 15 20 25						
12	Sunnyside High Weald	AONB	LBs, minor floodzone, some Ancient Woodland, PSI, RSI	Setting to Brockhurst	Brockhurst. Some time depth.	Moderate, scenic beauty		SUBSTANTIAL
13	Brambletye High Weald	AONB	Significant floodzone, PSI, RSI	Weir Wood Reservoir	Brambletye	Attractive lakeside setting		SUBSTANTIAL
14	Kidbrook High Weald	AONB	Minor Floodzone, PSI, RSI	Brambletye and Wier Wood Reservoir.				SUBSTANTIAL
15	Luxford High Weald	AONB	LBs, Ancient Woodland, PSI, RSI	Brochurst, wider setting to Brambletye Manor.	Brockhurst. Some time depth.			SUBSTANTIAL
16	East Grinstead Eastern High Weald	AONB	LBs, large areas of Ancient Woodland, SSSI, PSI, RSI	None	Medieval time depth.	Moderate scenic beauty		SUBSTANTIAL
17	Stonequarry High Weald	AONB	LBs, small areas of Ancient Woodland, PSI, RSI	None	Medieval time depth.	Moderate scenic beauty		SUBSTANTIAL
18	East Grinstead Green Wedge	Partly AONB	Conservation Area, LB, approx 50% Ancient Woodland, PSI, RSI, SNCI, Nature Reserve.	AONB	Recreation	Low scenic beauty, particularly to west		MODERATE

No	Landscape Character Area	Landscape Designation ²⁵		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
								5	10	15	20	25	
19	Pease Pottage – Handcross High Weald	AONB.		Significant Ancient Woodland, SNCI, LBs, abuts Conservation Area.		Post medieval gentrification.	Woodland, south, provides tranquillity. Urban influence to north and east of character area.						MODERATE
20	Handcross Southern High Weald	AONB.		Ancient Woodland, SNCI, RSI/PSI, historic park.		Nymans historic park.	Moderate.						SUBSTANTIAL*
21	High Beeches Forest Weald	AONB		Significant Ancient Woodland, LB, PSI, RSI,	Setting to Worth Forest	None	Tranquil, moderate scenic beauty but not overly wild						SUBSTANTIAL
22	Starvemouse High Weald	AONB		LB, abuts SSSI, minor floodzone, PSI, RSI	Setting to Worth Forest	None	Partly tranquil and relatively remote due to enclosure but influence from settlement.						MODERATE
23	Worth Forest High Weald	AONB		Vast Ancient Woodland, LBs, PSI, RSI, SNCI, SSSI		Worth Forest	Extremely tranquil, moderate scenic beauty.						MAJOR
24	Balcombe Western High Weald	AONB.		LBs, Conservation Area, SNCI, RSI/PSI, Ancient Woodland.		Some time depth.	Attractive steep sloping wooded landscape.						MODERATE

²⁵ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁶		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value					Final Assessment Landscape Value
		low	high					1-5 Negligible	6-10 Slight	11-15 Moderate	16-20 Substantial	21-25 Major	
								5	10	15	20	25	
25	Balcombe Eastern High Weald	AONB.		LBS, Conservation Area, SNCI, RSI/PSI, Ancient Woodland.	Setting to Ardingly reservoir, Balcombe House.	Balcombe House, some time depth.	Attractive sloping landscape, partially wooded.						SUBSTANTIAL
26	West Hoathly High Weald	AONB.		RSI/PSI, LBS, Conservation Area.		Some time depth.	Moderate. With some views out over High Weald.						MODERATE
27	Gravetye Wooded High Weald	AONB.		LBS, SNCI, substantial Ancient Woodland, historic park.	Gravetye Manor.	Gravetye Manor historic park.	Wooded.						SUBSTANTIAL
28	New Coombe High Weald	AONB.		RSI/PSI, Ancient Woodland, SSSI.		Some time depth, AONB.	Wooded.						SUBSTANTIAL
29	West Hoathly – Sharpthorne High Weald	AONB.		LBS, Ancient Woodland, SNCI, SSSI, Conservation Area.			Moderate scenic beauty. Distant views.						MODERATE
30	Ardingly Show Ground	AONB.		Setting to LBS, setting to Conservation Area.		AONB.							MODERATE
31	Ardingly Eastern High Weald	AONB.		LBS, Ancient Woodland, abuts floodzone.		AONB.	Attractive, enclosed by woodland.						MODERATE

