

**HORSHAM DISTRICT LANDSCAPE CAPACITY  
ASSESSMENT APRIL 2014**



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## 1.0 INTRODUCTION

### Study Context and Background to the Study

- 1.1 Horsham District is a predominantly rural area, with extensive areas of countryside interspersed with small villages and towns. The main market town of Horsham is located in the north east of the District. Much of the District's countryside is very attractive and it is recognised that this is an important factor in encouraging people to live and work in the district.
- 1.2 In recent years, the need for housing development has placed considerable pressure for development on greenfield land around villages and towns in Horsham District. This is partly due to the relative lack of brownfield sites, but may also reflect the fact that much of the landscape in the South East is protected by a range of designations including the South Downs National Park, the High Weald AONB and Green Belt. This restricts the amount of development that can take place in these areas, and may increase pressure on the remaining undesignated land to meet these needs. It is however recognised that all landscapes can be highly valued by local people and that there is a need to conserve and enhance landscape character and local distinctiveness, and to take this into account as part of decisions about appropriate sustainable development.
- 1.3 In order to continue to protect, conserve and enhance the landscape in the District, there is a need to ensure that decisions about the location and scale of new development as far as possible takes into consideration the relative ability of the varied landscapes around and between settlements to accommodate new development. In this regard the Strategic Planning Team at Horsham District Council commissioned the Council's in-house Landscape Architect to undertake a detailed Landscape Capacity Analysis (at 1:10,000 scale). This approach is supported in the National Planning Policy Framework, which was published in March 2012 (para 170). The results of this study will form part of the evidence base for the review of the Core Strategy and will be used to inform the preparation of the Horsham District Development Framework (HDPF).
- 1.4 The Landscape Capacity study has been divided into two stages. The first stage of the study has been to analyse the capacity of the landscape around and between existing Category 1 settlements. This includes areas proposed to the Council for large scale development (e.g. around Faygate) for both large scale housing and employment development. These areas have been split into seven broad geographic zones as follows:
- Zone 1: North Horsham and West of Crawley
  - Zone 2: South Horsham and Southwater
  - Zone 3: Horsham West
  - Zone 4: Pulborough - Billingshurst
  - Zone 5: Storrington, Sullington and West Chilton Common
  - Zone 6 : Steyning and Bramber
  - Zone7 : Henfield

The location of these areas is shown on Map 1. It should be noted that landscape areas within the South Downs National Park have been excluded from the assessment, as any decision relating to housing or employment development in these areas is now a matter for the National Park Authority.

1.5 The second stage of the study examines the capacity of the landscape around existing Category 2 settlements (medium to accommodate medium and small scale housing development. The category two settlements investigated are set out below. It should be noted that the existing category two settlements of Washington, Coldwaltham and Amberley have not been included in the study as these settlements lie entirely within the South Downs National Park. The location of the study areas are shown on Map 2.

- Ashington
- Barns Green
- Cowfold
- Lower Beeding
- Manning's Heath
- Partridge Green
- Rudgwick & Bucks Green
- Rusper
- Slinfold
- Small Dole
- Thakeham (The Street and High Bar Lane)
- Warnham
- West Chiltington Village

### Key Objectives and the Scope of the Study

1.6 The key objectives of the study are to:

- 1) Provide a transparent, consistent and objective assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements to accommodate housing and employment development.
- 2) Identify areas where new development could best be accommodated without unacceptable adverse landscape and visual impacts.

1.7 It is emphasised that the scope of the study is to assess **landscape capacity only**. Ultimately, the overall suitability of a site for development will depend on a range of other considerations including access, infrastructure constraints, to other environmental considerations including flood risk, ecology, heritage and archaeology and air quality.

1.8 It should be noted that the levels of landscape sensitivity and capacity that are identified as part of the study are, by necessity generalised statements across each area, and provide a pointer to detailed landscape and visual issues that would need to be addressed in a site allocation or development management context. Landscape sensitivity and capacity levels are not absolute, and it is expected that further analysis would need to be carried out in relation to specific applications with significant landscape and visual effects, or where there are cumulative impacts of several developments. In this respect, the identification of an area as having a moderate or greater capacity should not be taken to mean the whole area has potential for development. Reference should be made to both the definitions given in table 6 in respect of capacity levels and the specific commentary regarding capacity provided for each local landscape character area in section 3.

## 2.0 Approach and Methodology

2.1 The Landscape Capacity Study has drawn on a range of information contained in other studies and reports, including:

- The Horsham District Landscape Character Assessment
- The West Sussex Landscape Character Assessment
- The South Downs Integrated Landscape Character Assessment
- Historic landscape characterisation data - West Sussex County Council

2.2 The general approach of the Study has been informed by Landscape Character Guidance published by Natural England (formerly the Countryside Agency)<sup>[1]</sup> and by other best practice landscape capacity studies. The key assessment stages and methodology are set out in the paragraphs below.

### Key Assessment Stages

2.3 The technique adopted to assess landscape capacity involves two main stages. The first is to assess the overall sensitivity of an area of land to a particular type of development. This is defined in terms of the interactions between the landscape itself, (landscape character) the way it is viewed (visibility), and the particular scale and character of the development type in question (e.g. employment or housing development).

*Overall Landscape Sensitivity = Landscape Character Sensitivity + Visual sensitivity*

2.4 The second stage of the assessment is to consider the landscape value of an area, which considers issues such as landscape designations and the historic and ecological interest of an area. The landscape value judgement is then combined with the landscape sensitivity to provide an overall assessment of the ability or capacity of the landscape to accommodate development.

*Landscape Capacity (the ability to accommodate a specific type of development) = Overall Landscape Sensitivity + Landscape Value*

### Definitions

2.5 For the purposes of this study, landscape sensitivity and capacity are defined as follows:

**Landscape Sensitivity** – This is defined as ‘the relative sensitivity/vulnerability of a landscape to a specific type of development based on judgements about landscape character sensitivity and visual sensitivity’. Further explanation of how these judgements are made is set out later in this chapter.

**Landscape Capacity** – This is defined as the ‘relative ability of the landscape to accommodate different amounts of development without unacceptable adverse impacts, taking account of appropriate mitigation measures’. It is a reflection of the interaction between the sensitivity of the landscape, the type and amount of change that is being proposed, and the way the landscape is valued.

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<sup>[1]</sup> Landscape Character Assessment – Guidance for England and Scotland.  
<http://publications.naturalengland.org.uk/publication/2671754?category=31019>

Reaching conclusions about capacity means making a judgement about whether the amount of change proposed can be accommodated without having unacceptable adverse effects on the character of the landscape (related to *landscape character sensitivity*), or the way that it is perceived (related to *visual sensitivity*), and without compromising the values attached to it (related to *landscape value*).

- 2.6 The types and scales of development assessed in Part One of the study were defined as follows:

**Large Scale Housing Development-** Large scale strategic housing developments of 500 or more dwellings associated with urban extensions to Category 1 settlements or new settlements. It is assumed that this development would comprise mainly two storey developments of no more than 8.5m in height, at an average of 35-40 dwellings per hectare. This type of development may include some smaller areas of no more than 3 storey height flats, as well as community/retail facilities.

**Medium Scale Housing Development-** Medium scale housing developments of approximately 100-500 dwellings associated with urban extensions to Category 1 settlements. It is assumed that this development would comprise mainly two storey developments of no more than 8.5m in height, at an average of 35-40 dwellings per hectare. This type of development may include some smaller areas of no more than 3 storey height flats, as well as community/retail facilities.

**Large Scale Employment Development -** Commercial employment development including offices, warehouses and other large buildings with extensive floorspace of up to 12m height.

- 2.7 The types and scales of development assessed in Part Two of the study were defined as follows

**Small and Medium Scale Housing Development-** Small Scale (up to 100 dwellings) and Medium scale housing developments of approximately 100-250 dwellings associated with village extensions to Category 1 settlements<sup>[2]</sup>. It is assumed that this development would comprise mainly two storey developments of no more than 8.5m in height, at an average of 35-40 dwellings per hectare. This type of development may include some smaller areas of no more than 3 storey height flats, as well as community/retail facilities.

### **Key Assumptions**

- 2.8 When assessing landscape capacity for the above development types it has been assumed that buildings will be sensitively designed, and that any development would include a strong framework of structural landscaping including ground modelling where appropriate, and tree planting at an appropriate scale, area, design and species composition, and takes account of local settlement/open space pattern, character and distinctiveness to ensure that development achieves a good fit with the landscape.
- 2.9 It should also be noted that some areas of land have been excluded from this assessment. In addition to land within the South Downs National Park, these are

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<sup>[2]</sup> Where fewer than 100 homes are proposed around the category 1 settlement, it cannot necessarily be assumed that this would lead to a different capacity judgement for the character area concerned. This would need to be assessed on a case by case basis, as part of any more specific land allocation or development control decision.

primarily areas of extensive floodplain which would not be considered as acceptable locations for development. In addition, there are areas of land that are now in the process of being developed or have recently been granted planning permission, but are not yet under construction, and these are identified on the landscape capacity maps in blue. Land within existing built-up area boundaries has also been excluded from the study. In respect of Part 2 of the study, land that lies beyond a very well established and strong, long term physical boundary such as a railway line, or a major road has also been excluded, on the basis that the smaller scale of development that might be considered around the category 2 settlements would not necessitate breaching such a boundary.

### **Assessment Process**

- 2.10 For the purposes of this study it was considered necessary to provide a finer grain of assessment of landscape capacity than the areas identified in the Horsham District Landscape Character Assessment 2003. Without this greater level of detail it was considered that there was a risk that important local variations in landscape sensitivity and capacity would be missed.
- 2.11 For Part 1 of the study, both desk-based and field survey analysis was used to identify discrete 'Local Landscape Character Areas' at a 1:10,000 scale for the purposes of the capacity assessment. These are subdivisions of the broader district scale Landscape Character Areas which were identified in the Horsham District Landscape Character Assessment at a 1:25,000 scale. The Local Landscape Character Areas are distinctive units that reflect more localised variations in character based upon distinctive combinations of characteristics which may include field and settlement pattern, landform, extent of woodland, visual characteristics, and the relationship to existing settlement boundaries. The boundaries of the Local Landscape Character areas have been defined by features such as field boundaries, roads and ridgelines. It is important to note that the boundaries between the local landscape character areas may not always represent abrupt changes in character. In contrast to the well defined lines depicted on the maps, the character of an area may be more clear and distinctive in the centre with transitions at the edges, where in certain circumstances the influences of land use, settlement and field pattern and so on may be less consistent.
- 2.12 For Part 2 of the study, the overall extent of the area assessed around each settlement equated approximately to the zone of the visual influence of the existing built development, on the basis that the scale of development being assessed would not necessitate consideration of land beyond this zone. The individual landscape study areas identified were characterised by a distinctive combinations of landscape characteristics as identified above in para 2.12. As such they may in themselves constitute Local Landscape Character Areas or form a part of a larger Local Landscape Character Area that extends beyond the approximate zone of visual influence of the settlement.
- 2.13 Once identified, each Local Landscape Character Area or Landscape Study area was analysed in order to determine its landscape character sensitivity, visual sensitivity and landscape value. For each element, the following factors were taken into account:

### **Landscape Character Sensitivity**



2.14 Landscape character sensitivity analysis considers the impact of development upon overall character, particular landscape characteristics, including landform, vegetation cover, land use, scale, field pattern and enclosure and complexity of the landscape settlement pattern, together with the quality and condition of the landscape. In particular, the following factors were considered:

- 1) Extent, pattern and variety of semi-natural habitat – This includes areas such as woodland and hedgerows, grassland, river valleys and heath. Areas with an extensive, connected and a large variety of semi-natural habitat are likely to be more sensitive to the impact of housing and employment development compared with those with very limited coverage and variety or even an area of denuded agricultural monoculture
- 2) Historic landscape features/character – areas with many historic landscape features, particularly those with a sense of time depth (i.e. covering a wide span of history), and strong historic landscape character that has been present for an extended period of time (e.g. predominantly medieval in origin), are likely to be more sensitive to housing and employment development compared with those with only a few historic elements or are dominated by modern large scale expansion.
- 3) Scale/Field pattern – areas with a complex, intimate and small scale, irregular field pattern are likely to be more sensitive to disruption of field pattern by large scale development compared with a simple, more uniform or eroded/fragmented field pattern. In particular small scale landscapes are particularly sensitive to large scale employment development
- 4) Landform – areas with a very varied/complex land form or strong topographic features e.g. strongly rolling landform or moderate to steeply sloping valley sides are likely to be more sensitive to large scale employment development compared with those with a simple, predominantly flat landform.
- 5) Landscape Condition/Quality – Assessment of landscape condition is based upon judgements about the physical state of the landscape, and about its intactness from visual, functional and ecological perspectives. It also reflects the state of repair of individual features and elements which make up character in any one place. A range of issues such as how intact the hedgerows are, whether the characteristic tree cover is declining, whether the landscape is being damaged by intensive agricultural practices or whether suburban features are being introduced or fly tipping is present are considered. Areas with well managed landscape features in good condition are likely to be more sensitive to employment and residential development compared with those in poor condition where there may be an opportunity to enhance landscape character in association with new development.
- 6) Settlement Pattern – areas with a dispersed settlement pattern and an absence of modern development and settlements characterised by small scale historic or vernacular buildings are more likely to be sensitive to housing and employment development compared with those without.
- 7) Settlement edges – Landscapes with existing harsh, abrupt and unattractive settlement edges are less likely to be sensitive to housing and employment development compared to those with an attractive settlement edge such as

- 8) Settlement Setting – Landscape areas that contribute to the setting of a town or village or that provide a distinctive break between the settlement and the countryside are more likely to be sensitive to housing and employment development compared to areas that do not perform this function.
- 9) Settlement Separation- Areas that contribute to a larger area of open land between settlements are more likely to be sensitive to large scale development than those that do not provide this function.
- 10) Rural Character- Areas with a strong unspoilt rural character with an absence of contemporary structures such as transport corridors and utility structures (e.g. electricity substations, mobile phone masts), are more likely to be sensitive to housing and employment development compared with areas where they are present.

2.15 Within this study, a five point scale was used to determine landscape character sensitivity, based on the considerations set out in the preceding paragraphs. This is set out in Table 1 below. Categorisation within each area was based on professional judgement, taking into account the assumptions of sensitive design and landscaping that have already been set out in this chapter. The assessment is not based upon any mathematical scoring of the factor, positive or negative, that contribute to sensitivity of the landscape. It should be recognised that in some local landscape areas, certain landscape features/qualities will be more important than others in different areas, for example as a result of the contribution they make to the specific character of an area.

**Table 1: Definitions of Landscape Character Sensitivity**

<b>Landscape Sensitivity</b>	<b>Definition</b>
Low	Key characteristics/features are less likely to be sensitive to the type of development. Development can potentially be more easily accommodated without significantly altering the character of the landscape.
Moderate to Low	The majority of the landscape characteristics/ features are less likely to be sensitive to this development type. Although development can potentially be more easily accommodated care would still be needed in locating and designing development in the landscape.
Moderate	Some of the key landscape characteristics/feature are sensitive to the type of development, Although the landscape may have some ability to absorb development it is likely some change in character would result. Considerable care would be needed in locating any development within the landscape.
Moderate to High	Many key landscape characteristics/features are vulnerable to development of this type with such change likely to result in a significant change in character. Great care would be needed in locating and designing any development within the landscape
High	Key landscape characteristics/features are highly vulnerable to the development type.

## Visual Sensitivity

- 2.16 The assessment of visual sensitivity examines how the visual effects of development would impact on the obstruction of views; how conspicuous/prominent buildings may be within their surroundings, whether it would affect important skylines or views, and the extent this might affect the setting of a settlement. Elements and factors considered to be important in the assessment of visual sensitivity are:
- 1) The general potential visibility of development within the area, considering influences of enclosing or screening elements such as landform, hedgerows, trees, woodlands and existing built development .
  - 2) Views into the area and views of the approaches to settlements from surrounding roads and public rights of way.
  - 3) Outward views from a settlement and in particular, the impact where these are strategically significant or distinctive.
  - 4) Ridges and other areas of high ground – for example examining the potential effects of development on distinctive ridges and other areas of rising/high ground or where a settlement avoids such elevated positions.
  - 5) ‘Conspicuity’- consideration as to whether development would be located in a visually conspicuous location, such as open flat ground or on open high or rising ground.
- 2.17 It should be noted that visibility of development is not necessarily always an adverse effect, even where it would be conspicuous. Consideration is therefore given as to whether any development is likely to be perceptible but would not significantly alter the balance of features or elements within the existing view or where development would enhance existing views or elements within the existing view.
- 2.18 As with landscape character sensitivity, a five point scale was used to determine visual sensitivity, based on the considerations set out in the preceding paragraphs. This is set out in Table 2 overleaf. Categorisation of each area was again based on professional judgement, and did not use mathematical scoring of the factors that contribute to the visual sensitivity of the landscape. Categorisation of any particular area between low and high visual sensitivity did not necessitate all the factors defined in the table to be met, but rather a balanced professional view is taken about the relative proportion of factors that are relevant..

**Table 2: Visual Sensitivity Definitions**

Visual Sensitivity	Definition
Low	<ul style="list-style-type: none"> <li>• General visibility of the potential development is low as it would be enclosed, well screened by existing features e.g. trees/topography and only visible from short distances.</li> <li>• Development would not be discernible or would enhance views.</li> <li>• Of little importance to views to and from settlements such that development would not lead to unacceptable visual intrusion into the countryside with or without mitigation.</li> </ul>

Visual Sensitivity	Definition
Low to Moderate	<ul style="list-style-type: none"> <li>• General visibility of the potential development is between low and moderate. It would be mostly well screened by existing features e.g. trees, topography, or would be relatively easy to visually mitigate.</li> <li>• Development may be discernible, but impacts would be limited.</li> <li>• Only limited contribution to the views to and from settlements.</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>• The general visibility of any potential development is moderate, with partial enclosure or screening but with some scope for mitigation of any adverse effects.</li> <li>• Whilst development may be perceptible it would not significantly alter the balance of features or landscape elements within the view.</li> <li>• Views into and out of settlements are of some importance but there is likely to be some scope for mitigating impacts.</li> </ul>
Moderate to High	<ul style="list-style-type: none"> <li>• Limited enclosure, screening or elevated slopes/ridgeline means any development would be quite visible in the landscape, and would be difficult to mitigate.</li> <li>• Development would be perceptible and would alter the balance of features or elements in the view.</li> <li>• Provides views into and out of settlements are of some importance which are difficult to mitigate.</li> </ul>
High	<ul style="list-style-type: none"> <li>• General visibility of the potential development is high due to very limited enclosure, screening or elevated slopes/ridgelines.</li> <li>• Development would be uncharacteristically conspicuous and could not be successfully mitigated.</li> <li>• Provides important views into and out of settlements that could not be mitigated.</li> </ul>

2.19 Once the individual assessment of landscape character sensitivity and visual sensitivity had been made, the results of these two elements of work were combined to give an overall assessment of landscape sensitivity. This is set out in table three below:

**Table 3: Combining Landscape Character Sensitivity and Visual Sensitivity to give Overall Landscape Sensitivity**

<b>Landscape Character Sensitivity</b>	<b>High</b>	High	High	High	High	High
	<b>Moderate to high</b>	Moderate to High	Moderate to High	Moderate to High	Moderate to High	High
	<b>Moderate</b>	Moderate	Moderate	Moderate	Moderate to High	High
	<b>Low to moderate</b>	Low to Moderate	Low to Moderate	Moderate	Moderate to High	High
	<b>Low</b>	Low	Low to Moderate	Moderate	Moderate to High	High
	<b>Low</b>	<b>Low to moderate</b>	<b>Moderate</b>	<b>Moderate to high</b>	<b>High</b>	
<b>Visual Sensitivity</b>						

**Landscape Value**

- 2.20 Landscape value is concerned with the relative value that is attached to different landscapes. The assessment of landscape value considers existing national and/or local designations relating to each landscape character areas and this is then taken into account with other experiential qualities that contribute to landscape value such as tranquillity, scenic beauty, historic and ecological interest.
- 2.21 In relation to the assessment of tranquillity for each Local Landscape Character Area, criteria drawn from the University of Northumbria method for defining tranquillity set out in the study “Mapping tranquillity- Defining and Assessing a Valuable Resource“ was used. Under these criteria relative tranquillity is defined by analysis of noise levels, perceived naturalness of the landscape, visible overt human impact from features such as pylons, high density of settlement and extent of artificial lighting in each character area. More tranquil areas have a higher degree of naturalness, lower noise levels and limited human impacts. It is important to emphasise that the full University of Northumbria methodology was not followed, but by drawing on the criteria used it has been possible to give an indication of relative tranquillity from field assessment. In addition, the Tranquil Areas Map for the South East (2006) was taken account of in the assessment but it should be emphasised this analysis was broad scale, and there may be localised variations in tranquillity than are apparent on this plan.
- 2.22 In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national designation. A landscape without formal designation may however be valued as being of interest by different communities. This may be for a number of reasons, recognising, for example, perceptual aspects such as scenic beauty, tranquillity; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally. In the context of this study a professional judgement was made on the value of the landscape taking into account the range of factors identified above. In terms of ecological interest this is based upon the landscape contribution of designated nature conservation sites, ancient woodland, other deciduous woodland and shaws, river valleys and species rich hedgerows. In terms of historic interest this takes account of the contribution to the landscape of listed buildings, conservation areas, designated parks and gardens or strong presence/prominence of historic farmsteads and cottages.

2.24 The definitions of landscape value used in this study in relation to landscape value are set out in table 4 overleaf. As with landscape sensitivity a five point scale has been used and is based on professional judgement with no mathematical scoring system.

