

## **Appendix EDP 1**

### **Illustrative Masterplan**



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## PLANNING

- Site boundary (8.88ha)
- - - Public Right of Way (PRoW)
- - - Historic byway
- 1 Proposed point of vehicular, cycle and pedestrian access
- 2 Proposed primary street with 2m footpaths
- 3 Proposed shared space street
- 4 Proposed private drive
- 5 Stream crossing area
- 6 Proposed recreational footpaths
- 7 Proposed attenuation basin
- 8 Existing vegetation and trees retained and enhanced
- 9 Proposed boundary planting
- 10 Proposed LEAP
- 11 Proposed wildflower meadow
- 12 Public Open Space buffer from Ancient Woodland
- 13 Proposed farmstead style dwellings and courtyard
- 14 Flexible commercial and/or community use – retention and restoration of existing barn
- 15 Proposed puffin crossing

Rev.	Date	Description
Land east of Lunces's Hill HAYWARDS HEATH		
Illustrative Masterplan		
Job ref: 604	Drawing number: P01	Revision:
Scale: 1:2000 @ A3	Date: February 2025	



part of  
**edge** Placemaking Group Ltd

The Old Saracen's Head  
7 Buttermarket  
Thame  
Oxfordshire  
OX9 3EW

01865 522395  
 enquiries@edgeUD.co.uk  
 www.edgeUD.co.uk

## **Appendix EDP 2**

### **EDP LVIA Assessment Methodology**

#### **INTRODUCTION**

- A2.1 This section provides a methodology for landscape and visual impact assessment as used by EDP.

#### **METHODOLOGY**

- A2.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013);
  - An Approach to Landscape Character Assessment (Natural England 2014); and
  - Landscape Institute Technical Guidance Note (TNG) 06/19 Visual Representation of Development Proposals (17 September 2019).
- A2.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.
- A2.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary and is based on clearly defined terms.

#### **Landscape Assessment**

- A2.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.
- A2.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

#### **Visual Assessment**

- A2.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses,

and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

### **Identifying Landscape and Visual Receptors**

A2.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A2.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area and may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A2.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

### **Assessment of Landscape and Visual Effects**

A2.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these

features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

### **Defining Receptor Sensitivity**

- A2.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A2.13 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*<sup>15</sup>. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.
- A2.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.
- A2.15 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A2.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's 'TGN 02-21: Assessing landscape value outside national designations' may be applied where appropriate. **Table EDP A2.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

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<sup>15</sup> Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

**Table EDP A2.1:** Assessment of Landscape Value

<b>Landscape Character Area Value</b>				
<b>Very Low</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>	<b>Very High</b>
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
<b>Consideration of Other Value Criteria</b>				
<b>Condition/Quality</b>				
A landscape with no or few areas intact and/or in poor condition.	A landscape with few areas that are intact and/or in a reasonable condition.	A landscape with some areas that are intact and/or in reasonable condition.	A landscape with many areas that are intact and/or in a reasonable condition.	A landscape with most areas intact and/or in good condition.
<b>Scenic Quality</b>				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
<b>Rarity and Representativeness</b>				
A landscape that does not contain rare landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features.

Landscape Character Area Value				
Conservation Interests				
A landscape with no or very limited cultural, geological and/or nature conservation content.	A landscape with limited cultural, geological and/or nature conservation content.	A landscape with some cultural, geological and/or nature conservation content.	A landscape with rich cultural, geological and/or nature conservation content.	A landscape with abundant cultural, geological and/or nature conservation content.
Recreation Value				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.
Perceptual Aspects				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Cultural Associations				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.
Overall Judgement of Landscape Value				
<b>Very Low value</b> – receptor largely reflects very low value criteria above.	<b>Low value</b> – receptor largely reflects low value criteria above.	<b>Medium value</b> – receptor largely reflects medium value criteria above.	<b>High value</b> – receptor largely reflects high value criteria above.	<b>Very High value</b> – receptor largely reflects very high value criteria above.

**Table EDP A2.2:** Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
<b>Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development</b>				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/-textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.
<b>Visual Susceptibility to Change to the Proposed Development</b>				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
<b>Experiential Susceptibility to Change to the Proposed Development</b>				
A landscape with prominent visual and/or aural intrusion and close relationship with large scale built development/-infrastructure. A landscape that contains many light sources and essentially suffers from widespread light pollution.	A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large scale built development/-infrastructure. A landscape that contains frequent light sources and suffers from light pollution.	A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ infrastructure may be present. A landscape that contains some light sources.	A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/-infrastructure may be present. A landscape that contains few light sources.	A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion. A landscape that contains very few light sources and provides dark skies.
<b>Overall Judgement of Susceptibility to Change to the Proposed Development</b>				
<b>Very Low susceptibility</b> – receptor largely reflects very low criteria above.	<b>Low susceptibility</b> – receptor largely reflects low criteria above.	<b>Medium value</b> – receptor largely reflects medium criteria above.	<b>High susceptibility</b> – receptor largely reflects high criteria above.	<b>Very High susceptibility</b> – receptor largely reflects very high criteria above.

A2.16 **Table EDP A2.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment and considers both value and susceptibility independently.

**Table EDP A2.3:** Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	High	Medium	Low	Very Low
Receptor Value	Very High	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

A2.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.18 **Table EDP A2.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility independently.

**Table EDP A2.4:** Visual Receptor Sensitivity

Category	Visual Receptor Criteria
<b>Very High</b>	<p>Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g. interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation.</p> <p>Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g. National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.</p>

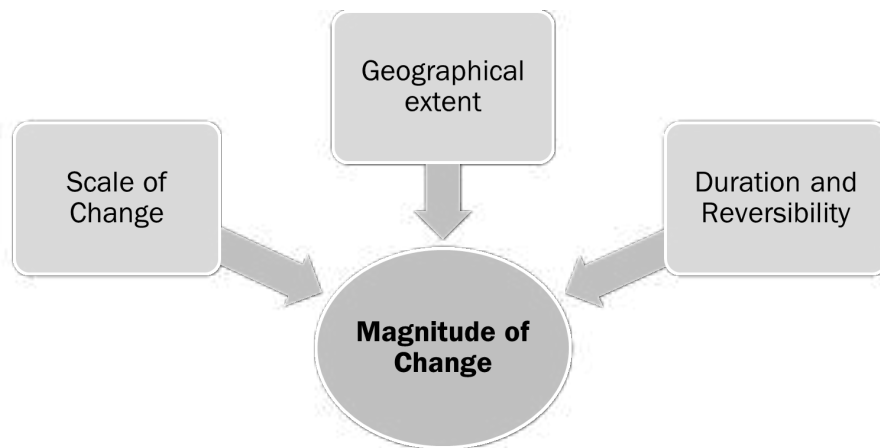
Category	Visual Receptor Criteria
<b>High</b>	View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents. Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of the landscape, e.g., golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
<b>Medium</b>	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.
<b>Low</b>	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
<b>Very Low</b>	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A2.19 **Tables EDP A2.1 to A2.4** offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A2.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

### **Magnitude of Change**

A2.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (Page 39), the following steps are considered in defining the magnitude of change.



**Figure EDP A2.1:** Assessing the magnitude of change.

A2.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the ZTV and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A2.23 **Table EDP A2.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

**Table EDP A2.5:** Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
<b>Large Scale</b> 	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.

**Table EDP A2.6: Geographical Extent Criteria**

A2.25 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

- Long-term (15 years+);
- Medium to long-term (10 to 15 years);
- Medium-term (5 to 10 years);

- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

### **Reversibility**

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

A2.26 With consideration of the judgements set out above, **Table EDP A2.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/ scale, geographical extent Criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

**Table EDP A2.7:** The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
<b>Very High</b>	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
<b>High</b>	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.

Category	Receptor Criteria
<b>Medium</b>	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term.
<b>Low</b>	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.
<b>Very Low</b>	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

### Significance of Effect

A2.27 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

*"The description of the likely significant effects ...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development".*

A2.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.8**.

**Table EDP A2.8:** Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Very Substantial	Substantial	Major	Major/- Moderate	Moderate
High	Substantial	Major	Major/ Moderate	Moderate	Moderate/- Minor
Medium	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Low	Major/- Moderate	Moderate	Moderate/ Minor	Minor	Minor/- Negligible
Very Low	Moderate	Moderate/ Minor	Minor	Minor/- Negligible	Negligible

A2.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

### Definition of Effects

A2.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

**Table EDP A2.9:** Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
<b>Very Substantial</b>	Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.
<b>Substantial</b>	Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.

Category	Definition of Adverse Effects	Definition of Beneficial Effects
<b>Major</b>	Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
<b>Moderate</b>	Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published landscape character assessments.
<b>Minor</b>	Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource or visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments.
<b>Negligible</b>	Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

A2.31 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

A2.32 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

## **Appendix EDP 3**

### **Representative Photoviewpoints**

#### **(edp8571\_d008a 13 December 2024 VMS/MBe)**

**Photoviewpoint EDP 1a and 1b:** View from Colwell Lane to the north of the Site on the settlement edge, looking south towards the Site

**Photoviewpoint EDP 2a and 2b:** View from Colwell Lane to the north of the Site, looking south towards the Site

**Photoviewpoint EDP 3a and 3b:** View from WIV/29/1 within the woodland to the north-east of the Site, looking south-west towards the Site

**Photoviewpoint EDP 4:** View from WIV/29/1 to the east of the Site, looking west towards the Site

**Photoviewpoint EDP 5a and 5b:** View from B2112 Lunce's Hill to the south-west of the Site, looking north-east towards the Site

**Photoviewpoint EDP 6:** View from PRoW WIV/15/1 to the west of the Site, looking east towards the Site

**Photoviewpoint EDP 7a and 7b:** View from B2112 Lunce's Hill/PRoW WIV/15/1 & WIV/3/1 junction adjacent to the Site's western boundary, looking east across the Site

**Photoviewpoint EDP 8a and 8b:** View from B2112 Lunce's Hill to the west of the Site, looking east towards the Site















Photoviewpoint EDP 5a: View from B2112 Lunce's Hill to the south-west of the Site, looking north-east towards the Site



To be viewed at comfortable arm's length



Photoviewpoint EDP 6: View from PRoW WIV/15/1 to the west of the Site, looking east towards the Site



Photoviewpoint EDP 7a: View from B2112 Lunce's Hill / PRoW WIV/15/1 & WIV/3/1 junction adjacent to the Site's western boundary, looking east across the Site









To be viewed at comfortable arm's length



the environmental  
dimension partnership

Registered office: 01285 740427  
www.edp-uk.co.uk  
info@edp-uk.co.uk

Grid Coordinates: 533758, 121839  
Date and Time: 27/03/2024 @ 14:08  
Projection: Cylindrical  
Visualisation Type: 1

Horizontal Field of View: 90°  
Height of Camera: 1.6m  
Make, Model, Sensor: Sony A7 MK2, FFS  
Enlargement Factor: 96% @ A1 width

Direction of View: E  
Distance: 102m  
aOD: 37m  
Focal Length: 50mm

date  
drawing number  
drawn by  
checked  
QA

13 DECEMBER 2024  
edp8571\_d008a  
VMS  
MBE  
DJo

client  
project title  
drawing title

Catesby Strategic Land Ltd and Rurban Estates Ltd  
Land East of Lunce's Hill  
Photoviewpoint EDP 8b

## **Appendix EDP 4**

### **Assessment of Effects Tables**

Notes:

Each receptor is attributed a degree of sensitivity using the thresholds in **Appendix EDP 2** and takes into account the ‘susceptibility’ of the receptor to change to the type of development proposed.

Effects of moderate or greater
Effects of moderate/minor or lesser

Table of Effects: Assessment of Landscape Effects

Receptor	Value	Susceptibility	Sensitivity	Construction: Magnitude of Change: Level of Effect: Nature of Effect	Operation Year 1: Magnitude of Change: Level of Effect: Nature of Effect	Operation Year 15 and Beyond: Magnitude of Change: Level of Effect: Nature of Effect
The Site – Its Landscape Features and Character	Medium	Medium/Low	Medium/Low	High. Moderate. Adverse	High. Moderate. Adverse	Medium. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation				Magnitude of Change		Summary
<p>The condition of the landscape features within the site is generally reasonable, with some intact patten and complexity. Beyond being an open area of agricultural land in close proximity to a settlement, the site has no particularly strong sense of identity or distinctiveness and comprises unremarkable agricultural land. Key landscape features are found in the form of specimen trees located within internal field boundaries and hedgerows with trees along the external boundaries.</p> <p>The site is located in a well enclosed landscape, and its predominantly flat and low-lying with gently undulating topography to the north and south, dense woodland to the east, and well treed settlement to the west. Vegetation along the northern and southern boundaries also add to the sense of containment. The small field pattern with internal field boundary vegetation reduces the scale of the site, with the main potential developable area being pasture. The site is located in the context of settlement and suburban influences, including the busy B2112, which does reduce the rural perception of the site. Notable landscape features present on-site are found along the boundaries and internal fields.</p>				<p><b>Construction Phase:</b> As would be expected for any development on a greenfield site, there will be a change to the character of the site itself, particularly during the construction phase. Activities would be limited to the site and to the surrounding road network, but tranquillity would be notably reduced within these areas. Indirect effects of the proposed development would also be felt – although to a much lesser extent – on the landscape surrounding the site. Construction activities would limit impacts on the existing features of the site, protecting the majority of the higher quality landscape features and the key characteristics of the character of the site. Therefore, there will be a <b>high</b> magnitude of change, as construction activities will result in an alteration to the site, but will not represent a total loss of features or character.</p> <p><b>Operation (Year 1):</b> The nature of the proposed development means that the visual and sensory character of the site would change as a result of implementation. The magnitude of this level of change is not an indication of bad design but is to be expected as the result of the change of use of any green field site to mixed-use development. The proposed development has protected key features of natural heritage, such as the ancient woodland adjacent to the site, by implementing a sizeable development buffer. Impacts on key landscape features, including trees and hedgerows, have been limited through the design process, protecting features of higher quality and representative of the character of the site. The introduction of the development would also increase the sites recreational and functional values.</p> <p>The magnitude of change would be <b>high</b>, as the proposed development will result in an alteration to the site, but will key features of value and typical of the character of the site.</p> <p><b>Operation (Year 15 and beyond):</b> The character of the site would continue to be altered. The proposed landscaping within and around the proposed development includes approximately 51% of the scheme as landscaped green space across the site, and the reinforcement of the existing vegetation along all boundaries, including existing internal boundaries. This would soften the appearance of built form and help to integrate the proposed development into the landscape, as well as introducing higher quality and diversity of habitats to the site.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate</b> adverse effects.</p> <p>By Year 15, the effect would reduce to <b>moderate/minor</b> adverse as the landscape mitigation establishes.</p>

	The magnitude of change to the character of the proposed development would reduce to <b>medium</b> as the existing features are integrated into the scheme and certain values of the site, such as recreation and function, increase.	
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Receptor	Value	Susceptibility	Sensitivity	Construction: Magnitude of Change: Level of Effect: Nature of Effect	Operation Year 1: Magnitude of Change: Level of Effect: Nature of Effect	Operation Year 15 and Beyond: Magnitude of Change: Level of Effect: Nature of Effect
LCA 14: Western Low Weald	Medium	Low	Medium/Low	Medium. Moderate/Minor. Adverse	Medium. Moderate/Minor. Adverse	Low. Minor. Adverse
Sensitivity of Receptor Explanation				Magnitude of Change		Summary
<p>The landscape within the site is considered a typical example of the LCA that it forms part of, without any particular features or associations that would increase its landscape value above that of the surrounding landscape.</p> <p>The majority of the site is covered by LCA 14. The LCA includes several small settlements and the larger settlement of Wivelsfield Green to the south, so settlement is typical within this expansive LCA. The LCA is well wooded, particularly around the site, which limits intervisibility and provides a sense of enclosure. Where key features are present, they are predominantly found along the boundaries of the site where development of this type is less likely to occur.</p>				<p><b>Construction Phase:</b> During construction, there would be minor alterations to locally valued features within the LCA, including the alteration to some very localised views. Along with expected construction activities, the proposed development may result in some minor changes to the existing topography within the site, where residential development would occur. Due to the high sense of containment of the surrounding landscape, construction activities would be limited to local views, and the changes from construction would only be experienced within a limited area of the LCA, giving rise to a <b>medium</b> magnitude of change.</p> <p><b>Operation (Year 1):</b> Effects would remain broadly the same as during the construction phase. Direct effects on landscape character would be limited to the site. Indirect/perceptual effects would occur within the immediate environs to the site, but this would be minimised by offsetting the built edge from the more sensitive edges. The high containment of the site would continue to limit intervisibility with the wider LCA.</p> <p>The magnitude of change to LCA 14 would be <b>medium</b>.</p> <p><b>Operation (Year 15 and beyond):</b> The growth and establishment of the proposed landscape towards the edge of the site and through the introduction of green corridors through the centre of the development that utilise the existing internal field boundary vegetation, would reduce indirect/perceptual effects on the LCA. The provision of 51% open space across the scheme would provide a stronger transition from suburban to rural. The magnitude of change would reduce to <b>low</b>.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate/minor</b> adverse effects.</p> <p>By Year 15, the effect would reduce to <b>minor</b> adverse as the landscape mitigation establishes.</p>

Receptor	Value	Susceptibility	Sensitivity	Construction: Magnitude of Change: Level of Effect: Nature of Effect	Operation Year 1: Magnitude of Change: Level of Effect: Nature of Effect	Operation Year 15 and Beyond: Magnitude of Change: Level of Effect: Nature of Effect
LCA C3: Ditchling Common Western Low Weald	Medium	Low	Medium/Low	Medium. Moderate/Minor. Adverse	Medium. Moderate/Minor. Adverse	Low. Minor. Adverse
Sensitivity of Receptor Explanation				Magnitude of Change		Summary
<p>The landscape within the site is considered a typical example of the LCA that it forms part of, without any particular features or associations that would increase its landscape value above that of the surrounding landscape.</p> <p>The majority of the site is covered by LCA C3. The LCA is well wooded, particularly around the site, which limits intervisibility and provides a sense of enclosure. Where key features are present, they are predominantly found along the boundaries of the site where development of this type is less likely to occur.</p>				<p><b>Construction Phase:</b> During construction, there would be minor alterations to locally valued features within the LCA, including the alteration to some very localised views. Along with expected construction activities, the proposed development may result in some minor changes to the existing topography within the site, where residential development would occur. Due to the high sense of containment of the surrounding landscape, construction activities would be limited to local views, and the changes from construction would only be experienced within a limited area of the LCA, giving rise to a <b>medium</b> magnitude of change.</p> <p><b>Operation (Year 1):</b> Effects would remain broadly the same as during the construction phase. Direct effects on landscape character would be limited to the site. Indirect/perceptual effects would occur within the immediate environs to the site, but this would be minimised by offsetting the built edge from the more sensitive edges. The high containment of the site would continue to limit intervisibility with the wider LCA.</p> <p>The magnitude of change to LCA C3 would be <b>medium</b>.</p> <p><b>Operation (Year 15 and beyond):</b> The growth and establishment of the proposed landscape towards the edge of the site and through the introduction of green corridors through the centre of the development that utilise the existing internal field boundary vegetation, would reduce indirect/perceptual effects on the LCA. The provision of 51% open space across the scheme would provide a stronger transition from suburban to rural. The magnitude of change would reduce to <b>low</b>.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate/minor</b> adverse effects.</p> <p>By Year 15, the effect would reduce to <b>minor</b> adverse as the landscape mitigation establishes.</p>

Receptor	Value	Susceptibility	Sensitivity	Construction: Magnitude of Change: Level of Effect: Nature of Effect	Operation Year 1: Magnitude of Change: Level of Effect: Nature of Effect	Operation Year 15 and Beyond: Magnitude of Change: Level of Effect: Nature of Effect
LCA 10: High Weald Fringes	Medium	Very Low	Low	Low. Minor. Adverse	Low. Minor. Adverse	Very Low. Minor/Negligible. Adverse
Sensitivity of Receptor Explanation				Magnitude of Change		Summary
<p>The landscape within the site is considered a typical example of the LCA that it forms part of, without any particular features or associations that would increase its landscape value above that of the surrounding landscape.</p> <p>Only a small section of the site is covered by the LCA (most westerly area adjacent to the B2112), which is isolated from the wider LCA by settlement. The LCA boundary includes the large settlement of Haywards Heath, so settlement is typical within this expansive LCA, and the dominant feature of the LCA within the study area. The LCA is well wooded to the west of Haywards Heath, which when combined with dense settlement, limits intervisibility and provides a sense of enclosure within the study area. Due to the limited area coverage of the LCA within the site, notable landscape features are limited.</p>				<p><b>Construction Phase:</b> During construction, there would be minor alterations to locally valued features within the LCA, including the alteration to some very localised views. Along with expected construction activities, the proposed development may result in some minor changes to the existing topography within the site, where residential development would occur. Due to the high sense of containment of the surrounding landscape and existing settlement found within the LCA, construction activities would be limited to local views, and the changes from construction would only be experienced within a very limited area of the LCA, giving rise to a <b>low</b> magnitude of change.</p> <p><b>Operation (Year 1):</b> Effects would remain broadly the same as during the construction phase. Direct effects on landscape character would be limited to the site. Indirect/perceptual effects would occur within the immediate environs to the site, but this would be limited to existing settlement within the LCA. The high containment of the site and existing settlement would continue to isolate the site from the wider LCA.</p> <p>The magnitude of change to LCA 10 would be <b>low</b>.</p> <p><b>Operation (Year 15 and beyond):</b> Within the limited area of the site in the LCA, landscape is proposed to soften and integrate the scheme into its surroundings. It would be typical of the adjacent features of the LCA in this area, and the proposals would introduce stronger boundary treatment along the western edge. The magnitude of change would reduce to <b>very low</b>.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>minor</b> adverse effects.</p> <p>By Year 15, the effect would reduce to <b>minor/negligible</b> adverse as the landscape mitigation establishes.</p>

**Table of Effects: Assessment of Visual Effects**

Receptor	Sensitivity	Relevant Photoviewpoint (PVP) No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PRoW 3a	High/Medium	PVP EDP 7a and 7b	B2112 Lunce's Hill/PRoW 15 & PRoW 3 junction adjacent to the site's western boundary	Medium. Moderate. Adverse	Medium. Moderate. Adverse	Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
Users of the PRoW are likely to be using the PRoW as part of a local walk and not necessarily as part of enjoyment of a wider view in the open countryside. Receptors at this location are considered to be less susceptible to the type of change proposed given the more urban context on the edge of settlement location. Therefore, PRoW 3a users are considered to have a high/medium sensitivity.		<p><b>Photoviewpoint EDP 7a and 7b</b> best represent views of the site from this section of PRoW 3a.</p> <p>The view is from the end of the PRoW where it terminates at Lunce's Hill, on the edge of Haywards Heath. The presence of settlement and infrastructure influences the semi-urban character of the view, with existing settlement partially screening views into the site. Views across the southern area of the site are possible from this 25m section of PRoW, with the existing woodland to the east of the site and some of the internal vegetation visible.</p> <p>Views of the site decrease with distance from this PRoW as users head west. Existing settlement and vegetation heavily filters and screens views towards the site from the majority of this PRoW.</p>		<p><b>Construction Phase:</b> Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be ever-present during the construction process, with the new site access located opposite this section of the PRoW. Activities would be mainly limited to the southern area of the site and to the surrounding road network, and views would be experienced within the wider view of settlement. The majority of the PRoW within the detailed study area would not experience views of the construction, with views limited to this 25m section of PRoW that terminates in settlement. Therefore, on balance over the entire PRoW, the magnitude of change would be <b>medium</b> for users of PRoW 3a.</p> <p><b>Operation (Year 1):</b> Views of the proposed development would primarily be focused on the new site access infrastructure, with new residential dwellings in the background, within the wider view of settlement. The existing view would be partially changed by the introduction of development, and would increase the urban nature of the view. At Year 1, the landscape mitigation along the western edge would not have established sufficiently to provide screening qualities. The majority of the PRoW within the detailed study area would not experience views of the proposals, with views limited to this 25m section of PRoW that terminates in settlement. Therefore, on balance over the entire PRoW, the magnitude of change would be <b>medium</b> for users of PRoW 3a.</p> <p><b>Operation (Year 15 and beyond):</b> The establishment of the landscape mitigation along the western edge and key corridors within the scheme would soften and filter views from the PRoW. Views of the infrastructure would still form a focus of the view, but overall, the landscaping would integrate the proposals into the surroundings. Therefore, the magnitude of change would reduce to <b>low</b>.</p>		During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>major/moderate</b> adverse effects.  By Year 15, the effect would reduce to <b>moderate</b> adverse as the landscape mitigation establishes.

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PRoW 15	High/Medium	PVP EDP 7a and 7b  PVP EDP 6	B2112 Lunce's Hill/PRoW 15 & PRoW 3 junction adjacent to the site's western boundary  PRoW 15 to the west of the site	Medium. Moderate. Adverse	Medium. Moderate. Adverse	Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
Users of the PRoW are likely to be using the PRoW as part of a local walk and not necessarily as part of enjoyment of a wider view in the open countryside. Receptors at this location are considered to be less susceptible to the type of change proposed given the more urban context on the edge of settlement location. Therefore, PRoW 15 users are considered to have a high/medium sensitivity.		<p><b>Photoviewpoint EDP 7a and 7b</b> best represent 'worst-case' views of the site from PRoW 15.</p> <p>The view is from the end of the PRoW where it terminates at Lunce's Hill, on the edge of Haywards Heath. The presence of settlement and infrastructure influences the semi-urban character of the view, with existing settlement partially screening views into the site. Views across the southern area of the site are possible from this 25m section of PRoW, with the existing woodland to the east of the site and some of the internal vegetation visible.</p> <p>Views of the site decrease with distance from this PRoW as users head south-west. Existing settlement and vegetation heavily filters and screens views towards the site from the majority of this PRoW (<b>Photoviewpoint EDP 6</b>).</p>		<p><b>Construction Phase:</b> Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be ever-present during the construction process, with the new site access located opposite this section of the PRoW. Activities would be mainly limited to the southern area of the site and to the surrounding road network, with views experienced within the wider view of settlement. The majority of the PRoW within the detailed study area would not experience views of the construction, with views limited to this 25m section of PRoW that terminates in settlement. Therefore, on balance over the entire PRoW, the magnitude of change would be <b>medium</b>.</p> <p><b>Operation (Year 1):</b> Views of the proposed development would primarily be focused on the new site access infrastructure, with new residential dwellings in the background, within the wider view of settlement. The existing view would be partially changed by the introduction of development, and would increase the urban nature of the view. At Year 1, the landscape mitigation along the western edge would not have established sufficiently to provide screening qualities. The majority of the PRoW within the detailed study area would not experience views of the proposals, with views limited to this 25m section of PRoW that terminates in settlement. Therefore, on balance over the entire PRoW, the magnitude of change would be <b>medium</b>.</p> <p><b>Operation (Year 15 and beyond):</b> The establishment of the landscape mitigation along the western edge and key corridors within the scheme would soften and filter views from the PRoW. Views of the infrastructure would still form a focus of the view, but overall, the landscaping would integrate the proposals into the surroundings. Therefore, the magnitude of change would reduce to <b>low</b>.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate</b> adverse effects.</p> <p>By Year 15, the effect would reduce to <b>low</b> adverse as the landscape mitigation establishes.</p>

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PRoW 29	High	PVP EDP 3a and 3b	PRoW 29 within the woodland to the north-east of the site	Very low. Moderate/Minor. Adverse	Very low. Moderate/Minor. Adverse	Very low. Negligible. Adverse
		PVP EDP 4	PRoW 29 to the east of the site			
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
Users of the PRoW are likely to be using the PRoW as part of a local walk, but the enjoyment of views of the surrounding landscape is likely to be important to users of this PRoW. No views of settlement or other urban influences are experienced from this PRoW. Therefore, PRoW 29 users are considered to have a high sensitivity.		Photoviewpoint EDP 3a and 3b best represent ‘worst-case’ views of the site from this section of PRoW 29.		Construction Phase: Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be barely discernible from PRoW 29. The existing woodland would continue to heavily obscure views towards the site, which would minimise views of construction activities. The magnitude of change would be <b>very low</b> for users of PRoW 29.		During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate/moder</b> adverse effects.
		The view is from within the woodland adjacent to the site’s eastern boundary. A section of this PRoW runs through the woodland along a designated route. The woodland is dense with trees, understorey, and shrub layers throughout, which heavily obscures views of the site, limiting sporadic glimpses through trees from a 100m section of the PRoW.		Operation (Year 1): The existing woodland would continue to heavily obscure views towards the site, which would minimise views of the proposed development. Built form would be set back from the eastern edge of the site, which would further minimise views of development. Therefore, the magnitude of change would be <b>very low</b> for users of PRoW 29.		By Year 15, the effect would reduce to <b>negligible</b> adverse as the landscape mitigation establishes and the proposed development is barely discernible in the view.
		Views of the site decrease with distance from this PRoW as users head east. The dense woodland adjacent to the site’s eastern boundary fully screens views towards the site from the majority of this PRoW (Photoviewpoint EDP4).		Operation (Year 15 and beyond): The establishment of the landscape mitigation along the eastern edge of the scheme would further reduce already heavily obscured views of the proposed development that the scheme would be barely discernible, with the primary focus being the woodland setting in the foreground. Therefore, the magnitude of change would remain <b>very low</b> .		