²⁶ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁷	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
32	Ardingly Southern High Weald	AONB.	RSI/PSI, Ancient Woodland, setting to LBs.		Medieval time depth, AONB.	Attractive and fairly tranquil.		MODERATE
33	Ardingly Reservoir High Weald	AONB.	Setting to LBs and Conservation Area, significant SNCI, RSI/PSI, Ancient Woodland.	Picturesque reservoir.	Medieval time depth, AONB.	Attractive and tranquil lake side setting.		SUBSTANTIAL
34	Oddynes High Weald	AONB.	LBs, floodzone, RSI/PSI, SNCI, Ancient Woodland, Conservation Area.	Setting to Broadhurst Manor.	Some time depth.	Pleasant scenic beauty – lakes.		SUBSTANTIAL
35	Horsted Keynes High Weald	AONB.	Ancient Woodland, RSI/PSI, LBs, abuts Conservation Area.		Medieval time depth, post medieval gentrification.	Moderate.		SUBSTANTIAL
36	Withy High Weald	AONB.	LBs, SSSI, Ancient Woodland, RSI/PSI, minor floodzone.		Western end abuts historic Bluebell railway.	Highly tranquil and fairly remote.		SUBSTANTIAL
37	Tremaines High Weald	AONB.	LB setting, abuts SSSI.	Setting to valley.	Western end abuts historic Bluebell railway.	Fairly tranquil and remote.	*	SUBSTANTIAL*

²⁷ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁸	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
							5 10 15 20 25	
38	Cockhaise Brook		Considerable amount of floodzone and Ancient Woodland, PSI, RSI	Setting to Ouse Valley.	Bluebell Railway along eastern edge.	Moderate-high scenic beauty, fairly rural.		SUBSTANTIAL
		AONB						
39	Packhill Weald		LBs, Ancient Woodland, PSI, RSI	Setting to Ouse Valley.	Packhill Park.	Moderate-high scenic beauty and tranquillity.		SUBSTANTIAL
		AONB						
40	Scaynes Hill High Weald		LBs, Ancient Woodland, SNCI, RSI/PSI.			Moderate-high scenic beauty.		SLIGHT
41	Scaynes Hill Wooded Setting		Significant Ancient Woodland, SNCI, RSI/PSI.			Woodland provides high tranquillity.		MODERATE
42	Haywards Heath South-eastern Fringe		CA, LB, Ancient Woodland, RSI, PSI.		Some medieval time depth.	Moderate scenic beauty.		MODERATE
43	Haywards Heath Eastern High Weald		Abuts CAs, significant number of LBs, minor Ancient Woodland, minor floodzone, PSI, RSI, Nature Reserve.	Setting to Ouse Valley and Lindfield.		Limited scenic beauty and tranquillity due to urban influence. More rural landscape to the east.		MODERATE

²⁸ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁹	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
44	River Ouse and Sides	Partly AONB	LBs, abuts CA, SAM, Ancient Woodland, Floodzone, PSI, RSI	AONB to north	Medieval time depth.	Rural, medium-high scenic beauty.		SUBSTANTIAL
45	Haywards Heath North Weald	Abuts AONB	LBs, area of Ancient Woodland, RSI, SNCI	Woodland setting to AONB to the north.	Haywards Heath golf course.	Moderate scenic beauty, urban influence due to intervisibility.		MODERATE
46	Horsgate High Weald	Small part in AONB.	LBs, some Ancient Woodland, PSI, RSI, SNCI	Setting to AONB and Borde Hill to the north and west.		Moderate scenic beauty		SUBSTANTIAL
47	Borde Hill Parkland	AONB	LBs, some Ancient Woodland, PSI, RSI	Setting to Borde Hill House	Parkland/garden and Borde Hill House	Manicured landscape		SUBSTANTIAL
48	Whitemans High Weald	Within AONB	LBs, abuts CA, minor Ancient Woodland, RSI, PSI.	Setting to Borde Hill.	Some assart time depth.	Largely rural intact landscape.		SUBSTANTIAL

²⁹ excluding gap policy

No	Landscape Character Area	Landscape Designation ³⁰	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	
49	West Cuckfield Weald		LBs, abuts CA, some Ancient Woodland, RSI, PSI.	Setting to Cuckfield Park.	Recreation and parkland. High Weald Landscape Trail.	Largely 'designed' landscapes, but pleasant.		SUBSTANTIAL
		Within AONB						
50	Cuckfield High Weald		LBs, Ancient Woodland, PSI, RSI, SNCI, Nature Reserve	Setting to AONB	Some medieval time depth.	Moderately low scenic beauty, low rurality,		MODERATE
		Abuts AONB.						
51	Copyhold High Weald Fringe		Abuts CA, LBs, abuts SCNI, PSI, RSI, some floodzone.	AONB within or adjacent.	Some time depth.	Varied scenic beauty, low tranquillity		SUBSTANTIAL
		AONB.						
52	Heaslands Weald		LBs, PSI, RSI, significant Ancient Woodland and SNCI, floodzone.	Heaslands	Heaslands	Moderate scenic beauty and tranquillity		MODERATE
53	Fox Hill		LBs, abuts area of Townscape character, some Ancient Woodland, RSI.		Some medieval assarts.	Low scenic beauty and rurality.		SLIGHT