**Table 4 Landscape Value**

Landscape Value	Definition
High	<ul style="list-style-type: none"> <li>• Lies wholly within or adjacent to a designated landscape where scenic value and localised character is very distinctive or is important to the setting of a designated landscape with significant intervisibility between the two.</li> <li>• Presents locally distinctive landscape characteristics of considerable scenic value, or provides important amenity value by way of views and countryside access.</li> <li>• Presents prominent features of historic or ecological interest (e.g. taking into account the intactness and integrity of historic landscape features/patterns and nature conservation designations) that contribute to landscape setting and character of the area.</li> <li>• Tranquil with a strong sense of naturalness.</li> </ul>
Moderate to High	<ul style="list-style-type: none"> <li>• Lies wholly within a designated landscape where localised character and scenic value is less distinctive, or has become degraded, or; lies adjacent to a designated landscape.</li> <li>• Provides some amenity value by way of views and countryside access (takes into account the intactness and integrity of historic landscape patterns and ecological designations).</li> <li>• Presents locally distinctive landscape characteristics of scenic value.</li> <li>• Relatively tranquil with a fairly strong sense of naturalness and only distant detractors from this.</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>• Does not lie within, or lies adjacent to a designated landscape where localised character and scenic value is less distinctive or has become degraded.</li> <li>• Presents limited locally distinctive landscape characteristics of some scenic value or provides some amenity value by way of views and countryside access.</li> <li>• Presents some features of historic or ecological interest that contribute to landscape setting and character of the area. (This takes into account the intactness and integrity of historic landscape features/ patterns and ecological designations).Some detractors affecting tranquillity, but also with some sense of naturalness.</li> </ul>

Landscape Value	Definition
Low to Moderate	<ul style="list-style-type: none"> <li>Does not lie within or adjacent to a designated landscape.</li> <li>Presents very limited locally distinctive landscape characteristics with some scenic interest, or presents limited amenity value by way of views and countryside access.</li> <li>Presents very few features of historic or ecological interest that contribute to landscape setting and character of the area (This takes into account the intactness and integrity of historic landscape features/ patterns and ecological designations).</li> <li>Limited tranquillity, significant human detractors from naturalness</li> </ul>
Low	<ul style="list-style-type: none"> <li>Does not lie within or adjacent to a designated landscape.</li> <li>Does not present locally distinctive landscape characteristics with some scenic interest or does not provide some amenity value by way of views and countryside access.</li> <li>Does not presents features of historic or ecological interest that contribute to landscape setting and character of the area. (This takes into account the intactness and integrity of historic landscape features/ patterns and ecological designations).Not tranquil, much human activity, limited naturalness.</li> </ul>

**Landscape Capacity**

2.25 Once the Landscape Sensitivity and Landscape Value were determined an assessment of landscape capacity was made on the five scale points identified. The matrix setting out how the results of the assessment were reached is set out in table five, and a definition of landscape capacity is set out in table six overleaf.

**Table 5: Combining Landscape Sensitivity and Landscape Value to give Landscape Capacity**

<b>Overall Landscape Sensitivity</b>	<b>High</b>	Moderate	Low to moderate	No/low	No/Low	No/low
	<b>Moderate to High</b>	Moderate	Low to moderate	Low to moderate	Low to moderate	No/Low
	<b>Moderate</b>	Moderate	Moderate	Moderate	Low to moderate	No/low
	<b>Low to Moderate</b>	Moderate to high	Moderate to high	Moderate	Low to moderate	Low to moderate
	<b>Low</b>	High	Moderate to High	Moderate	Moderate	Moderate
	<b>Low</b>	<b>Low to Moderate</b>	<b>Moderate</b>	<b>Moderate to high</b>	<b>High</b>	
	<b>Landscape Value</b>					

**Table 6: Definitions of Landscape Capacity**

Landscape Capacity	Definition
<b>No/Low</b>	The area is unable or only has very limited potential to be able to accommodate the specified type and scale of development without unacceptable adverse landscape and visual effects or compromising the values attached to it, taking account of any appropriate mitigation
<b>Low-Moderate</b>	The area only has potential to be able to accommodate development in limited locations without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation
<b>Moderate</b>	This area has an ability to accommodate development in some parts without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation There is a need for each proposal to be considered on its individual merits to ensure there are no unacceptable adverse impacts.
<b>Moderate-High</b>	The area is likely to be able accommodate a significant proportion of development without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation
<b>High</b>	The area is in principle likely to be able to accommodate the specified type and scale of development without unacceptable landscape and visual impacts or compromising the values attached to it taking account of appropriate mitigation.



### **3.0 PART ONE: CAPACITY ASSESSMENT FOR LARGE SCALE DEVELOPMENT**

- 3.1 This section sets out a summary of the results for the landscape sensitivity, landscape value and overall capacity judgements that have been made for each of the local landscape character areas identified as part of the study. The results have been set out using a format which first introduces the wider geographic zone in which the landscape character areas have been identified. For each landscape character area the key factors which influence the landscape character and visual sensitivity of the area to large scale housing and employment development are identified, noting where there are any differences between the two types of development. The results then set out key factors in the area which contribute to the landscape value of the area. Finally an explanation of the results of the assessment is provided for the landscape capacity of the area, for both housing and employment development. These results are also summarised in a table and are represented graphically on the Landscape Character Maps (3a to 9b). Both the maps and the results set out in the table have been colour coded in accordance with the assessment of landscape capacity as illustrated in table six.

#### **Zone 1: North Horsham to Crawley**

This zone comprises a broad swathe of land around extending from the western edge of Crawley to the south west along the A264 corridor, and then around the north and eastern edges of Horsham. The land falls within both the High and Low Weald Landscapes, and at a District Level is covered by Landscape character areas K1, K2, I2 and L1. The land is predominantly flat to gently undulating, comprising a mixture of farmland, wooded areas and hedgerows. In the High Weald to the east of Horsham the landscape contains wooded ghylls and commercial forestry. Zone 1 has some urban influences, including the settlement edges of Horsham and Crawley, as well as the A264 and rail corridor that links Horsham and Crawley. The settlement of Faygate is also located in this transport corridor. The location of Zone 1 in relation to the rest of the District can be viewed on Map 1. The results of the assessment of the Local Landscape Areas are illustrated visually on Map 3a (housing) and Map 3b (Employment).

## Local Landscape Character Area 1: River Mole North

### *Landscape Character Sensitivity*

- Small scale, fine grained pattern of pasture fields
- Gently sloping valley landform
- Distinctive tightly meandering course of the River Mole
- Wooded Character to river banks
- Spreading hedgerow oaks
- Pastoral character, with a lack of urban fringe influences, and landscape in good condition

### *Visual Sensitivity*

This area is visually mostly well enclosed by a strong framework of hedgerows, copse and hedgerow trees. This provides a low-moderate visual sensitivity to housing development, but employment buildings with a greater height and scale would be more intrusive.

### *Landscape Value*

- Ecological interest of the river, woodland and hedgerows
- Adjoins Willoughby Fields SNCI (floodplain grassland)
- Contributes to the strong physically well defined green edge to Crawley
- There is low to moderate tranquillity based upon the proximity of Gatwick Airport, but the area still retains a sense of naturalness.

### *Landscape Capacity*

The highly sensitive landscape character of this area arises from a combination of its attractive semi-natural features and qualities which give it a strong sense of place and its good landscape condition. Key features and qualities of this area are highly sensitive to both large scale housing and employment. This means that there is no or very low capacity for the area to accommodate large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Low-Moderate	Low-Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 2: Ifield Hall and Bonnett's Lane

### *Landscape Character Sensitivity*

- The very gently undulating to flat topography, together with a medium scale pattern of hedgerowed pasture and arable fields
- The original historic settlement pattern of historic farms/cottages has been overlaid by ribbon development of suburban style houses which reduces the sensitivity of the landscape to development.
- Urban fringe character due to mobile home parks, waste disposal activities and 'horsiculture'
- Landscape in poor – moderate condition primarily as a result of the modern development that has taken place in the area and urban fringe influences

### *Visual Sensitivity*

The landscape is partially enclosed by some hedgerows and medium size blocks of woodland and copses although there is some visibility from parts of the wooded ridge to the west of this area. This reduces the visual sensitivity of the landscape to development. Employment buildings with a greater height and scale would be more intrusive.

### *Landscape Value*

- Ecological interest of ancient woodland
- Low tranquillity due to proximity of airport and busy roads
- Few distinctive characteristics or scenic qualities

### *Landscape Capacity*

Relatively few characteristics and features of this area are sensitive to large scale development. It is therefore considered that the area could absorb accommodate some larger scale housing development, particularly within the eastern part of the area. Further west it could be perceived as more of an intrusion into the countryside, and there may be potential impacts to the setting of Ifield Court. There may be some capacity for large scale employment development if care is taken with siting to avoid unacceptable landscape/visual impacts and there are significant landscape enhancement measures.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Low-Moderate	Moderate
Visual Sensitivity	Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate	Moderate-High
<b>Landscape Value</b>	Low	Low	Low
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Low-moderate</b>

### **Local Landscape Character Area 3: Land South of Gatwick Airport**

### *Landscape Character Sensitivity*

- Large scale field pattern of pasture and arable fields and flat topography
- Urban fringe influence due to the proximity of Gatwick airport.
- The landscape is in poor condition due to the modern development and agricultural practices in the area.

### *Visual Sensitivity*

An open character with few hedgerows and trees apart from enclosing woodland at the southern edge of this local landscape character area, results in a moderate visual sensitivity to both housing and employment development.

### *Landscape Value*

- Low tranquillity due to proximity of airport and surrounding busy roads
- Lack of distinctive characteristics or scenic qualities

### *Landscape Capacity*

The large scale fields and flat topography, together with the high level of urban influence in this area, means that the key landscape features and qualities of the area are less likely to be adversely affected by development. Consequently, the area could absorb large scale housing and employment development without unacceptable adverse landscape impacts.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low	Low	Low
Visual Sensitivity	Moderate	Moderate	Moderate
<b>Combined Landscape Sensitivity</b>	Low	Low	Low
<b>Landscape Value</b>	Low	Low	Low
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>High</b>	<b>High</b>	<b>High</b>

### **Local Landscape Character Area 4: River Mole**

### *Landscape Character Sensitivity*

- Broad valley of the River Mole. It has a distinctive meandering course with dense riverside vegetation.
- There are small-medium scale pasture fields and pockets of woodland linked by thick hedgerows or shaws.
- Low ridgeline with extensive woodland and small clearings in the north-west of the area.
- Scattered historic cottages and farmsteads.
- Medieval field pattern
- Generally unspoilt rural character and in overall in good condition.

### *Visual Sensitivity*

Much of the area is generally well enclosed by a combination of woodlands, shaws and mature hedgerows, which would limit the visual sensitivity of the landscape to housing development. Employment buildings with a greater height and scale would be more intrusive.