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
PRoW 28CU	Medium	PVP EDP 8a and 8b	B2112 Lunce’s Hill to the west of the site	Very Low. Minor. Adverse	Very Low. Minor. Adverse	Very Low. Negligible. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
Users of the PRoW are likely to be using the PRoW as part of a local walk and not necessarily as part of enjoyment of a wider view in the open countryside. Receptors at this location are considered to be less susceptible to the type of change proposed given the more urban context within a settlement location (pub car park). Therefore, PRoW 28CU users are considered to have a medium sensitivity.		<b>Photoviewpoint EDP 8a and 8b</b> best represent views of the site from PRoW 28CU, located on the edge of the car park approximately 30m south of the PRoW.		<b>Construction Phase:</b> Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be experienced during the construction process, with the new site access located in view of the PRoW. Activities would be mainly limited to the central area of the site, with existing settlement in the foreground, and to the surrounding road network. The majority of the PRoW within the detailed study area would not experience views of the construction, with heavily filtered views limited to this 20m section of PRoW that terminates in settlement. Therefore, on balance over the entire PRoW, the magnitude of change would be <b>very low</b> .		During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate/minor</b> adverse effects.
		Views of the site from this 20m section of PRoW are predominantly obscured by existing settlement and vegetation. Distance views of the western boundary are possible from this PRoW, and sporadic glimpses into the site are experienced through small gaps in vegetation. The primary focus for users of this section of the PRoW is the pub car park and the B2112 road.		<b>Operation (Year 1):</b> Views of the proposed development would be heavily filtered views of the upper storeys and rooflines of the development along the western edge. Existing settlement and vegetation would continue to obscure views of the proposals, and the primary focus of the views would remain as the pub car park and the B2112 road. The majority of the PRoW within the detailed study area would not experience views of the proposals, with views limited to this 20m section of PRoW that terminates in settlement. Therefore, on balance over the entire PRoW, the magnitude of change would be <b>very low</b> .		By Year 15, the effect would reduce to <b>minor</b> adverse as the landscape mitigation establishes.
		Views of the site diminish as users of the PRoW head west. Existing settlement and vegetation screens views towards the site from the majority of this PRoW.		<b>Operation (Year 15 and beyond):</b> The establishment of the landscape mitigation along the western edge of the scheme would fill in some of the gaps in vegetation, furthering softening and filtering views from the PRoW. Therefore, the magnitude of change would reduce to <b>very low</b> .		

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
B2112 Lunce's Hill	Low	PVP EDP 5a and 5b  PVP EDP 7a and 7b  PVP EDP 8a and 8b	B2112 Lunce's Hill to the south-west of the site  B2112 Lunce's Hill/PRoW 15 & PRoW 3 junction adjacent to the sites western boundary  B2112 Lunce's Hill to the west of the site	Medium. Moderate/Minor. Adverse	Medium. Moderate/Minor. Adverse	Low. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
Users of the B2112 road are likely to be less observant of the surrounding landscape due to the higher density of traffic on the road and increased potential hazards within a settlement location. Therefore, B2112 Lunce's Hill users are considered to have a low sensitivity.		<p><b>Photoviewpoint EDP 7a and 7b</b> best represent 'worst-case' views of the site from the B2112.</p> <p>The view is from a 100m section of the road that runs adjacent to the western boundary, on the edge of Haywards Heath. The presence of settlement and infrastructure influences the semi-urban character of the view, with existing settlement partially screening views into the site. Views across the site are possible from north and south travelling road users, with the existing woodland to the east of the site and some of the internal vegetation visible.</p> <p>Views of the site decrease either side of this section of road. Existing settlement and vegetation obscures views towards the site from the north (<b>Photoviewpoint EDP 8</b>), and views from the road to the south are heavily filtered by roadside vegetation and topography (<b>Photoviewpoint EDP 5a and 5b</b>). Views of the site from the majority of this busy road are screened.</p>		<p><b>Construction Phase:</b> Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be ever-present during the construction process, with the new site access connecting to this 100m section of road. There would be direct impacts on this section of road, but due to the constant motion of vehicle users in a busy suburban environment, views would be fleeting and typical of the roads surroundings. The majority of the B2112 within the detailed study area would not experience views of the construction, with views limited to this 100m section of the road within settlement. Therefore, on balance over the entire B2112, the magnitude of change would be <b>medium</b>.</p> <p><b>Operation (Year 1):</b> Views of the proposed development from the 100m section of the road would primarily be focused on the new site access infrastructure, with new residential dwellings in the background as part of fleeting views for road users within settlement. The existing view from this section of road would be partially changed by the introduction of development. At Year 1, the landscape mitigation along the western edge would not have established sufficiently to provide screening qualities, but due to the constant motion of vehicle users in a busy suburban environment, views would be fleeting and typical of the roads surroundings. The majority of the B2112 within the detailed study area would not experience views of the proposed development, with views limited to this 100m section of the road within settlement. Therefore, on balance over the entire B2112, the magnitude of change would be <b>medium</b>.</p> <p><b>Operation (Year 15 and beyond):</b> The establishment of the landscape mitigation along the western edge and key corridors within the scheme would soften and filter views from the 100m section of the B2112. Views of the infrastructure would still form a focus of the view, but they would be fleeting and overall, the landscaping would integrate the proposals into the surroundings. Therefore, the magnitude of change would reduce to <b>low</b>.</p>		During construction and at Year 1, the proposals would give rise to <b>moderate/minor</b> adverse effects.  By Year 15, the effect would reduce to <b>minor</b> adverse as the landscape mitigation establishes.

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Hurstwood Lane	Medium	N/A (Only views towards site are through private driveways)	N/A	Very Low. Minor. Adverse	Very Low. Minor. Adverse	Very low. Negligible. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
Users of Hurstwood Lane are likely to be somewhat observant of the surrounding landscape due to the lower density of traffic on the road and naturally slower speeds along a narrow rural road. However, the primary focus is on the road ahead, so Hurstwood Lane users are considered to have a medium sensitivity.		<p>Views of the site are generally fully screened by roadside vegetation and existing settlement. Transient, oblique views towards the site are experienced where private driveways connect with the lane, and even then vegetation and buildings associated with the property heavily filters views of the site.</p> <p>Views are not experienced from the majority of Hurstwood Lane.</p>		<p><b>Construction Phase:</b> Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be barely discernible from Hurstwood Lane. Existing settlement and roadside vegetation would continue to heavily obscure views towards the site, which would minimise views of construction activities. The magnitude of change would be <b>very low</b> for users of Hurstwood Lane.</p> <p><b>Operation (Year 1):</b> Views of the proposed development would continue to be heavily obscured by existing settlement and roadside vegetation. If views are experienced, they would be transient, oblique views of the upper storey and rooflines of development on the western edge of the scheme, with the primary focus remaining on the road ahead. Therefore, the magnitude of change would be <b>very low</b> for users of Hurstwood Lane.</p> <p><b>Operation (Year 15 and beyond):</b> The establishment of the landscape mitigation along the western edge of the scheme would further reduce already heavily obscured views of the proposed development that the scheme would be barely discernible in the transient, oblique views across residential land, with the primary focus being the road. Therefore, the magnitude of change would remain <b>very low</b>.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>minor</b> adverse effects</p> <p>By Year 15, the effect would reduce to <b>negligible</b> adverse as the landscape mitigation establishes.</p>

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Colwell Lane	Medium	PVP EDP 1a and 1b	Colwell Lane to the north of the site, on settlement edge	Low. Moderate/Minor. Adverse	Low. Moderate/Minor. Adverse	Very Low. Minor. Adverse
		PVP EDP 2a and 2b	Colwell Lane to the north of the site, along the restricted section			
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>Users of Colwell Lane are likely to be somewhat observant of the surrounding landscape due to the lower density of traffic on the road and naturally slower speeds along a narrow rural road.</p> <p>A section of the road is restricted to two wheeled vehicles, so Colwell Lane predominantly acts as a ‘dead-end’ road that serves a small number of properties, reducing the focus to residential setting. Therefore, the sensitivity for users of Colwell Lane is medium.</p>		<p><b>Photoviewpoints EDP 1a, 1b, 2a and 2b</b>, best represent ‘worst-case’ views of the site from Colwell Lane.</p>		<p><b>Construction Phase:</b></p> <p>Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be mainly limited to the central and northern areas of the site. Glimpsed, oblique views of the construction process would be possible through layers of vegetation, resulting in a magnitude of change of <b>low</b> for users of this section of Colwell Lane.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate/minor</b> adverse effects</p>
		<p>The view is from a 175m section of the lane that runs approximately 70m north of the site, parallel to the boundary. Views across the site are possible from a field access gap, and general vegetation gaps adjacent to the lane, but these are oblique to the focus of the lane ahead. The northern boundary vegetation filters views of the site, and the western area of the site is generally obscured by existing settlement.</p>		<p><b>Operation (Year 1):</b></p> <p>Views of the proposed development would continue to be filtered by existing vegetation, and predominantly limited to the northern extents of the scheme. The primary focus of the road ahead would be maintained and impacts on the wider view minimal. Therefore, the magnitude of change would be <b>low</b> for users of Colwell Lane.</p>		<p>By Year 15, the effect would reduce to <b>minor</b> adverse as the landscape mitigation establishes.</p>
		<p>Views of the site diminish either side of this section, with existing settlement screening views south from the western section of the road, and woodland screening views from the eastern section.</p>		<p><b>Operation (Year 15 and beyond):</b></p> <p>Enhancements to the vegetation along the northern boundary would be proposed to strengthen and layer the landscaping along this edge. This mitigation would further reduce views of the proposed development. Therefore, the magnitude of change would reduce to <b>very low</b> for this section of Colwell Lane.</p>		

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Group A Residents - Properties off Colwell Lane	Very High to High	PVP EDP 1a and 1b	Colwell Lane to the north of the site, on settlement edge	Low. Moderate. Adverse	Low. Moderate. Adverse	Very Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>People at home, and in particular where there are open views from primary living spaces, are considered to be of very high susceptibility to changes arising from development of the type proposed.</p> <p>Receptors with views from rooms other than the main habitable rooms, such as 1st floor bedrooms, are considered to be of lower susceptibility. The overall sensitivity of Group A residential occupiers is therefore assessed as very high to high.</p>		<p><b>Photoviewpoint EDP 1a and 1b</b> best represent views of the site from Group A residents, located in front of the properties, on a public road.</p> <p>Vegetation associated with Colwell Lane and field boundary vegetation of adjacent fields predominantly screen views of the site. Where views of the site are possible, these would be heavily filtered by the vegetation along the northern boundary.</p> <p>Views of the site increase from upper storey windows, where the elevated location affords views above the field boundary vegetation. However, the vegetation along the northern boundary would filter views into the site.</p>		<p><b>Construction Phase:</b> Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be mainly limited to the central and northern areas of the site. Views from lower storey windows would continue to be heavily obscured by vegetation, whilst views of the proposals from upper storey windows would be possible, but filtered by the boundary vegetation, resulting in an overall magnitude of change of <b>low</b> for Group A residents.</p> <p><b>Operation (Year 1):</b> Views of the proposed development from lower storey windows would continue to be heavily obscured by existing vegetation, and filtered from upper storey windows. The scheme would be a focus within the views, but the built development would be experienced within the local context of settlement to the west and somewhat filtered by existing vegetation. Therefore, the overall magnitude of change would be <b>low</b> for Group A residents.</p> <p><b>Operation (Year 15 and beyond):</b> Enhancements to the vegetation along the northern boundary would be proposed to strengthen and layer the landscaping along this edge. This mitigation would further reduce views of the proposed development, with the scheme becoming barely discernible from lower storey windows. Therefore, the overall magnitude of change would reduce to <b>very low</b> for Group A residents.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate</b> adverse effects</p> <p>By Year 15, the effect would reduce to <b>moderate/minor</b> adverse as the landscape mitigation establishes.</p>

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
<b>Group B Residents - Properties off Colwell Lane South and Hurstwood Lane</b>	Very High to High	N/A – Reverse imagery available at section 4 in main report	N/A	Medium. Major/Moderate. Adverse	Medium. Major/Moderate. Adverse	Low. Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>People at home, and in particular where there are open views from primary living spaces, are considered to be of very high susceptibility to changes arising from development of the type proposed.</p> <p>Receptors with views from rooms other than the main habitable rooms, such as 1st floor bedrooms, are considered to be of lower susceptibility. The overall sensitivity of Group B residential occupiers is therefore assessed as very high or high.</p>		<p>Due to the proximity, views into the site are experienced from lower and upper storey windows that face the site of the closest properties, although these are somewhat filtered by the existing vegetation associated with the site. Vegetation along the western boundary is a mix of mature trees, and scrubby hedgerows, with views of the site experienced beyond.</p> <p>Views into the site slightly increase from upper storey windows, where the elevated location affords views above the lower growing vegetation. However, the mature trees along the western boundary would provide some filtering qualities, and the majority of views of the site from properties within this group include existing settlement.</p>		<p><b>Construction Phase:</b> Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be experienced across the entire site. Views from lower storey windows from adjacent properties would continue to be filtered by vegetation, whilst views of the proposals from upper storey windows would be possible, but again, slightly filtered by the boundary vegetation. The majority of views of the construction from properties within this group would be partially obscured by existing settlement and vegetation. Therefore, the overall magnitude of change would be <b>medium</b> for Group B residents.</p> <p><b>Operation (Year 1):</b> Views of the proposed development from lower storey windows would continue to be filtered by existing vegetation, and slightly filtered from upper storey windows, with landscape mitigation yet to establish, views of the proposed development would be experienced. The built edge would be offset from the north-west corner of the site, which would reduce visual impacts, but overall, the scheme would be a focus within the views from adjacent properties. The majority of views of the proposed development from properties within this group would be partially obscured by existing settlement and vegetation. Therefore, the overall magnitude of change would be <b>medium</b> for Group B residents.</p> <p><b>Operation (Year 15 and beyond):</b> Enhancements to the vegetation along the northern and western boundaries would be proposed to strengthen and layer the landscaping along these edges. This mitigation would further filter views of the proposed development, and the proposed development would become less of a focus within the views. Therefore, the magnitude of change would reduce to <b>low</b> for Group B residents.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>major/moderate</b> adverse effects</p> <p>By Year 15, the effect would reduce to <b>moderate</b> adverse as the landscape mitigation establishes.</p>

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
<b>Group C Residents - Properties on the east side of Lunce's Hill</b>	Very High to High	N/A – Reverse imagery available at section 4 in main report	N/A	High. Major. Adverse	High. Major. Adverse	Medium. Major/Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>People at home, and in particular where there are open views from primary living spaces, are considered to be of very high susceptibility to changes arising from development of the type proposed.</p> <p>Receptors with views from rooms other than the main habitable rooms, such as 1st floor bedrooms, are considered to be of lower susceptibility. The overall sensitivity of Group C residential occupiers is therefore assessed as very high or high.</p>		<p>Properties on the eastern side of Lunce's Hill back directly onto the site. Due to the proximity, open views into the site from lower and upper storey windows are experienced from these properties. The boundary vegetation on the western edge does partially screen views of the northern area of the site.</p>		<p><b>Construction Phase:</b> Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be ever-present during the construction process from west and south facing windows of the properties, with the new site access road located along the section of boundary nearest to the properties. The overall magnitude of change would be <b>high</b> for Group C residents.</p> <p><b>Operation (Year 1):</b> Views of the proposed development from lower and upper storey windows would continue to be open, with little existing vegetation present to filter views. The scheme would be set back from the properties, with a parcel of existing field located between the properties and the proposals, but the scheme would form a prominent focus within the views from west and south facing windows of the properties, Therefore, the overall magnitude of change would be <b>high</b> for Group C residents.</p> <p><b>Operation (Year 15 and beyond):</b> Landscape mitigation would be introduced along the western boundary in the form of trees and hedgerows, with landscape further integrated into the wider scheme to break up the built form and soften views. Views from lower storey windows would reduce with the implemented mitigation, but due to the proximity of the properties and lack of intervening vegetation outside of the site, views from upper storey windows would continue to be experienced. Therefore, the overall magnitude of change would reduce to be <b>medium</b> for Group C residents.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>major</b> adverse effects</p> <p>By Year 15, the effect would reduce to <b>major/moderate</b> adverse as the landscape mitigation establishes.</p>

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
Group D Residents - <i>Properties on the west side of Lunce's Hill</i>	High to Medium	PVP EDP 7a and 7b	B2112 Lunce's Hill/PRoW 15 & PRoW 3 junction adjacent to the site's western boundary	Medium. Moderate. Adverse	Medium. Moderate. Adverse	Low. Moderate/Minor. Adverse
		PVP EDP 8a and 8b	B2112 Lunce's Hill to the west of the site			
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>People at home, and in particular where there are open views from primary living spaces, are considered to be of high susceptibility to changes arising from development of the type proposed, when located within existing settlement.</p> <p>Receptors with views from rooms other than the main habitable rooms, such as 1st floor bedrooms, are considered to be of lower susceptibility. The overall sensitivity of Group D residential occupiers is therefore assessed as high or medium.</p>		<p><b>Photoviewpoint EDP 7a, 7b, 8a and 8b</b> best represent views of the site from Group D residents, located on the western side of Lunce's Hill, to the south and north of the properties.</p> <p>Views from properties on the western side of Lunce's Hill are generally filtered by settlement and vegetation associated with Haywards Heath. The presence of settlement and infrastructure influences the semi-urban character of the views from these properties. Where the western boundary opens up in the south-west corner, views from adjacent properties increase, although existing settlement associated with Lunce's Hill and the site continues to partially screen views into the site.</p> <p>Views from upper storey windows would slightly increase, as the elevated locations afford views of the site through gaps in settlement.</p>		<p><b>Construction Phase:</b></p> <p>Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be ever-present during the construction process, with the new site access and renovation of the existing barn located on the western boundary; the planting on the western side of Lunce's Hill would have also yet to establish. Views of the construction activities would be mainly limited to the southern area of the site as existing settlement continues to screen most of the site. The overall magnitude of change would be <b>medium</b> for Group D residents.</p> <p><b>Operation (Year 1):</b></p> <p>Views of the proposed development would primarily be focused on the new site access infrastructure, with new residential dwellings in the background, seen within the context of existing settlement, infrastructure, and the renovated barn. Existing views would be partially changed by the introduction of development, and would be typical of the existing urban nature of the view. At Year 1, the landscape mitigation along the western edge would not have established sufficiently to provide screening qualities, nor would the planting on the west side of Lunce's hill. Therefore, the overall magnitude of change would be <b>medium</b> for Group D residents.</p> <p><b>Operation (Year 15 and beyond):</b></p> <p>The establishment of the landscape mitigation along the western edge and key corridors within the scheme would soften and filter views from Group D residents, including the planting on the western side of Lunce's Hill. Views of the infrastructure would still form a focus of the view, but overall, the landscaping would integrate the proposals into the surrounding settlement context. Therefore, the overall magnitude of change would reduce to <b>low</b> for Group D residents.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate</b> adverse effects</p> <p>By Year 15, the effect would reduce to <b>moderate/minor</b> adverse as the landscape mitigation establishes.</p>

Receptor	Sensitivity	Relevant Photoviewpoint No.	Photoviewpoint Name	Construction: Magnitude. Effect. Nature.	Year 1: Magnitude. Effect. Nature.	Operation Year 15 and Beyond: Magnitude. Effect. Nature.
<b>Group E Residents - Properties associated with Greenhill Park and Birch Way</b>	Very High to High	N/A – Reverse imagery available at section X in main report	N/A	Very Low. Moderate/Minor. Adverse	Very Low. Moderate/Minor. Adverse	Very Low. Negligible. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>People at home, and in particular where there are open views from primary living spaces, are considered to be of very high susceptibility to changes arising from development of the type proposed.</p> <p>Receptors with views from rooms other than the main habitable rooms, such as 1st floor bedrooms, are considered to be of lower susceptibility. The overall sensitivity of Group E residential occupiers is therefore assessed as very high or high.</p>		<p>Views from properties on the edge of Greenhill Park and Birch Way are located approximately 800m north of the site. The properties are located on elevated ground, which affords filtered distance views of the eastern area of the site from upper storey windows. However, existing woodland and field boundary vegetation heavily filters views of the entire site.</p> <p>Views from lower storey windows are unlikely, or at the most the site would be barely discernible in the view.</p>		<p><b>Construction Phase:</b> Construction activities (movement of site traffic, lighting, noise and, in time, the construction of new built form and the implementation of the proposed landscaping) would be seen as a small part in the wider views from these properties. Views from lower storey windows would continue to be screened by vegetation and topography to the point that construction activities would be barely discernible, whilst views of the proposals from upper storey windows would be possible, but heavily filtered by intervening vegetation, resulting in an overall magnitude of change of <b>very low</b> for Group E residents.</p> <p><b>Operation (Year 1):</b> Views from lower storey windows would continue to be screened by vegetation and topography and barely discernible, and partially screened from upper storey windows. The proposed development would form a small part of the wider view, and would not be a focus in the view. Therefore, the overall magnitude of change would be <b>very low</b> for Group E residents.</p> <p><b>Operation (Year 15 and beyond):</b> The proposed landscaping throughout the scheme would have established, breaking up the built form and integrating the development into its surroundings. The proposed development would become barely discernible in the views. Therefore, the overall magnitude of change would reduce to be <b>very low</b> for Group E residents.</p>		<p>During construction, and at Year 1 of the proposed development, the proposals would give rise to <b>moderate/minor</b> adverse effects</p> <p>By Year 15, the effect would reduce to <b>Negligible</b> adverse as the landscape mitigation establishes.</p>

## **Appendix EDP 5**

### **Lewes District Council Landscape Planning Policies and Character Information**



# Lewes District Local Plan

Part 1

Joint Core Strategy 2010-2030

May 2016



## **Core Policy 8 – Green Infrastructure**

Key Strategic Objectives:

- **To work with other agencies to improve the accessibility to key community and facilities and to provide the new and upgraded infrastructure that is required to create and support sustainable communities.**
- **To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.**
- **To take advantage of the richness and diversity of the district's natural and heritage assets to promote and achieve a sustainable tourism industry in and around the district.**
- **To conserve and enhance the high quality and character of the district's towns, villages, and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements.**

7.80 Green infrastructure refers to a multi-functional linked network of green spaces that provide opportunities for biodiversity and recreation. It includes:

- parks and gardens
- natural and semi-natural urban greenspaces – including woodlands, scrub, grasslands, wetlands, open and running water, cliff tops and foreshore, disused quarries and pits.
- green corridors – including river banks and rights of way
- outdoor sports facilities (with natural or artificial surfaces, either publicly or privately owned) and cycleways
- amenity greenspace (most commonly, but not exclusively, in housing areas)
- provision for children and teenagers
- allotments and community gardens
- cemeteries and churchyards
- accessible countryside in urban fringe areas
- river corridors
- green roofs and walls

7.81 Green infrastructure is essential for conserving and enhancing biodiversity and for meeting a wide range of social and environmental needs. It plays a vital role in terms of contributing to the distinctive character of the district and enhancing the quality of life for residents, workers and visitors. It also helps to promote healthy living and social inclusion by increasing opportunities for recreation, exercise and relaxation. In the district's towns, green spaces perform an important function in terms of mitigating the impacts of climate change. In the National Park, green infrastructure can also provide opportunities for greater appreciation and enjoyment of the landscape and cultural heritage of the Downs.

- 7.82 In order to maximise the multiple community and environmental benefits that can be delivered by green infrastructure, it is considered important that the existing green infrastructure network within the district is protected, enhanced and appropriately managed where possible. Opportunities need to be assessed for new or enhanced green infrastructure assets and how they can be delivered. It is also important to improve the connectivity of the existing green infrastructure network and increase its accessibility for the benefit of both residents and visitors.
- 7.83 Whilst access to green infrastructure in Lewes district is generally adequate, the Lewes District Outdoor Playing Space Review 2004, the Lewes District Informal Recreation Study 2005, the East Sussex Strategic Open Space Study 2011 and the Access Network and Accessible Natural Green Space Study 2014 identified localities where there are deficiencies in provision compared to identified needs/demand. Most of the towns, for example, are deficient in terms of children's equipped play areas and access to natural and semi-natural green space. New development cumulatively contributes towards the community's need for green space and, in areas with an identified shortfall, will exacerbate the pressure on existing assets. The District Council has adopted standards for the provision of outdoor playing space in relation to new housing development, based on the Fields in Trust recommended level of provision.

#### **Core Policy 8 – Green Infrastructure**

**The local planning authority will promote a connected network of multi-functional green infrastructure by protecting and enhancing the quantity, quality and accessibility of open spaces throughout the district. This will be achieved by:**

- 1. Identifying in the Site Allocations and Development Management Policies DPD or SDNPA Local Plan areas where there is potential for the enhancement or restoration of existing green infrastructure and opportunities for the provision of new green space.**
- 2. Ensuring that development maintains and/or manages identified green infrastructure, where appropriate.**
- 3. Requiring development to contribute to the green infrastructure network and make provision for new green infrastructure and/or linkages to existing green infrastructure, where appropriate.**
- 4. Resisting development that would undermine the functional integrity of the green infrastructure network or would result in the loss of existing green spaces, unless either mitigation measures are incorporated within the development or alternative and suitable provision is made elsewhere in the locality.**
- 5. Working in partnership with other organisations to increase walking, cycling and public transport access to the countryside.**

## **Core Policy 10 – Natural Environment and Landscape Character**

Key Strategic Objectives:

- **To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.**
- **To conserve and enhance the high quality and character of the district's towns, villages, and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements.**

- 7.91 Lewes District contains high quality and diverse landscapes, including heathland, river valleys and floodplains, rolling downland, chalk cliffs, shingle beaches, rural fields and ancient woodlands. Most notably, part of the district's valued landscape has been recognised through the designation of the South Downs National Park. The National Park covers much of the southern part of the district, and although it excludes the coastal towns it provides a strong and stunning landscape setting for them. The National Park Authority has statutory National Park purposes<sup>27</sup> as specified in the Environment Act 1995, which will be fundamental as the SDNPA implements the National Park Management Plan and develops its Local Plan.
- 7.92 The Low Weald, which offers a gentle rolling landscape north of the National Park, has its own special character of low lying land with a patchwork of small fields, hedgerows, ancient woodland and shaws, ponds and streams which collectively form an enclosed and intimate landscape. There are also areas of ancient common land with a rich diversity of plant and animal life (e.g. Chailey Common and Markstakes Common). Although not afforded the same national level of recognition as the South Downs, the Low Weald is a landscape that is highly valued. Of particular value, are the extensive views that are obtained from the escarpment on the South Downs looking north over the Low Weald area. These landscapes and the natural environments that have evolved in the district, continue to be a resource for agricultural practices, forestry, tourism, healthy activity and recreation.
- 7.93 National planning policy for conserving and enhancing the natural environment is set out in the National Planning Policy Framework. This states that the planning system should protect and enhance natural landscapes, biodiversity, geological interests and soils and should take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside. It requires that great weight should be given to conserving landscape and scenic beauty in National Parks, which

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<sup>27</sup> - (1) To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, and; (2) To promote opportunities for the understanding and enjoyment of the special qualities of the area by the public.

have the highest status of protection in relation to landscape and scenic beauty.

- 7.94 East Sussex County Council has produced a County Landscape Assessment, which identifies a number of different landscape character areas, a number of which relate to Lewes District. This assessment identifies the characteristics of each character area and describes some of the pressures and priorities for them. A Landscape Capacity Study has been produced to inform the Core Strategy, and any subsequent planning policy documents in the area. This study considers land that is located adjacent to the main settlements within the district and refers to “the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type”.<sup>28</sup>
- 7.95 As well as protecting the significant landscape qualities in the district, stewardship of natural habitats is of prime importance and ensuring that development is sustainable in environmental terms, is a central theme in planning. In this role, Lewes District Council and the South Downs National Park Authority will develop programmes, projects and strategies which aim to conserve, restore and enhance biodiversity and promote improved access to and understanding of biodiversity and the landscape. Current examples of this include working with neighbouring authorities and other partners, to contribute to the delivery of biodiversity improvements and the ‘South Downs Way Ahead Nature Improvement Area’ and the ‘Brighton and Lewes Downs Biosphere project’, which encompasses much of the downland within the district.
- 7.96 The district is fortunate to have a plethora of sites designated for their biodiversity value. This includes Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Importance (SNCI), National Nature Reserves (NNR), Local Nature Reserves (LNR) and Wildlife Trust Reserves. There is also a significant resource of ancient woodland in the district, as evidenced in the Revision of the Ancient Woodland Inventory<sup>29</sup>.
- 7.97 Two sites in the district are designated as a Special Area of Conservation (SAC), a designation made to protect flora, fauna and habitats of European-wide interest. The sites in question are the Lewes Downs SAC and the Castle Hill SAC. Both of the sites are designated for their chalk grassland and the species that are found in these locations, including rare orchids. In addition to the two SACs in Lewes District, there are also two other European designated sites within close proximity to the district’s borders. These are the Ashdown Forest, which is designated as both a SAC and Special Protection Area (SPA), and the Pevensey Levels, designated as a Ramsar Site (wetland of international importance) and also a candidate SAC.
- 7.98 A Habitats Regulation Assessment (HRA) of the Core Strategy has been undertaken. The assessment has concluded that the Core Strategy will not

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<sup>28</sup> Landscape Character Assessment (LCA) guidance, Countryside Agency and Scottish Natural Heritage (2002)  
<sup>29</sup> [http://www.lewes.gov.uk/Files/plan\\_Lewes\\_ancient\\_woodland\\_survey\\_report.pdf](http://www.lewes.gov.uk/Files/plan_Lewes_ancient_woodland_survey_report.pdf)

generate any significant negative effects in relation to the Lewes Downs SAC, Castle Hill SAC and the Pevensey Levels Ramsar Site and candidate SAC.