³⁰ excluding gap policy

No	Landscape Character Area	Landscape Designation ³²	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high						
		5 10 15 20 25						
59	Cobb's Mill Low Weald	Proximity to AONB	LBs, close to CA, RSI, PSI, Floodzone, minor Ancient Woodland.	Setting to South Downs, particularly southern part of CA.	Association with South Downs	Fairly rural and moderate scenic beauty, tempered by settlement and roads including A23.		SUBSTANTIAL
60	Bolney Sloping High Weald	Partly AONB.	LBs, Ancient Woodland, RSI/PSI, Conservation Area.	Setting to AONB.	Wykehurst Park	Pleasant wooded nature and parkland.		SUBSTANTIAL
61	Crosspoint Southern Weald		LBs, floodzone, RSI/PSI, minor Ancient Woodland.	Proximity to AONBs to the north.	Some medieval time depth.	Riparian features provide scenic interest.		SLIGHT
62	Hickstead – Sayers Common Low Weald		LBs, minor Ancient Woodland, Floodzone, RSI/PSI.		Hickstead Arena.	Average rural landscape.		SLIGHT
63	Albourne Low Weald	Proximity to AONB.	LBs, RSI/PSI, floodzone, Conservation Area.	Proximity and intervisibility to AONB to the south, lower setting to Albourne Place.		Tranquillity limited by A23.		MODERATE

³² excluding gap policy

No	Landscape Character Area	Landscape Designation ³³	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high						
64	Albourne Foothills	Part AONB.	LBs, floodzone, Ancient Woodland, SNCI, abuts Conservation Area.	Proximity and intervisibility to AONB to the south.		Tranquillity limited by A23.		MODERATE
65	Wanbarrow Downland Scarp Foothills	Abuts AONB along entire south and east edges.	LBs, CA, PSI, RSI, Floodzone, minor Ancient Woodland.	Lower setting to Roman Villa.	Some early-medieval time depth.	More open but fairly tranquil and moderately high ruralness. Visually related to wider landscape to the west.		SUBSTANTIAL
66	Hurstpierpoint Low Weald	Proximity to AONB	LBs, abuts CA, Floodzone, RSI, PSI, minor Ancient Woodland	Setting to South Downs.	Association with South Downs	Not overly wild, moderately tranquil and rural overall.		SUBSTANTIAL
67	Burgess Hill Southern Fringe		LBs, RSI, PSI, abuts floodzone, minor ancient woodland.	Visible from AONB	High recreational value.	Recently created linear park.		MODERATE

³³ excluding gap policy

No	Landscape Character Area	Landscape Designation ³⁴	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high						
		5 10 15 20 25						
68	Furzefield Low Weald		LBs, minor flood, RSI, PSI.	Setting to Ditchling Common. Glimpses of South Downs.	Intact early post medieval and medieval.	Moderate scenic beauty, fairly tranquil due to enclosure.		MODERATE
69	Whapple Way Low Weald		LBs, RSI, PSI minor Ancient Woodland.	Rural setting to Ditchling Common.	Intact early post Medieval.	Moderate scenic beauty, high tranquil pastoral landscape due to enclosure.		MODERATE
70	Ditchling Common		SSSI, Common land.					MODERATE
71	Hurstpierpoint Southern Fringe	Within AONB	CA, setting to LBs, PSI, RSI, Ancient Woodland and Floodzone.	CA and South Downs.	Limited time depth (early post Medieval)	South facing small scale intact pastoral landscape with Downs backdrop.		SUBSTANTIAL
72	Danny Wooded Foothills	Within AONB.	LBs, large areas of Ancient Woodland, SAM, abuts SSSI, RSI, PSI, CA.	Setting to Roman Villa and Danny House (where Lloyd George lived) and South Downs.	Roman Villa, Danny House (where Lloyd George lived)	Tranquil and moderately high ruralness, view of South Downs.		MAJOR