### *Landscape Value*

- The area has low – moderate tranquillity. There is a higher level of noise intrusion in the north of the area from Gatwick airport in particular, but along the river and in the woodland there is still a strong sense of naturalness which counteracts this.
- Ancient woodland and shaws and the riverside habitat provide a good level of ecological interest in the area.
- Attractive countryside with good public footpath access

### *Landscape Capacity*

The intact character of the landscape with its wooded and hedgerowed nature, and good condition of the landscape, together with relatively few urban influences are highly sensitive to large scale development. This means that there is no or very low capacity for large scale housing or employment development which would have unacceptable landscape character impacts.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	High	High	High
<b>Visual Sensitivity</b>	Low -moderate	Low -moderate	Low -moderate
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

### **Local Landscape Character Area 5: Land West of Ifield Brook**

### *Landscape Character Sensitivity*

- A broad vale containing a medium to large scale field pattern of mainly arable fields
- Forms part of a green edge to Crawley, and includes attractive views of surrounding countryside outside the character area including views, towards Ifield Church
- Landscape condition is moderate due to some loss of hedgerows to create arable fields.

### *Visual Sensitivity*

Overall there is an open character, visible from the wooded ridge to the west but the area is partly enclosed by belts of woodland and thick hedgerows along Ifield Brook giving moderate visual sensitivity to housing development. The greater scale and height of employment development would result in greater adverse visual impacts.

### *Landscape Value*

- Low tranquillity due to proximity of the area to Gatwick Airport and the urban edge of Crawley
- Generally there is a lack of distinctive characteristics or strong scenic qualities, although there are views to Ifield Conservation Area
- The area has a high amenity value and is well used by nearby residents of Ifield e.g. for dog walking
- There is some ecological interest, as the landscape character area adjoins Ifield Brook Wood SSSI

### *Landscape Capacity*

The area could absorb some large scale housing and employment development without unacceptable adverse impacts. However there is a lower capacity close to the edge of Ifield due to the attractive landscape adjoining the Conservation Area. In addition, care would be needed to ensure impact of any development does not extend too far west which could be perceived as intrusion into the wider countryside.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Moderate	Moderate
Visual Sensitivity	Low-Moderate	Moderate	Moderate- High
<b>Combined Landscape Sensitivity</b>	Low-Moderate	Moderate	Moderate-High
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate - High</b>	<b>Moderate</b>	<b>Low-Moderate</b>

### **Local Landscape Character Area 6: Rusper Road**

### *Landscape Character Sensitivity*

- This area has a generally flat topography and a regular pattern of small to medium sized arable and pasture fields that form part of modern smallholdings.
- The condition of the landscape is generally good.
- Historic cottages and a well treed character to Rusper Road
- Overall rural character

### *Visual Sensitivity*

The flat topography and the regular small-medium sized arable and pasture fields, and more limited woodland and hedgerows give this area a fairly open character. The relatively open nature of the landscape means that the area would be more sensitive to larger scale employment development.

### *Landscape Value*

- Low tranquillity due in part to the proximity of Gatwick airport and lack of natural qualities provided by features such as woodland
- Lack of distinctive scenic qualities
- More limited access to the countryside e.g. for recreation

### *Landscape Capacity*

The flat landscape, with relatively few distinctive features, means that there is some limited capacity for housing development in the east of the area. Some of the landscape features and qualities of the area are vulnerable to large scale development, particularly employment. The greater scale and visual impact of employment would be more adverse in open countryside and there is therefore only low- moderate capacity for this type of development. Towards the west of the area the rural character and good condition of the landscape mean that any housing development would be more damaging to the landscape.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate	Moderate-High
Visual Sensitivity	Moderate-High	Moderate-High	High
<b>Combined Landscape Sensitivity</b>	Moderate-High	Moderate-High	High
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>

### **Local Landscape Character Area 7: Ifield Golf Course**

### *Landscape Character Sensitivity*

- Gently undulating topography
- Golf course which includes pockets of woodland
- Suburban development along the eastern boundary
- The landscape condition is moderate – some landscape features have been retained but overall a suburban character.

### *Visual Sensitivity*

Enclosure within the area is provided by woodland and hedgerows, but housing and particularly employment development could, if it extended onto higher land in the centre of the golf course be visually prominent from the surrounding countryside to the north.

### *Landscape Value*

- Low tranquillity due to proximity of airport and the proximity to the edge of Crawley
- The golf course is privately run which limits public access to the land
- There may be some ecological interest in the woodland and hedges on the site

### *Landscape Capacity*

The majority of landscape features and qualities of this area are less sensitive to large scale development. The relatively enclosed nature of this area, coupled with the nature of the land-use and suburban influences mean that there is moderate capacity for large scale housing development in this area. Employment development could have a greater adverse impact on landform and depending upon its location, the capacity for employment development may be more limited. For example it would be more visually sensitive, especially on the higher land in the centre of the golf course.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Low-Moderate	Moderate
Visual Sensitivity	Low-Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	Low-Moderate	Moderate	Moderate-High
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate - High</b>	<b>Moderate</b>	<b>Low-Moderate</b>

### **Local Landscape Character Area 8: Land North of Kilnwood**



### *Landscape Character Sensitivity*

- Small to medium sized pasture fields enclosed by wooded shaws and woodland
- Predominantly medieval field pattern
- The landform comprises a series of small ridges and valleys
- Extensive woodland on ridge at the southern boundary of the character area
- Unspoilt rural character, with a few scattered historic farmsteads
- Some attractive outward views to the countryside to the north
- Landscape is in overall good condition

### *Visual Sensitivity*

The landscape in this area comprises a series of ridges and valleysides which are visually prominent providing views within the landscape, but some enclosure is provided by enclosing woodland, shaws and thick hedgerows. There are some attractive views outwards to the wider countryside. This results in moderate-high visual sensitivity to housing development and high sensitivity to taller larger scale employment development.

### *Landscape Value*

- Moderate tranquillity
- There is a high level of ecological interest – House Copse SSSI and a number of ponds. This area is also classified as, ancient woodland.
- A high level of amenity value of is provided by views from public rights of way
- Some historic interest from historic farmsteads

### *Landscape Capacity*

The overall unspoilt rural nature of this landscape, with its wooded character, and limited urban influences, are highly vulnerable to large scale development and, together with its good condition this means there is no capacity for large scale housing or employment development in this area.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	High	High	High
<b>Visual Sensitivity</b>	Moderate-High	Moderate-High	Moderate -High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

### **Local Landscape Character Area 9: Buchan Hill Forest**

### *Landscape Character Sensitivity*

- This area mainly comprises extensive mixed and broadleaf woodland interspersed with deeply cut stream gills with some parkland and Cottesmore Golf Course.
- There is a moderately steeply sloping, undulating landform
- Predominantly unspoilt rural landscape in overall good condition
- Historic school buildings (Cottesmore School)

### *Visual Sensitivity*

Extensive enclosing woodland limits views, and the visual sensitivity of this area is therefore generally low. There are areas of greater sensitivity to the north where the landform is more visually prominent. Overall the area was therefore assessed as being of moderate sensitivity for housing with higher sensitivity to employment due to the greater scale and height of this development.

### *Landscape Value*

- Moderate tranquillity due to the proximity of the A264 and nearby A23.
- Ecological interest with SSSIs, and historic interest at Cottesmore school
- Ancient woodland
- Amenity value of landscape on public rights of way
- Buchan Country Park
- Within the High Weald AONB

### *Landscape Capacity*

Key landscape features and qualities of this area are highly vulnerable to large scale development. The areas strongly wooded and mainly unspoilt character of this area, coupled with its high landscape value means there no/low capacity for this landscape to accommodate large scale development.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	High	High	High
<b>Visual Sensitivity</b>	Moderate	Moderate	Moderate –High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	High	High	High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

### **Local Landscape Character Area 10: Kilwood Copse to Graylands**

### *Landscape Character Sensitivity*

- Rolling and mostly steeply sloping landform rising to a wooded ridgeline
- Large and small woodlands give the area a strong wooded character
- Some areas of small-medium size pasture fields are interspersed between woodlands
- A network of thick hedgerows and shaws and mostly medieval field pattern
- A dispersed pattern of historic farmsteads and cottages on the lower slopes is characteristic, with only a few isolated suburban houses
- Sunken north-south running, hedged rural lanes are a distinctive feature
- The western end of the wooded ridge is of critical importance in the broad landscape setting of Horsham, providing a prominent undeveloped backdrop to the town.
- Overall there is an unspoilt rural character and the landscape is in good condition

### *Visual Sensitivity*

The wooded nature of the landscape provides some visual enclosure, but overall, the visual prominence of the landform results in a very high visual sensitivity to both housing and employment development. The area is prominent from land immediately to the south, from north facing slopes of High Weald AONB land east of Horsham, and in some longer distance views.

### *Landscape Value*

- Moderate tranquillity with some intrusion of noise from aircraft and the A264 but also retaining a strong sense of naturalness due to the extent of woodland
- Some amenity value of landscape from public rights of way
- Extensive ancient woodland and Kilnwood Copse SSSI results in a high ecological interest in this landscape.
- Some amenity value of landscape from public rights of way

### *Landscape Capacity*

There is no capacity for large scale housing and employment development in this area as a result of its visually prominent topography, its intact wooded character, and due to much of the area being in good condition.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	High	High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

### **Local Landscape Character Area 11: Faygate and Surrounds**

### *Landscape Character Sensitivity*

- A broad vale containing the A264 and Horsham to Crawley rail corridor
- Linear settlement pattern of Faygate in the centre of the area comprising a mix of Victorian and modern suburban development.
- Medium – large scale field pattern of arable fields but with a fine grained field pattern on the western edges of Faygate.
- The east side of Faygate has a more open character, with a more enclosed landscape to the west of the village.
- Attractive views north and south towards wooded ridgelines.
- Moderate landscape condition due to urbanising effects along the A264 in particular.

### *Visual Sensitivity*

To the east of this local landscape character area there is some enclosure by thick hedgerows, but overall the area has an open character with low hedgerows, and rising land to the north which results in high sensitivity to both housing and employment development. The area is also visible from the High Weald AONB which adjoins the southern boundary of this character area

### *Landscape Value*

- Very important to the perception of visual separation between the towns of Crawley and Horsham
- Low tranquillity due to the proximity of the road and rail network and aircraft noise and on balance less strong semi natural qualities
- Some amenity value of landscape from public rights of way, particularly around Faygate
- Adjoins the High Weald AONB boundary to the south

### *Landscape Capacity*

Despite some urbanising influences from the road and rail network, the visual sensitivity of the area is high and it provides strong visual separation between the towns of Horsham and Crawley. As a result there is no/low capacity for larger scale development. As a small scale settlement, the character of Faygate would be likely to be adversely affected by large scale development.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate	Moderate
Visual Sensitivity	High	High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

### **Local Landscape Character Area 12: Wimland Road to Castle Copse**

### *Landscape Character Sensitivity*

- Very gentle valleyside slopes and irregular field pattern of small- medium size pastures with some larger arable fields.
- There is a medieval field pattern in parts of this landscape area.
- Chennell's Brook and associated wetlands are located in the south–east of the character area.
- Thick hedgerows and woodland bound fields
- Scattered historic farmsteads and a dispersed historic linear hamlet along Wimland's Road form an attractive, winding rural lane.
- Attractive views towards the wooded ridge to the north
- Relatively unspoilt rural character and good landscape condition

### *Visual Sensitivity*

This landscape character area relatively well enclosed by thick hedgerows and woodland, but sensitivity to employment development particularly increases on the slightly higher ground to the north of Chennell's Brook.