- 7.99 With regard to the Ashdown Forest, the HRA found that the Core Strategy would not have a significant negative effect in relation to air pollution resulting from additional traffic generated by new development in the district. However, the HRA concluded that development in the part of Lewes District within 7km of the Ashdown Forest, in combination with development in neighbouring districts, could have a significant negative effect on protected birds in the site, caused by increasing recreational pressure.
- 7.100 As such, additional residential development within the 7km zone will be required to mitigate their potential harm by aiding in the delivery of Suitable Alternative Natural Greenspaces (SANGs) and the Ashdown Forest Strategic Access Management and Monitoring Strategy (SAMMS). The District Council and National Park Authority, working in partnership with neighbouring authorities, will develop guidance that details the costs that will be sought from such development towards mitigation measures.
- 7.101 As a consequence of the need to protect the Ashdown Forest from such potential harm, development in the 7km zone will be resisted until a sufficient area of SANGs is delivered. In order to ensure a consistent approach, a rate of provision of 8ha of SANGs per additional 1,000 residents is being applied across the 7km zone by all the relevant planning authorities. This rate reflects the one set out for the Thames Basin Heaths SPA in retained Policy NRM6 of the South East Plan. The District Council and Natural England are confident that such a suitable area of SANGs can be delivered at an appropriate location. A site(s) will be allocated in the Site Allocations and Development Management Policies DPD. A background paper to the Habitats Regulations Assessment has been prepared in support of this policy. It provides further details on the HRA in relation to the Ashdown Forest, including the reasons behind the SANG ratio rate.
- 7.102 Watercourses are integral to biodiversity, health and landscape character of the district. A River Basin Management Plan for the South East<sup>30</sup> has been prepared by the Environment Agency under the European Water Framework Directive. The plan focuses on the protection, improvement and sustainable use of the water environment. The way that land is managed has given rise to complex pollution issues and planning policies can be used to facilitate enhancements to watercourses. This can be through amongst other things; preventing deterioration of aquatic ecosystems, protecting and improving the ecological condition of waters; conserving habitats and species that depend directly on water and contributing to mitigating the effects of floods and droughts.

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<sup>30</sup> <http://publications.environment-agency.gov.uk/PDF/GESO0910BSTA-E-E.pdf>

## **Core Policy 10 – Natural Environment and Landscape Character**

- 1. The natural environment of the district, including landscape assets, biodiversity, geodiversity, priority habitats and species and statutory and locally designated sites, will be conserved and enhanced by:**
  - i. Maintaining and where possible enhancing the natural, locally distinctive and heritage landscape qualities and characteristics of the district including hedgerows, ancient woodland and shaws, as informed by the East Sussex County Landscape Assessment and the Lewes District Landscape Capacity Study;**
  - ii. Ensuring that new development will not harm nature conservation interests, unless the benefits of development at that location clearly outweigh the harm caused. In such cases appropriate mitigation and compensation will be required;**
  - iii. Maintaining and where possible enhancing local biodiversity resources including through maintaining and improving wildlife corridors, ecological networks and avoiding habitat fragmentation in both rural and urban areas;**
  - iv. Working with neighbouring local authorities to contribute to the delivery of biodiversity improvements within the South Downs Way Ahead Nature Improvement Area and the Brighton and Lewes Downs Biosphere Project, as well as other projects and partnerships that are established during the plan period.**
- 2. The highest priority will be given to the first purpose of the South Downs National Park and the integrity of European designated sites (SACs and SPAs) in and around Lewes District. Within and in the setting of the South Downs National Park, development will be resisted if it fails to conserve and appropriately enhance its rural, urban and historic landscape qualities, and its natural and scenic beauty, as informed by the South Downs Integrated Landscape Character Assessment.**
- 3. To ensure that the Ashdown Forest (SAC and SPA) is protected from recreational pressure, residential development that results in a net increase of one or more dwellings within 7km of the Ashdown Forest will be required to contribute to:**
  - i. The provision of Suitable Alternative Natural Greenspaces (SANGs) at the ratio of 8 hectares per additional 1,000 residents; and**
  - ii. The implementation of an Ashdown Forest Strategic Access Management and Monitoring Strategy (SAMMS).**

**Until such a time that appropriate mitigation is delivered, development that results in a net increase of one or more dwellings within 7km of Ashdown Forest will be resisted. Applicants may consider mitigation solutions other than SANGs in order to bring forward residential development. Such solutions would need to be agreed with the District Council and Natural England.**

- 4. Ensure that water quality is improved where necessary or maintained when appropriate (including during any construction process) and that watercourses (including groundwater flows) are protected from encroachment and adverse impacts in line with the objectives of the South East River Basin Management Plan. Where appropriate, the local planning authority will seek the enhancement and restoration of modified watercourses.**

#### **Core Policy 11 – Built and Historic Environment and High Quality Design**

Key Strategic Objectives:

- **To conserve and enhance the high quality and character of the district's towns, villages, and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements.**
- **To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.**
- **To ensure that the district reduces locally contributing causes of climate change, and is proactive regarding climate change initiatives.**

- 7.103 The quality of the district's historic and built environment is highly valued and enjoyed by residents and visitors alike throughout the countryside, towns and villages. Buildings and the spaces around them contribute significantly to the quality of life for those living and working in the district, which in turn is essential to the continued economic and social well-being of the area. The local planning authority therefore attaches great importance to protecting and enhancing the built heritage of the district's towns, villages and countryside for future generations. This means encouraging good quality design, respecting the historic environment, and enhancing local character and distinctiveness whenever the opportunity arises.
- 7.104 There is growing recognition of the need to achieve a high standard of design in all forms of development. Good design is essential in order to produce attractive and sustainable places in which people will want to live, work, study and relax. It can help to reinforce community identity, create a sense of place, reduce crime, improve accessibility, and contribute to energy efficiency and biodiversity. The National Planning Policy Framework clearly establishes the responsibility of local planning authorities to secure good design and the importance of achieving high quality development that respects the environment.

- 7.105 Buildings and areas of architectural or historic interest are particularly important to protect since, by definition, they are impossible to replace. Lewes District has a rich and valued legacy of listed buildings and conservation areas, as well as historic parks and gardens, scheduled ancient monuments, and sites of archaeological importance. Such assets contribute to the district's cultural identity and unique sense of place and they need to be protected and treated with due sensitivity and care. The NPPF urges local planning authorities to give great weight to the conservation of designated heritage assets in considering the impact of development proposals.
- 7.106 Development is never too small to be considered in design terms. It is often the cumulative effects of extensions and alterations, rather than major new buildings, which impact on people's perceptions of a place. The local planning authority will seek to ensure that development at every scale responds appropriately to its context, protecting what is of value whilst enhancing the environmental qualities of the district for future generations. It will encourage the creation of functional, accessible, safe and sustainable development, which utilises its siting, layout, orientation and design to achieve the highest practicable degree of resource and energy efficiency.
- 7.107 The purpose of Core Policy 11 is to ensure a consistency of approach, whilst providing scope for innovative and imaginative design. In the consideration of development proposals, the local planning authority will also have regard to the *Manual for Streets* (DCLG/DETR 2007) and the *Lewes District Public Realm Framework* (LDC 2013).

## **Core Policy 11 – Built and Historic Environment and High Quality Design**

**The local planning authority will seek to secure high quality design in all new development in order to assist in creating sustainable places and communities. This will be achieved by ensuring that the design of development:**

- i. Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage;**
- ii. Within the South Downs National Park is in accordance with the National Park purposes and outside the SDNP has regard to the setting of the National Park and its purposes;**
- iii. Adequately addresses the need to reduce resource and energy consumption;**
- iv. Responds sympathetically to the site and its local context and is well-integrated in terms of access and functionality with the surrounding area;**
- v. Is adaptable, safe and accessible to all and, in relation to housing development, is capable of adapting to changing lifestyles and needs;**
- vi. Incorporates measures to reduce opportunities for crime or anti-social behaviour, including the provision of active ground floor frontages in town, district and local centres to assist with the informal surveillance of the public realm;**
- vii. Makes efficient and effective use of land, avoiding the creation of public space which has no identified use or function;**
- viii. Provides a satisfactory environment for existing and future occupants including, in relation to housing development, adequate provision for daylight, sunlight, privacy, private outdoor space and/or communal amenity areas;**
- ix. Minimises flood risk in accordance with Core Policy 12.**

**The local planning authority will safeguard historic assets, including scheduled ancient monuments, listed buildings (both statutory and locally listed), registered parks and gardens, the Lewes Battlefield (1264), and archaeological remains. Proposals which conserve or enhance the historic environment, including the sensitive use of historic assets through regeneration, will be encouraged and supported.**

**The local planning authority will seek opportunities to enhance the character and appearance of designated Conservation Areas, in accordance with the Conservation Area character appraisals.**



# Lewes District Local Plan

Part 2

Site Allocations and Development Management Policies

February 2020



Lewes District Council

## Rural Exception Sites

- 4.8. The shortage of affordable housing for local people can result from high house prices driven up by demand from people moving to rural areas, coupled with restricted scope for new house building. The strategic housing sites allocated in the Local Plan Part 1 at Lewes town, Newhaven, Peacehaven and Ringmer will help to increase the supply of affordable housing in the towns and larger villages in the district. However, in smaller villages and rural areas which have very limited or no facilities, new housing development will be focused on providing affordable homes which meet an identified housing need among local people who are unable to compete in the private housing market.
- 4.9. 'Rural Exception Sites' can be used to release sites to deliver affordable housing in rural communities where such land would not otherwise be used for housing. The Coastal West Sussex Strategic Housing Market Assessment recommends this as one of a number of mechanisms which should be used to increase the supply of affordable housing in rural areas. At the national level, the 2008 Taylor Review of Rural Economy and Affordable Housing urges the need for more proactive engagement to bring forward sites for affordable homes to meet local needs in smaller rural communities (generally defined as settlements with populations under 3,000).
- 4.10. It is important that housing schemes should be needs led, the starting point being that a need for housing exists in the parish, rather than the availability of a particular site. Proposed developments must be based on sound evidence of housing need and must fulfil the criteria as stated in Policy DM2 below. The ability of the proposed scheme to meet identified local housing needs must be clearly demonstrated to the satisfaction of Lewes District Council. This will be assessed using the Council's Housing Register and other available up-to-date housing needs assessments. It should also be demonstrated that the proposal is financially viable and deliverable.
- 4.11. Given that housing permitted through this policy is an exception to normal countryside policies, it is important that it remains 'affordable' in perpetuity. Only tenures which can be guaranteed to remain affordable in the long term will be permitted in such schemes. For example, general shared ownership schemes where occupiers can potentially purchase 100% of the equity will not be considered appropriate. Where planning permission would not normally be permitted for housing, it can still be difficult to encourage landowners to sell their land below open market residential values. In order to address this, a proportion of market housing may be permitted where it can be demonstrated that an affordable housing scheme would be unviable

without cross-subsidy. Viability will be independently assessed by the District Valuer, or equivalent, at the applicant's expense.

## **Policy DM2: Rural Exception Sites**

**Outside the planning boundaries, as defined on the Policies Map, proposals for affordable housing to meet local needs will be permitted where the following criteria are met:**

- (1) the proposed development will assist in meeting an identified and genuine local need in terms of the sizes, types, and tenures of the dwellings;**
- (2) the proposed development is within, adjacent to, or otherwise well related to an existing village or other settlement;**
- (3) the scale and design of the development is appropriate to the nature of the settlement and will respect its character and setting;**
- (4) the affordable housing is made available to, and will be retained in perpetuity for, households with a local connection;**
- (5) the proposed scheme is subject to an appropriate legal agreement to ensure that it is able to be properly managed by a partner Registered Provider or other approved body;**
- (6) development proposals within 7km of the Ashdown Forest comply with Core Policy 10(3) of the Local Plan Part 1.**

**The inclusion of open market housing will not normally be supported unless it can be demonstrated that an affordable housing scheme that meets the above criteria would be unviable without cross-subsidy. In such exceptional circumstances, the amount of market housing must be lower than the amount of affordable housing and at the lowest proportion that will enable the delivery of significant affordable housing.**

## **Accommodation for Agricultural and Other Rural Workers**

- 4.12. The NPPF states that one of the few circumstances where an isolated new home may be justified within the countryside is when the accommodation is essential to enable a rural worker to live permanently at or near their place of work. In Lewes district, it may often be as convenient and sustainable for such workers to live in nearby towns or villages, so avoiding new and potentially intrusive development in the countryside. However, it is acknowledged that there will be some instances where the nature and demands of certain rural businesses will make it essential for one or more

layout of development proposals and increasing opportunities for recreation, exercise and relaxation. The aim is to achieve an improved network of multi-functional green infrastructure that will open up opportunities for physical activity and social inclusion and provide wider community benefits, such as the conservation and enhancement of landscape character and biodiversity.

- 4.46. Since the adoption of the Local Plan Part 1, 11.8 ha of public open space has been provided at Newick, funded by new housing development in the village. This area comprises meadows, woodland, streams and ponds, providing Suitable Alternative Natural Greenspace (SANG) to help mitigate the impact of new development on the Ashdown Forest Special Protection Area. Significant improvements to outdoor play space provision have also been achieved at Newhaven, Peacehaven, Telscombe, Seaford and Wivelsfield, funded by housing development in these locations.
- 4.47. The Council expects the design of new open spaces in development proposals to take account of the range of technical guidance available through organisations such as Fields in Trust, Sport England and the Landscape Institute.

## **Green Infrastructure**

- 4.48. Core Policy 8 (*Green Infrastructure*) of the Local Plan Part 1 sets out the overall strategic framework for managing and enhancing the green infrastructure network across the plan area. Green infrastructure maintains critical ecological links between town and country and provides us with essential ecosystem services such as flood protection, clean air and water, carbon storage, food and materials. It also provides us with cultural services, such as access to the wider countryside, and health and well-being benefits through opportunities for walking, cycling and other activities, as well as contributing to the economy through the creation of attractive environments which can encourage business investment.
- 4.49. Unless development is carefully managed, there is a risk that it could result in increased pressure on existing green infrastructure resources and contribute to the future fragmentation, loss and deterioration of the district's habitats and species. However, at an individual site level, development can provide an opportunity to enhance the quality and quantity of green infrastructure, as well as improving its accessibility and connectivity, and ecological and social value. Policy DM14 therefore seeks to ensure that green infrastructure is delivered as an integral part of the design of new development proposals and achieves multiple environmental, social and economic benefits where appropriate.

## **Policy DM14: Multi-functional Green Infrastructure**

**Development will be permitted where opportunities for the provision of additional green infrastructure have been fully considered and would be provided where justified by the character of the area or the need for outdoor playing space. Green infrastructure provided as part of new development should incorporate features to encourage biodiversity and retain or, where possible, enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and ecological corridors should, where practical and appropriate, form an essential component of green infrastructure provision to ensure habitat connectivity.**

### **Outdoor Playing Space**

- 4.50. In line with Government guidance, it is considered essential that adequate provision for outdoor playing space is made in association with new housing developments in order to meet the recreational needs of new residents and to avoid exacerbating existing deficiencies. The existence of outdoor playing space encourages people to adopt an active lifestyle and also helps residents, both young and old, to play and socialise with others.
- 4.51. The Council therefore seeks to ensure that the provision of outdoor play and informal recreation space meets the needs arising from new development. The Council's adopted standards for outdoor playing space are based on benchmark guidelines published by Fields in Trust (FiT) to address issues of quantity, quality and accessibility (*Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, FiT 2015*).
- 4.52. Currently the overall provision of outdoor playing space in the district's towns and villages indicates that most fall below the FiT recommended levels, with a particular deficiency in the provision of children's play space. Consultation with the town councils confirms the overall deficiency at a local level, a situation that is often emphasised by local sports clubs and organisations.
- 4.53. The opportunities for providing additional outdoor sports facilities are limited due to the lack of sites in Council ownership. However, the Community Infrastructure Levy (CIL) provides a source of funding to enhance existing facilities, for example by the improved drainage of pitches, the provision of all-weather pitches, or the upgrading of ancillary facilities, to enable them to be used more intensively.

This is particularly important in terms of communal amenity areas for the benefit of occupiers or the wider community. Further tree and landscape advice is available on the Council's website.

## **Policy DM27: Landscape Design**

**Where appropriate, development proposals should demonstrate a high quality of landscape design, implementation and management as an integral part of the new development. Landscape schemes will be expected to:**

- (1) reflect, conserve or enhance the character and distinctiveness of the local landscape or streetscape and integrate the development into its surroundings, adding visual interest and amenity;**
- (2) encourage adaptation to climate change by, for example, providing areas to assist with flood mitigation or tree planting to assist with carbon capture and urban cooling;**
- (3) retain and incorporate existing healthy mature trees and hedgerows and replace any trees that need to be removed with trees of an appropriate species;**
- (4) where practicable, use material excavated from the site for re-contouring, infilling and top-soiling, ensuring that any land re-modelling respects the local topographic character;**
- (5) where appropriate, take opportunities to connect the development site to the existing green infrastructure network.**

## **Residential Extensions**

- 4.94. Extensions and alterations to dwellings are often a means of enabling people to better meet their housing needs without moving. Not all such proposals need planning permission (although they generally require approval under the Building Regulations). However, where permission is required they will be considered in terms of:
- relationship with the character and appearance of the principal building
  - compatibility with the general character of the locality
  - impact on the amenities of neighbouring properties
- 4.95. In order to demonstrate that a proposal will contribute positively to the character of the site and the surroundings and that due regard is given to how it will relate to both the dwelling and neighbouring development,



# Wivelsfield Parish

## Neighbourhood Plan 2015-2030



## Final Version

**September 2016**

Published by Lewes District Council and Wivelsfield Parish Council

Neighbourhood Plan Title: **Wivelsfield Parish Neighbourhood Plan (WNP)**



*Plan Liii: WNP Policies Map – Communities Facilities*

5.24 This policy serves two purposes: it supports development proposals intended to secure the long term benefit of a range of facilities that are important to the local community and it protects those facilities from unnecessary loss. In some cases, remaining viable will require investment in updating and/or increasing the size of the facility to support new uses. The Policies Map identifies the locations of the sites only. The land to which the policy applies comprises the building identified and its operating curtilage.

5.25 The policy complements LDLP1 Core Policy 7 by identifying those facilities that the local community strongly favours are retained. They comprise buildings and associated land, which may be capable of being extended or redeveloped in ways that are suitable to this rural location. However, the policy requires that proposals avoid increasing the use of the facilities to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking and noise or light pollution.

5.26 Although the majority of listed facilities are in established community use, the community also wishes to safeguard those facilities that comprise local businesses and employment where possible, and encouraged the sustainability of the local economy in a manner appropriate for the rural character of the neighbourhood, In accordance with Core Policy 4 of the LDC local plan.

### **Policy 5: Design**

*Development proposals will be supported provided their scale, density, massing (the general shape and size of a building), height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features, including trees, hedgerows, moats,*

*boundary ditches, ancient hedge banks, track ways and drove roads. . New development will be required to integrate with its surroundings and, where possible, should provide linkages to existing public access routes and nearby green spaces.*

*Development proposals in the Wivelsfield Green Area of Established Character, as shown on the Policies Map, will be supported provided they have paid special regard to characteristics of the area and otherwise satisfy the policies of this plan.*

*Proposals for the development of land within or adjoining the designated Wivelsfield Conservation Area, including proposals for the alteration of or addition to an existing building and structure within or adjoining the Conservation Area, must demonstrate that they have had special regard to the guidance of the adopted Conservation Area Appraisal.*

*Proposals for housing development must provide an appropriate number of car parking spaces as guided by the highways authority parking calculator but as a minimum must provide two off-street car parking spaces per dwelling unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required.*

5.27 This policy contains a series of design-related requirements of development proposals to ensure the delivery of high quality schemes that reflect the distinct character of the Parish.

5.28 It specifically seeks to prevent inappropriate development of land within the Wivelsfield Conservation Area and to preserve the character of the Wivelsfield Green Area of Established Character. In doing so, the policy complements LDP1 Core Policy 11 and Policy H12 of the 2003 Local Plan respectively.

5.29 The policy seeks to shape not just the appropriate design of new buildings but also of their surrounding spaces and landscape schemes. All new developments, whether built on sites identified in the WNP or on other sites within the Parish, should be of designs that respect the established sense of place and local character of the existing buildings in the area of the development and the surrounding countryside. This includes preventing the urbanisation of the villages, for example by resisting the loss of trees and hedgerows to create visibility splays or new footpaths. The Conservation Area and environmentally sensitive areas should be respected in the Parish and those in neighbouring parishes should be maintained.

5.30 The policy requires all housing proposals to achieve a minimum of two off-street car parking spaces per dwelling. This reflects community concerns that consented housing schemes of the last decade or so have unsuccessfully sought to constrain car ownership and use by under-providing for car parking. The Parish is not suited to high-density housing development schemes and so the majority of new housing in the plan period will serve households owning at least two cars. The County Council's parking calculator will guide how many spaces over the minimum number should be provided.

5.31 In which case, at least two off-street spaces should be provided, unless it can be demonstrated that the occupation of the dwellings will be confined to household types that tend to have lower than average car ownership, e.g. homes for older households. However,

even in these cases, it will be expected that at least one space will be provided per dwelling with a pool of additional spaces dedicated to visitor parking.

#### Policy 6: Green Infrastructure & Biodiversity

*Where appropriate, development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets and the provision of additional habitat resources for wildlife and green spaces for the community. This should include enhancing ecological networks and linking habitats where possible.*

*Appropriate surveys must be undertaken where new development is likely to impact on protected species.*

*Development proposals that enable the protection and enhancement of the key features of the Parish landscape, such as the farmlands, woodlands, hedges, ponds, wildlife corridors and other natural heritage sites, will be supported.*

5.32 This policy refines Core Policy 8 of the LDLP1 and applies it to the specific characteristics of the Parish. In doing so, the policy:

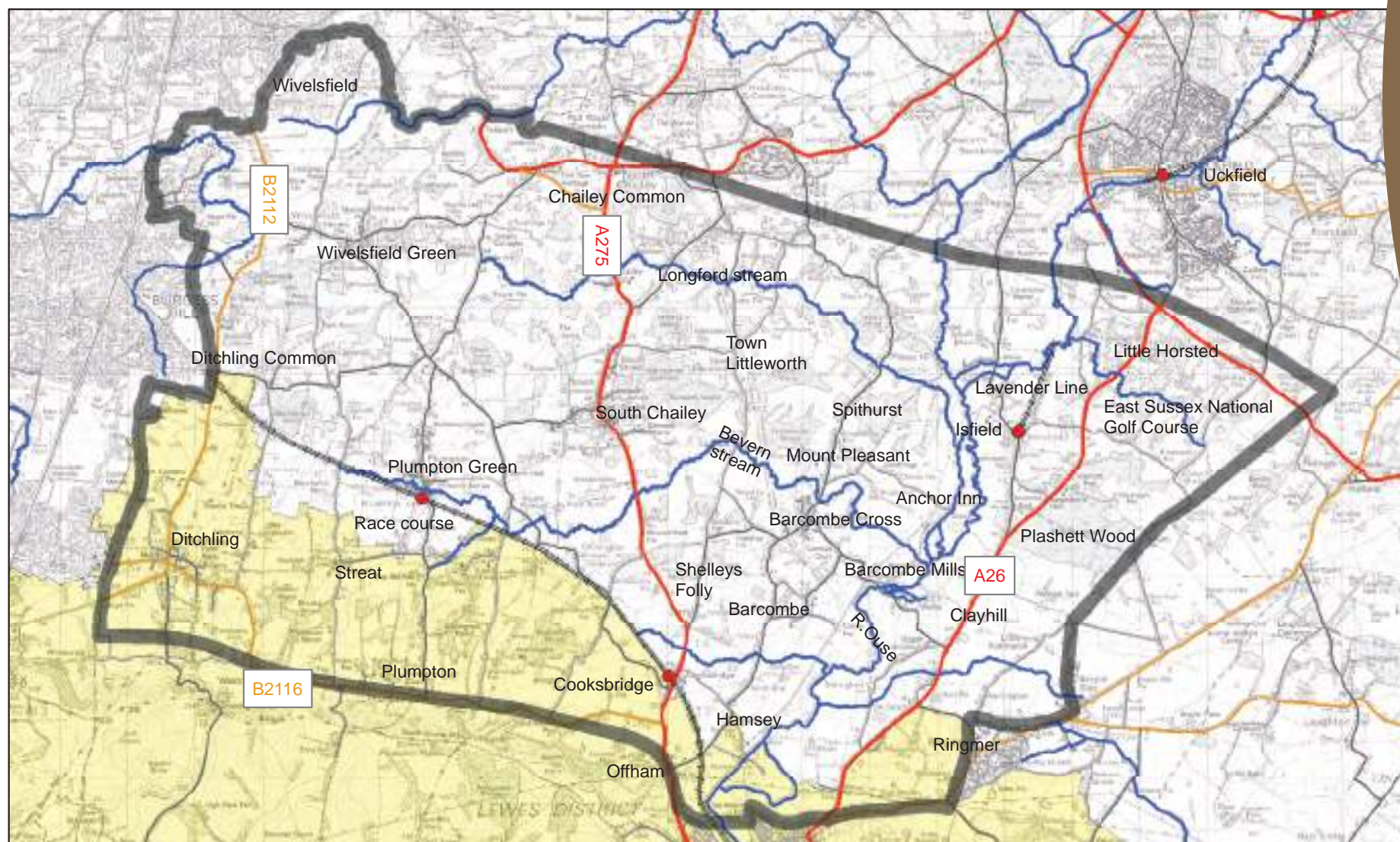
- encourages the productive use of viable farmland;
- encourages landowners to maintain and manage woods, hedges, ditches and habitats;
- encourage landowners and other responsible organisations to maintain public footpaths and bridleways and encourage the public to use them;
- requires that developments should not significantly affect habitats for flora and fauna and wildlife corridors and if they do appropriate mitigation measures should be undertaken in agreement with the relevant authorities;
- expects developments to use natural Sussex post/rail fencing or hedges for boundaries and not close boarded fencing in order to preserve wildlife corridors; and
- requires that developments should not affect ponds and lakes (natural and man-made), streams and rivers (surface and underground) and adequate measures, in consultation with appropriate authorities, should be undertaken to prevent localised flooding.