³⁴ excluding gap policy

No	Landscape Character Area	Landscape Designation ³⁵					Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value					Final Assessment Landscape Value
		low	high													
73	Coldharbour Downland Scarp Foothills						LBs, CA., RSI, PSI, setting to CA, minor Ancient Woodland.	Immediate setting to South Downs.	South Downs	Fairly tranquil and high ruralness, view of South Downs scarp.						MAJOR
74	Clayton Downs Escarpment						Open Access land, setting to LBs, CA, Ancient Woodland, SSSIs SNCI, RSI, PSI.	Immediate setting to South Downs and Clayton Windmills.	South Downs and Clayton Windmills.	Part of defining character of South Downs AONB.						MAJOR
75	Pyecombe Downs						Open Access land, SAM, setting to CA, SSSI, SNCI, setting to LBs, RSI, PSI, some Ancient Woodland.	Setting to Clayton Windmills and Wolstonbury	South Downs, Clayton Windmills and Wolstonbury	Rural, tranquil, intact downland landscape.						MAJOR

³⁵ excluding gap policy

Table 3 Landscape Capacity

Combining Landscape Sensitivity and Landscape Value to give Landscape Capacity

		Landscape Value				
		Major	Substantial	Moderate	Slight	Negligible
Landscape Sensitivity	Major	Negligible	Negligible	Negligible / low	Low	Low / medium
	Substantial	Negligible	Negligible / low	Low	Low / Medium	Medium
	Moderate	Negligible / Low	Low	Medium	Medium / high	High / medium
	Slight	Low	Low / medium	Medium /high	High	High / Very high/
	Negligible	Low / medium	Medium	High / medium	High / Very high/	Very high

No	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
01	East Crawley - Copthorne Settled Woodland Matrix	Substantial	Moderate	Low
02	Rowfant High Weald	Moderate	Substantial	Low
03	Crawley Down Northern Fringe	Substantial	Slight	Low / Medium
04	Crawley Down Southern Fringe	Moderate	Moderate	Medium
05	Major's Hill High Weald	Substantial	Substantial	Negligible / Low
06	Selsfield High Weald	Substantial	Moderate	Low
07	Turners Hill High Weald	Substantial	Substantial	Negligible / Low
08	Felbridge High Weald	Moderate	Slight	Medium / High
09	Tilkhurst High Weald	Substantial	Moderate	Low
10	Hill Place High Weald	Slight	Moderate	Medium / High
11	Rockwood High Weald	Moderate	Moderate	Medium
12	Sunnyside High Weald	Moderate	Substantial	Low
13	Brambletye High Weald	Substantial	Substantial	Negligible / Low
14	Kidbrook High Weald	Slight	Substantial	Low / Medium
15	Luxford High Weald	Substantial	Substantial	Negligible / Low
16	East Grinstead Eastern High Weald	Substantial	Substantial	Negligible / Low
17	Stonequarry High Weald	Moderate	Substantial	Low
18	East Grinstead Green Wedge	Substantial	Moderate	Low
19	Pease Pottage – Handcross High Weald	Substantial	Moderate	Low

20	Handcross Southern High Weald	Moderate	Substantial	Low
21	High Beeches High Weald	Substantial	Substantial	Negligible / Low
22	Starvemouse High Weald	Substantial	Moderate	Low
23	Worth Forest High Weald	Substantial	Major	Negligible
24	Balcombe Western High Weald	Substantial	Moderate	Low
25	Balcombe Eastern High Weald	Moderate	Substantial	Low
26	West Hoathly High Weald	Moderate	Moderate	Medium
27	Gravetye Wooded High Weald	Substantial	Substantial	Negligible / Low
28	New Coombe High Weald	Moderate	Substantial	Low
29	West Hoathly – Sharpthorne High Weald	Substantial	Moderate	Low
30	Ardingly Show Ground	Moderate	Moderate	Medium
31	Ardingly Eastern High Weald	Substantial	Moderate	Low
32	Ardingly Southern High Weald	Substantial	Moderate	Low
33	Ardingly Reservoir High Weald	Moderate	Substantial	Low
34	Oddyne High Weald	Substantial	Substantial	Negligible / Low
35	Horsted Keynes High Weald	Moderate	Substantial	Low
36	Withy High Weald	Substantial	Substantial	Negligible / Low
37	Tremaines High Weald	Substantial	Moderate	Low
38	Cockhaise Brook	Substantial	Substantial	Negligible / Low
39	Paxhill Weald	Moderate	Substantial	Low
40	Scaynes Hill High Weald	Substantial	Slight	Low / Medium
41	Scaynes Hill Wooded Setting	Substantial	Moderate	Low
42	Haywards Heath South-eastern Fringe	Substantial	Moderate	Low
43	Haywards Heath Eastern High Weald	Moderate	Moderate	Medium
44	River Ouse and Sides	Substantial	Substantial	Negligible / Low
45	Haywards Heath North Weald	Slight	Moderate	Medium / High
46	Horsgate High Weald	Moderate	Substantial	Low
47	Borde Hill Parkland	Substantial	Substantial	Negligible / Low
48	Whitemans High Weald	Moderate	Substantial	Low
49	West Cuckfield Weald	Moderate	Substantial	Low
50	Cuckfield High Weald	Substantial	Moderate	Low
51	Copyhold High Weald Fringe	Moderate	Slight	Medium / high
52	Heaselands Weald	Substantial	Moderate	Low
53	Fox Hill	Slight	Slight	High