### *Landscape Value*

- Moderate tranquillity due to some noise intrusion from aircraft but the area retains a strong sense of naturalness in parts due to the presence of woodland and thick hedgerows
- Some amenity value of the landscape from public rights of way
- Ancient woodland and distinctive Ancient Monument castle mound in the north west of the area

### *Landscape Capacity*

Due to the areas moderate-high landscape character sensitivity but low-moderate visual sensitivity, together with the overall rural unspoilt character and its good landscape condition, there is a very limited capacity for large scale housing development. Any such development would need to occupy a relatively small proportion of the area well separated from the historic settlement, to avoid unacceptable adverse impacts on landscape character and value. Large scale employment development is likely to be of high landscape character and visual sensitivity, and therefore capacity in this area is assessed as no/low.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	Moderate	Moderate-High	High
<b>Visual Sensitivity</b>	Moderate	Low-Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate-High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low-Moderate</b>	<b>No/Low</b>

## **Local Landscape Character Area 13: Moated House Farm and Rusper Road**

### *Landscape Character Sensitivity*

- This area comprises gentle valleyside slopes and irregular field pattern of medium- large arable and pasture fields together with scattered historic farmsteads
- Some thick hedgerows and small copses are present within the character area.
- Some of the landscape around Moated House Farm is in poor condition due to influence of small scale industrial use, modern farm buildings and tipping.
- Although busy, Rusper Road has a strong rural character with wide verges and spreading hedgerow oaks.
- Attractive views towards the wooded ridge to the north

### *Visual Sensitivity*

The landscape is only partially enclosed by thick hedgerows and woodland, and is more open to the north and the east. The visual sensitivity of the area is therefore moderate for housing and moderate-high for larger height and scale employment development.

### *Landscape Value*

- Low -Moderate tranquillity due to some localised urbanising influences e.g. Traffic on Rusper road
- Some amenity value of landscape from public rights of way
- Historic farmsteads – Moated House Farm is designated for its archaeological interest.

### *Landscape Capacity*

This area has moderate capacity for large scale housing development reflecting both the moderate visual sensitivity and landscape character sensitivity. Large scale employment development would be more sensitive visually, but may be possible in a limited area on lower ground to the south. It would be very important to avoid developing a large proportion of the area to avoid the appearance of significant intrusion into open countryside.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Moderate	Moderate-High
Visual Sensitivity	Low-Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>		Moderate	Moderate-High
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate-High</b>	<b>Moderate</b>	<b>Low-Moderate</b>

## **Local Landscape Character Area 14: Holbrook Park**

### *Landscape Character Sensitivity*

- This area has a gently undulating landform in the south becoming more rolling in the north
- Mix of parkland and small to large sized arable and pasture fields interspersed with medium sized woodlands containing scattered ponds.
- A localised area of finer grained field pattern is present along Northlands Road.
- Dispersed pattern of historic cottages, farmsteads, a large historic country house, together with an ancient earthworks / moat are distinctive features
- Northlands road is a narrow historic lane enclosed by thick hedgerows giving it a strongly rural character.
- The landscape condition is moderate-good but there has evidently been some erosion of the historic field pattern in the south of the area.

### *Visual Sensitivity*

Partial enclosure is provided by woodland and tree belts, but combined with a visually prominent landform in places there is an overall moderate sensitivity to large scale housing development. The sensitivity to larger scale employment development is moderate to high due to the greater scale and height of this type of development.

### *Landscape Value*

- Low to moderate tranquillity due to the proximity of the A264 in the south of the area.
- Some amenity value of attractive views of the landscape is provided from public rights of way
- Holbrook Park House is a listed building and is prominent in views from some public rights of way.
- Small areas of ancient woodland, parkland trees and some historic interest

### *Landscape Capacity*

Due to the areas moderate-high landscape character, with many features and qualities of the landscape sensitive to development including parkland and other historic features, together with the visual sensitivity arising from the visually prominent landform in places, there is only limited capacity for large scale development. It will be important to avoid the appearance of urban intrusion/sprawl and more sensitive, attractive countryside in the north of the area should be avoided for housing development. Any employment development would need to be restricted to lower ground close to the A264.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate-High	Moderate-High
Visual Sensitivity	Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>		Moderate-High	Moderate-High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>

### **Local Landscape Character Area 15: Warnham Brickworks**

### *Landscape Character Sensitivity*

- Very large quarry and brickworks and existing employment development, which adjoins Brookhurst Wood Landfill.
- Hidden by surrounding ancient woodland and tree belts
- The development in this area has contributed to a poor landscape condition

### *Visual Sensitivity*

The visual sensitivity of the area is low as any development would be well hidden within the quarry.

### *Landscape Value*

- Low tranquillity due to the noise arising from the site and surrounding uses.
- No public access
- Lack of any attractive landscape features with the exception of some enclosing woodland

### *Landscape Capacity*

This area has a high landscape capacity for development due to the existing urbanising influences on the site which have contributed to poor landscape condition and low landscape sensitivity and value.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low	Low	Low
Visual Sensitivity	Low	Low	Low
<b>Combined Landscape Sensitivity</b>	Low	Low	Low
<b>Landscape Value</b>	Low	Low	Low
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>High</b>	<b>High</b>	<b>High</b>



## **Local Landscape Character Area 16: Land North of Horsham**

### *Landscape Character Sensitivity*

- This area has a flat topography and a medium to large scale field pattern of arable fields with some tree belts and woodland on the northern boundary.
- The A264 road and Horsham – Crawley rail corridor runs through the south eastern section (road and rail) and southern boundary (road only) of the character area
- Chennell's Brook runs through the centre of the area.
- Attractive views north towards wooded ridgelines
- The landscape is in moderate condition due to some urban influences e.g. the A264.

### *Visual Sensitivity*

The landscape is of low-moderate sensitivity due to the enclosing woodland and tree belts on the northern boundary and a lack of visual prominence of the landform

### *Landscape Value*

- Low tranquillity due to the A264 and rail corridor
- Ecological interest of woodland and hedgerow at northern boundary

## **Landscape Capacity**

Due to the areas low-moderate visual sensitivity and landscape character sensitivity arising from the flat topography and urban influences, relatively few of the landscape features and qualities of the area are likely to be sensitive to large scale development. There is therefore moderate –to high capacity for large scale housing and employment development. Nonetheless it would be important to minimise the impression of the town of Horsham extending beyond its current well established physical boundaries and creating urban sprawl.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Low-Moderate	Low-Moderate
Visual Sensitivity	Low	Low-Moderate	Low-Moderate
<b>Combined Landscape Sensitivity</b>	Low	Low-Moderate	Low-Moderate
<b>Landscape Value</b>	Low	Low	Low
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>High</b>	<b>Moderate-High</b>	<b>Moderate-High</b>

## **Local Landscape Character Area 17: Land North East of Horsham**

### *Landscape Character Sensitivity*

- This area has a flat to gently undulating landform rising to higher ground to the south
- The area comprises arable fields of a variable size interspersed by hedgerows and a few woodlands.
- There are modern farm buildings with a hard and abrupt urban edge to Horsham in the north-east of the character area.
- Mixed modern and historic development is also present near Newhouse Farm.
- An attractive rural lane with wide grass verges runs through the character area
- Overall the landscape is in good despite the proximity to Horsham.
- The southern part of the character area has a strong rural character

### *Visual Sensitivity*

The relatively open nature of the land with only partial enclosure by woodland and hedgerows results in moderate visual sensitivity for housing and moderate to high sensitivity for larger scale employment development. Development on the more rising ground to the south would be more visually prominent

### *Landscape Value*

- Low tranquillity in the north due to the proximity of the A264; moderate tranquillity in the south of the area away from the road.
- Although the landscape is partly within High Weald AONB some of the distinctive landscape characteristics of the High Weald are less apparent.
- Some landscape amenity value is provided from a public footpath running through the area

### *Landscape Capacity*

Some of the landscape features and qualities of the area are sensitive to development. The overall rural character and moderate-high visual sensitivity means that there is some limited capacity for housing development closer to the existing urban edge but this should not extend further west as this could be perceived as a significant incursion into the AONB or ribbon development along the A264. Employment development would be very visually conspicuous, except on the lowest ground close to the urban edge.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate-High	Moderate-High
Visual Sensitivity	Moderate	Moderate -High	Moderate -High
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate-high	Moderate-high
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low-moderate</b>	<b>Low-moderate</b>

### **Local Landscape Character Area 18: Land East of Horsham**

### *Landscape Character Sensitivity*

- This area is characterised by medium to large scale regular field pattern enclosed by tree belts and woodland, crossed in places by steep wooded ghylls.
- The boundary of Horsham town is a steeply wooded valley which provides an attractive backdrop and strong physical boundary the town.
- Parkland trees and avenues at St. Leonard’s Park
- A small number of isolated farms and cottages
- Mostly unspoilt rural character
- The landscape is generally in good condition, although there is some adverse influence from horsiculture around St. Leonard’s Park.

### *Visual Sensitivity*

The landscape is generally well enclosed giving a generally low visual sensitivity. There is an exception along Forest Road, from where there are views south into the valley adjoining Owlbeech Wood.

### *Landscape Value*

- Within the High Weald AONB
- The wooded nature of the landscape provides a moderate-high tranquillity
- Ecological interest is provided by Owlbeech and Leechpool woods which are SNCIs and Ancient Woodland.
- A high level of amenity value is provided by Leechpool and Owlbeech Woods and the High Weald Landscape Trail

### *Landscape Capacity*

The area provides a very important well defined wooded edge to the existing urban area of Horsham. Whilst views of the area are restricted in the wider landscape there are local views in which valley sides are prominent. Any large scale development is likely to lead to unacceptable visual, landscape character and landscape value impacts. There is therefore no capacity for large scale housing and employment development.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Low-moderate	Low-moderate	Moderate
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	High	High	High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

### **Local Landscape Character Area 37: Land North West of Horsham**

This parcel of land falls within both Zone 1 and Zone 3, and the full description and assessment for this area is set out in Zone 3, page 56.

## **Zone 2: South Horsham-Southwater**

This zone extends from the southern boundary of Horsham town and continues southwards to encompass the settlements of Tower Hill, Christ's Hospital and Southwater. The land falls within Low Weald National Landscape Character Area and at a District Level is covered by Landscape character areas P1, M1, H1 and G4. The land includes the narrow river valley of the River Arun to the south of Horsham. In the west and south of the zone the landscape is well wooded, and includes a number of ridges and ghylls. The landscape also contains irregular to regular pasture fields. The north east of this landscape Zone is more open in nature with views to Christ's Hospital School. There are some urban influences in this area, particularly around the settlement edges and also from the A24. The location of Zone 2 and the results of the Capacity Assessment can be viewed on Maps 4a (Housing) and 4b (Employment).

## **Local Landscape Character Area 19: Land South East of Horsham**

### *Landscape Character Sensitivity*

- This area contains a rounded ridge with small wooded stream valleys on both the northern and southern sides
- The area has a small to medium scale field pattern of pasture with some parkland. There is a wooded character to the river banks
- Landscape condition is generally good
- There is a well defined urban edge due to the presence of a wooded shaw along the edge of Horsham.