#### Policy 7: Local Green Spaces

*The Neighbourhood Plan designates land to the south of Green Road and west of Wivelsfield Primary School, as shown on the Policies Map M as local Green Space.*

# Western Low Weald

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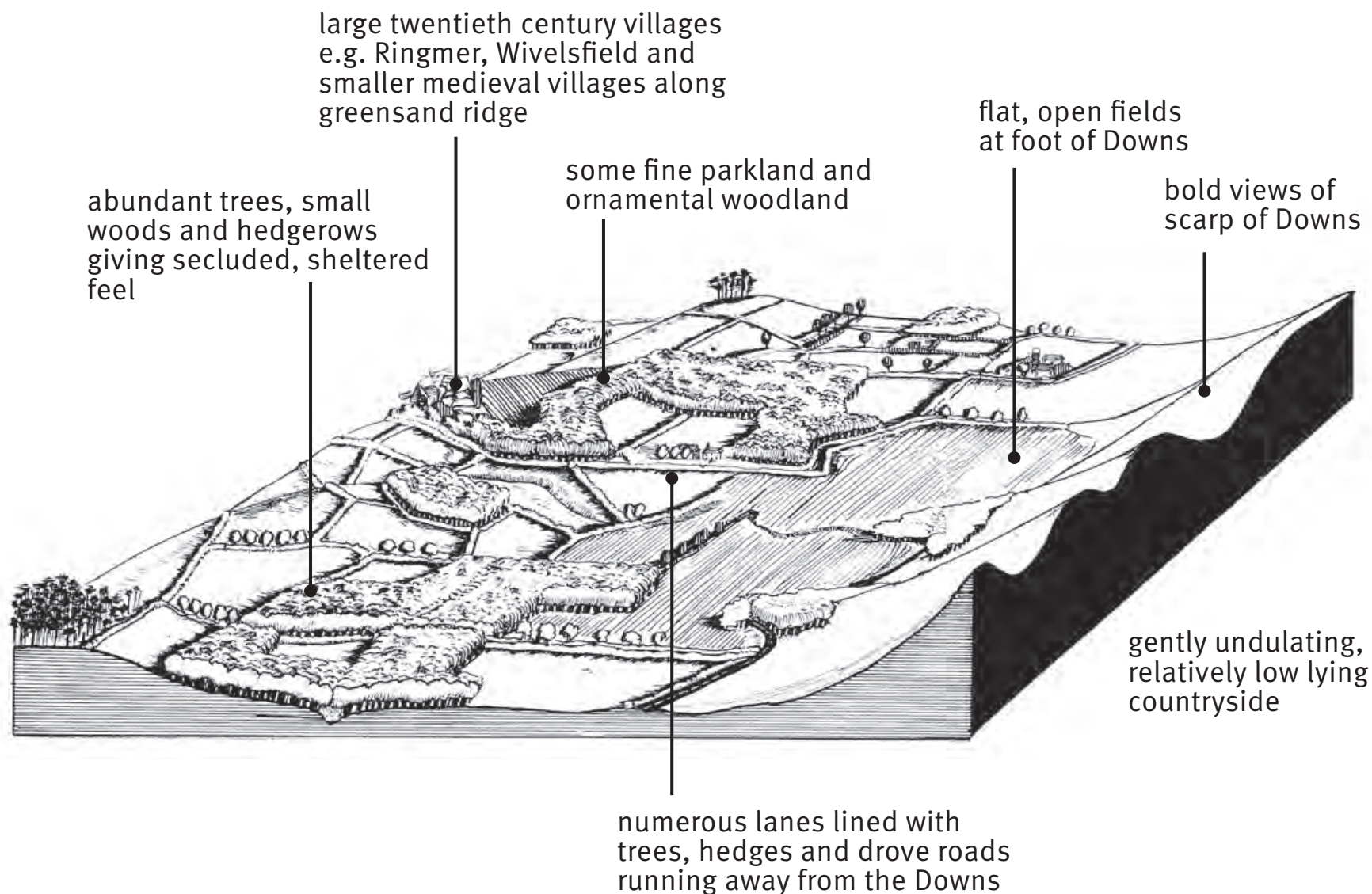
14 Western Low Weald Landscape Character Area

 South Downs National Park

0 0.5 1 2 3 4 Kilometers

# Western Low Weald

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# Western Low Weald

## Contents

- A. Landscape Description
- B. Landscape Evaluation
- C. Vision and Strategy
- D. Guidelines for Managing Change

### A Landscape Description

#### Key Landscape Characteristics

- A gently undulating and low lying topography with highest points on the green sand ridges and lowest in the river and stream valleys.
  - Unspoilt and distinctive rural character with few intrusive features and no large urban areas.
  - Fields are generally small and irregular; many formed from woodland clearance and often bounded by remnant woodland strips known as shaws.
  - A largely pastoral landscape, especially on the heavy clay soils. Red Sussex cattle and Southdown sheep are local breeds which have been present for many centuries.
  - More mixed and arable farming on the higher ground and lighter soils.
  - Scattered tree features including distinctive mature oaks, tree belts, woods, parkland and hedgerow trees give an impression that the area is well wooded.
  - A few scattered larger woods which are usually ancient in origin notably Plashett, which is an SSSI, and Warningore woods.
  - Seasonal impact of carpets of celandine, wood anemone and bluebells in woodland
- Generally across the area there is a strong historic landscape structure with a patchwork of medieval assart fields and hedgerow boundaries.
  - Some areas of intensive arable agriculture and large fields where trees and hedges have been lost especially in the Ouse Valley, around Ringmer and at the foot of the Downs around Plumpton.
  - Some smaller historic designed landscapes in the grounds of fine country houses and scattered parkland, e.g. Plashett Park and Offham House.
  - Manor houses often with medieval origins such as Middleton Manor, Plumpton Place, Streat Place, Isfield Place and Rynghmer Park.
  - Evidence of Roman occupation and roads across the area, for example between Hassocks and Barcombe.
  - The area has sites which are important to understanding the complex Wealden geology.
  - There are clay pits and brick manufacturing at Chailey and Hamsey and a sandpit at Plumpton.
  - Oak and ash as predominant mature tree species in woods and hedges with field maple, wild cherry and hornbeam (coppice) also frequent, there are a few remnant mature elm trees. Alder and willow are common in the river valleys. Lime trees and horse chestnut are frequent in designed landscapes and along roadsides.
  - Areas of remnant heathland and common land which are valued for public access and as remnant and scarce lowland heath, notably at Ditchling and Chailey Common. Both of which are SSSIs and the latter is also a LNR.
  - The flat and sometimes wide expanse of the River Ouse Valley.

# Western Low Weald

- Gently winding often tree lined minor river and stream valleys, most as tributaries to the Ouse.
- Scattered settlement of frequently picturesque villages and farmsteads, particularly on the Greensand ridge running parallel with the Downs.
- Small vernacular churches in hamlets and villages.
- Distinctive vernacular buildings associated with farmsteads including many ancient farm house barns such as the clunch barn at Hamsey.
- The vernacular building material for the area is timber frame and principally oak.
- Typical building materials since the late 18 century include local brick, white weatherboarding, clay tiles and Horsham slabs on the roofs of larger buildings and churches.
- Well managed village and farm ponds as focal points.
- Larger 20th century villages which have grown on the main road and rail routes at Plumpton Green, Wivelsfield Green and Ringmer.
- Frequent wide views of the bold scarp of the Downs to the south and 'big skies'.
- Areas of tranquillity away from the main centres of settlement and roads.
- Distinctive pattern of north south orientated route ways and lanes which are considered to be drove roads along which farmers traditionally took their stock to the Downs. Typically these link with the steep bostals which climb the scarp slopes.
- The Ouse Valley long distance path and boating attraction at The Anchor Inn, Barcombe.

- Mineral workings at South Chailey and Streat.
- Chailey windmill is in the heart of the area and is seen in wide views from the South Downs.
- Few main roads cross the area with the exception of the two north south A26 and A275 roads. The B2112 to the west of the area is a busy commuter route which puts pressure on the historic village of Ditchling. The B2116 running along the southern edge of the area under the north scarp of the South Downs is also a busy route. Rat running and fast traffic on minor roads which link these busy routes is intrusive.
- The mainline London to Lewes railway crosses the area.
- Part of the disused Lewes to Uckfield railway line supports the Lavender Line steam railway at Isfield.
- The heritage Bluebell Railway restores and runs steam trains from Sheffield Park via Horsted Keynes to East Grinstead.

## Cultural Associations

The village of Ditchling and surrounding areas have a long history of arts and crafts where Eric Gill founded The Guild of St Joseph and St Dominic on Ditchling Common.

More recent resident artists have included John Skelton (sculptor) who had a workshop which is still run by his daughter in Streat, Raymond Briggs (illustrator) lives in Westmeston and painter John Dunn.

# Western Low Weald

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**Table 1 Key positive Landscape Attributes**

- Unspoilt and distinctive rural character with few intrusive features and no large urban areas.
- Fields are generally small and irregular; many formed from woodland clearance and often bounded by remnant woodland strips known as shaws.
- A largely pastoral landscape especially on the heavy clay soils. Red Sussex cattle and Southdown sheep are local breeds which have been present for many centuries.
- Scattered tree features: mature oaks, veteran trees, tree belts, woods, parkland and hedgerow trees give an impression that the area is well wooded.
- A few scattered larger woods which are usually ancient in origin notably Plashett and Warningore.
- Generally across the area there is a strong historic landscape structure with a patchwork of medieval assart fields and hedgerow boundaries.
- Some smaller historic designed landscapes in the grounds of fine country houses and scattered parkland, e.g. Plashett Park, Offham House and Mount Harry.
- Manor houses often with medieval origins such as Middleton Manor, Plumpton Place, Streat Place, Isfield Place and Ryngmer Park.
- The flat and sometimes wide expanse of the River Ouse Valley.
- Gently winding often tree lined minor river and stream valleys, many as tributaries to the Ouse.
- Small vernacular churches in hamlets and villages.
- Chailey windmill.
- Distinctive vernacular buildings associated with farmsteads including many ancient farm houses barns such as the clunch barn at Hamsey.
- Well managed village and farm ponds as focal points.
- Frequent wide views of the bold scarp of the Downs to the south and 'big skies'.
- Areas of tranquillity away from the main centres of settlement and roads
- Distinctive pattern of north south orientated route ways and lanes which are considered to be drove roads along which farmers traditionally took their stock to the Downs. Typically these link with the steep bostals which climb the scarp slopes.
- Areas of remnant heathland and common land which are valued for public access and scarce habitat.

# Western Low Weald

## B Landscape Evaluation

**Table 2 Current Condition**

This is a largely unspoilt and pleasant rural landscape with few intrusive features. The landscape is in generally good condition and well managed as farmland with a strong historic structure. This is reflected in the southern part of the area which is in the South Downs National Park and is the setting for the downland scarp. The larger villages have some modern urban edges which intrude into the rural countryside. In areas with more intensive arable agriculture the hedgerows and hedgerow trees have been removed which detracts from the distinctive pattern and character of the landscape. In areas around settlements and on large estates the replacement of hedges with wire fencing for horse paddocks dilutes field patterns. Loss of trees along the rivers and especially in the southern part of the Ouse Valley and creation of engineered flood defences and channels has detracted from the landscape. Some farms have intrusive modern buildings and associated clutter. Lack of traditional woodland management has led to a decline in the condition of the Wealden woodland with the significant exception of Plashett Wood. The Low Weald is identified in the NCA as of outstanding priority for woodland conservation.

## Forces for Change impacting on positive Landscape Attributes

### Past / Current forces for change

- Expansion of larger villages
- Expansion of Plumpton Agricultural College to accommodate new buildings, a wider variety of activities and intensified agricultural uses.
- A significant increase in viticulture across the area with some significant wine producing estates being established.
- Loss of mature trees due to natural ageing and lack of replacement and disease, notably elms and more recently a potential risk to ash trees.
- Loss and decline of unimproved traditional hay meadow.
- Loss and decline of ancient woodland due to coniferisation and incursion of clay pits.
- Loss and decline of hedges and hedgerow trees and consequential fragmentation of the landscape due to farm diversification and reducing management.
- Creeping fragmentation of farmland by hobby farming, pony paddocks and garden expansion.
- Loss of trees along rivers due to maintenance regimes, agricultural intensification and engineering works.
- Expanding waterworks and engineered reservoir at Barcombe Mills.
- Golf course developments at Horsted Park and Ditchling.
- Loss of historic parkland, however this is being addressed by agri-environment schemes.

# Western Low Weald

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- Development of Plumpton Racecourse.
- Creeping suburbanisation and cumulative changes in the rural landscape, roads and villages which are not in sympathy with local distinctiveness or vernacular architecture, including barn conversions.
- Water quality in the Ouse catchment and Nitrite Vulnerable Zones.
- Changes in the types and frequency of grazing animals in the countryside impacts on character as they are a characteristic feature. Lack of grazing can give an unmanaged appearance to the landscape and reduce the biodiversity value.
- Farm Environment Plans including organic farms at Plumpton and Streat and stewardship schemes notably in the Ouse Valley.
- Woodland grant schemes have been taken up across the area including planting of new woods.
- Regenerating birch and pine on heathland due to lack of grazing
- Mineral extraction from various the clay pits and sand extraction at Novington pit.
- Decline and neglect of Riparian landscapes and farm ponds, which is being addressed by Stewardship agreements
- Butterfly conservation measures notably to conserve the Pearl Bordered fritillary in woodland areas.
- Increased water abstraction reducing water in stream and rivers.
- Climate change affecting species composition and increasing the risk of drought / flood events.

## Future Forces for Change

- Settlement growth around the larger villages of Plumpton Green, Wivelsfield Green and Wivelsfield.
- The impact of traffic on rural roads and increasing recreational visitors due to expansion of towns on the edges of the character area, notably Burgess Hill, Haywards Heath and Uckfield.
- Continued expansion of Plumpton College.
- Increasing traffic on rural lanes and in villages impacting on tranquillity and on the rural character where passing and large vehicles cause erosion to banks and verges.
- Demands for traffic calming and road improvements which could introduce increasing urban clutter to rural roads, villages and lanes.
- Continued agricultural change due to changing markets, economic pressures and response to climate change.
- The spread of small agricultural holdings, to hobby farming, paddocks and allotments for local food production.
- Pressure for locating renewable energy facilities for solar, wind and bio energy.
- Pressure for more local waste recycling facilities down to the domestic level.
- Changes to heathland management regimes and increased visitor pressure.
- Continuing decline in heathland management leading to further loss of open heath due to incursion by scrub and trees.
- Pests and diseases of trees which could impact significantly on the mature tree stock. E.g. Ash dieback.
- Water quality in the Ouse catchment and in the Nitrate Vulnerable Zone which extends into the North West corner of the area.

# Western Low Weald

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**Table 3 Potential Impacts of Climate Change**

- Potential changes in woodland / tree species composition and accelerated growth of species such as birch,
- Changes in ground flora which produce very distinctive seasonal displays e.g. bluebells may disappear.
- Increased magnitude of storm events could make woodland edges and trees features vulnerable, especially over mature and champion trees
- Increased prevalence of pests and diseases due to warmer weather, wetter conditions could have devastating effect as DED did in the 1970s e.g. Phytophthora on Oak and Alder and the recent spread of horse chestnut disease.
- Changes in precipitation and temperatures will change the types of crops that farmers grow.
- Potential impact on the viability of grazing sheep, dairy and beef.
- Increased temperatures and a decline in precipitation levels may dry out wetland habitats and ponds and alter stream flows.
- A change in the vegetation composition of heathland and other species rich habitats. Rising temperatures and increases in CO<sub>2</sub> / nitrogen can favour grasses over heath and wild flowers.
- Drought conditions could increase the susceptibility of heath lands to fire.

# Western Low Weald

## C Vision and Strategy

**Table 4 Vision**  
**(as an update of the County Landscape Assessment 2009)**

A high quality distinctive lowland Wealden landscape providing a variety of experiences. An abundance of trees, woods and hedges which reinforces local experiences of remoteness and tranquillity. A strong sense of the historic landscape with intricate field patterns and ancient hedgerows. Conservation and enhancement of the open nature of the Ouse River Valley. A scattered settlement pattern centred on the established and often historic service villages. A strong sense of place provided by local vernacular design and architecture. Wide uninterrupted views of the Downs and 'big' skies. A strong landscape structure which can accommodate pressure for change and development without detracting from the historic character. Enhanced and protected natural habitats and a rich wildlife resource. Well managed recreational opportunities on the extensive rights of way and lanes network. The area recognised as a gateway area to the South Downs National Park.

As noted in the current Landscape Character Guidance – A Landscape Strategy identifies *“what change if any is desirable for any landscape character area as a whole?”*

### **Landscape change and adaptation to meet the strategy requires:**

1. Planning for the enhancement of the Biodiversity Opportunity Areas in the mid Ouse flood zone and the western Ouse streams.
2. Protect and manage existing habitats and plan for restoration of hedges and riverside vegetation to restore habitat linkages and continuity.
3. Manage the habitat enhancement of Ditchling and Chailey Commons and other heathland.
4. Consider the potential to plan for multifunctional Green Infrastructure (GI) in this character area particularly in response to a growing population and new development.
5. Build on the existing GI assets of the Ouse Valley, the network of country lanes, public rights of way and woodland to maximise recreational opportunities.
6. As part of planning for GI consider opportunities to address the Natural England requirement to mitigate any additional pressure on air quality in Ashdown Forest.
7. Plan for enhancements to Ditchling Common to serve the planned GI network around Burgess Hill and complete the Green Circle. [www.bh-green-circle.org.uk/sites/the-burgess-hill-green-circle-network](http://www.bh-green-circle.org.uk/sites/the-burgess-hill-green-circle-network).
8. Through planning controls integrate proposed and existing development into the landscape through planting of tree features and woodland to define the village boundaries with the countryside. For example, Plumpton Green and Wivelsfield Green.
9. Ensure that the design and layout of new developments respect the character and form of the landscape and existing settlements.
10. Control the spread of suburbanisation by minimising clutter of signage and other urban features in lanes and villages.
11. Encourage the production and implementation of a comprehensive landscape strategy to integrate the recent and future developments and change at Plumpton College.
12. Consider appropriate species for new plantings to maintain landscape character and biodiversity but also adaptation to climate change influences.

# Western Low Weald

## D Guidelines for Managing Change

### Development considerations for housing and other development

Proposals in or adjacent to the South Downs National Park need to have regard to the SDNP: Partnership Management Plan

The main pressures for development in this character area will be to **accommodate housing for the rural populations. The pressure will mainly be** concentrated on the larger village service centres. There will be pressure to find opportunities for affordable housing in the smaller villages and hamlets. The important educational resource at Plumpton College is a specific development pressure in the area. Any new development should respect the key positive attributes in the landscape outlined in Table 1 above.

Proposed development should consider opportunities for proactively meeting the Landscape Change Strategy aims for this Landscape Character Area as set out in 1-12 above.

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Table 5

Current issues offering opportunities for protection and enhancement	Landscape Management Guidelines	Benefits delivered by Ecosystem Services for each area of interest
<p><b>Countryside and Farmland</b> Pressure for farm diversification and development of hobby farms, solar arrays, wind farms, waste recycling operations etc.</p> <p>Decline of dairy farming</p> <p>Land falling out of positive management and dereliction of farm buildings.</p> <p>Loss of historic field patterns and other boundary features.</p> <p>Deterioration of by ways and lanes due to erosion of un-surfaced routes by horses, bikes and 4 wheel drives.</p> <p>Damage to verges on narrow country lanes caused by increasing size of farm vehicles and passing traffic.</p> <p>Flooding of farmland and properties affecting the viability of farms.</p> <p>Overstocking and arable production on some soils can result in soil erosion and reduce soil quality.</p>	<p><b>Countryside and Farmland</b> Encourage farm conservation schemes to conserve the essential landscape structure of hedges, trees and small woods. Maintain the mixed farmed character of the area. Protect and manage historic field patterns and conserve boundary features. Conserve and enhance drove routes, byways and rural lanes. Restore the structure of the historic landscape by strengthening hedgerow networks and field patterns through re-planting of lost sections and re-stocking with hedgerow trees. Use tree and woodland planting to screen intrusive farm buildings and other agricultural development. Enhance the biodiversity value of old pasture, drainage and river channels.</p> <p>Plan for and manage changes which may occur in the landscape due to changes in farm management brought about by economic influences and climate change.</p> <p>Address existing flooding issues of farmland and properties through flood management and by identifying areas which can provide flood alleviation.</p> <p>Reduce the risk and incidence of soil erosion by encouraging the restoration of arable land to pasture.</p>	<p><b>Provisioning services</b> Water availability Food production</p> <p><b>Regulating services</b> (water purification, air quality maintenance and climate regulation)</p> <p>Water quality and protected aquifers.</p> <p>Regulating water flow and preventing flooding</p> <p>Soil conservation and erosion control</p> <p>Habitat and species resilience to climate change</p> <p>Carbon sequestration. Areas of peat in the river valleys, hedges, trees and grassland regulate air quality by absorbing and retaining CO<sub>2</sub>.</p>

# Western Low Weald

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Current issues offering opportunities for protection and enhancement	Landscape Management Guidelines	Benefits delivered by Ecosystem Services for each area of interest
<p>Poor water quality in some ponds, ditches and streams.</p> <p>Loss of farm ponds</p> <p>Pressure on existing crops and native species due to climate change.</p>	<p>Apply best land management practices to prevent soil and fertiliser run off, thereby protecting surface and ground water.</p> <p>Restore farm ponds.</p>	<p><b>Cultural Services</b></p> <p>Sense of Place and local distinctiveness.</p> <p>Source of Inspiration</p> <p>Sense of History</p> <p>Tranquillity</p> <p>Biodiversity</p> <p>Informal recreational opportunities</p>
<p><b>Woodland</b></p> <p>Many woods are not in positive management.</p> <p>Some woodland grant schemes are addressing this notably at Plashett Wood SSSI (condition: unfavourable, but recovering, NE).</p> <p>Traditional management has stopped as it is not commercially viable e.g. coppicing.</p> <p>Coniferisation and lack of management of plantations due to poor access and low demand for timber.</p> <p>Tree diseases</p> <p>Invasive species competing with natives e.g. Spanish Bluebell, Himalayan balsam, Japanese knotweed, rhododendron</p>	<p><b>Woodland</b></p> <p>Actively manage woodland through coppicing to create a diverse age structure.</p> <p>Replace conifers with mixed broadleaved woodland.</p> <p>Create new woodlands to help to integrate new and existing development using locally indigenous species. Consider the need to adapt to changes enforced by climate change, such as specific tree diseases and possible adaptation in species selection.</p> <p>Consider appropriate species to maintain landscape structure, character and biodiversity.</p> <p>Plant new woodland to absorb development and as a sustainable source of timber.</p> <p>Conserve and interpret important woodland archaeology</p>	<p><b>Provisioning</b></p> <p>Fuel (woodfuel for local communities from woodland management)</p> <p><b>Regulating</b></p> <p>Carbon sequestration, woodland absorbs and holds CO<sub>2</sub>.</p> <p>Habitat and species resilience to climate change</p> <p><b>Cultural</b></p> <p>Tranquillity</p> <p>Sense of Place and local distinctiveness</p> <p>Cultural heritage (traditional woodland management)</p> <p>Biodiversity</p> <p>Informal recreation</p>

# Western Low Weald

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Current issues offering opportunities for protection and enhancement	Landscape Management Guidelines	Benefits delivered by Ecosystem Services for each area of interest
<p><b>Other key Habitats</b></p> <p>Deterioration and loss of habitats :</p> <p>Loss of river and streamside vegetation in the Ouse catchment.</p> <p>Deterioration of water quality in streams, ditches and ponds</p> <p>Financial and viable farming constraints affecting the continued management of heathland at Ditchling and Chailey Commons SSSIs (condition: generally unfavourable but recovering NE) reducing the biodiversity value.</p> <p>Loss of ancient hedges and hedgerow trees.</p> <p>Agricultural improvements to Grassland and meadows which reduces species richness.</p> <p>Ploughing up of old meadows.</p>	<p><b>Other key Habitats</b></p> <p>Encourage management of river and stream channels, especially conservation of riverside trees and vegetation.</p> <p>Conservation and re-creation of meadow and pasture habitats including wet meadows.</p> <p>Encourage the restoration of species rich meadows.</p> <p>Proactive management of lowland heathland.</p> <p>Continued grazing on heathland where practicable.</p> <p>Farm stewardship schemes to maximise biodiversity.</p> <p>Opportunities to maximise reed bed creation in the Ouse catchment.</p> <p>Encourage measures to improve water quality including organic farming.</p>	<p><b>Provisioning</b></p> <p>Nature's larder of free berries and herbs.</p> <p>Conservation of insect pollinators for pollination of crops.</p> <p><b>Regulating</b></p> <p>Habitat and species resilience to climate change</p> <p><b>Cultural</b></p> <p>Appreciation of nature</p> <p>Educational value</p> <p>Biodiversity</p> <p>Recreation</p>

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Current issues offering opportunities for protection and enhancement	Landscape Management Guidelines	Benefits delivered by Ecosystem Services for each area of interest
<p><b>Recreation, Green Infrastructure (GI) and ANGS (glossary)</b></p> <p>Pressure on bridleways and byways as multi use, including cycling and 4 wheel drives increasing erosion.</p> <p>Reducing funding to maintain the comprehensive existing rights of way network and long distance paths.</p> <p>Erosion on well used footpaths</p> <p>Lack of funding to manage and enhance GI.</p> <p>Need for better recreational linkages and improved sustainable transport corridors.</p> <p>Need for more ANGS and multifunctional GI including sustainable transport links and accessibility.</p> <p>Gentrification</p> <p>Loss of tranquillity due to more cars and access.</p> <p>Reducing public funds for the management of Ditchling and Chailey Commons heath land and conflicts with vehicles and dogs for grazing animals.</p>	<p><b>Recreation, Green Infrastructure and ANGS</b></p> <p>Where appropriate develop Green Infrastructure Strategies based on a county wide GI mapping. Plan for and manage recreational pressure on the countryside which could be affected by the increase in population in surrounding towns (Burgess Hill, Haywards Heath and Brighton) and the larger villages. Manage the Common land at Ditchling and Chailey as key recreational areas but also conserve as important lowland heath habitats. Consider opportunities to create new green corridors and improve existing as safe ideally motorised traffic free recreational routes.</p> <p>Ensure future management of the heathlands to maximise public access and biodiversity value.</p>	<p><b>Provisioning</b></p> <p>Protected farmland</p> <p>Accessible farmland and grazing pasture.</p> <p>Water quality</p> <p><b>Regulating</b></p> <p>Habitat and species resilience to climate change</p> <p>Water quality and protected aquifers.</p> <p>Regulating water flow and preventing flooding</p> <p>Carbon sequestration</p> <p><b>Cultural</b></p> <p>Sense of place</p> <p>Heritage assets and cultural heritage</p> <p>Inspirational</p> <p>Tranquility</p> <p>Biodiversity</p>

# Western Low Weald

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Current issues offering opportunities for protection and enhancement	Landscape Management Guidelines	Benefits delivered by Ecosystem Services for each area of interest
<b>Horse Keeping ('horsiculture') and small holdings</b> Deterioration of the character and quality of the landscape and loss of local distinctiveness. Can detract from historic field pattern where fences replace hedges. Can cause soil erosion.	<b>Horse Keeping ('horsiculture') and small holdings</b> Enhance the condition of areas of horsiculture and small holdings through the restoration of an intact, well managed hedgerow network and retaining a diverse grass sward by preventing overgrazing. Encourage local food production and allotment provision in areas where this will not detract from local landscape character.	<b>Provisioning</b> Grazing <b>Regulating</b> Habitat and species resilience to climate change <b>Cultural</b> Recreation Heritage assets Sense of Place and local distinctiveness Biodiversity
<b>The character of the villages</b> Gentrification Urbanisation Development pressures Gradual loss and deterioration of Heritage features. Increasing traffic on rural lanes and rat running to avoid congestion on A roads, notably the A27 around Brighton.	<b>Protect and Enhance the character of the villages</b> Encourage the production of Neighbourhood Plans which incorporate village design guides. Plan for new development in the villages to ensure it is designed to a high standard to reflect local character and sense of place. Establish defined development edges to villages with new tree planting. Prepare village design guides and tree conservation plans. Encourage local improvements to gardens and amenity areas through neighbourhood planning, amenity associations and 'Britain in Bloom' type initiatives. Consider initiatives to slow traffic on lanes and through villages.	<b>Provisioning</b> Local amenities and facilities. <b>Regulating</b> Use of sustainable materials Habitat and species resilience to climate change Water quality and protected aquifers. Regulating water flow and preventing flooding <b>Cultural</b> Sense of Place and local distinctiveness Heritage assets Recreation Biodiversity

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Current issues offering opportunities for protection and enhancement	Landscape Management Guidelines	Benefits delivered by Ecosystem Services for each area of interest
<p><b>Catchments, Flood management and SUDS schemes?</b></p> <p>Flooding in the Ouse Valley</p> <p>Flash floods and run off.</p> <p>Flooding of properties in low lying areas by river and ground water.</p> <p>Deterioration in water quality in the Ouse catchment due to pressure from agricultural intensification and diffuse pollution.</p>	<p><b>Flood management and SUDS schemes?</b></p> <p>Plan for flood management by reinforcing the riparian character by restoring natural river geomorphology and re-linking watercourses to their floodplains by extending areas such as wet meadow and woodland.</p> <p>Conserve and enhance existing man made and natural drainage features.</p> <p>Maximise opportunities for the creation of SUDs schemes which contribute to local amenity and habitat creation.</p>	<p><b>Provisioning</b></p> <p>Water conservation</p> <p>Water supply</p> <p><b>Regulating</b></p> <p>Flood control</p> <p>Protection of aquifers</p> <p>Water quality</p> <p>Soil conservation</p> <p><b>Cultural</b></p> <p>Sense of Place and local distinctiveness</p> <p>Amenity and recreation</p> <p>Biodiversity</p>

# Western Low Weald

## Glossary

(also refer to the full version in the County Landscape Assessment).

**ANGS:** Accessible Natural Green Space [Natural England - Accessible Natural Greenspace Standard \(ANGSt\)](#)

**Assart:** Field created from the clearance of woodland

**Clunch Barn:** constructed of a building material composed of hardened clay or chalk marl.

**Ecosystem Services:** The services provided by nature which support living systems and can be evaluated.

**Enclosure:** The separation of land from the common by fence or private use.

**GI or Green Infrastructure:** Multifunctional green areas which provide areas for recreation, wildlife, water supply catchment, flood relief, food or timber production.