54	Haywards Heath – Burgess Hill Low Weald	Substantial	Moderate	Low
55	Lunce Low Weald	Substantial	Moderate	Low
56	Bedelands Farm Low Weald	Substantial	Substantial	Negligible / low
57	Foxashes Weald	Substantial	Moderate	Low
58	West Burgess Hill Low Weald	Slight	Slight	High
59	Cobb's Mill Low Weald	Moderate	Substantial	Low
60	Bolney Sloping High Weald	Moderate	Substantial	Low
61	Crosspoint Southern Weald	Substantial	Slight	Low / Medium
62	Hickstead – Sayers Common Low Weald	Substantial	Slight	Low / Medium
63	Albourne Low Weald	Substantial	Moderate	Low
64	Albourne Foothills	Substantial	Moderate	Low
65	Wanbarrow Foothills	Moderate	Substantial	Low
66	Hurstpierpoint Low Weald	Substantial	Substantial	Negligible / Low
67	Burgess Hill Southern Fringe	Substantial	Moderate	Low
68	Furzefield Low Weald	Moderate	Moderate	Medium
69	Whapple Way Low Weald	Substantial	Moderate	Low
70	Ditchling Common	Substantial	Moderate	Low
71	Hurstpierpoint Southern Fringe	Substantial	Substantial	Negligible / Low
72	Danny Wooded Foothills	Moderate	Major	Negligible / Low
73	Coldharbour Downland Scrap Foothills	Substantial	Major	Negligible
74	Clayton Downs Escarpment	Substantial	Major	Negligible
75	Pyecombe Downs	Major	Major	Negligible

5.2 Summary of Assessment for Stages 1, 2 and 3

5.2.1 The results of the sensitivity and value profiling of the District has identified that a large proportion of the Study Area is either of high sensitivity, or high value, or both. This reflects the high proportion of AONB within the District. It also identifies that many of the landscape character areas outside of the AONB are also distinctive and valuable landscapes sensitive to potential development. These landscapes are less dramatic than the South Downs or High Weald but exhibit a high degree of naturalness, such as the Ouse Valley, or, are largely intact and intimate in character as seen within the High Weald

Fringe landscapes. Consequently much of the study area is heavily constrained with regard to the potential impacts of strategic levels of development.

5.2.2 In relation to this study a low or negligible rating for landscape capacity indicates that development would have a significant and detrimental effect on the character of the landscape as a whole and, or, on the setting to existing settlement or outstanding assets within the District. Development in these character areas should only be small scale and proposals would need to demonstrate no adverse impacts on the setting to settlement or wider landscape. A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. Medium/High capacity identifies a landscape character area that has a generally lower sensitivity which could accommodate significant allocations of development but which has specific considerations such as sensitive adjacent character area (e.g. within the AONB), separation between settlements or setting to settlements. High capacity identifies landscape character areas with the least constraints, they are of low sensitivity and low landscape value which, from a landscape perspective, could accommodate significant allocations of development. Proposals should however have regard for setting to existing settlements and impact on the wider landscape. Table 3 identifies the overall rating for each character area.

5.2.3 Each LCA is briefly summarised below taking into account the detailed sensitivity and value profiles. Figure HDA 13 illustrates the distribution of capacity across the study area.

Landscape Capacity – Negligible

- Worth Forest High Weald (LCA 23): An area of mostly conifer plantation, with high ecological value, natural habitat, remoteness and tranquillity.
- Coldharbour Scarp Foothills (LCA 73): Fairly open area sitting at the foot of the downland scarp and immediate setting to the South Downs.
- Clayton Downs Escarpment (LCA 74): North-facing escarpment to the South Downs. Part of the defining character of the South Downs.
- Pyecombe Downs (LCA 75): Intact, tranquil, elevated downland.

Landscape Capacity – Negligible/Low

- Major's Hill High Weald (LCA 05): Remote patchwork of field types on north facing slopes.
- Turners Hill High Weald (LCA 07): Mostly small pastoral fields, running along ridge. Contains Turners Hill and fringes.
- Brambletye High Weald (LCA 13): Arable and pastoral fields, centred around valley feature running into eastern end of Weir Wood reservoir.