### *Visual Sensitivity*

The visual sensitivity to housing development is moderate due to relatively open character and the moderately elevated landform. The greater scale and height of employment development would be more intrusive.

### *Landscape Value*

- Most of the area is within the High Weald AONB
- Some historic parkland is present
- Low-moderate tranquillity due the presence of the A281 running through the area.

### *Landscape Capacity*

Due to the areas predominantly attractive, rural landscape character which arises from the pasture and parkland character with woodland fringes, together with the moderately elevated landform are highly sensitive to development, and the area it has no/low capacity to absorb large scale development. To extend large scale development beyond the existing well defined boundary to the town would be perceived as intrusion into the wider countryside.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	High	High	High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 20: Land to the South of Horsham

### *Landscape Character Sensitivity*

- Undulating landform intersected by the River Arun
- Distinctive small ridge of Picts Hill.
- There is a medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws. Scattered historic farmsteads are also present.
- Panoramic views of countryside are visible to the south
- Views towards the town are present, in which landmark churches are prominent.
- Mostly unspoilt rural character, apart from visual influence from pylon route to the south east of the character area.
- The landscape is in good condition

### *Visual Sensitivity*

Visual sensitivity to housing is moderate-high due to the relatively high visual prominence of the landform in the area. The larger scale and height of employment development would be more visually intrusive.

### *Landscape Value*

- Ecological and historic interest of woodlands shaws, river and species rich meadow grassland.
- Moderate tranquillity in the north of the area due to some localised urban influences, but the area has many semi-natural qualities
- High amenity value of landscape with rights of way and open access land. The area forms an important green lung on the edge of Horsham and is very well used by local residents.
- Very important in providing attractive landscape setting to the town

### *Landscape Capacity*

This area has an attractive landscape character and qualities which are sensitive to large scale development. There is moderate to high visual sensitivity and is important to the setting of Horsham, and provides a key area of natural greenspace. It therefore has no capacity to absorb large scale development. The area to the south east, beyond the immediate setting of the town in particular has no capacity for development, as it would result in intrusion of unspoilt rural countryside.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate-High	Moderate-High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate-High	Moderate-High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 21: Land North and East of Denne Park**

### *Landscape Character Sensitivity*

- Steep, predominantly wooded escarpment with some attractive grassland slopes, and small areas with small to medium sized hedged pasture fields
- Mostly medieval field pattern
- Glimpsed views towards the town in which landmark churches are prominent
- Very large spreading oak trees are a key feature of this landscape.
- The landscape is in good condition

### *Visual Sensitivity*

This area is very visually prominent with the wooded escarpment visible from the edge and within parts of Horsham town. Housing and employment development would result in unacceptable visual impacts.

### *Landscape Value*

- Attractive semi-wooded approach to Horsham along Worthing Road
- Ecological and historic interest - some of the oaks may be 'ancient trees'
- High tranquillity due to its rural location
- High amenity value from a dense rights of way network
- Very important in providing attractive landscape setting to the town

### *Landscape Capacity*

Due to the area's very visually prominent landform and strongly wooded character, which are highly sensitive to large scale development, together with the importance of the area in providing natural greenspace and a distinctive landscape setting to the town, there is no capacity area for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	High	High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate-High	Moderate-High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 22: Denne Park**

### *Landscape Character Sensitivity*

- This area comprises a very attractive historic parkland containing Denne Park House, a large country house with associated lodges
- Large parkland trees and a parkland avenue are present, the latter of which is visible from Worthing Road.

### *Visual Sensitivity*

The area is enclosed by tree belts which limits its visibility from the wider surroundings and results in low–moderate visual sensitivity to housing development, and moderate sensitivity to employment development.

### *Landscape Value*

- Historic interest of parkland features and buildings – a registered Historic Park and Garden
- Moderate-high tranquillity with some limited noise from the nearby road
- High amenity value of landscape from several rights of way crossing the area
- Strong sense of place

### *Landscape Capacity*

Key landscape features and qualities are highly sensitive to large scale development. The historic importance of the landscape and its attractive parkland qualities mean that there is no capacity for large scale housing or employment development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Low-Moderate	Low-Moderate	Moderate
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	High	High	High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>



## Local Landscape Character Area 23: Parthings and Tower Hill

### *Landscape Character Sensitivity*

- This area has an undulating/rolling landscape with a small scale mostly regular field pattern
- Strong framework of hedgerows, woodland tree belts and small copses
- There is a mostly rural character but with the low density suburban development of Tower Hill. There are scattered historic farmsteads and cottages within the wider countryside.
- The landscape is in good condition

### *Visual Sensitivity*

Due to the mostly strong framework of hedgerows and wooded shaws there is a low to moderate visual sensitivity to housing, but due to the greater scale and height of employment this type of development would be more visually intrusive.

### *Landscape Value*

- Moderate tranquillity due to some urban influences such as the railway and Worthing Road and the A24.
- The area forms an important green edge to the settlement of Horsham

### *Landscape Capacity*

Key landscape features and qualities are highly sensitive to development. Overall, the rural character of the landscape together with the role it plays in forming a strong green edge / setting to the settlement of Horsham means that this area has no / low capacity for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Low-moderate	Low-moderate	Moderate
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 24 Land North East of Southwater

### *Landscape Character Sensitivity*

- This area is characterised by small to medium scale pasture fields divided by tree belts and shaws and interspersed by extensive areas of woodland.
- Scattered historic farmsteads are found throughout the character area.
- Mostly unspoilt rural character but with some localised suburban influences in the north, e.g. golf course and Hop Oast depot and the Horsham Park and Ride.
- The landscape is generally in good condition.

### *Visual Sensitivity*

There is a low visual sensitivity to housing development due to the very strong framework of shaws and woodlands. The greater height and scale of employment development means that visual sensitivity is moderate-low.

### *Landscape Value*

- The landscape has some ecological and historic interest including ancient woodland and farmsteads.
- Moderate tranquillity – with noise influences from the A24 and traffic rural roads passing through the area.
- High amenity value of landscape from rights of way and Peddlars Way cycle route linking Horsham and Southwater

### *Landscape Capacity*

Overall this area has a strong generally unspoilt rural character with a number of attractive features such as woodland. The key features and qualities of the landscape are highly sensitive to development. This limits the capacity for large scale development. It should be noted however that the north of this area (close to the Hop Oast Roundabout) contains a number of existing urban features which may very locally increase the capacity of the landscape for development in this area.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Low	Low	Moderate
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 25: Land East of Southwater**

### *Landscape Character Sensitivity*

- This area has a small-medium scale field pattern
- Medieval field pattern in the south of the area
- There is a gentle- moderately undulating landform, with a steeper valley side landform in the south of the area
- Low hedgerows, shaws and copses are present in the north, but this network becomes much denser in the south of the character area.
- Very attractive winding, historic rural lanes
- Dispersed historic farmsteads and cottages
- There is a mostly unspoilt rural character and the landscape is in good condition

### *Visual Sensitivity*

The northern third of the landscape character area is relatively open, which results in a moderate-high visual sensitivity to large scale housing development and high sensitivity to employment development due to its greater scale and height. In the south of the area, the landscape is more enclosed by woodlands, hedgerows and shaws, but due the prominence of some valleyside landforms, this results in a moderate sensitivity to housing and moderate to high for employment development.

### *Landscape Value*

- The area has some ecological interest (Nutham Wood) including ancient woodland and SNCIs, and historic interest from farmsteads and cottages
- There is moderate tranquillity primarily due to the presence of the A24, although there is still a sense of naturalness
- High amenity value of landscape from rights of way - the Downs Link passes through the south of the area
- Attractive rural lanes
- Scattered historic farmsteads and cottages

### *Landscape Capacity*

Due to the areas strong rural landscape character with its many attractive qualities and good condition, its key features and qualities of the area are highly sensitive to large scale development. It is therefore considered that there is no /low capacity for large scale development.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	High	High	High
<b>Visual Sensitivity</b>	Moderate	Moderate	Moderate-high
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate -High	Moderate -High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 26: Land South of Southwater**

### *Landscape Character Sensitivity*

- This landscape area has a gently sloping to undulating landform with a medium scale field pattern
- A strong framework of thick hedgerows, shaws and woodland is present in the area
- The landscape in good condition and has an unspoilt rural character

### *Visual Sensitivity*

The landscape has a low visual sensitivity to housing development due to the mostly enclosed nature of the landscape which arises from its heavily wooded character. Employment development would be more visually intrusive due to its greater height and scale.

### *Landscape Value*

- Ecological and historic interest is provided by areas of ancient woodland and species rich hedgerows.
- There is moderate tranquillity with noise incursion from the A24.
- Amenity value of landscape is provided by rights of way running along the southern boundary of Southwater.

### *Landscape Capacity*

Key features and qualities of the landscape are highly sensitive to large scale development. Due to the areas strong unspoilt rural landscape character together with its good landscape condition there is no/low capacity for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate -High	High	High
Visual Sensitivity	Low-Moderate	Low	Low-Moderate
<b>Combined Landscape Sensitivity</b>	Low-Moderate	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 27 Two Mile Ash and Environs

### *Landscape Character Sensitivity*

- The topography of this area is characterised by a flat to gently undulating landform with slight ridges.
- It has a small-medium scale pasture and arable fields bounded by hedgerows and hedgerow trees
- Medieval field pattern
- The area has a few small to medium size woodlands.
- There are attractive long views across the area in the north, including to Christ's Hospital and the South Downs
- Dispersed pattern of attractive historic farmsteads, cottages and hamlet of Bax Castle
- Landscape in good condition and there is an unspoilt rural character

### *Visual Sensitivity*

Whilst there is some greater enclosure from woodlands and hedgerows, in the south east of the area, overall the relatively open character of the area means that there would be a moderate to high sensitivity to housing development, and a higher sensitivity to employment development. The north west of the area is very visible from Sharpenhurst Hill which lies outside the area to the west.

### *Landscape Value*

- Ecological interest e.g. Courtland Wood SNCI (Ancient Woodland), and important hedgerows which link through into the settlement of Southwater.
- Historic interest – e.g. Listed buildings of Great House Farm
- Ancient woodland
- Despite some localised road and railway noise there is moderate -high tranquillity due to the low density of any settlement and natural qualities such as woodland
- High amenity value of landscape from rights of way, including the Down's Link.

### *Landscape Capacity*

The areas strong rural landscape character and attractive landscape qualities are highly sensitive to large scale development. This, together its overall good condition and relatively tranquil nature there is no/ low capacity for large scale development. It is considered that large scale development could be perceived as intrusion into the wider countryside.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	High	High	High
<b>Visual Sensitivity</b>	Moderate-High	Moderate-High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate -High	Moderate -High	Moderate -High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 28: Land West of Southwater

### *Landscape Character Sensitivity*

- The topography of this area is mostly flat to very gently undulating but with very slight ridgelines in places.
- There is a medium scale pasture and arable field pattern
- There are some attractive views towards open countryside and woodland and in the north of the area, towards Christ's Hospital School.
- Rural tracks and lanes are present
- The area has urban edge influences from Southwater
- The condition of the landscape is eroded in places

### *Visual Sensitivity*

The landscape in this area has a moderate visual sensitivity to housing development, as there is some enclosure from the wider landscape by hedgerows, and woodland. The visual sensitivity to employment development is higher due to its greater height and scale of this type of development.