**Local Nature Reserve:** Local Nature Reserve (or LNR) is a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006, by principal local authorities.

**Ramsar** sites are wetlands of international importance for biodiversity, designated under the Ramsar Convention.

**SNCI or Local Site:** a Site of Nature Conservation Importance.

**SSSI:** A national designation for Site of Special Scientific Interest, these may be of biodiversity or geological significance or both.

# Lewes Landscape Character Assessment

Lewes District Council

Project number: 60676353

May 2023

- Refer to relevant South Downs National Park Authority guidance for any other relevant guidelines to preserve the setting of the South Downs National Park.

### Development Guidelines

- Development should be limited and designed to retain the rural character of the area, including avoiding development on higher, more visible areas of the Landscape Character Area.
- Protect and retain existing vegetation across the Landscape Character Area, including ancient woodland and on the edge of settlement areas.
- Avoid any adverse impact to the South Downs National Park's special qualities, including the setting and intervisibility with the National Park, with reference to relevant guidance and noting the importance of views from Mount Calburn, Firle Beacon and Blackcap.
- The height, scale, massing and articulation of any new development to be of a similar character of the existing valued context via locally characteristic building forms, high quality detailing and sympathetic contemporary architecture.
- Any new development should be set within a robust landscape framework as part of a wider blue green infrastructure strategy.
- Ensure any development including lighting is assessed for its visual impact, including from the South Downs National Park.
- Avoid merging of existing settlement areas and consider the cumulative impact of additional renewable schemes within the landscape.
- Reinstatement of historic field boundaries where they have been lost to amalgamation and retain the ancient field pattern within future development.

## Landscape Character Area C3: Ditchling Common Western Low Weald

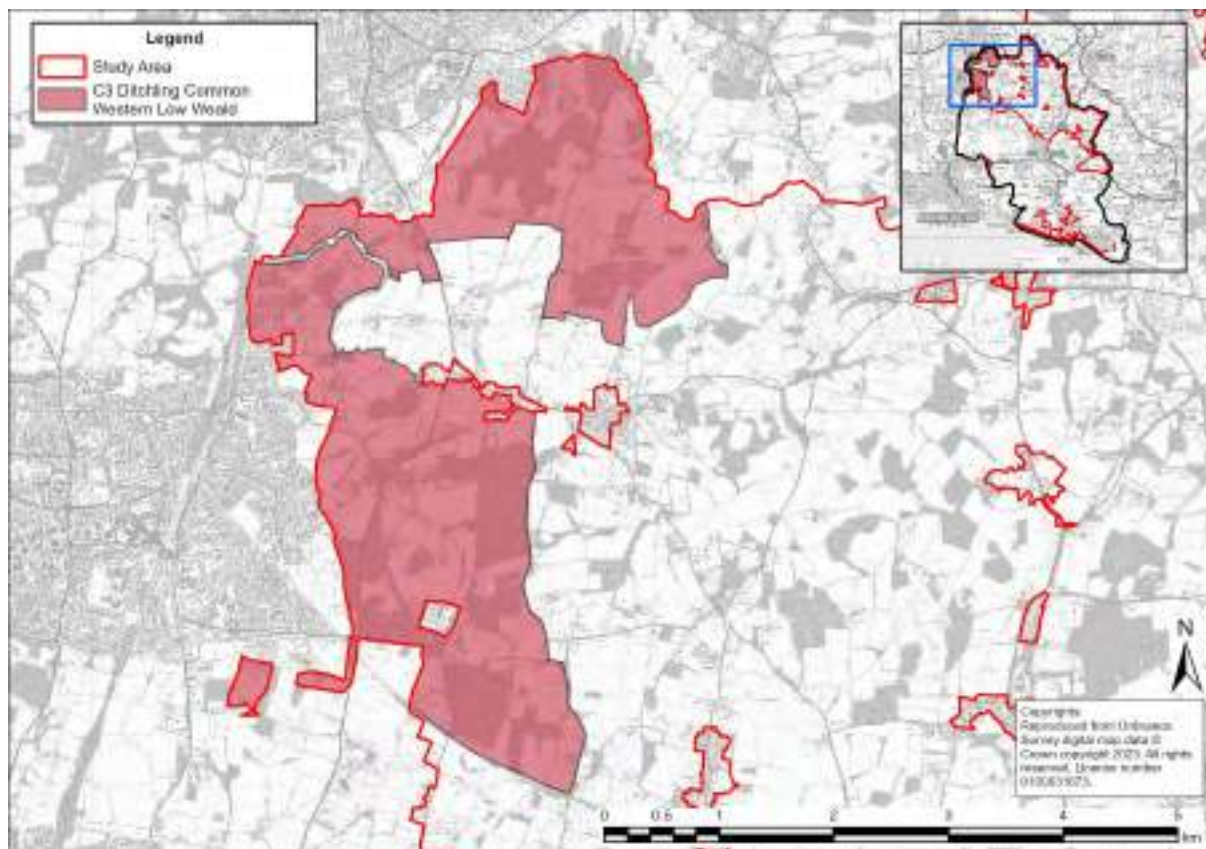


Plate 23: Extract of Figure 16 illustrating the extent of Landscape Character Area C3 in a fill



**Plate 24: View of heathland and scrub with a mature wooded backdrop in Landscape Character Area C3**



**Plate 25: View of mature wooded backdrop and electricity pylons in Landscape Character Area C3**



**Plate 26: View of enclosed public right of way in Landscape Character Area C3**

### Location and Boundaries

- 4.45 With reference to **Figure 16: Lewes Landscape Character Areas**, Landscape Character Area C3 comprises two areas of land, both within the northern part of the district. The Landscape Character Area is split by the Wivelsfield Ouse Catchment. The Landscape Character Area extends to the north of the South Downs National Park and east and south of the district boundary.
- 4.46 The Landscape Character Area lies to the west of the Barcombe, Plumpton and Cooksbridge Western Low Weald (C2) and Wivelsfield, Newick and Chailey Western Low Weald (C1) and to the north of Plumpton Scarp Footslope (F1).

### Summary of Landscape Character

- 4.47 The bedrock geology consists predominantly of sandstone, siltstone and mudstone. The soils consist predominantly of slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soils in the southern part of the Landscape Character Area and slightly acidic loamy and clayey soils with impeded drainage in the northern part.
- 4.48 The Landscape Character Area covers undulating landform between approximately +35m AOD to +75m AOD. There are localised falls in landform associated with streams and tributaries of the River Ouse.
- 4.49 The landscape is heavily characterised by the influence of large continuous and amalgamated blocks of woodland, creating high levels of enclosure. Ancient woodland scattered across the area, including larger areas within the southern part of the Landscape Character Area and a number of small to medium-sized areas in close proximity to one another in the northern part.

- 4.50 Development largely consisting of a dispersed pattern of scattered farmsteads and two storey residential dwellings, typically off ancient drove ways and contained by the mature vegetation network. There is area of denser development, including contemporary commercial built form, residential dwellings on the edge of Burgess Hill and a large-scale industrial park.
- 4.51 Recreational access comprises an extensive PRoW network, including the Sussex Border Way recreational route, and CRoW Access Land at Ditchling Common Country Park. Urbanising features include overhead lines, electricity pylons, route of the B2112, influence of Burgess Hill to the west and the railway line.
- 4.52 Overall, the Landscape Character Area comprises a rural character due to enclosure by mature vegetation and a typically dispersed built form pattern. However, there are several areas in the Landscape Character Area with prominent urbanising features, including in the western part adjacent to Burgess Hill.

## Key Characteristics

- The landform is undulating between approximately +35m AOD to +75m AOD.
- Localised influence of streams and tributaries of the River Ouse, including the Pellingford Brook, as well as small to medium-scale ponds, typically denoted by mature vegetation, on lower landform and sometimes noise of flowing water.
- Generally medium-scale field enclosures with some smaller field enclosures in the more settled southern and western parts of the Landscape Character Area, many formed from woodland clearance and often bounded by remnant woodland strips known as shaws.
- Predominantly assarted, enclosed agricultural land of ancient form, as well as some amalgamated, enclosed agricultural land of modern form in the northern part of the Landscape Character Area and planned, enclosed agricultural land of pre-modern form in the central and southern parts.
- Mixture of arable and pasture land use, with hedgerow and hedgerow tree boundaries of varied condition.
- Ancient woodland scattered across the area, including larger areas within the southern part of the Landscape Character Area such as Blackbrook Wood and a number of small to medium-sized areas in close proximity to one another in the northern part, including Strood Wood and Wilderness Wood. Vegetation cover also includes areas of heathland and scrub.
- Landscape heavily characterised by the influence of large continuous and amalgamated blocks of woodland, creating high levels of enclosure, a wooded backdrop in views and limiting long-distance views including those towards the rising landform of the South Downs National Park to the south. The Landscape Character Area forms part of the visual and landscape setting of the South Downs National Park.
- Development largely consisting of a dispersed pattern of scattered farmsteads, some of which blend into the wooded backdrop due to darker colours, and predominately two-storey brick and rendered residential dwellings, typically off ancient drove ways, resulting in a landscape typically with little relationship to the built form due to mature woodland vegetation.
- Pockets of contemporary built form, including several small and medium-scale commercial buildings including residential care facilities and linear residential dwellings on the edge of Burgess Hill on the western edge of the Landscape Character Area, which are localised detracting features from the local PRoW and road network where visible due to general containment by mature woodland vegetation.
- Visibility of a large-scale industrial park and associated metal fencing, outside the study area, in the south-western part of the Landscape Character Area from the local PRoW network, creating a localised detracting feature.
- Heritage associations include ancient Theobalds Bridleway which is an ancient route.
- Ditchling Common SSSI in the south-western part of the Landscape Character Area, exhibiting a rich flora and fauna including several types of acidic heath grassland and uncommon butterfly species.
- Ancient, fairly straight, north to south drove ways include the B2112, Streat Lane, Hundred Acre Lane, Spatham Lane and the route of the Sussex Border Way recreational route which continues onto the road network north of Wivelsfield.
- Recreational access comprises an extensive PRoW network comprising a mixture of open routes and those enclosed by woodland, including the Sussex Border Way recreational route and including routes through

and adjacent to farmsteads through the landscape. CRow Access Land at Ditchling Common Country Park in the south-western part of the Landscape Character Area, with parking and access to the various tracks.

- Heritage associations of listed buildings, typically associated with historic farmsteads.
- Influence of densely urbanised edge of Burgess Hill on the western boundary of the Landscape Character Area.
- Tall pylons and overhead lines in the northern part of the Landscape Character Area are detracting features and often visible from PRow routes.
- Main transport routes include the B2112 in the western part of the Landscape Character Area and the railway line denoting the southern boundary, which create localised audible and visual detracting features and decrease tranquillity in comparison to the more rural areas.
- Often an audible perception of vehicles which increases in proximity to the B2112.

## Forces for Change

- Increased agricultural pressure, further degradation of hedgerows and run-off into watercourses.
- Pressure for improvements to recreational access across the area, including along historic routes such as Theobalds Bridleway.
- Disease to trees, including the oak processionary moth.
- Climate change resulting in more extreme weather events, such as flooding due to rainfall patterns changing and heat stress relating to the landscape causing pressure on existing woodland cover.
- Further expansion of development in a landscape typically with little relationship to the built form due to mature woodland vegetation.
- Colour of new development in relation to the wooded backdrop.
- Improvements to the PRow network by local Sussex voluntary rights of way workers and increased recreational pressures from visitors.

## Landscape Management Guidelines

- Retain and enhance the green and blue infrastructure network including as part of the wider ecosystem of the South Downs National Park.
- Encourage local natural flood management initiatives in combination with ecological initiatives and requirements.
- Encourage improvements to vegetation including hedgerows in varying condition.
- Refer to relevant South Downs National Park Authority guidance for any other relevant guidelines to preserve the setting of the South Downs National Park.
- Continue to preserve and enhance the local PRow network.
- Support the aims and objectives of relevant designations, including heathland and rare species conservation.

## Development Guidelines

- Development should be limited and designed to retain the rural character of the majority of the area, noting that there are several areas with prominent urbanising features, including in the western part adjacent to Burgess Hill.
- Protect and retain existing vegetation across the Landscape Character Area, including ancient woodland and on the edge of settlement areas.
- Avoid any adverse impact to the South Downs National Park's special qualities, including the setting and intervisibility with the National Park, with reference to relevant guidance and noting the importance of views from Ditchling Beacon and Blackcap.
- The height, scale, massing and articulation of any new development to be of a similar character of the existing valued context via locally characteristic building forms, high quality detailing and sympathetic contemporary architecture.
- Any new development should be set within a robust landscape framework as part of a wider blue green infrastructure strategy.

- Any new development should include materials which are well integrated into the wooded backdrop within views through colour studies and references to published guidelines.
- Ensure any development including lighting is assessed for its visual impact, including from the South Downs National Park.
- Reinstatement of historic field boundaries where they have been lost to amalgamation and retain the ancient field pattern.

**Appendix EDP 6**  
**Mid Sussex District Council Landscape Planning Policies and**  
**Character Information**



# Mid Sussex District Plan 2014 – 2031

**Adopted**  
March 2018



## Development in the Countryside

### DP12: Protection and Enhancement of Countryside

Mid Sussex is a rural District, and the countryside is an asset that is highly valued by the Council and local residents and is recognised as having social value in enhancing the health and wellbeing of residents and visitors. The countryside is a working environment that needs to be managed in a way that enhances the attractiveness of the rural environment whilst enabling traditional rural activities to continue. The rural economy will be supported by other policies within this Plan that permit small-scale development and changes of use that will further economic activities that are compatible with the District's rural character. Its environmental worth will be protected and enhanced by the policies in this Plan, in particular the Natural Resources policies (DP37 – DP42).



The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. At the same time, it seeks to enhance the countryside, support the rural economy by accommodating well-designed, appropriate new forms of development and changes in land use where a countryside location is required and where it does not adversely affect the rural environment. New development to meet local needs can be proposed through Neighbourhood Plans where this will support local services and is otherwise compatible with District Plan policies.

The Capacity of Mid Sussex District to Accommodate Development Study (June 2014, paragraph 2.138) describes high quality soil as an invaluable and non-renewable natural resource and identifies provisional Agricultural Land Classification Grades across the District which suggest only 455.7 hectares of Grade 2 land (1.4% of the District) and no Grade 1 land within Mid Sussex. A large proportion of the District (63.8%) is Grade 3 land with the potential to be classified as Grade 3a (i.e. best and most versatile agricultural land). Not all land has been surveyed in detail and more detailed field surveys may be required to inform decisions about specific sites. Where identified, Grade 1, 2 and 3a agricultural land should be protected from development due to its economic importance and geological value. This is the land which is most flexible, productive and efficient and can best deliver future crops for food and non-food uses.

The Council has worked with West Sussex County Council to produce evidence, guidance and landscape strategy documents that will be referred to when implementing this policy. The Landscape Character Assessment for Mid Sussex (2005) provides a comprehensive account of the landscape character of Mid Sussex. The Assessment states that change needs to be managed so that important landscape characteristics are not lost and that opportunities to create new landscapes are maximised (paragraph 2.81). Historic Landscape Character Information (data held by West Sussex County Council) has been prepared for the District, which identifies important historic landscape features such as farmsteads and ancient field patterns.

The Strategy for the West Sussex Landscape (2005, paragraph 2.5) identifies the settlement pattern of the County – a network of small to medium-sized towns, villages and hamlets – as a strong defining characteristic. Built-up area boundaries, which set the boundaries between the built-up areas and the wider countryside, have been established for many years within the District and continue to be defined on the Policies Map.

The Capacity of Mid Sussex District to Accommodate Development Study (June 2014) summarises the relevant findings of the Landscape Capacity Study undertaken for the District in 2007 and includes an assessment of areas that were not included in the previous study. In addition to the significant proportion of the District under a national landscape designation (60%), the Capacity Study (paragraph 3.22) found that “even outside of the AONB and National Park, there are no areas assessed as having high landscape capacity (i.e. likely to be able to accommodate significant allocations of housing development)”. It is

therefore necessary that all development in the countryside, defined as the area outside of built up area boundaries, must seek to maintain or enhance the intrinsic beauty and tranquillity of the countryside.

Minerals are a finite resource and can only be worked where they are found. Therefore it is important to use them in the most efficient manner to secure their long term conservation. Where a development is sited in a West Sussex Minerals Consultation Area, further work will be required in conjunction with West Sussex County Council as the Minerals Planning Authority to identify whether minerals are accessible in sufficient amounts to be economically viable to extract.

In the interests of historic and nature conservation any development proposals in the countryside must be in accordance with policies DP29: Noise, Air and Light Pollution, DP34: Listed Buildings and Other Heritage Assets, DP35: Conservation Areas, DP36: Historic Parks and Gardens and DP38: Biodiversity.

## **DP12: Protection and Enhancement of Countryside**

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: A Landscape Character Assessment for Mid Sussex, A Strategy for the West Sussex Landscape, Capacity of Mid Sussex District to Accommodate Development Study.

**The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:**

- **it is necessary for the purposes of agriculture; or**
- **it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.**

**Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.**

**The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.**

**Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council.**

**Economically viable mineral reserves within the district will be safeguarded.**

## DP13: Preventing Coalescence

The settlement pattern of Mid Sussex makes an important contribution to the distinctive character of Mid Sussex and therefore a strategic objective of the Plan is to promote well located and designed development that reflects the distinctive towns and villages, retains their separate identity and character and prevents coalescence.

Policy DP13: Preventing Coalescence provides the policy framework for achieving the objective based on the Mid Sussex Landscape Character Assessment (2005) which has been jointly produced with West Sussex County Council and provides a profile of each of the distinctive Landscape Character Areas within the District. The Assessment provides further information on the development of settlements in the District, how the landscape has influenced the settlement pattern and the contribution that the settlement pattern makes to the overall character of the Mid Sussex Landscape (part three of the Assessment). Part four of the Assessment sets out land management guidelines for each of the character areas. This includes guidance on how new development could be managed within the landscape.



Areas considered in the Landscape Capacity Study and updated in the Capacity of Mid Sussex District to Accommodate Development Study (2014), plus five additional areas included in the Capacity Study, have all been assessed according to landscape character and visual sensitivity criteria in terms of their contribution to the separation between existing settlements.

## DP13: Preventing Coalescence

Strategic Objective: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.

Evidence Base: Mid Sussex Landscape Character Assessment; Capacity of Mid Sussex District to Accommodate Development Study.

**The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.**

**Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.**

**Local Gaps can be identified in Neighbourhood Plans or a Site Allocations Development Plan Document, produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection.**

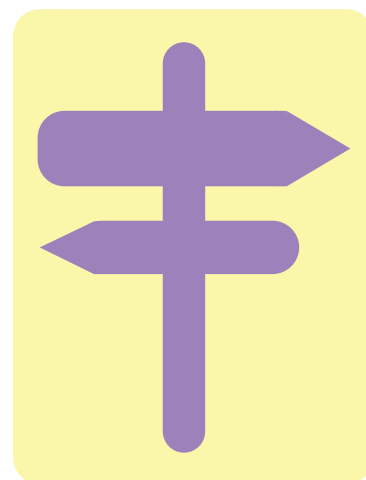
- The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;
- Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;
- The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;
- The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;
- The scheme protects the safety of road users and pedestrians; and
- The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.

## DP22: Rights of Way and other Recreational Routes

The District has a good, albeit fragmented network of footpaths, cycleways and recreational routes and these routes have the potential to provide good opportunities for sustainable transport and can facilitate healthy lifestyles. Public Rights of Way are identified as a primary environmental constraint to development in the Capacity of Mid Sussex District to Accommodate Development Study (2014, paragraph 6.9) due to both high environmental importance and the strong policy safeguards that apply to them. In accordance with the National Planning Policy Framework (paragraph 75), the District Plan will protect and enhance public rights of way, as well as Sustrans national cycle routes (identified as a secondary constraint in the Capacity of Mid Sussex District to Accommodate Development Study, paragraph 4.2) and other recreational routes.



The South Downs National Park Access Network and Accessible Natural Green Space Study assessed green infrastructure and access across the wider area including the entirety of West Sussex and the National Park. In Mid Sussex the study considers the potential for recreational pressure on the District's Accessible Natural Green Spaces (ANGs) from nearby settlements of Brighton, Crawley and Shoreham (which lack desired ANG provision) to be the main cross-boundary influence (Supporting Information, page 141). The protection and enhancement of Rights of Way and other recreational routes, including signage, is important therefore not only to maintain and improve access and provision for Mid Sussex residents but also for the benefit of the wider region.

Two Sustrans national cycle routes cross the District:

- NCN21 (Worth Way and Forest Way) Crawley to East Sussex via East Grinstead
- NCN20 (along the A23) London to Brighton via Crawley.

## DP22: Rights of Way and other Recreational Routes

Strategic Objectives: 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: Neighbourhood Plans; West Sussex Transport Plan 2011-2026; West Sussex Rights of Way Improvement Plan, South Downs National Park Access Network and Accessible Natural Green Space Study, Capacity of Mid Sussex District to Accommodate Development Study.

**Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes.**

**Access to the countryside will be encouraged by:**

- **Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;**
- **Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible;**
- **Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: 'multi-functional will generally mean able to be used by walkers, cyclists and horse-riders).**

## DP23: Communication Infrastructure

The District Plan supports improved digital connectivity, including the provision of high-speed broadband and 4G across the District, due to the benefits that it will bring to both business and residents in the District. The District Council supports the West Sussex – Better Connected Initiative, which aims to make it possible for 90% of the County to connect to Next Generation Access broadband (at least 24Mbps) and the remaining 10% hardest to reach areas with access to speed of at least 2Mbps. The adoption of a single County-wide approach to broadband delivery supports the objectives of the District Plan and the Gatwick Diamond Strategy's 'CONNECT' objectives.

The Coast to Capital Strategic Economic Plan (March 2014) also seeks to improve digital connectivity across the District, including the delivery of ultrafast broadband for the proposed Science and Technology Park in Burgess Hill.

In accordance with the National Planning Policy Framework (paragraph 43), the District Plan supports the expansion of electronic communications networks and infrastructure, currently including high speed



Evidence Base: Mid Sussex Infrastructure Delivery Plan.

**The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.**

Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:

- that the use is no longer viable; or
- that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or
- that a replacement facility will be provided in the locality.

The on-site provision of new community facilities will be required on larger developments, where practicable and viable, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document.

Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.

## Nature and Quality of Development – Design

### DP26: Character and Design

Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of the buildings. The policy requires high quality in design with new development that contributes positively to the private and public realm (including streets and open spaces), protects valued townscape, and creates accessible environments.

In relation to Gatwick Airport, any proposed development would need to comply with Aerodrome Safeguarding requirements to ensure that the operational integrity and safety of the airport are not compromised. For example there may be restrictions on height, on the detailed design of buildings or on development which might create an aircraft 'bird strike' hazard.



### DP26: Character and Design

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

Evidence Base: CABE Good Practice Guidance.

**All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:**

- **is of high quality design and layout and includes appropriate landscaping and greenspace;**
- **contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;**
- **creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;**
- **protects open spaces, trees and gardens that contribute to the character of the area;**
- **protects valued townscapes and the separate identity and character of towns and villages;**
- **does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);**
- **creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;**
- **incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;**
- **positively addresses sustainability considerations in the layout and the building design;**
- **take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;**
- **optimises the potential of the site to accommodate development.**

## DP27: Dwelling Space Standards

The purpose of this policy is to set minimum space standards for all dwellings to ensure that the floor area of new homes and associated storage space is sufficient in size to secure a satisfactory standard of accommodation for their residents. In March 2015 the Government published new national technical standards for new dwellings which precluded local planning authorities from imposing technical standards beyond the nationally described space standard. This standard can only be applied where a local planning authority has a policy in place to trigger its application.

Dwelling space standards ensure that all residential development in Mid Sussex is of an acceptable size for the wellbeing of future occupants, that there is appropriate circulation space and that homes

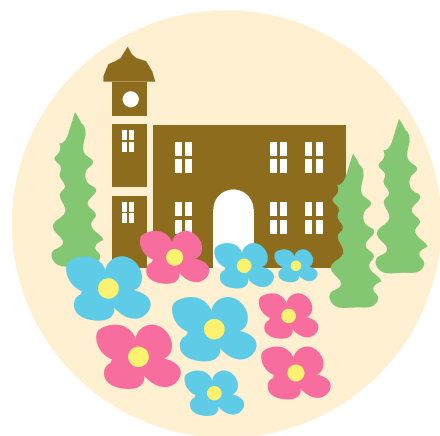


Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

### DP36: Historic Parks and Gardens

There are 9 Registered Parks and Gardens of Special Historic Interest in Mid Sussex. In addition there are a large number of historic parkscapes which are unregistered but which appear on the West Sussex Historic Environment Record. The need to protect such landscapes is also recognised.



### DP36: Historic Parks and Gardens

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record.

**The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.**

## Nature and Quality of Development – Natural Resources

### DP37: Trees, Woodland and Hedgerows

Trees, woodland and hedgerows make a valuable landscape, amenity and biodiversity contribution to the District, both in urban and rural areas. Mid Sussex is a heavily wooded district with two thirds of this being ancient woodland.

Trees, woodland and hedgerows form part of the District's green infrastructure, and in particular, are important for health and well-being, biodiversity, and increasing resilience to the effects of climate change.

Ancient woods are irreplaceable wildlife habitats with complex ecological conditions that have developed over centuries. They contain a wide range of wildlife including rare species, however, because the resource is limited and highly fragmented, ancient woodland and their associated wildlife are particularly vulnerable and must be protected from damaging effects of adjacent and nearby land uses that could threaten the integrity of the habitat and survival of its special characteristics.



The District Plan recognises this contribution and will support the protection of trees, woodland and hedgerows, as well as encouraging new planting. Development will be required to incorporate trees, woodland and hedgerows into the design and landscaping scheme.

All hedgerows on farmland and open land are protected and consent is required from the District Council to remove them. The Hedgerow Regulations 1997 also define 'important' hedgerows as being of particular archaeological, historical, wildlife or landscape value.

The District Council will make Tree Preservation Orders or attach planning conditions, in line with national guidance, to protect specific trees, a group of trees or woodlands in the interests of amenity or where they are threatened by development. The amenity value of trees will take into account visibility and characteristics relating to the individual, collective and wider impact including:

- Size and form; and
- Future potential as an amenity; and
- Rarity, cultural or historical value; and
- Contribution to, and relationship with, the landscape; and
- Contribution to the character and appearance of a conservation area.

### **DP37: Trees, Woodland and Hedgerows**

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

**The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.**

**Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.**

**Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.**

**Trees, woodland and hedgerows will be protected and enhanced by ensuring development:**

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
  - prevents damage to root systems and takes account of expected future growth; and
  - where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
  - has appropriate protection measures throughout the development process; and
  - takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
  - does not sever ecological corridors created by these assets.
- Proposals for works to trees will be considered taking into account:**

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

## DP38: Biodiversity

Coupled with the pressure for new development is the importance of conserving and enhancing areas of importance for biodiversity and nature conservation. The District has a number of valued landscapes, habitats and species which need to be protected and enhanced. The District Plan recognises the importance of the protection and conservation of areas of importance for nature conservation and the valuable contribution made by these sites and features in conserving biodiversity and geodiversity of our natural heritage, together with opportunities for education and employment. The District Plan also recognises the importance of the protection and conservation of areas outside of designated areas where these are of nature conservation value or geological interest especially where they contribute to wider ecological networks.



Mid Sussex lies adjacent to the Ashdown Forest (within Wealden District), a European designated Special Protection Area and Special Area of Conservation. Policy DP17: Ashdown Forest Special Protection area (SPA) and Special Area of Conservation (SAC) looks at protecting this area. Mid Sussex also contains 13 Sites of Special Scientific Interest, 50 Sites of Nature Conservation Importance and 6 Local Nature Reserves. Nearly 16% of the District is covered by Ancient Woodland.

This policy reflects the requirements of the National Planning Policy Framework (section 11) where it relates to biodiversity and the natural environment. It takes into account the duty on the District Council to have regard to the purpose of conserving biodiversity. Development proposals should be informed by local ecological and geological evidence and national guidance. Local ecological evidence should include protected and notable species as well as considering the potential effects of the development on the habitats and species on the Natural Environment and Rural Communities Act 2006 section 41 list.

## DP38: Biodiversity

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Biodiversity 2020; Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; Mid

# Mid Sussex District Plan 2021 - 2039

## Submission Draft (Regulation 19)



December 2023

## Further guidance

The Council will publish further guidance on implementing and delivering biodiversity net gain on its website and development proposals will need to take this into account. This guidance will be reviewed periodically to ensure it **reflects best practice, local priorities and opportunities.**

## DPN3: Green and Blue Infrastructure

### Policy: Strategic

#### Strategic Objectives:

**5** – Create and Maintain Green Infrastructure

**6** – Infrastructure to Support Sustainable Communities

**15** – Provide Cultural, Leisure and Sporting Facilities

Green and blue infrastructure delivers a range of environmental, **social and economic benefits including resilience to climate change, positive health and wellbeing effects, active travel opportunities,** nature-based solutions and supporting nature recovery.