- Luxford High Weald (LCA 15): Area between Ashurst Wood and Forest Row, on slopes to the south of East Grinstead.
- East Grinstead Eastern High Weald (LCA 16): Enclosed pastoral landscape east of East Grinstead, medieval landscape.
- High Beeches High Weald (LCA 21): Mainly tranquil conifer plantations and mixed woodland within AONB.
- Gravetye Wooded High Weald (LCA 27): Substantially wooded, generally north-east facing slopes providing distinctive setting to West Hoathly.
- Oddynes High Weald (LCA 34): Northwest facing slopes, largely pasture with woodland and lakes.
- Withy High Weald (LCA 36): Highly wooded, southeast facing slopes, largely separate from settlement.
- Cockhaise Brook (LCA 38): Pronounced narrow valley, bounded by historic Bluebell Railway.
- River Ouse and sides (LCA 44): Narrow valley floor and immediate valley sides within or adjacent to AONB.
- Borde Hill Parkland (LCA 27): Attractive, intact post-medieval parkland on generally N-E sloping topography.
- Bedelands Farm Low Weald (LCA 56): Largely assart pasture sitting on land gently sloping away from Burgess Hill. Contributes to a separation between Burgess Hill and Haywards Heath. Southern margin visually detached from main character area.
- Hurstpierpoint Low Weald (LCA 66): Large area running E-W in slightly lower ground below foothills to the south, part of setting to the Downs.
- Hurstpierpoint Southern Fringe (LCA 71): South facing small-scale intact pastoral landscape with South Downs as a backdrop.
- Danny Wooded Foothills (LCA 72): Mainly pasture with substantial blocks of woodland on footslopes sloping towards Hurstpierpoint.

Landscape Capacity – Low

- East Grinstead – Copthorne Settled Wooded Matrix (LCA 01): Settled woodland matrix stretching from Crawley east towards East Grinstead. Provides wooded setting and separation between Crawley and Copthorne.
- Rowfant High Weald (LCA 02): Distant from settlement. Patchwork of field types and woodland on north facing slopes. Bounded by the Worth Way to the south.
- Selsfield High Weald (LCA 06): Unsettled area of mainly arable fields that wraps around southern extension of Turners Hill, setting to village within the AONB.
- Tilkhurst High Weald (LCA 09): Distant from settlement. Fairly large fields, mostly rural, well enclosed. Bounded by woodland to the south and the Worth Way to the north.
- Sunnyside High Weald (LCA 12): Predominately pasture and largely rural sitting on slopes which run NW-SE, south of East Grinstead provides soft edge to town.
- Stonequarry High Weald (LCA 17): Medieval pastoral fields to the east of East Grinstead within AONB.
- East Grinstead Green Wedge (LCA 18): Significant areas of Ancient Woodland with some recreation land uses. Penetrates into East Grinstead.

- Pease Pottage – Handcross High Weald (LCA 19): Area of mostly arable fields and ancient woodland. Generally west facing slopes between Pease Pottage and Handcross, with the A23 to the east lies within AONB.
- Handcross Southern High Weald (LCA 20): South facing slopes below Handcross to the north. Predominately pastoral fields and woodland with some arable fields and Nymans historic park; within AONB.
- Starvemouse High Weald (LCA 22): Rural, with occasional farmsteads. Semi-open arable, pasture and paddocks, enclosed by woodland and A23, lies within AONB.
- Balcombe Western High Weald (LCA 24): Steep south and east facing slopes, with significant woodland providing prominent wooded setting to Balcombe.
- Balcombe Eastern High Weald (LCA 25): Steep northeast facing slopes, with Ardingly reservoir to the east. Distinctive setting to Balcombe; AONB.
- New Coobe High Weald (LCA 28): Rural, north facing slopes with substantial areas of ancient woodland, below main settlement within AONB.
- West Hoathly – Sharpthorne High Weald (LCA 29): Pastoral landscape with significant woodland on generally south facing slopes, providing a distinctive settlement setting.
- Ardingly Eastern High Weald (LCA 31): Rural, sloping eastwards below Ardingly provides partly wooded setting to the settlement within the AONB.
- Ardingly Southern High Weald (LCA 32): Mostly pasture, on prominent south facing slopes, with some wooded urban edges, within AONB.
- Ardingly Reservoir High Weald (LCA 33): Lower slopes, south and west facing, below main settlement providing attractive setting to west of Ardingly in AONB.
- Horsted Keynes High Weald (LCA 35): Largely pasture on high ground associated with the Horsted Keynes ridgeline. Intact landscape, associated medieval assarts, AONB.
- Tremaines High Weald (LCA 37): Large scale pastoral and arable fields, on southwest facing slopes, distant from settlement, rural AONB.
- Paxhill Weald (LCA 39): Mixture of relatively large fields sitting on ridge which slopes down to river valleys on three sides, within AONB.
- Scaynes Hill Wooded Setting (LCA 41): Largely wooded, providing distinctive setting to Scayne Hill.
- Haywards Heath South-eastern fringe (LCA 42): Open, exposed southeast facing slopes, mostly pasture with some arable fields with intact hedgerow structure.
- Horsgate High Weald (LCA 46): Mixture of small-medium size fields, wooded setting to north-west of Haywards Heath.
- Whitemans High Weald (LCA 48): Mostly medium size pasture and woodland sitting on falling land below Cuckfield, within AONB.
- West Cuckfield Weald (LCA 49): Largely recreational and parkland to the west of Cuckfield, below the village within AONB.
- Cuckfield High Weald (LCA 50): Largely enclosed character area between Cuckfield and Haywards Heath, includes nature reserves and provides separation between Cuckfield and Haywards Heath.
- Copyhold High Weald Fringe (LCA 51): Sits on generally south-west facing slopes with low-density linear development running through the middle of the character area. Inconsistent with settlement pattern, within AONB.