### *Landscape Value*

- Low-moderate tranquillity, due to noise closer to Worthing Road but also natural influence of woodland and thick hedgerows in the west of the area
- Historic, species rich hedgerows
- High amenity value of landscape from rights of way including the Downs Link

### *Landscape Capacity*

Due to the presence of urban edge influences in this area, together with its slightly eroded landscape condition and moderate visual sensitivity, it is considered that there is moderate capacity for large scale housing development. There is more limited capacity for large scale employment development as it would be more visually intrusive. It would be very important to maintain some open views to the wider countryside outwards from the settlement of Southwater if the area were to be developed. The south western boundary of the area along Shaw's Lane to Birchwood Farm has a sensitive edge where the land falls away to the west. A generous landscape buffer would be required in this vicinity.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Low-Moderate	Moderate
Visual Sensitivity	Low-Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	Low-Moderate	Moderate	Moderate to High
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate -High</b>	<b>Moderate</b>	<b>Low-Moderate</b>

## Local Landscape Character Area 29: Land North West of Southwater

### *Landscape Character Sensitivity*

- The topography of this area is of a gently undulating landform with small stream valleys
- There is a medium scale pasture field pattern and a strong framework of thick hedgerows and shaws together with some plantation woodland adjacent to the A24.
- Landscape condition is eroded in places by a few urban edge influences and modern farm buildings.
- Some views to Christ's Hospital School

### *Visual Sensitivity*

There is a moderate visual sensitivity to housing due to the strong framework of hedgerows and shaws, although there would be greater sensitivity on some valley sides. There is a greater visual sensitivity to employment development due to the greater height and scale of this type of development.

### *Landscape Value*

- Low tranquillity due to the proximity of the A24 and Worthing Road
- Limited public access

### *Landscape Capacity*

Some of the key features and qualities of the area are sensitive to large scale development, but due to the low landscape value of the area, there is some limited capacity for large scale housing development. It would however be important not to allow the countryside gap between Southwater and Christ's Hospital to be significantly eroded.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Low-Moderate	Moderate
Visual Sensitivity	Low-Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	Low-Moderate	Moderate	Moderate -High
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate -High</b>	<b>Moderate</b>	<b>Low-Moderate</b>

### **Local Landscape Character Area 30: Christ's Hospital**

### *Landscape Character Sensitivity*

- This area is characterised by the landmark buildings of Christ's Hospital set in attractive parkland and surrounded by a strong framework of woodland tree belts.
- The landscape is in good condition

### *Visual Sensitivity*

The area is well contained by the presence of strong tree belts, limiting the visual sensitivity of the area to development

### *Landscape Value*

- Moderate tranquillity from presence of school and commuter traffic to station. The railway also generates some noise.
- Historic Parkland and Listed buildings of Christ's Hospital School. The site is important for Horsham District as a whole.
- Public access is limited due to the use of the site as a school.

### *Landscape Capacity*

The parkland landscape, historic buildings and their distinctive setting, together with its wider importance within the District results in a landscape which is highly sensitive to large scale development. This means that the capacity for large scale housing and employment development at this location is no/low.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate-High	High	High
Visual Sensitivity	Low	Low	Low
<b>Combined Landscape Sensitivity</b>	Moderate-High	High	High
<b>Landscape Value</b>	Moderate-High	Moderate-High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low - Moderate</b>	<b>No/Low</b>	<b>No/Low</b>



### **Zone 3: West and North West Horsham**

This area extends from the north west of Horsham, and continues south around Broadbridge Heath, before extending down to the western edge of Two Mile Ash Road, north of Christ's Hospital School. The land is located in the Low Weald National Landscape Character Area, and in the Horsham District Landscape Character Areas P1 and K2. The landscape comprises the valley of the River Arun and its tributary Boldings Brook. The river valleys are generally narrow and meandering and there are some urban influences from Horsham and Broadbridge Heath in this area. Outside the river valley, the landscape opens into a flat to gently undulating clay vale with medium to large scale arable fields. There is also some pasture and woodland. This landscape includes Warnham Park. The A24 is a dominant feature in this area. The location of Zone 3 and the results for each local landscape area can be viewed on Maps 5a (housing) and 5b (employment).

## **Local Landscape Character Area 31: Land East and South of Broadbridge Heath**

### *Landscape Character Sensitivity*

- This area forms part of the Arun river valley. It has a distinctive meandering course with dense riverside vegetation.
- There is a small scale field pattern with small riverside pastures
- There are attractive cross valley views
- Unspoilt rural character and landscape in good condition

### *Visual Sensitivity*

Although well enclosed by a strong framework of hedgerows, copses and trees the prominence of valleyside landform means that there is moderate sensitivity to large scale housing development, with a greater sensitivity to employment development due to the greater height and scale of this type of development.

### *Landscape Value*

- Ecological interest of river, and adjacent habitats including woodland on valleysides. Ancient Woodland on High Wood Hill is designated as an SNCI.
- There is an area of historic and archaeological interest around Broadbridge Farm.
- The area currently has a moderate to high degree of tranquillity although this may change as a result of the strategic development south of Broadbridge Heath.
- The area has good public access to an attractive landscape with amenity value, which may grow in importance as a result of the nearby strategic development.

### *Landscape Capacity*

Due to the predominantly attractive landscape character and qualities including features such as the river Arun and woodland areas, together with the generally good condition of the landscape, it is considered that there is no/low capacity to absorb large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate -High	Moderate -High	Moderate -High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 32: Land East of Broadbridge Heath**

### *Landscape Character Sensitivity*

- This area is characterised by a flat landform with a medium scale arable and pasture field pattern
- There are prominent lines of oaks on some field boundaries
- Some urban edge influences from adjacent development
- Farmstead of Lower Broadbridge Farm
- Moderate landscape condition due to localised intrusion of modern farm buildings and some erosion/loss of hedges.

### *Visual Sensitivity*

Partial enclosure by hedgerows and trees results in moderate sensitivity to housing development in this area. There is a moderate to high sensitivity to employment development due to the greater height and scale of this type of development.

### *Landscape Value*

- Low tranquillity due to proximity of the urban edge of Broadbridge Heath and the A281
- Some public access with a few attractive views towards the Arun valley

### *Landscape Capacity*

Some of the key features and qualities are sensitive to large scale development, but there is some capacity for large scale housing development in this area due to the form of the landscape character area (i.e. relatively flat topography), and its moderate landscape condition. Employment development would however be more damaging as it could in particular intrude on the adjacent visually sensitive Arun Valley.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate-high	Moderate-high
Visual Sensitivity	Moderate	Moderate-high	Moderate-high
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate-high	Moderate-high
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>

## **Local Landscape Character Area 33: Land North of Broadbridge Heath**

### *Landscape Character Sensitivity*

- This local landscape area has a very gently undulating landform with small stream valley
- There is a small to medium scale field pattern
- A major parkland avenue feature crosses the area - contains the approach to Warnham Court, and also contains the large wooded area of Broomwicks Wood.
- The landscape forms a soft settlement edge to Broadbridge Heath
- There is a mostly unspoilt rural character and the landscape is in good condition

### *Visual Sensitivity*

The landscape has a generally strong framework of hedgerows and hedgerow trees but visibility does vary across the landscape area, generating a moderate sensitivity to housing development and moderate-high sensitivity to larger scale employment development.

### *Landscape Value*

- Historic parkland features are present in this area
- There is moderate tranquillity due to road noise carried through the area from the A24.
- Some amenity value is provided by a large green on the edge of Broadbridge Heath and a few public rights of way.

### *Landscape Capacity*

The area has a high landscape character sensitivity that arises from the presence of its parkland features, intact woodland and overall good condition, which is highly sensitive to large scale development. There is therefore no or very low capacity for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	Moderate High	High	High
<b>Visual Sensitivity</b>	Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	Moderate High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>	<b>No/Low</b>	<b>Low/No</b>

## **Local Landscape Character Area 34: Land at Rookwood**

### *Landscape Character Sensitivity*

- This area comprises the gentle sided valley of Boldings Brook valley and the flatter landform on western side of the major A24 road corridor which bisects the area.
- Hedgerowed arable farmland to the west of the A24 and golf course to the east
- Soft settlement edge to Horsham
- There is a more rural character in the west of the area.

### *Visual Sensitivity*

Hedgerows and hedgerow trees provide a moderate degree of screening resulting in a mostly low visibility of the area from the A24. The valley landform to the east of the A24 is more visually sensitive. Overall it is considered that there is a moderate visual sensitivity to development. Employment development would more intrusive in the small stream valley.

### *Landscape Value*

- Ecological interest from Boldings Brook. The area also adjoins Warnham Mill SNCI and Boldings Brook riverside vegetation.
- Low tranquillity due to the A24.
- Public Golf Course and footpaths provide good amenity access in this area.
- The landscape has a high amenity value due to the public golf course and footpaths crossing the area.
- Important green setting to the western edge to the town.

### **Landscape Capacity**

There is some very limited capacity for housing development in this area, but this should not result in adverse impact on the green landscape setting to the town. Whilst some of the area is in golf course use the rest of the area includes some distinctive landscape features such as a river valley in an attractive landscape setting. Large scale development could result in unacceptable adverse landscape impacts and damage the landscape value. Employment development would be likely to be more intrusive in a small stream valley. Taking development to the west of the A24 would increase the perception of development intruding into the more strongly rural countryside in this part of the character area.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate-High	Moderate-High
Visual Sensitivity	Moderate	Moderate	Moderate
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate-High	Moderate-High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>

## **Local Landscape Character Area 35: Warnham Park**

### *Landscape Character Sensitivity*

- This area is characterised by a rolling landform containing a very attractive historic deer park with old parkland trees
- It contains some areas of woodland and some large ponds
- The landscape is in good condition and has an unspoilt character

### *Visual Sensitivity*

Despite some enclosure from the presence of woodland there are views from the park boundaries into the area, and this together with the rolling landform increases the visual sensitivity to both housing and employment development.

### *Landscape Value*

- The whole area is a designated historic park and garden
- There is moderate-high tranquillity despite relative proximity to the A24
- Several footpaths and bridleways are present around the edge of the landscape character area

### *Landscape Capacity*

The key landscape features and qualities in this area are highly sensitive to large scale development. There is therefore no capacity for major housing or employment development as this would have unacceptable adverse impacts on the historic parkland.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	High	High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate-High	Moderate-High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 36: Warnham Mill Pond**

### *Landscape Character Sensitivity*

- This area is characterised by the gentle valleysides of the Boldings Brook and the very attractive Warnham Mill Pond
- There is extensive woodland and wetland which forms a very strong green edge to the town
- Landscape is relatively unspoilt and in good condition

### *Visual Sensitivity*

Enclosure from tree belts and plantations give a strong visual enclosure to the landscape which results in a low visual sensitivity to development.