Green and blue infrastructure functions at a variety of scales from individual street trees to large woodland; it is found from the local to the landscape scale. Green and blue infrastructure can also be formed of linear features such as roadside verges, rights of **way and rivers. There are many different types of green and blue** infrastructure and examples include:

Green and blue infrastructure typology	Examples
Parks and gardens	Urban parks, country and regional parks, formal gardens

Amenity green space	Informal recreation spaces, housing green spaces, domestic gardens, village greens, urban commons, other incidental space
Natural and semi-natural urban green spaces	Woodland and scrub, grassland, heath or moor, wetlands, open and running water, wastelands and disturbed ground
Green corridors	Rivers and canals including their banks, road and rail corridors, green <b>bridges, field margins, hedgerows,</b> cycling routes, pedestrian paths, and rights of way and other recreational routes
Vegetated sustainable drainage systems, SuDS	Green roofs, blue roofs, rainwater harvesting and smart controls, downpipe disconnection planters, <b>rain gardens and biofiltration strips,</b> swales, ponds, detention basins
Features for species	Bird and bat boxes, swift bricks, hedgehog holes
Other	Street trees, allotments, community gardens and orchards, private gardens, city farms, green walls, cemeteries and churchyards

Adapted from the Natural England Green Infrastructure Framework.

In line with Aerodrome Safeguarding Requirements any proposed green and blue infrastructure should be carefully designed to ensure that the bird strike risk to Gatwick Airport is not increased and the safety of the airport is not compromised.

### Green and blue infrastructure assets and links

Existing green and blue infrastructure assets, links and the overall multi-functional network will be protected and new green and blue infrastructure will be encouraged as part of development proposals. To ensure the existing green and blue infrastructure network

is protected and to help mitigate the effects of climate change, important green and blue infrastructure assets and links will be safeguarded from development.

Land which will be required to create and deliver a multi-functional 'Green Circle' around Burgess Hill will be safeguarded from development. In particular, the following areas as shown on the Policies Maps will be safeguarded as green and blue infrastructure and allocated for informal open space:

- Batchelors Field
- Land south of Greenlands Drive
- Nightingale Lane Meadows/ Nightingale Lane Open Space
- Hammonds Ridge Meadows
- Maltings Farm
- Malthouse Lane Meadows
- Eastlands Farm
- Grassmere Meadow
- Pangdene Lane Meadows
- Land north of Sussex Way
- Land to the north of Sheddingdean and Leylands Park
- Bedelands Farm Local Nature Reserve
- Land along the railway line to the north and south of **Wivelsfield Station**
- Land in the Northern Arc (Brookleigh)

The following areas as shown on the Policies Maps will be safeguarded and designated as green and blue infrastructure. In some cases, these areas are used for informal open space or linear open space and so the requirements of Policy DPI5: Open Space, Sport and Recreational Facilities may be relevant. It should be **noted that each designation may have different primary functions and green and blue infrastructure benefits:**

- Land from Turvey Wood/ Franklands Wood to the Scrase Valley, Haywards Heath
- Ashenground and Bolnore Woods, Haywards Heath
- Heath Recreation Ground, Haywards Heath
- Blunts Wood and Paiges Meadow LNR, Haywards Heath
- East Court & Ashplats Wood, East Grinstead

- Brooklands Park, East Grinstead
- Spring Copse, East Grinstead
- St. Margaret's Loop, East Grinstead
- A22 Beeching Way, East Grinstead
- Worth Way
- Forest Way
- Railway corridor throughout the district
- All SANG sites in the district
- All Local Wildlife Sites in the district

All development can play its part in protecting and providing green and blue infrastructure, however, the opportunities and measures available may vary depending on the type of development. Even if some provision of green and blue infrastructure appears to be small at an individual scale, taken together, individual actions can **be cumulatively effective and lead to positive changes for access** to nature, health and wellbeing, nature recovery, and climate change mitigation. Applicants will need to consider green and blue **infrastructure at the earliest stage to ensure effective incorporation** of measures.



## DPN3: Green and Blue Infrastructure

The protection of existing and provision of new green and blue infrastructure will be supported because it delivers **a range of environmental, social and economic benefits including resilience to the effects of climate change, positive health and wellbeing effects, active travel opportunities, nature-based solutions and supporting nature recovery.**

Green and blue infrastructure assets, links and the overall multi-functional network will be protected and enhanced by ensuring development:

1. Responds to and incorporates existing on-site and **off-site green and blue infrastructure into the development design and layout.**
2. Provides new green and blue infrastructure integrated into the development design.
3. Contributes to the wider green and blue infrastructure network by taking opportunities to improve, enhance, manage and restore green and blue infrastructure, and providing and reinforcing links to existing green and blue infrastructure including outside the development's boundaries to develop a connected network of multi-functional greenspace, including incorporating opportunities to contribute to strategic green and blue infrastructure.

Applicants will need to consider from the outset the landscape assets of the site and how they may be used to create part of a coherent landscape structure that links to existing and proposed landscapes to form open space networks whenever possible, revealing existing landscape features.

Green and blue infrastructure design will be expected to demonstrate through a green and blue infrastructure masterplan and statement that opportunities have been taken to:

4. Strengthen connectivity and resilience of ecological

networks.

5. **Improve resilience to the effects of climate change.**
6. Support health and wellbeing by providing access to green space, nature and rights of way.
7. Foster and improve understanding of green and blue infrastructure including natural greenspace and nature conservation features.

Green and blue infrastructure design will need to be informed by and respond to existing evidence and guidance on the multi-functional green and blue infrastructure network including Biodiversity Opportunity Area statements, priority and irreplaceable habitats, green infrastructure mapping, ecological surveys, landscape character assessments, local nature recovery networks and the Local Nature Recovery Strategy.

Appropriate arrangements and funding for the future long-term management, maintenance and stewardship of green **and blue infrastructure should be identified, implemented and delivered.** Where appropriate, the Council will seek to secure this via planning conditions and/or planning obligations.

### Green and blue infrastructure assets and links

To help deliver a multi-functional green and blue infrastructure network and to protect existing green and blue **infrastructure assets and links, the Council has identified** land to be safeguarded from development as shown on the Policies Map.

Land which will be required to create and deliver a multi-functional 'Green Circle' around Burgess Hill will be safeguarded from development and the 'Green Circle' will be allocated for informal open space as shown on the Policies Map.

Important green and blue infrastructure assets and links will be safeguarded and allocated as green and blue infrastructure as shown on the Policies Maps. In some cases,

these areas are used for informal open space or linear open space and so the requirements of Policy DPI5: Open Space, Sport and Recreational Facilities may be relevant.



## DPN4: Trees, Woodland and Hedgerows

### Policy:

### Non-Strategic

### Strategic Objectives:

**3** – Protect Valued Landscapes

**4** – Protected Built and Historic Environment

**5** – Create and Maintain Green Infrastructure

Trees, woodland and hedgerows make a valuable landscape, amenity and biodiversity contribution to the district, both in urban and rural areas. Mid Sussex is a heavily wooded district with two thirds of this being ancient woodland.

Trees, woodland and hedgerows form part of the district's green infrastructure, and in particular, are important for health and **well-being, biodiversity, and increasing resilience to the effects** of climate change such as by providing shade and carbon sequestration.

Ancient woodlands are irreplaceable habitats with complex ecological conditions that have developed over centuries. They contain a wide range of wildlife including rare species, however, because the resource is limited and highly fragmented, ancient woodland and their associated wildlife are particularly vulnerable and must be protected from further fragmentation and the **damaging effects of adjacent and nearby land uses that could** threaten the integrity of the habitat and survival of its special characteristics.

The District Plan recognises this contribution and will support the protection of trees, woodland and hedgerows, and their soils, as well as encouraging new planting. Development will be required to incorporate trees, woodland and hedgerows into the design and landscaping of a scheme.

Where it is deemed and robustly demonstrated there will be unavoidable residual damage or loss to ancient woodland, the measures taken to compensate for this must be of a scale and

quality commensurate with loss of irreplaceable habitat. However, it is important that any new woodland is created in the right place with the right species so the primary objective is to protect ancient woodland and prevent its loss or damage.

**Ancient, aged, veteran and notable trees identified through site surveys and assessments should be added to the Woodland Trust's Ancient Tree Inventory.**

**To avoid root damage and other adverse impacts, buffer zones** for ancient woodland and ancient, aged and veteran trees will be required. The standards set out in Policy DPN4 will create a **minimum root protection area, however, larger buffer zones may be required and the Council will expect applicants to demonstrate, through an assessment, that the distance and size of the buffer zone is appropriate and adequate to protect the trees, woodland and hedgerows.** In accordance with Natural England's Standing **Advice, buffer zones should not contain built or constructed features** including roads, pavements and private space such as residential **gardens. As sustainable drainage systems can affect the hydrology of a woodland, sustainable drainage schemes will only be allowed if they do not affect the root protection areas and if any change to the water table does not negatively affect ancient woodland or ancient, aged and veteran trees.** Any development proposals to include **built or constructed features within a buffer zone will need to demonstrate exceptional circumstances and this will be determined through the planning application process on a case-by-case basis.**

Hedgerows are an important habitat supporting a wide variety of **flora and fauna. Hedgerows are used for food and shelter and by** acting as wildlife corridors, hedgerows can also help species move through the landscape. In particular, hedgerows are vital for species like the rare hazel dormouse. Hedgerows also play an important **role in mitigating the effects of climate change by storing carbon** and providing shade.

All hedgerows on farmland and open land are protected and consent is required from the District Council to remove them. The **Hedgerow Regulations 1997 also define 'important' hedgerows as** being of particular archaeological, historical, wildlife or landscape

value.

The District Council will make Tree Preservation Orders or attach planning conditions, in line with national guidance, to protect **specific trees, a group of trees or woodlands in the interests** of amenity or where they are threatened by development. The amenity value of trees will take into account visibility and characteristics relating to the individual, collective and wider impact including:

- Size and form
- Future potential as an amenity
- Rarity, cultural or historical value
- Contribution to, and relationship with, the landscape
- Contribution to the character and appearance of a conservation area

All development to a greater or lesser extent can take account of trees, woodland and hedgerows and play its part in protecting them, however, the opportunities and measures available may vary depending on the type of development. Even if the provision of trees and hedgerows appears to be small at an individual scale, **taken together, individual actions can cumulatively be effective and** lead to positive changes for biodiversity, nature recovery, health and wellbeing, green infrastructure, and climate change mitigation. Applicants will need to consider trees, woodland and hedgerows at **the earliest stage to ensure effective protection and incorporation of** these features.

Development proposals will need to take into account relevant British Standards such as BS 3998: 2010 *Tree work – Recommendations* and BS 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

## DPN4: Trees, Woodland and Hedgerows

Trees, woodland and hedgerows will be protected because they are valuable natural capital assets including for biodiversity, nature recovery, green infrastructure, health and wellbeing, and increasing resilience to the effects of climate change.

### Protection of trees, woodland and hedgerows

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. As an irreplaceable habitat, ancient woodland and ancient or veteran trees and their soils will be protected. Where ancient wood pasture and historic parkland **are identified, these areas will have the same consideration** as other forms of ancient woodland.

Development (including construction and operational activities) that is adjacent to irreplaceable habitats including ancient woodland and ancient or veteran trees must **incorporate appropriate buffers and/or root protection areas.**

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted.

Development (including construction and operational activities) resulting in the direct or indirect deterioration, damage or loss of irreplaceable habitats including ancient woodland and ancient or veteran trees will not be permitted unless there are wholly exceptional reasons and in such circumstances, a suitable compensation strategy will be provided, including measures that respect the features and characteristics of the ancient woodland and ancient, aged or

veteran trees.

The value of trees, woodland and hedgerows individually and cumulatively in providing connectivity and continuity across the landscape and a network for nature recovery will be taken into account so that habitat fragmentation, particularly of large and extensive woodland areas, is minimised.

### New trees, woodland and hedgerows

Proposals for new trees, woodland and hedgerows must be of suitable species, usually native and from local or UK sourced stock, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows must be of a size and species that will achieve this purpose.

Proposals for new woodland creation will need to follow best practice guidance and take into account a range of considerations including all of the following:

- The biodiversity and amenity value of the existing habitat
- The landscape and its character
- Soil conditions
- Heritage and archaeology features
- Protected species
- Opportunities for natural regeneration
- Opportunities to connect to and extend existing woodland
- The long-term management arrangements for new woodland planting
- **Resilience to the effects of pests, disease and climate change.**

### Development and trees, woodland and hedgerows

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

1. Retains and incorporates existing trees, woodland and

hedgerows, including along the boundaries, into the design of new development and its landscape scheme.

2. Is orientated to have a positive edge to these features and the wider countryside.
3. Is designed to avoid the overshadowing of residential gardens which can lead to pressure for the removal of trees.
4. Prevents damage to root systems and takes account of expected future growth through respecting the root protection area.
5. Has appropriate protection measures throughout the development and construction process.
6. Secures appropriate long-term management and stewardship arrangements.
7. Where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management and stewardship.
8. Takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site **green infrastructure and increase resilience to the effects of climate change.**
9. Does not sever ecological corridors created by these assets and makes a positive contribution to the local nature recovery network and green infrastructure network.

All development proposed within 15 metres of any trees, measured from the trunk, will be required to submit an Arboricultural Impact Assessment and Arboricultural Method **Statement prepared by a qualified arboriculturist.**

Developments should integrate street trees and other urban greening measures into new streets and open spaces, and tree-lined streets will be encouraged. Appropriate species **must be selected ensuring tree roots have sufficient space** to support healthy, long-lived trees. Appropriate long-term management and stewardship arrangements will need to be in place and secured by planning conditions and/or planning obligations.

## Works to trees and hedgerows

Proposals for works to trees and/or hedgerows, including felling, will be considered taking into account all of the following:

- The condition and health of the trees and/or hedgerows.
- The contribution of the trees and/or hedgerows to the character and visual amenity of the local area.
- The amenity, biodiversity and nature conservation value of the trees and/or hedgerows.
- The extent and impact of the works.
- Any replanting proposals.

Inappropriate or excessive works to trees and/or hedgerows that will damage their health and/or amenity value and/or biodiversity value will be resisted.

Proposals for works to trees and/or hedgerows, including **felling, may be refused if sufficient information is not** provided to justify why works are necessary.

**Proposals for works to trees or proposals affecting trees will** need to be in accordance with the relevant British Standards. For example, BS 3998:2010 *Tree work – Recommendations* and BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* (or as updated).

The felling of protected or established trees will only be permitted if there is no appropriate alternative. Where a protected or established tree or group of trees is felled, a replacement tree or group of trees, on a greater than 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties. Replacement trees must be of suitable species, usually native and from local or UK sourced stock.

## Use of buffer zones

Development must be positioned as far as possible from **ancient woodland with a minimum buffer of 15 metres** maintained between ancient woodland and the development **boundary. A buffer will also be required for ancient, aged and veteran trees** and should be at least 15 times larger than the diameter of the tree or 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. To avoid damage to hedgerows and a reduction in its resilience **to change, an appropriate buffer strip along each side of** a hedgerow of a minimum 2 metres must be maintained. **The Council will encourage larger buffers and will expect** applicants to demonstrate, through an assessment, that **the distance and size of the buffer zone is appropriate and** adequate to protect the trees, woodland and hedgerows.

The size of a required buffer zone may need to expand according to the nature of the site and the size and nature of the proposed development, and if there are other impacts **likely to extend beyond the minimum buffer zone distance** such as significant engineering operations or after-uses that generate significant disturbance.

Buffer zones will be expected to contribute to green infrastructure and wider ecological networks, prevent fragmentation of habitats and consist of a semi-natural **habitat with appropriate planting. Buffer zones will be** expected to prioritise ecological enhancement rather than the amenity of the proposed development and should not contain built or constructed features including roads, pavements or private space such as residential gardens. These requirements **for an ancient woodland or tree buffer will apply unless** superseded by a more environmentally favourable national standard set out in legislation or guidance.



# 10. Countryside



<b>Countryside</b>	<b>DPC1:</b> Protection and Enhancement of the Countryside
	<b>DPC2:</b> Preventing Coalescence
	<b>DPC3:</b> New Homes in the Countryside
	<b>DPC4:</b> High Weald Area of Outstanding Natural Beauty
	<b>DPC5:</b> Setting of the South Downs National Park
	<b>DPC6:</b> Ashdown Forest SPA and SAC

## DPC1: Protection and Enhancement of the Countryside

### Policy: Strategic

#### Strategic Objectives:

**3** – Protect Valued Landscapes

**11** – Support Mid Sussex as a Visitor Destination

**15** – Provide Cultural, Leisure and Sporting Facilities

Mid Sussex is a rural district, and the countryside is an asset that is highly valued by the Council and local residents and is recognised as having social value in enhancing the health and wellbeing of residents and visitors. The countryside is also valuable in providing ecosystem services, delivering a nature recovery network and **providing resilience to the effects of climate change.**

The countryside is a working environment that needs to be

managed in a way that enhances the attractiveness of the rural environment whilst enabling traditional rural activities to continue. The rural economy will be supported by other policies within this Plan that permit small-scale development and changes of use that will further economic activities that are compatible with the district's rural character. The countryside's environmental worth will be protected and enhanced by the policies in this Plan.

The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. At the same time, it seeks to enhance the countryside, support the rural economy by accommodating well-designed, appropriate new forms of development and changes in land use where a countryside location is required and where **it does not adversely affect the rural environment or the other environmental and social benefits that the countryside provides.**

Agricultural land is graded into five grades:

- Grade 1 is excellent quality agricultural land.
- Grade 2 is very good agricultural land.
- Grade 3 is good to moderate agricultural land.
  - Subgrade 3a is good quality agricultural land.
  - Subgrade 3b is moderate quality agricultural land.
- Grade 4 is poor quality agricultural land.
- Grade 5 is very poor agricultural land.

The Capacity of Mid Sussex District to Accommodate Development Study (June 2014, paragraph 2.138) describes high quality soil as **an invaluable and non-renewable natural resource and identifies provisional Agricultural Land Classification Grades across the district** which suggest only 455.7 hectares of Grade 2 land (1.4% of the district) and no Grade 1 land within Mid Sussex. A large proportion of the district (63.8%) is Grade 3 land with the potential to be

classified as Grade 3a (Grades 1, 2 and 3a are defined as the best and most versatile agricultural land). In the High Weald AONB, both Grades 3a and 3b soils are important and contribute to the pastoral agricultural economy and landscape character.

Not all land has been surveyed in detail and more detailed field surveys may be required to inform decisions about specific sites. Where identified, Grades 1, 2 and 3 agricultural land should be protected from development. This is land which is most flexible, productive and efficient and can best deliver future crops and pasture for food and non-food uses.

Minerals are a finite resource and can only be worked where they are found. Therefore, it is important to use them in the most efficient manner to secure their long-term conservation. Where a development is sited in a West Sussex Minerals Safeguarding Zone or Consultation Area, West Sussex County Council as the Minerals Planning Authority must be consulted to identify whether minerals are accessible in sufficient amounts to be economically viable to extract. Applications for development should address the requirements of Policy M9 in the West Sussex Joint Minerals Local Plan (July 2018, Partial Review March 2021) (JMLP).

## DPC1: Protection and Enhancement of the Countryside

The countryside will be protected in recognition of its **intrinsic character and beauty, and for the benefits it has** for agriculture, natural capital, ecosystem services, health and wellbeing, delivering a nature recovery network and **resilience to the effects of climate change.**

**Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the district including not adversely affecting the environmental and social benefits that the countryside delivers, and:**

1. It is necessary for the purposes of agriculture; or
2. **It is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.**

The best and most versatile agricultural land (Grades 1, 2 and 3a) and Grade 3b in the High Weald AONB will be protected from non-agricultural development proposals and **will be protected from being covered by artificial surfaces** or woodland that will prevent future use of the soils. Where **significant\* development of any grade of agricultural land is demonstrated to be necessary, detailed field surveys will** need to be undertaken and proposals will be expected to use areas of poorer quality land in preference to that of higher quality.

Development proposals will need to demonstrate they are informed by landscape character. The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and **other available landscape evidence (including that specific** to the High Weald AONB and that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the rural and landscape character.

Major applications must be accompanied by a Landscape and Visual Impact Assessment or Appraisal (LVIA) for proposed **development on greenfield, rural and edge of settlement** sites. The LVIA will need to inform the site design, layout, capacity and any mitigation requirements. In the High Weald AONB, the LVIA will utilise the AONB Management Plan components as landscape receptors.

For major applications, a Landscape Strategy will need to be provided to identify how the natural features and characteristics of a site have been retained and incorporated into the landscape structure and design of the site and how they have informed the landscaping proposals for the site.

Economically viable mineral reserves within the district will be safeguarded.

**\*Significant development will be determined on a case-by-case basis.**



## DPC2: Preventing Coalescence

**Policy:** Non-Strategic  
**Strategic Objectives:**  
**2 – Maintaining Settlement Identity and Character**

The settlement pattern of Mid Sussex makes an important contribution to the distinctive character of Mid Sussex and therefore a strategic objective of the Plan is to promote well located and **designed development that reflects the distinctive towns and villages**, retains their separate identity and character and prevents coalescence.

## DPC2: Preventing Coalescence

The individual towns and villages in the district each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.

**Provided it is not in conflict with Policy DPC1: Protection and Enhancement of the Countryside**, development will be permitted if, individually or cumulatively, it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have **an unacceptably urbanising effect on the area between settlements.**

**Local Gaps can be identified in Neighbourhood Plans or a Development Plan Document** produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection.

# 11. Built Environment



Policies in this chapter:	
<b>Built Environment</b>	<b>DPB1:</b> Character and Design
	<b>DPB2:</b> Listed Buildings and Other Heritage Assets
	<b>DPB3:</b> Conservation Areas
	<b>DPB4:</b> Aerodrome Safeguarding Requirements (Air Safety)

## DPB1: Character and Design

**Policy:** **Strategic**

**Strategic Objectives:**

- 1 – Sustainable Development and Adaptation to Climate Change
- 2 – Maintaining Settlement Identity and Character
- 3 – Protect Valued Landscapes
- 4 – Protected Built and Historic Environment
- 5 – Create and Maintain Green Infrastructure
- 12 – Support Safe, Healthy and Inclusive Communities
- 14 – Create Accessible Environments

Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of the buildings. This policy requires high quality in design with new development that contributes positively to the private and public realm (including streets and open spaces), protects valued

townscapes, creates accessible and inclusive environments whilst maximising sustainability opportunities.

The Council has prepared a Mid Sussex Design Guide which is adopted as a Supplementary Planning Document (SPD) and looks **specifically at enhancing local distinctiveness, as well as ensuring high quality, sustainable development.** The design principles in the SPD will be treated as a material consideration in the assessment of future planning schemes. Policy DPC4 sets out further design requirements in relation to development occurring within the High Weald AONB and within its setting, in particular to ensure that development takes account of the High Weald Housing Design Guide and the High Weald Colour Study.

## DPB1: Character and Design

All new development must be designed in accordance with the Mid Sussex Design Guide Supplementary Planning Document (SPD).

All new development must be of high quality and must respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings and streets, alterations to existing buildings

and the design of surrounding spaces.

All development proposals will be required to demonstrate all of the following, to ensure that development:

### **Understanding the Context**

1. **Reflects the distinctive character of the towns and villages** and protects their separate identity, heritage assets and valued townscapes.
2. Is sensitive to the countryside including the topography.

### **Layout, Streets and Spaces**

3. Includes appropriate landscaping and greenspace, providing a main area of open space where it is most accessible and central to the scheme where relevant<sup>18</sup>;
4. **Contributes positively to, and clearly defines, public and private realms** and designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance.
5. Incorporates a green infrastructure plan that maximises opportunities to retain existing trees and incorporate new trees (i.e. in parks and community orchards), including delivering tree-lined streets and protects open spaces and gardens that contribute to the character of the area.
6. Incorporates well integrated parking and servicing areas that do not dominate the street environment, particularly where high density housing is proposed.

### **Establishing the Structure**

7. Is organised around sustainable transport principles and creates a pedestrian and cyclist - friendly layout that is safe, well connected, legible and accessible.
8. Optimises the potential of the site to accommodate **development especially on brownfield sites and in locations** close to facilities or with good public transport links.
9. Takes the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/ centre; larger (500+ dwellings) schemes will also normally be expected to incorporate a mixed-use element.

### **High Quality Building Design**

10. Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape through the consideration of the scheme's design, layout, size, scale, height, massing, spacing, orientation, views, materials and relationship with the public realm.
11. Incorporates sustainable construction principles<sup>19</sup> and is designed for adaptation and future weather events.

### **Residential Amenity**

12. **Does not cause significant harm to the amenities of** existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policies DPN6, DPN7, DPN8 and DPN9).

### **20-minute neighbourhoods**

13. Major residential and mixed-use proposals must demonstrate how they will deliver a scheme which embeds the 20-minute neighbourhood principles<sup>20</sup> and local living, taking account of the existing settlement pattern services, creating high quality active/ sustainable travel connections to existing services and where appropriate making provision of new. Proposals must address all of the following:

- a) **Deliver diverse and affordable homes and design a** development for all ages, supporting a diverse community.
- b) Provide a layout which prioritises active and sustainable travel, delivering high-quality, well-connected paths, streets and spaces.
- c) Provide good quality green spaces and green infrastructure in the right places and connect to existing provision.
- d) Provide food growing opportunities.
- e) Exploit opportunities to improve access to local employment, community health and wellbeing facilities, either by connecting to existing facilities or providing new.
- f) Support home working through measures including advanced digital infrastructure.

# **Haywards Heath Town Council Neighbourhood Plan Our Bright Future February 2016**



- 6.8 The Plan identifies the built up area boundary for the town. This boundary is based on the Plan produced by MSDC as part of their planning policies, takes into account developments already permitted on the edge of the Town and suggests some minor revisions and takes into account the proposed housing allocations.
- 6.9 The DEFRA White Paper “Natural Choice: securing the value of nature” published in 2011, confirms that a healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing. It is therefore important to properly value the economic and social benefits of a healthy natural environment and to recognise nature’s intrinsic value. Accordingly in this Plan policies are included aimed at maintaining and enhancing biodiversity and supporting ecological connectivity.

**Policy E5: The land outside the proposed built up area is designated as a local gap between Haywards Heath and neighbouring Town/Parishes, see figure 4, to create a landscape buffer that will support and enhance ecological connectivity, maintain the landscape character of the areas and individual settlements. New development including essential utility infrastructure, will be required to demonstrate that it would not unduly erode the landscape character of the area and /or harm its ecology. Development outside the built up area will only be permitted if it does not harm the setting of the Town and it enhances and retains the separate identity of communities.**

Evidence Base Mid Sussex Landscape Character Assessment: Capacity of Mid Sussex to Accommodate Development Study  
Mid Sussex District Plan

- 6.10 To help maintain the rural setting of the Town, to prevent key local gaps being urbanised and to safeguard important natural areas, the land outside the built up area boundary is shown as a local gap. HHTC will work with partners to create a connected network of existing and new green spaces. The local gaps will provide the opportunity to:
- link existing publicly accessible green spaces
  - improve access to the countryside adjacent to the Town.
  - help maintain the rural setting of the town and safeguard the separate identities of communities
- 6.11 HHTC supports the enhancement of footpaths/cycle paths in and around the Town and this is reflected in the policy set out below. HHTC has a longer term ambition to create an exercise trail, all of which would support the health and sustainability of the town.

**Policy E6: New development will be required to support the enhancement of footpaths/cycle paths in the plan area and proposals should retain links between current Green Infrastructures and promote "internal Green Links" within new developments. It must also protect and maintain the rich natural features that are a key component of the Haywards Heath landscape which provide habitats for a diverse range of species either by onsite or offsite provision in accordance with the MSDC Development and Infrastructure SPD 2006 or equivalent document in place at the time.**

Evidence base Mid Sussex Ancient Woodland Study; West Sussex SCNI Register; Mid Sussex Infrastructure Plan.

**Objective 6D: New development to address localised flooding and drainage issues.**

- 6.12 Sustainable urban drainage (SUDS) may include features such as ponds, swales, and permeable paving. The SUDS must be designed as an integral part of the green infrastructure and street network, so that SUDS are positive features of the development. The system should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment

**Policy E7: New development proposals will be required to incorporate Sustainable Urban Drainage, where practical, as part of the design of new housing and commercial development and indicate how such schemes will be managed and maintained.**

Evidence Base Mid Sussex Strategic Flood risk Assessment; EA Flood Risk map for Haywards Heath

**Objective 6E: Encouraging energy efficient and sustainable development.**

- 6.13 Energy use in buildings account for almost half of all CO2 emissions. There is an opportunity for new developments to be designed to reduce energy use and - where possible - generate some energy from renewable sources.
- 6.14 There is an opportunity to improve the sustainability of the town as a whole, not just in terms of energy use but also in the broader sense - including things such as walking, cycling, green spaces and improved public transport.