- Heaselands Weald (LCA 52): Mixture of fields on generally west facing slopes, fairly intact landscape with significant amounts of woodland, inconsistent with settlement pattern.
- Haywards Heath – Burgess Hill Low Weald (LCA 54): Predominately large arable fields. Broadly runs E-W between Burgess Hill and Haywards Heath, mostly low urban influence and inconsistent with settlement pattern, provides separation between Haywards Heath and Burgess Hill.
- Lunce Low Weald (LCA 55): Mixture of field types, fairly well enclosed to the north east of Burgess Hill. Inconsistent with adjacent settlement form, contributes to separation between settlements.
- Foxashes Weald (LCA 57): Mostly assorted fields sitting on south facing slopes south of Ansty, rural, minimal urban influence.
- Cobb's Mill Low Weald (LCA 59): Character Area to the east of the A23. Contains medium-large arable and pastoral fields with Gills/streams running E-W across the character area, separate from existing settlement.
- Bolney Sloping High Weald (LCA 60): partly in AONB, intact landscape, distinctive woodland setting.
- Albourne Low Weald (LCA 63): Generally large scale arable fields on west facing slopes, bounded to the east by the A23. Inconsistent with settlement pattern.
- Albourne Foothills (LCA 64): Foothill setting to Albourne, largely arable fields partly in AONB.
- Wanbarrow Foothills (LCA 65): Open, fairly rural character area south of Hurstpierpoint abuts AONB.
- Burgess Hill Southern Fringe (LCA 67): On exposed south sloping topography of minor ridge along south of Burgess Hill. Fringe uses with high recreational value. Southern setting to Burgess Hill.
- Whapple Ways Low Weald (LCA 69): Highly enclosed pastoral landscape to the immediate east of Burgess Hill. Provides a distinctive setting to Burgess Hill on land gently sloping away from the settlement.
- Ditchling Common (LCA 70): Intact common land to the east of Burgess Hill including SSSI. Detached from settlement, wholly rural.

Landscape capacity Low/Medium

- Crawley Down Northern Fringe (LCA 03): Mostly small scale fields sloping away from Crawley Down, significant woodland and hedgerow structure provides well defined settlement boundary.
- Kidbrook High Weald (LCA 14): Well contained character area to south-west of Forest Row, within AONB.
- Scaynes Hill High Weald (LCA 40): Largely small scale pasture on generally south facing slopes. Distinctive setting to village.
- Crosspoint Southern Weald (LCA 61): Mixture of arable and pastoral fields broken up by riparian features and good hedgerow network, not consistent with settlement pattern.
- Hickstead – Sayers Common Low Weald (LCA 62): Generally west facing slopes with a mixture of landscape character types, adjacent to the A23 to the east. Rural and unrelated to settlement.

Landscape capacity - Medium

- Crawley Down Southern Fringe (LCA 04): Larger field sizes than to the north of Crawley Down. Sits on high ground adjacent to the village and gently sloping south. Significant contribution to separation between Crawley Down and Turners Hill.
- Rockwood High Weald (LCA 11): Within northern part of AONB but degraded by existing development within character area.
- West Hoathly High Weald (LCA 26): Mostly rural, arable fields but consistent with settlement pattern on higher, less steeply sloping ground compared to surrounding character areas. Partially enclosed close to village, within AONB.
- Ardingly Show Ground (LCA 30): Recreational and business use, on top of ridge mostly above main settlement within AONB.
- Haywards Heath Eastern High Weald (LCA 43): Fairly small fields, mainly pasture, with urban influence. On slopes falling towards Ouse valley. Significant number of ecological assets, listed buildings and setting to Ouse Valley.
- Furzefield Low Weald (LCA 68): Small scale pastoral fields with significant hedgerow network and low intervisibility with surrounding landscape. Wraps around south-east corner of Burgess Hill.