**Policy E8: New major development proposals, defined as 10 or more dwellings, 1000sqm floorspace or more or application sites over 1 hectare, will be required to be designed to support making the town more sustainable by having regard to the following matters when designing the scheme;**

- provision of recycling, including commercial waste within the scheme
- submission of a travel plan including walking, cycling, public transport use and promotion of car sharing

**Objective 6F: Development should reinforce the character and quality of the locality of the scheme**

- 6.22 Developers must demonstrate how their proposed development will enhance the character of locality and address the following topics.
- Context and character
  - Connection with the countryside
  - Quality for pedestrians and cyclists
  - Development quality
  - Car parking
  - Community engagement
- 6.23 The amount of car parking and the way it is designed into new residential development will have a major effect on the quality of the development. There are two principles to designing parking:
- cars parked on the street and in front of dwellings can seriously detract from the character and quality of a place. Minimising the visual impact of parked cars can let the buildings and landscape dominate instead
  - residents must be provided with safe and convenient access to their cars. Hiding cars away in rear courtyards can lead to problems of crime and lack of personal security. Residents like to be able to see their parked car.
- 6.24 A number of recent residential developments in Haywards Heath have produced inadequate in-curtilage car parking resulting in an increase in on-street car parking and cars partly parked on the footway. HHTC objects to this and wishes for car parking to be designed to eliminate this problem.

**Policy E9: Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:**

- height, scale, spacing, layout, orientation, design and materials of buildings,
- the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,
- respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
- creates safe, accessible and well-connected environments that meet the needs of users,
- Will not result in unacceptable levels of light, noise, air or water pollution,
- Makes best use of the site to accommodate development,
- Car parking is designed and located so that it fits in with the character of the proposed development.

**“Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should conserve and or where practicable enhance their special interest and/or distinctive character.”**

Evidence Base CABE Good practice guide: Mid Sussex District Plan

- 6.25 If a Planning Statement accompanies an application it must include an appraisal of the site in its surroundings that identifies the opportunities and constraints for development and design. Applications should explain clearly how the proposals have been influenced by this appraisal.
- 6.26 This policy does not seek to impose a particular architectural style. Instead, it aims to ensure that new development relates to the specific local character of the location of the proposed development. Proposals for new housing in the Plan area should ensure that the new homes are of high quality and well integrated with the existing town. This integration could be achieved by a number of means including:
- good quality design that responds to the character of the locality of the site
  - provide new facilities that can be shared with adjacent areas – e.g. open space – so connecting new and old together
  - provide a good mix of housing types
  - early community consultation
  - good connections
- 6.27 Good quality design is not just about what buildings look like, but it is also how buildings relate to the street, how new development is designed to relate to nearby buildings, the sustainability of the scheme and fostering good neighbour relations and access to public open spaces.
- 6.28 There are a number of listed buildings in the Town which are protected by Listed Building legislation. Any development proposals that may affect a listed building or its setting should be discussed with HHTC and MSDC at an early stage of the design process. In addition, the Town benefits from 6 areas which have the statutory status as Conservation Areas and these are shown on Figure 4. The Conservation Areas in Haywards Heath are rich and varied reflecting the incremental development of them over time. The Haywards Heath Society has produced a list of cherished buildings as presented in appendix 6.
- 6.29 The Mid Sussex Local Plan 2004 identified 8 areas of Townscape Character in Haywards Heath which HHTC continues to support. The character of each of them is derived from a mix of building layouts, styles, landscape and periods, which together combine to form a particular townscape. Local residents value this character, which gives their area an individual identity with which they can associate. HHTC considers these areas remain an important characteristic of the Town. These areas are as follows.



- Lucastes Lane, Bluntswood
- Balcombe Road
- College Road, Portsmouth Lane, Summerhill Lane and Sunte Close
- Fox Hill
- St John's Road
- Triangle Road
- Haywards Road, Gower Road
- Boltro Road Area

6.30 In the townscape character areas HHTC expects developers to demonstrate how their proposals for development or redevelopment, will reinforce the local character and thus meet objective 6F of this Plan.

In particular, proposals should:

- retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area;
- retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and
- avoid the demolition of existing buildings which contribute to the character and appearance of the area.

**Policy E10: Development proposals in an Area of Townscape Character will be required to pay particular attention to retaining the special character and to demonstrate how they support and enhance the character of the area in question. Their boundaries are shown on figure 4.**

Evidence Base CABE Good practice guide: Mid Sussex District Plan

6.31 The location and topography of Haywards Heath mean that local people value the close connection to the surrounding countryside. This sense of connection comes from a combination of views, and from pedestrian and cycle routes into the countryside. The main local views are gained from many locations in the Town. Physical access to the countryside is addressed in Chapter 8. This section sets out policies in relation to views.

**Policy E11: Major Development proposals sited on the edge of Haywards Heath or in a visually prominent location will be required to be supported by an assessment of the views to and from the proposed development and this must be included in a planning statement. Any identified visual impact must be addressed through the design of the buildings, site layout, and the landscaping of the site. Where relevant the developers should have regard to the High Weald Management Plan as land to the northwest of the Town lies within the High Weald ANOB.**

Evidence Base CABE Good practice guide: Mid Sussex District Plan

6.32 Wherever possible, open views towards the countryside must be maintained from key existing routes and open spaces within the town. Views along streets and/or open spaces to the surrounding countryside must be created within

new developments where there are opportunities to do so. An assessment of views to and from the proposed development must be included in a planning statement. Visual impact should be minimised through the design of the site layout, buildings and landscape.

6.33 The design process should include consideration of the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents and service providers,
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building,
- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible,
- Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact.

**Policy E12: The design of new major development must include the following items:**

- **bin stores and recycling facilities**
- **cycle stores**
- **meter boxes**
- **lighting**
- **flues and ventilation ducts**
- **gutters and pipes**
- **satellite dishes and telephone lines.**

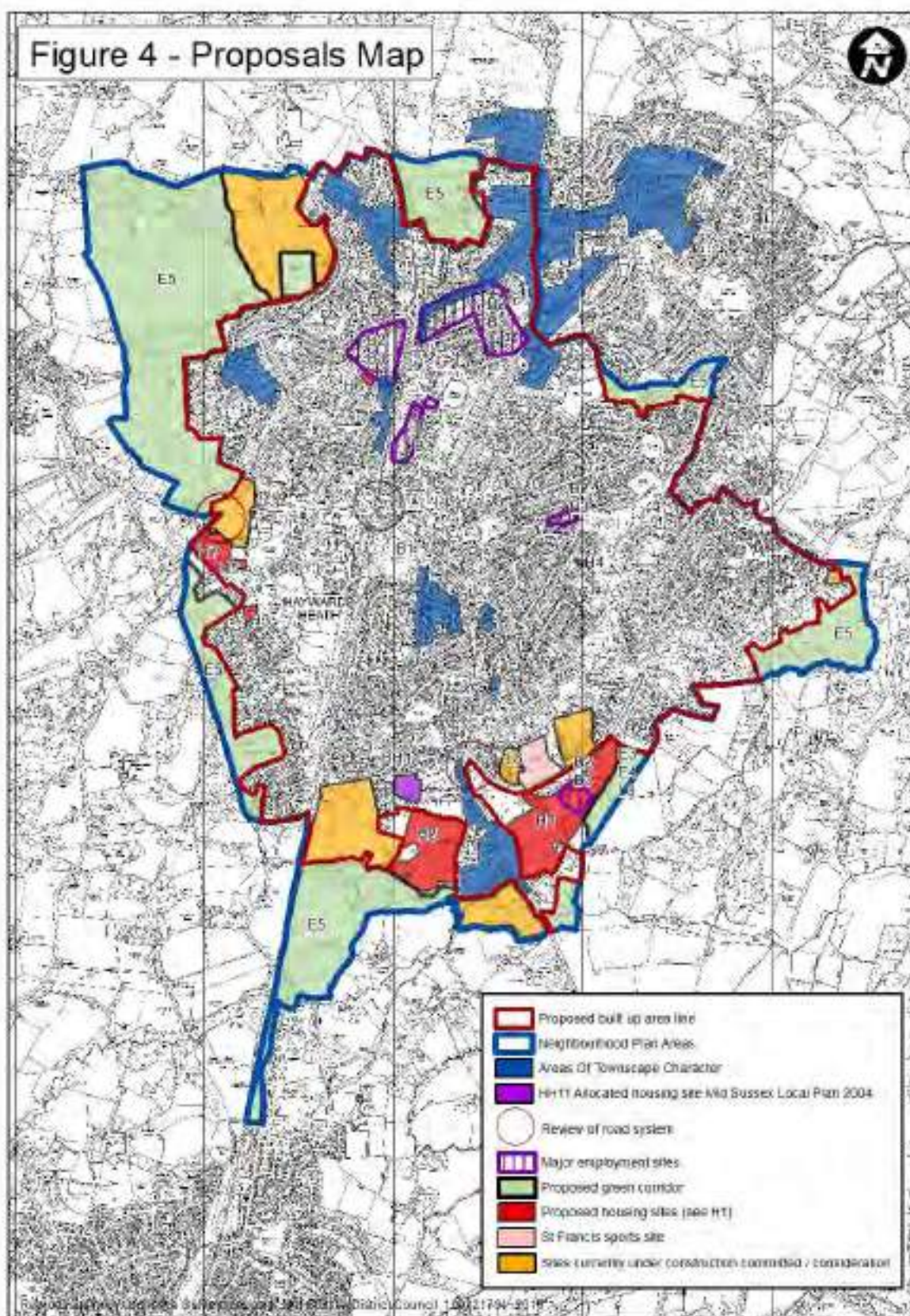
**The design statement accompanying the proposal must show how these detailed elements have been addressed as part of the overall design approach for the scheme.**

Evidence Base CABE Good practice guide: Mid Sussex District Plan

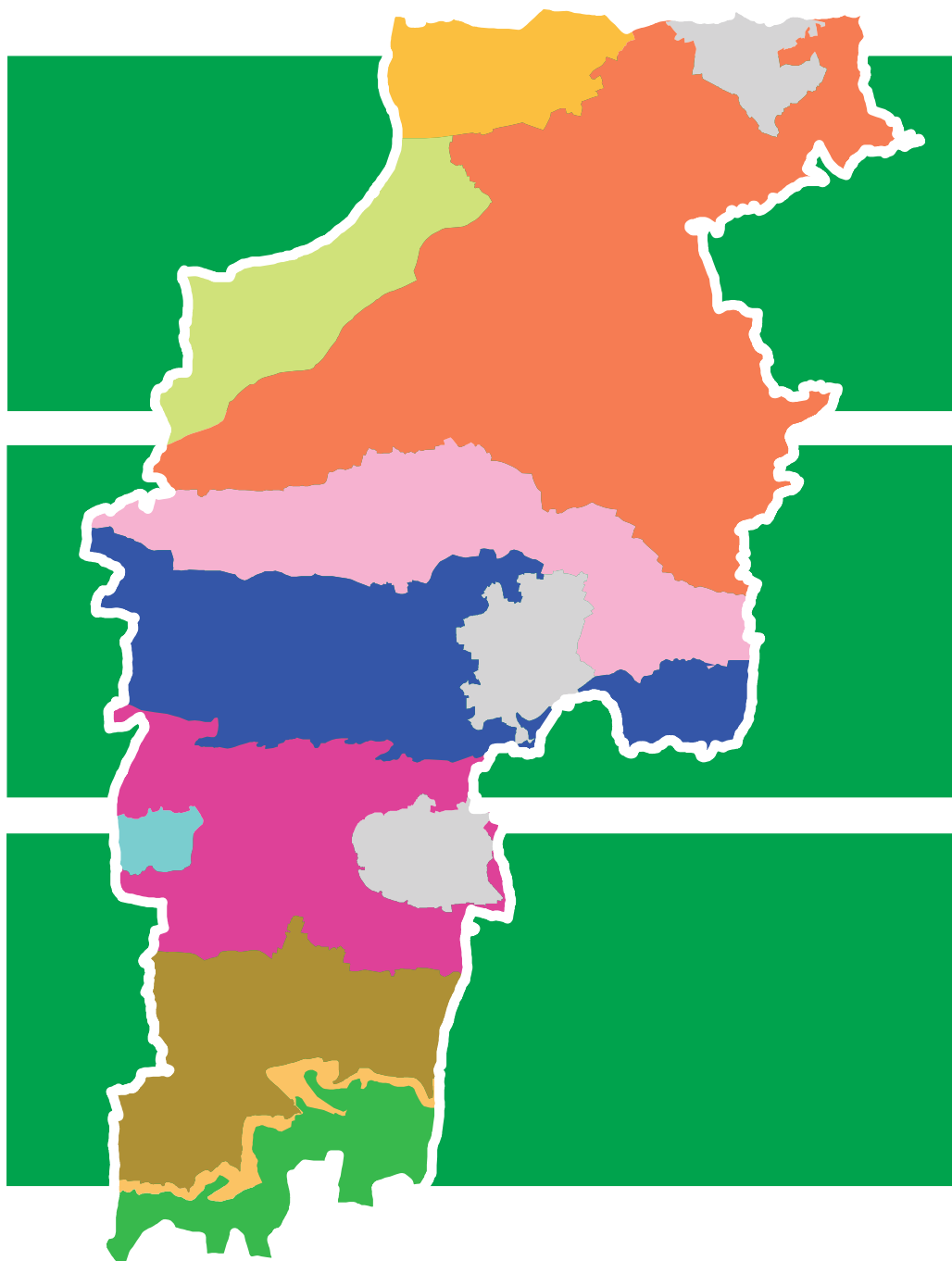
6.34 To support a healthy lifestyle, residential schemes are expected to provide private outdoor garden amenity space or a shared amenity area. Although a matter for the developer, HHTC would expect that any proposed garden or amenity space to be commensurate with the size and type of dwelling(s) and be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

**Policy E13: Proposals for new residential development should provide good quality private outdoor space which is appropriate to the development proposed. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling(s) and the character of the area, and should be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy.**

Evidence Base CABE Good practice guide: Mid Sussex District Plan

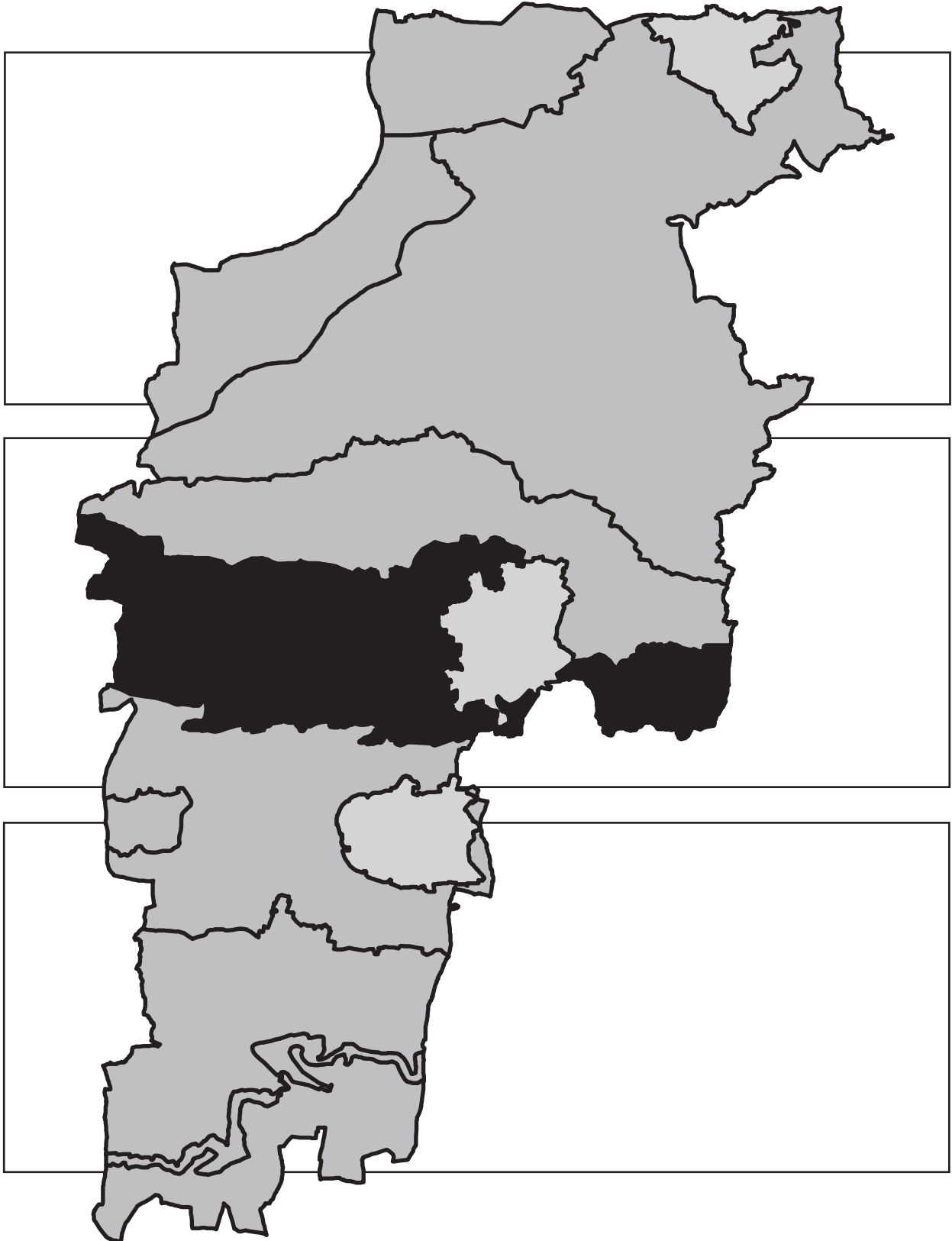


# A LANDSCAPE CHARACTER ASSESSMENT FOR MID SUSSEX



November 2005

Landscape Character Area 10  
**High Weald Fringes**



## High Weald Fringes

### CHARACTERISATION

#### Summary and key characteristics

**Densely-wooded southern flanks of the High Weald Forest Ridge, dissected gentle gill streams draining west to the River Adur and east to the River Ouse. Includes the settlements of Cuckfield, Haywards Heath and Lindfield.**

- Wooded, often confined rural landscape of intimacy and complexity partly within the *High Weald Area of Outstanding Natural Beauty* (AONB).
- South and east-draining gills and broad ridges sweeping gently down to the Low Weald.
- Western part drained by the headwaters of the River Arun, eastern part around Scaynes Hill by the River Ouse.
- Long views over the Low Weald to the downs.
- Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.
- Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland.
- Orchards and horticulture on lower slopes, particularly to the west.
- Biodiversity concentrated in the valleys, heathland, and woodland.
- Network of lanes, droveways, tracks and footpaths.
- Dispersed historic settlement pattern, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road.
- London to Brighton Railway Line crosses the area at Haywards Heath.
- Mill sites, hammerponds and ornamental lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
- Designed landscapes and exotic treescapes associated with large country houses.
- Major gill woodland garden and visitor attraction at Leonardslee.

#### Description and experience of the landscape

**13.1** This long band of country running east to west comprises the densely-wooded southern flanks of the High Weald. It lies partly within the *High Weald Area of Outstanding Natural Beauty* (AONB). To the north, it is bounded strongly by the Ouse Valley and merges with the Low Weald to the south. It contains the township of Haywards Heath and the large medieval villages of Cuckfield and Lindfield.

**13.2** The geology of the area is an extension of the Hastings Beds, lying south of the Weald Clay inlier along the Ouse Valley. The majority of the area comprises mainly

Upper and Lower Tunbridge Wells Sandstone and clays and Grinstead Clay in alternating sequences. More localised beds include Cuckfield Stone and Ardingly Sandstone. There are limited deposits of Wadhurst Clay at Cuckfield Park and small areas of inlaid Weald Clay and Horsham Stone south of Warninglid and north of Bolney. Between Bolney and Burgess Hill, the southern edge of the area also includes wooded areas of Weald Clay.

**13.3** The landscape shares many of the characteristics of the High Weald proper, but is generally lower and gentler, the gill streams far less deeply incised, the woodland cover rather less dense. With the exception of the deep gills centred on Leonardslee Gardens on the edge of the area, partly in Horsham District, the streams form much shallower valleys than in the High Weald although many of them remain wooded. Between the valleys are rounded and rolling, broad spurs with shallow slopes. Many of the streams contain hammer, ornamental and fishponds.

**13.4** To the west of Haywards Heath, the area is drained by the headwaters of the River Adur, to the east of the town by the River Ouse. The northern edge of the area west of Haywards Heath comprises a straight, narrow ridgeline, the northern slopes falling abruptly to the jumble of lower streams in the Ouse Valley, the southern slopes dropping far more gently towards the Low Weald. Now more wooded, the ridge follows the valley edge east from Whitemans Green, around Haywards Heath and Lindfield, to Scaynes Hill. In places, the ridge gives excellent views across the Low Weald to the downs.

**13.5** The landscape is wooded throughout, densely in places. The woodlands are predominantly deciduous but contain much mixed woodland and coniferous planting. There is a moderate spread of ancient woodland with particular concentrations around Scaynes Hill, south west of Haywards Heath, between Ansty and Bolney, and centred on the Leonardslee Gardens gills, partly in Horsham District. Although there are numerous small woodlands, many woods are medium-sized or large, occurring in networks and blocks associated with gills and ancient woodland. There is a particular concentration of woodlands centred on Raggets Wood near Ansty and important woodland blocks flanking the slopes south of Haywards Heath. Orchards feature in the landscape west of Bolney.

**13.6** Once closely associated with the woodland pattern, most of the formerly grazed heathland in the area has disappeared, much of it covered by scrub and new or naturally regenerating woodland. The small pockets of heathland that remain are a valuable wildlife and landscape resource.

**13.7** The landscape of small, irregular-shaped fields characteristic of historic assart pastures are far less common here than in the High Weald proper, making this a transitional landscape between the High and Low Wealds. Regularly shaped medium-sized and large fields are common. In places, there has been extensive boundary removal and field reorganisation due to agricultural intensification.

**13.8** The area is crossed or flanked by numerous routes. The B2115 runs along the northern edge of the area between Lower Beeding and Whitemans Green. The A272 crosses the southern edge of the area, swinging into it at Ansty, thereafter running east through Haywards Heath and along the edge of the Ouse Valley at Scaynes Hill. North-south routes include the A23 Trunk Road, the A273 from Hassocks to Haywards Heath, the B2112 from Ditchling to Haywards Heath and the B2036 from Burgess Hill to Ansty. The area is also crossed by the London to Brighton Railway Line between Burgess Hill and Haywards Heath. The area is close to large towns. The consequence of this degree of settlement within and near the area is that most of the main roads and B roads and not a few of the minor lanes are busy with traffic.

**13.9** The area contains a network of lanes, droveways and tracks, rectilinear or sinuous depending on the terrain. The lanes are generally narrow, the deeper ones overcast with woodland vegetation, a characteristic of the Colwood area in the

vicinity of the Leonardslee and Bolney gills. Parksapes associated with large houses are characteristic.

## Biodiversity

**13.10** Based on the alternation of sandy and clay soils and the particular conditions obtaining in the gills, the natural history of the area is diverse. The richer sites (albeit restricted in extent) are centred on plant and animal communities in gill woodlands and on unimproved pastures. There are numerous valley ponds including field ponds and their margins.

**13.11** The character of the woodlands is varied and includes a range of semi-natural woodland types, many formerly managed as coppice with standards. Dominant forms include oak-ash and hornbeam woodlands with understorey species such as hazel, as well as stands of beech, sweet chestnut coppices and broadleaved, mixed and coniferous plantation. The reduction of acid heathland to a few pockets scattered through the area, for instance at Scaynes Hill, is due to the cessation of grazing management, subsequent scrub and woodland invasion and woodland re-planting.

**13.12** The area contains one Site of Special Scientific Interest (SSSI), a geological site of importance at Scaynes Hill. The area also contains numerous Sites of Nature Conservation Importance (SNCIs). These include gill woodlands, hornbeam coppice, species-rich meadowland and grassland. Two of the sites are within the built-up area of Haywards Heath and another site is on the edge of the town. The ancient woodland and meadowland centred on Catts Wood and Ashenground south west of Haywards Heath has recently been subject to new development, the intention being to preserve as much habitat as possible. The SNCI at Blunts Wood and Paige's Meadow on the edge of Haywards Heath and land at Eastern Road, Lindfield are managed as a nature reserves by the District Council. The District Council also manages the *Scrase Valley Local Nature Reserve* (LNR) within Haywards Heath. The valley is a particularly good survival of a mosaic of semi-natural habitats within the built-up area.

## Historic character

**13.13** The area retains elements of the historic medieval landscape found in the High Weald proper including significant ancient woodland remnants. However, as already noted, this is essentially a transitional landscape. The pattern of narrow lanes and tracks though less dense is also typical of the High Weald, representing a visible survival of ancient routes (droves or droveways) used for transhumance. The line of the London to Brighton Roman Road crosses the area from north to south. The landscape also reveals a legacy of hammer and furnace ponds, some furnace remains and roads associated with the Wealden iron industry as well as the numerous mills that were once common throughout the country.

## Historic parks and gardens

**13.14** The area contains no fewer than 25 historic parks and gardens including part of the large registered parkland at *Borde Hill* (for a description of the Borde Hill site see *paras 12.23-25* in the section on the *Ouse Valley Landscape Character Area (Area 9)*) and the much smaller registered park and garden at Heaselands, both near Haywards Heath. Other, non-registered mainly post-medieval parksapes identified by the local authorities include the extensive Wykehurst Park near Bolney and Cuckfield Park.

**13.15** *Heaselands* is a mid- to late 20<sup>th</sup> Century plantsman's garden with formal elements and extensive ornamental woodland, established by 1874. After 1898 the

Kleinwort family formed the present estate. The house was re-built after 1932 and between 1934 and the late 1970s the gardens were designed and laid out. A small area of parkland, the Park Field, extends south-westwards from the house on a gentle slope to the boundary woodland. It is dotted with a few isolated conifers of mixed ages planted since the turn of the century.

**13.16** Amongst the non-registered sites, *Cuckfield Park* is of particular interest. It is important to note that the *medieval park* originated on a site quite separate from that which now surrounds the house of Henry Bowyer (see *para 13.21* below). Map evidence from 1595 shows two parks close to Cuckfield, the larger one to the *south-east* in the position of the medieval park. Initially the de Warennes had a hunting lodge and later a house in Cuckfield. In 1440 the early Cuckfield Park contained 104 hectares. This original park was dis-parked at the time that Bowyer built the present mansion of Cuckfield Park (then known as Cuckfield Place) in the 1570s, dismantling the medieval building near the church and using material from it to build his own mansion. The smaller park was positioned *south-west* of the village and corresponds roughly to the southern half of the present park surrounding the house.

## Settlement form and local distinctiveness

**13.17** The typically dispersed historic settlement pattern of the area reflects that of the High Weald proper. Apart from Cuckfield, Lindfield and the ridge line settlements, the villages are few and small: Ansty, Bolney, Scaynes Hill and Warninglid. Apart from the modest expansion of Scaynes Hill, suburban development in these villages has been limited. The numerous parkscapes in the area have bequeathed a legacy of exotic trees and shrubs which are locally dominant in the landscape. The style and materials of rural historic buildings are diverse, the latter including timber framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile hanging. Weatherboarding is scarce.

**13.18** The area contains many fine timber-framed houses including hall houses, of varying dates, including the 14<sup>th</sup> Century *Homewood House* near Bolney (there are half a dozen important houses of antiquity in the Bolney area). Also near Bolney is *Wykehurst* (1872-74), a chateau-like mansion with turrets and a conical roof, set in extensive, wooded parkland. Other houses of interest, near Ansty, include *Legh Manor*, a 16<sup>th</sup> Century tile-hung gabled house and *Moonhill Place* (c.1898) in brick and pebbledash. Cuckfield and Lindfield have churches with shingled spires and there are church towers at Bolney, Haywards Heath and Scaynes Hill (the last with a pyramid roof). Both types are characteristic of the High Weald. The parish church of *St Mary Magdalene* at Bolney has a Norman nave and chancel.

### Cuckfield

**13.19** Cuckfield (population 3,266) is close to Haywards Heath, a large, pretty village with a hilly, dog-legged main street, once separate from Whitemans Green to the north, on the edge of the Ouse Valley, but now joined to it by suburban development. Both villages were enlarged by small Edwardian developments. A small estate to the west and an area of large houses to the south were added in the interwar period, together with considerable ribbon development along Copyhold Lane and the Haywards Heath Road. There was much consolidation of the two-village area up to 1970. Since 1970, development has been modest, comprising some infill and minor extensions of the village edges and a recent redevelopment of the Cuckfield Hospital grounds. The village is by-passed by the A272, the spire of the church seen to good advantage across the undeveloped land north of the road.

**13.20** T A former medieval market town, Cuckfield has retained its character admirably, with a mixture of housing styles from many periods. These include timber-framing and Wealden stone, exemplified by parts of the 15<sup>th</sup> Century *Ockenden Manor* (now an hotel), and by the elegant Georgian ashlar stone front of *Marshalls*.

Examples of early Victorian architecture include the Tuscan porch on the front of the former *Kings Head*. The former *Cuckfield Hospital* (1843) north of the village has a long, classical frontage in brick, now the centrepiece of the new housing development in the hospital grounds.

**13.21** T The 14<sup>th</sup> Century parish church of *Holy Trinity* lies on the south side of the village, close to open, rising ground, nearly on the crest of the ridge, a church of nobility and substance. Its shingled spire is a landmark and, as noted above, particularly on approaches along the A272 from the south. Ockenden Manor also looks south down the slope, to *Cuckfield Park*, the Elizabethan brick house (later rendered) of Henry Bowyer with a small but elaborate brick gatehouse, the whole set in post-medieval parkland with an avenue of old limes from the gatehouse to the mansion.

### **Haywards Heath**

**13.22** Haywards Heath is a pleasant Victorian suburban town and quite leafy, the residential developments of varying ages deriving amenity from the built quality of many of the residential estates and from the remnant oaks and pines at home on the heathy land upon which the town was built. The topography of the town is complex, the main portion lying on high ground fringed by the Ouse Valley and, in the east, tilted into it at the broad embayment of the valley at Walstead. All but the western side of the town rises to higher ground. On the whole, the wooded setting screens the town well, particularly along the edges of the Ouse Valley. Only to the south are new housing and the hospitals on the high ridge at Rocky Lane and below Hurstwood Lane highly visible in the landscape, easily seen from the downs at Clayton. Haywards Heath was first joined to the medieval market town of Lindfield by inter-war suburban development, a link that is now solid and complete.

**13.23** Like Burgess Hill, Haywards Heath originated as a railway town on the London to Brighton Railway, a now disused branch line linking through Horsted Keynes to East Grinstead. Today, the town is the third biggest in the District with a population of 22,800 (including Lindfield). By 1900 the present town centre was fully in being (although parts of it were redeveloped before the Great War) with isolated strings of ribbon development to the south east and west and along New England Road. This pattern was lightly consolidated by 1918 with Edwardian terraces all around the town centre, in the vicinity of Lindfield, and out-of-town at Snowdrop Lane.

**13.24** Interwar development was extensive, not only consolidating development in the core areas of the town, but also pushing the town northwards and eastwards, linking with Lindfield. The Fox Hill suburb to the south and land to the north near Sunte House was developed in this period. The town was now set on a pattern of development largely to the east of the railway line, relatively little in the interwar period being built west of it apart from new ribbons of housing to the south of Penland Wood and to the east of Penland Farm.

**13.25** Before 1970, there was the expected consolidation, the town pushing eastwards once again to the edge of the Ouse Valley, and into it at Lindfield and to the south of the Scrase Valley. Franklands Village was built to the south. The hitherto open land between Fox Hill and the town centre was developed and residential areas to the west of the railway pushed as far as Paige's and Penlands Woods and north of the hospital site on the Cuckfield Road (A272).

**13.26** After 1970, smaller developments completed the process of consolidation throughout the urban area. A large new estate was built east of Franklands Village and smaller ones added to many parts of the urban edge, notably east of Hurstwood Lane and up to the edge of Blunts Wood. More recently, development has taken place on the southern edge of the town at Sandrook Lane and on the land south of the long and exposed ridge-top frontage of the former St Francis Hospital, now the Colwood and Royal Princess Hospitals. The old hospital and the development

surrounding it are visible from the South Downs. Most recently the town has begun again a westward expansion with a large new housing development incorporating a south-western relief road centred on the parkland at Bolnore (the new and well-designed Bolnore Village) including a portion of the extensive woodland at Catts Wood.

**13.27** The parish church of *St Wilfrid* (1863-5) is in Wealden stone with a fine oblong central tower. Also of note is the Victorian *Holy Cross Convent* on Bolnore Road with a brick chapel of 1902-6. The *St Francis Hospital*, flamboyantly situated on the ridge-top, is vivid, in yellow brick with red-brick bands and round arches. Beneath it, within the new development, lies an old house of 1660 in brick with stone dressings. The town contains a range of suburban late Victorian, Edwardian and 20<sup>th</sup> Century properties of interest.

### **Lindfield**

**13.28** Nairn and Pevsner (1965) write of Linfield (population 5,394) as having entirely its own personality despite its closeness to Haywards Heath, a large, house-proud village with its half-mile long High Street upon which everything is concentrated – without any doubt the finest village street in the eastern part of Sussex. The High Street (wide common with cottages to the south) lies along a shallow ridge above the Ouse Valley, containing a rich concentration of some three dozen ancient buildings, about half of them of medieval origin. Many of the buildings are timber-framed, notably *Old Place*, a spectacular house of around 1590. The delightful 15<sup>th</sup> Century *Thatched Cottage* screens the entrance to the house from the street (thatch is a rare roofing type in the District).

**13.29** The street alternates timber-framed and Georgian Houses with a profusion of styles and materials. These include various forms of timber framing, much of it of the Wealden type associated with hall houses (*Humphreys* is a well-preserved early hall house probably dating from the late 14<sup>th</sup> Century); red brick, tile hanging, mathematical tiles and render. The parish church of *St John the Baptist* is mainly from about 1300 and into the 14<sup>th</sup> Century with a shingled spire. The setting of the village is enhanced by adjacent open land in the Ouse Valley to the east, and in the shallow basin enclosing Walstead to the south.

### **Strategic gaps**

**13.30** The County and District Council have long recognised pressures for development on open land between Haywards Heath and Lindfield, Burgess Hill, Cuckfield and Scaynes Hill and have designated this land as strategic gaps.

[continues]

## **EVALUATION**

### **Change – key issues**

- Decline in traditional woodland management techniques such as coppicing.
- Continuing planting of conifers in some areas.
- Spread of invasive introduced species, particularly rhododendron and neglect of some parkland landscapes.
- Reduction of heathland to a few pockets due to cessation of grazing management and subsequent woodland invasion and woodland re-planting.
- Continuing amalgamation of small fields with orchard, hedgerow loss and the ageing and loss of hedgerow and field trees.
- Visual impact of new urban and rural development including modern farm buildings, horse riding centres and paddocks.
- New development on the southern edges of Haywards Heath.
- Introduction of telecommunications masts on ridges.
- Increasing pervasiveness of traffic movement throughout much of the area, especially in the vicinity of Haywards Heath.
- Increasing pressures for a wide variety of recreational activities.
- Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
- Gradual loss of locally distinctive building styles and materials.
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.

### **Landscape and visual sensitivities**

- Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.
- Unobtrusive settlement pattern in many parts.
- Older, small assart pastures contribute to the intimacy of the landscape.
- Important pockets of rich biodiversity are vulnerable to loss and change.
- Network of lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.
- Long views from open ground have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.
- Settlement pattern currently sits well within the rural landscape although there is a danger of the visual impact of new development, particularly on the south side of Haywards Heath, unless appropriate steps are taken to integrate new development into the landscape.
- Legacy of designed landscapes and treescapes.

*[continues]*

## MANAGEMENT

### Management Objective

***Conserve the rich mosaic of woodland and other habitats and the intimate nature of the agricultural landscape, the high level of perceived naturalness of the area including its rural, tranquil qualities, and the intimate and unobtrusive settlement pattern throughout much of the area.***

### Land Management Guidelines

- Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes.
- Protect existing views from the area and avoid skyline development, paying particular attention to the siting of telecommunications masts.
- Plan for long-term woodland regeneration, the planting of new small broad-leaved farm woodlands, and appropriate management of existing woodlands, and reduce rhododendron invasion and bracken cover in woodlands and on heathland.
- Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns.
- Conserve woodland biodiversity and the landscape of the gills, protecting rare and uncommon woodland plant communities associated with them.
- Reduce the impact of forestry where possible by encouraging sensitive forestry practice including small-scale felling rotation, and incorporating mixed species.
- Increase tree cover in and around villages, agricultural and other development including along the approach roads to settlements and along busy urban routes.
- Increase screening of prominent parts of new development on the southern fringes of Haywards Heath.
- Conserve and re-plant single oaks in hedgerows to maintain succession.
- Conserve, strengthen and manage existing hedgerows and hedgerow trees and re-plant hedgerows where they have been lost.
- Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.
- Conserve and manage remnant open heathland by preventing the encroachment of scrub and create new, interconnected heathlands.
- Conserve species-rich meadows and road verges.
- Protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value.
- Reduce the visual impact of stabling and grazing for horses.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

This area is part of High Weald Fringes in Mid Sussex and Horsham Districts. The Management Objective and Land Management Guidelines above have been incorporated into the **Planning and Land Management Guidelines Sheet HW4 (High Weald Fringes)** included in Part Three. As part of the set of County-wide Land Management Guidelines, the area covered by the Sheet is wider than the area of the High Weald Fringes in Mid Sussex and includes:

The *High Weald Fringes (Area 10)* Landscape Character Area in Mid Sussex District.

The *Crabtree and Nuthurst Ridge and Ghyll Farmlands (Area M1)* and the *Mannings Heath Farmlands (Area N1)* Landscape Character Areas defined in the unpublished **Horsham District Landscape Character Assessment** (October 2003).

## Plans

**Plan EDP 1:** Relevant Planning Designations and Considerations  
(edp8571\_d003b 10 January 2025 JFr/MBe)

**Plan EDP 2:** Site Context and Local Character  
(edp8571\_d002b 10 January 2025 JFr/MBe)

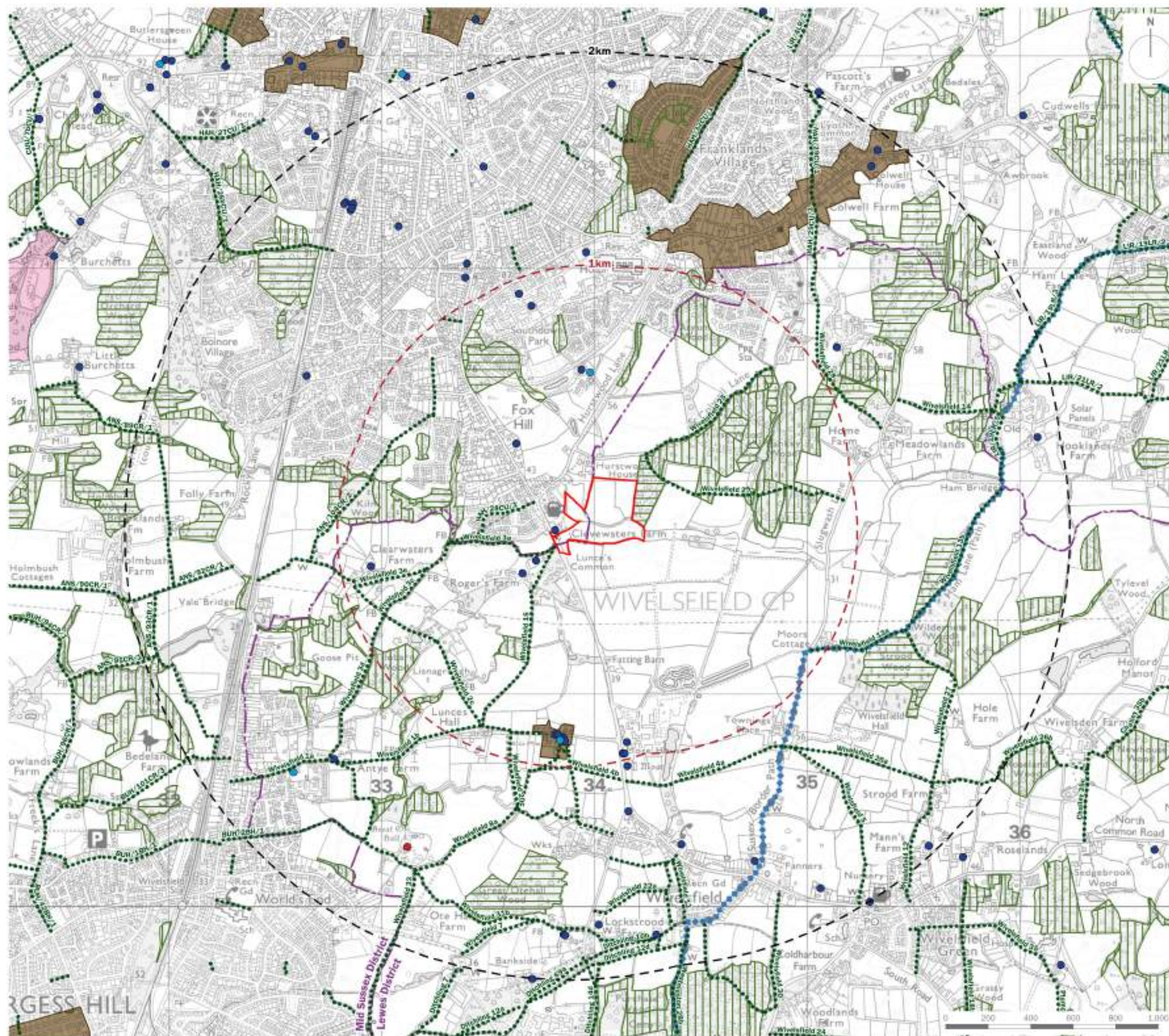
**Plan EDP 3:** Published Landscape Character Assessments  
(edp8571\_d004b 10 January 2025 JFr/MBe)

**Plan EDP 4:** Topography  
(edp8571\_d005b 10 January 2025 JFr/MBe)

**Plan EDP 5:** Zone of Theoretical Visibility and Photoviewpoint Locations  
(edp8571\_d006c 10 January 2025 JFr/MBe)

**Plan EDP 6:** Findings of EDP's Visual Appraisal  
(edp8571\_d007b 10 January 2025 JFr/MBe)

**Plan EDP 7:** Illustrative Landscape Strategy  
(edp8571\_d011c 13 February 2025 GYo/MBe)



client  
**Catesby Strategic Land Limited and Rurban Estates Limited**

project title  
**Land East of Lunces Hill**

drawing title  
**Relevant Planning Designations and Considerations**

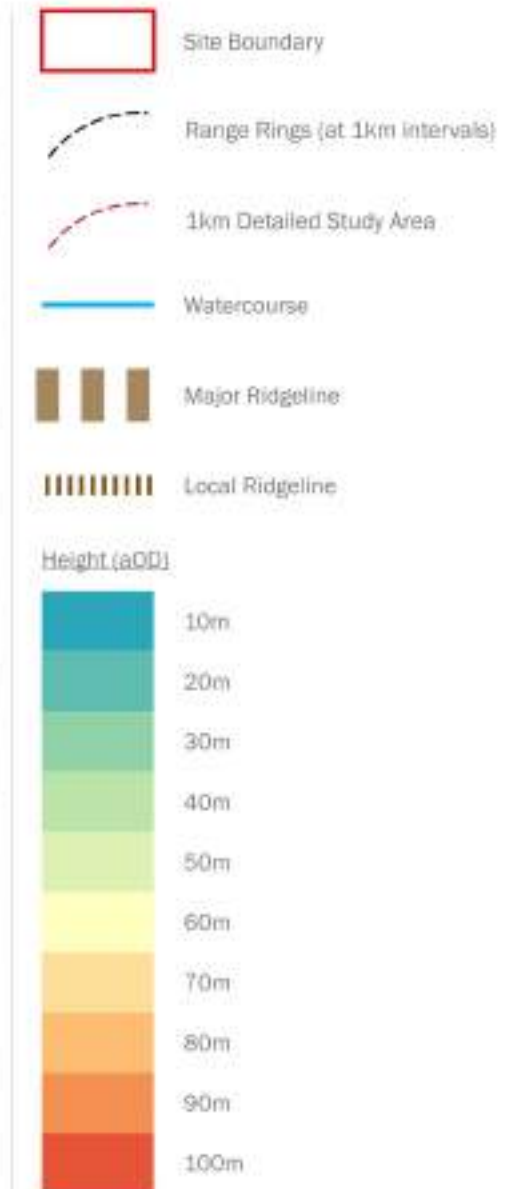
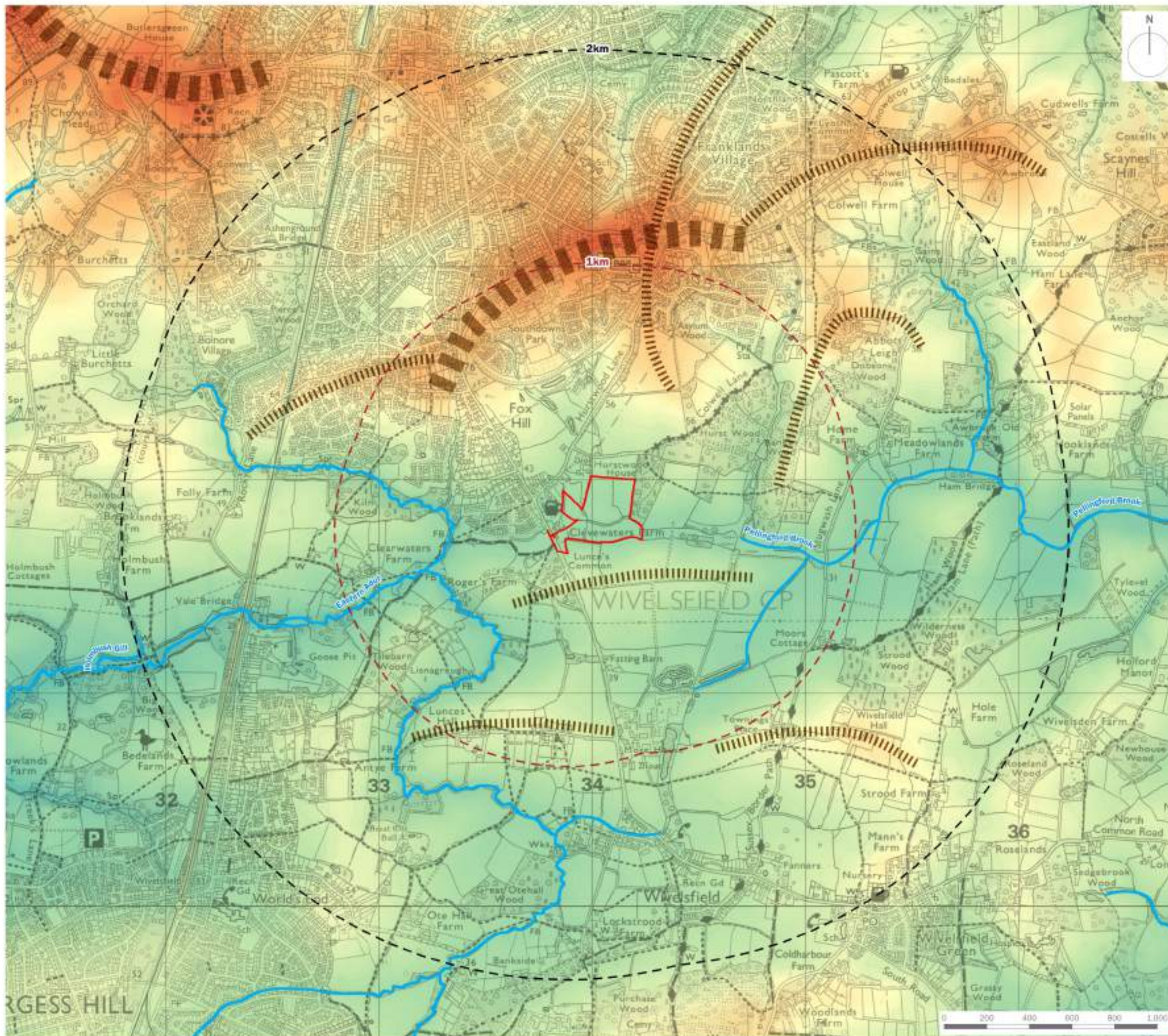
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**edp** the environmental dimension partnership

Registered office: 01295 740427 - [www.edp-uk.co.uk](http://www.edp-uk.co.uk) - [info@edp-uk.co.uk](mailto:info@edp-uk.co.uk)







client  
Catesby Strategic Land Limited and Rurban  
Estates Limited

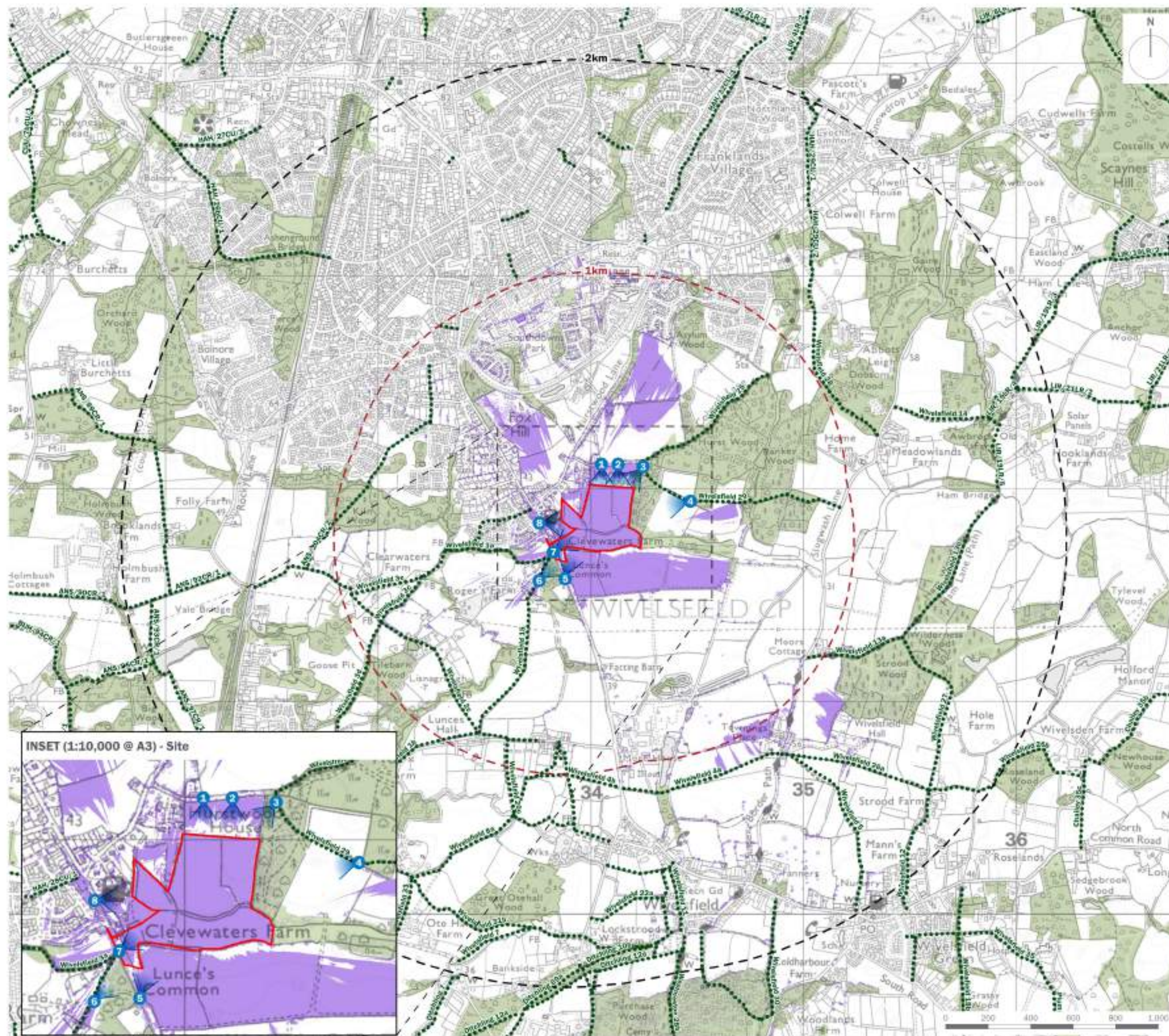
project title  
Land East of Lunce's Hill

drawing title  
Topography

date 10 JANUARY 2025 drawn by JFr  
drawing number edp8571\_d005b checked MBs  
scale 1:17,500 @ A3 QA DJe

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Registered office: 01285 740427 · www.edp-uk.co.uk · info@edp-uk.co.uk



- Site Boundary
- Range Rings (at 1km intervals)
- 1km Detailed Study Area
- National Forest Inventory
- Public Right of Way (PROW)
- Zone of Theoretical Visibility (ZTV)
- 1 Photoviewpoint Location

Zone of Theoretical Visibility (ZTV) was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation (Observer Height)
- 10.5m Proposed Development Locations (Ridge Height)
- 360 Degree Field of View
- LiDAR 1m Digital Surface Model (DSM) (vertical accuracy of +/- 5cm)

client  
**Catesby Strategic Land Limited and Rurban Estates Limited**

project title  
**Land East of Lunce's Hill**

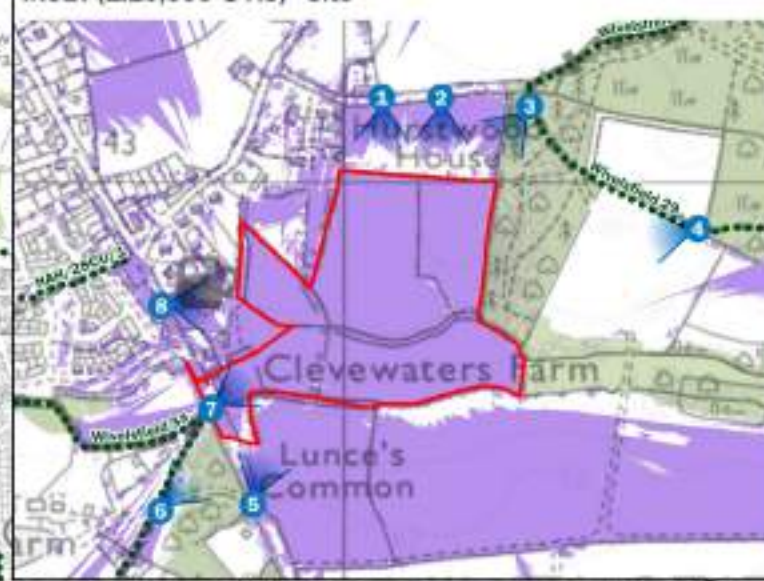
drawing title  
**Zone of Theoretical Visibility and Photoviewpoint Locations**

date	10 JANUARY 2025	drawn by	JFr
drawing number	edp8571_d006c	checked	MB
scale	1:17,500 @ A3	QA	DJe



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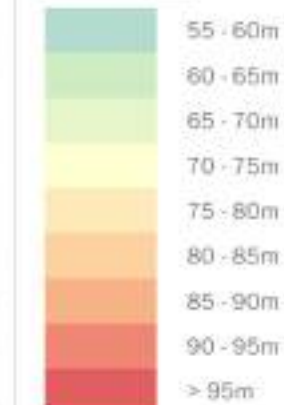
**INSET (1:10,000 @ A3) - Site**





- Site Boundary
- Range Rings (at 1km intervals)
- 1km Detailed Study Area
- Photoviewpoints Location
- Zone of Primary Visibility (ZPV)
- Screened Views
- National Forest Inventory
- Major Ridgeline
- Local Ridgeline
- Public Right of Way (PROW)
- Footpath
- Bridleway
- Byway Open to All Traffic

#### Elevation (aOD)



client  
**Catesby Strategic Land Limited and Rurban Estates Limited**

project title  
**Land East of Lunce's Hill**

drawing title  
**Findings of EDP's Visual Appraisal**

date	10 JANUARY 2025	drawn by	JFr
drawing number	edp8571_d007b	checked	MBc
scale	1:17,500 @ A3	QA	DJe

**edp** the environmental dimension partnership

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- Site Boundary
- New and Enhanced Green Infrastructure Corridors
- Existing Vegetation Retained Where Possible and Enhanced Through Additional Planting and Improved Management
- Proposed Boundary Planting to Increase Connectivity for Local Wildlife and Strengthen Boundaries
- Proposed Woodland in the South-east Corner of the Site to Connect with Adjacent Habitat and Extend Woodland into the Site
- Proposed Green Space Pockets to Break up Built Form
- Proposed LEAP
- Proposed Vehicular and Pedestrian Access

client  
**Catesby Strategic Land Limited and Rurban Estates Limited**

project title  
**Land East of Lunce's Hill**

drawing title  
**Illustrative Landscape Strategy**

date	<b>13 FEBRUARY 2025</b>	drawn by	<b>GYo</b>
drawing number	<b>edp8571_d011c</b>	checked	<b>MBe</b>
scale	<b>1:2,000 @ A3</b>	QA	<b>DJo</b>



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CARDIFF  
02921 671900

CHELtenham  
01242 903110

CIRENCESTER  
01285 740427

info@edp-uk.co.uk  
www.edp-uk.co.uk

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