Landscape Capacity Medium/High

- Felbridge High Weald (LCA 08): Area of open, arable fields to the west of East Grinstead. Bounded by Worth Way to the south. Contributes to separation between East Grinstead and Crawley Down.
- Hill Place High Weald (LCA 10): Immediately west of East Grinstead significant boundary loss, poor hedgerow structure. Intervisibility with East Grinstead, consistent with settlement pattern.
- Haywards Heath North Weald (LCA 45): Heavily wooded backdrop to Haywards Heath, golf course and adjacent fields closely related to existing settlement, consistent with settlement pattern. Adjacent to AONB and setting to listed buildings close to town edge.

Landscape Capacity: High

- Fox Hill (LCA 53): Abuts townscape on sloping ground consistent with adjacent development. Provides a mixture of wooded and hard urban edges. Poor hedgerow structure but shaws and woodland blocks along southern edge. Minor contribution to separation between Haywards Heath and Burgess Hill.
- West Burgess Hill Low Weald (LCA 58): Mosaic of small fields with low sensitivity or landscape value. Part of wider undulating landscape, but sloping towards Burgess Hill, high urban influence. No gap function. Poor condition and low scenic beauty.

6 CONCLUSIONS

- 6.1 In line with the aims and approach set out in sections 1 and 2 of this report, the principal application of this landscape capacity study is to aid the District Council in identifying a broad strategy for housing development in the District and directing that development to areas of higher landscape capacity.
- 6.2 Landscape capacity, which has been based on the results of the landscape sensitivity and landscape value analysis, identified a limited number of character areas which could accommodate a degree of change, in the form of new development. Areas with High and to a lesser extent Medium /High capacity could, from a landscape perspective, accommodate significant allocations of new development without significant detrimental effects on the character of the landscape as a whole. Such development would need to have regard for the setting and form of the existing settlement and the character and sensitivity of adjacent landscape character areas. Also, landscape capacity may not be uniform across a character area. Where capacity for development within the identified character areas varies, proposals would need to respond to site-specific constraints. In such cases development proposals should respond to the character areas inherent landscape sensitivity and take account of its setting and potential impacts on the surrounding landscape.
- 6.3 Character areas with medium landscape capacity have been identified as locations, suitable in landscape terms, for limited development e.g. infill sites or small urban extensions. The landscapes are generally small scale, with a degree of enclosure and internal structure. New development would need to be closely related and in scale with the existing settlement.
- 6.4 Should sites identified as having capacity for development be allocated in a Development Plan Document then a a Development Brief should be prepared for the site. The brief should take account of the character area assessment recognising:
- What features or characteristics give an area its special identity and local distinctiveness.
 - The need to protect or enhance special or valued characteristics within the local landscape.
 - The importance of the character of adjacent landscape character areas, particularly highly valued and high quality landscapes.
 - The similarities and differences between landscapes in their constituent parts and overall character.
- 6.5 The landscape sensitivity and value matrices which determine the landscape capacity provide profiles for each individual character area summarising the constituent elements of the character area as derived from the detailed desk study, site survey work and

landscape structural analysis. This information provides a substantial reference source which should inform site masterplanning and the building design process. The matrices within this report both summarise and highlight the relative importance of the inherent landscape sensitivities and values of individual character areas.

6.6 These factors, identified as constraints and opportunities for development, should inform the land use distribution and masterplanning process, so as to reinforce local landscape distinctiveness, minimise landscape impacts and build, in a consistent form, on the existing settlement pattern. In particular, they should inform the evolution of the development proposals and preparation of strategic landscape strategies so that they provide:

- A Landscape strategy which is consistent with local landscape character, taking into account identified landscape sensitivities.
- A land use strategy and built form which is characteristic of, and compatible with, the existing settlement pattern.
- Proposals which avoid landscape and visual impacts on surrounding landscape character areas or the setting to the District's outstanding assets, and
- Development proposals which have regard for the setting of, and separation between, existing settlements.

6.7 Specific prescriptions for landscape proposals, which respond to local distinctiveness, are outside the scope of this study. However, the District Wide Landscape Assessment³⁶ (DLCA) provides management objectives for larger more generic landscape character areas, from which the local landscape character areas in this report were derived. The management guidelines within the DLCA provide detailed direction for appropriate landscape proposals and management prescriptions which are consistent with local landscape character. They provide a robust basis for detailed landscape proposals which should come forward with new development proposals. They also provide the local Planning authority with a check list against which proposals can be assessed.

³⁶ DLCA for Mid Sussex 2005
Mid Sussex Landscape Capacity Study/BD/SE/223.2/July 2007