### *Landscape Value*

- This area contains a historic hammer/mill pond, which is also of ecological interest and is designated as an SNCI. (Warnham Mill Pond SNCI)
- The area is a Local Nature Reserve and is valuable for recreational enjoyment of the landscape close to the town
- There is low tranquillity due to proximity of the A24.

### *Landscape Capacity*

Due to the areas very distinctive landscape features which are highly sensitive to development, and qualities together with its role in providing a strong green edge to Horsham town, there is no capacity for development in this location.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Low	Low	Low
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 37: Land North West of Horsham**

### *Landscape Character Sensitivity*

- This area has a flat to very gently undulating landform containing the meandering course of Boldings Brook.
- There is a medium scale pattern of irregular arable and pasture fields together a few old parkland trees
- Some significant old and thick hedgerows on hedgerow banks
- The area is truncated by the railway and bounded to the south by the A264
- Overall good landscape condition, except near the A264

### *Visual Sensitivity*

Variable enclosure from hedgerows and hedgerow trees gives a moderate visual sensitivity to both employment and housing development.

### *Landscape Value*

- Ecological interest of Boldings Brook and some thick hedgerows
- Low tranquillity due to road and rail corridor
- Very limited public access on rights of way through this area

### *Landscape Capacity*

There is some capacity for major housing or employment development in this area due to its low-moderate landscape value and moderate visual sensitivity, although there are some landscape features that would need to be conserved and enhanced. Care would still be needed to ensure that development does not extend too far to the west of the railway line as this could be perceived as a major incursion into the countryside.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Moderate	Moderate
Visual Sensitivity	Low-Moderate	Moderate	Moderate
<b>Combined Landscape Sensitivity</b>	Low-Moderate	Moderate	Moderate
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate-High</b>	<b>Moderate</b>	<b>Moderate</b>



#### **Zone 4: Pulborough - Billingshurst**

This zone extends north from the northern most edge of Pulborough, and continues north around the settlement of Billingshurst. This landscape zone includes the hamlets of Adversane and North Heath, and includes the A29 road and rail corridor. The landscape in this area primarily falls within the Low Weald National Landscape Area, but the land immediately north of Pulborough is located in the Wealden Greensand character area. At a District level, this landscape falls in landscape character areas J1 and F1. Character area J1 is characterised by gently undulating land with small to medium sized fields, intersected by hedges and small to medium sized woodlands. The A29 is an urban influence, but most of the area is rural in character. The southernmost third of this zone falls within F1 which is characterised by an undulating sandstone ridge containing arable and horticultural land. There is a degree of hedgerow fragmentation. The A29 and the settlements of Pulborough and Codmore Hill generate some urban influences in an otherwise rural area. The results of the assessment of the Local Landscape Areas are illustrated visually on Map 6a (housing) and Map 6b (Employment).

## **Local Landscape Character Area 38: Land East of Pulborough**

### *Landscape Character Sensitivity*

- This area is characterised by a valleyside landform with small lakes and a stream running through the centre of the character area.
- It contains small-medium scale pastures and is enclosed by thick hedgerows and small copses
- Medieval field pattern in the east of the area
- It provides a strong green edge to the existing settlement of Pulborough
- The landscape is in good condition.

### *Visual Sensitivity*

Whilst the landscape is well enclosed by hedgerows and copses, the elevated landform in parts of the area results in low-moderate sensitivity to housing development. Employment development would be more visually intrusive due to its greater height and scale.

### *Landscape Value*

- Moderate tranquillity due to the A283
- Adjoins the South Downs National Park.
- Some public access from footpaths
- Some ecological from hedgerows and, woodland and aquatic environment

### *Landscape Capacity*

Due to the areas high landscape character sensitivity with its strong rural character and good landscape condition, together with its moderate-high value it is considered the area has no/low capacity for large scale development in this area.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Low-moderate	Low-moderate	Moderate
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 39: Land North East of Pulborough**

### *Landscape Character Sensitivity*

- This area is characterised by gentle to moderate slopes sloping south from a visually prominent ridgeline to the north
- There is a medium scale field pattern in mainly nursery use
- The landscape is partially enclosed by hedgerows and tree belts
- There are some attractive views west to Pulborough Church and southwards towards the South Downs.
- The higher ground to the north of this area is partly visible from the South Downs.
- Nursery use and the harsh urban edge have resulted in a poor to moderate condition of the landscape.

### *Visual Sensitivity*

Although there is some enclosure of the landform by tree belts, the landform rises towards the north which would result in any development being more visually prominent. There is therefore a moderate-high visual sensitivity to housing and high sensitivity to employment development due to its larger height and scale.

### *Landscape Value*

- Moderate tranquillity due to urban fringe influences in this area
- Some public access from footpaths crossing the area.
- Limited ecological interest

### *Landscape Capacity*

Whilst many of the key landscape features and qualities are sensitive to large scale development, there is some limited capacity for large scale housing development on lower parts of the area due to the poor to moderate landscape condition in the area. There is however a need to avoid housing on the higher landform to the north which likely to be visually intrusive. Employment development anywhere on the site is likely to be very visually conspicuous and the capacity of this type of development is considered to be low.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	Moderate-High	Moderate-High	High
<b>Visual Sensitivity</b>	Moderate-High	High	High
<b>Combined Landscape Sensitivity</b>	Moderate-High	High	High
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>

## Landscape Character Area 40: Pulborough Park and Gallops

### *Landscape Character Sensitivity*

- The topography of this area comprises a gently sloping landform rising to a higher ridge to the north. There is a prominent hill at Pulborough Park in the south of the area.
- Extensive open grassland used for horse gallops with small to medium arable fields around Pulborough Park. An area of woodland adjoins the northern boundary of the character area.
- Part of the area provides a strong green gap between the railway line and the southern edge of Stane Street Close. There is some localised urban edge intrusion e.g. at Stane Street Close
- Although physically separated the landscape contributes to the visual setting of the historic core of Pulborough There are magnificent views of the South Downs and the historic core of Pulborough around the church.
- Moderate condition of the landscape due to erosion by the Gallops and visual intrusion from Stane Street Close.

### *Visual Sensitivity*

The land is elevated and very open in nature which results in a high degree of visual sensitivity to development.

### *Landscape Value*

- Moderate tranquillity due to urban edge influences and noise from the adjacent road and rail corridors.
- The southern part of the landscape character area adjoins the South Downs National Park boundary
- High amenity value from public rights of way and the wider countryside pursuit of horse gallops.

### *Landscape Capacity*

The key features and qualities of this landscape area are highly sensitive to large scale development. There is high landscape character sensitivity in terms of distinctive views and its contribution to the visual setting of Pulborough and Codmore Hill. In addition the landscape is of high value due to its proximity to the National Park. It is therefore considered the area has no/low capacity for large scale development.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	High	High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate-High	Moderate-High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Landscape Character Area 41: Old Place**

### *Landscape Character Sensitivity*

- This area comprises a small valley containing small scale pasture fields
- Very attractive historic settlement pattern e.g. Old Place and cottages
- Forms part of the landscape setting to of the historic core of Pulborough
- Good landscape condition and unspoilt rural character

### *Visual Sensitivity*

Parts of this landscape area can be viewed from surrounding higher land, but there is a degree of enclosure by hedgerows throughout the area. This results in moderate-high sensitivity to housing development and a high sensitivity to larger scale employment development as a result of its greater height and scale.

### *Landscape Value*

- Moderate-high tranquillity with a few urban influences along the eastern boundary.
- Ecological interest of large pond and stream (designated as an SNCI)
- Historic interest of Old Place, which forms part of the Conservation Area of Pulborough
- A right of way passes through Old Place

### *Landscape Capacity*

Due to the areas high landscape character sensitivity including the unspoilt rural character and good condition, together the historical interest and visual sensitivity, it is considered that there is of this area result in no / low capacity for large scale development in this area.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate -High	Moderate -High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Landscape Character Area 42: Codmore Hill and Environs**

### *Landscape Character Sensitivity*

- This area forms a visually prominent valleyside landform below the small scale ridge development at Codmore Hill.
- There is a soft indented edge to Codmore Hill
- There is a small-medium scale field pattern, creating an unspoilt rural character. The landscape is in good condition.

### *Visual Sensitivity*

Key landscape features and qualities are highly sensitive to large scale development. Although there is partial enclosure in this area, provided by hedgerows and hedgerow trees the visually prominent valley sides mean that development would result in any development being visible from the surrounding area. This results in a moderate–high degree of visual sensitivity to development.

### *Landscape Value*

- Moderate-high tranquillity with some limited urban influences e.g. the railway
- Amenity value from footpaths crossing the area
- Historic/species rich hedgerows

### *Landscape Capacity*

Due to the areas high landscape character sensitivity which arises from the mostly unspoilt rural character in good condition together with the visual sensitivity of the valley sides to development, it is considered there is no/low capacity for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate-high	Moderate-high	Moderate-high
<b>Combined Landscape Sensitivity</b>	High	High	High
Landscape Value	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Landscape Character Area 43: North Heath and surrounds**

### *Landscape Character Sensitivity*

- This landscape area has a very gently undulating landform extending from a prominent sandstone ridge along the southern edge of the character area
- The area comprises mainly small-medium scale regular and irregular, hedgerowed field pattern along with the dispersed roadside settlement of North Heath
- There are some urban fringe influences along the A29 and railway but a strong rural character away from it.
- Overall it makes a valuable contribution to the extensive green gap between Pulborough and Billingshurst, despite some localised ribbon development on the A29
- Overall moderate landscape condition due to urban influences along the A29.

### *Visual Sensitivity*

The area is highly visible from the ridge on its southern boundary and any development would therefore be visible from the wider surroundings. Within the character area the hedgerow network would limit the visibility of housing, but employment development would be more apparent due to its greater height and scale.

### *Landscape Value*

- Moderate tranquillity due to the noise influence of the A29
- There may be some ecological interest from hedgerows in the area.
- Limited amenity value with few public footpaths in the area.

### *Landscape Capacity*

There is some limited capacity for large scale housing development in this area, due in part to the moderate landscape condition and existing urban influences close to the A29. However, the potential visual impact of development from the ridge to the south of the area and the small scale settlement pattern in the area would limit the capacity for development away from the A29 corridor and care would be needed to avoid the appearance of ribbon development. Large scale employment development would likely to be very visually conspicuous from the ridge and as a result there is low capacity for this type of development.

## **Assessment Summary**

<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>
Landscape Character Sensitivity	Moderate-High	Moderate-High	Moderate-High
Visual Sensitivity	Moderate-High	Moderate-High	High
<b>Combined Landscape Sensitivity</b>	Moderate-High	Moderate-High	High
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate

## **Landscape Character Area 44: Land north of Gay Street Lane**

### *Landscape Character Sensitivity*

- The landscape in this area has a very gently undulating landform extending from the foot of a prominent ridge to the south of the character area
- There is a small-medium scale irregular field pattern of pasture fields enclosed by wooded shaws and hedgerows, some of which have a medieval field pattern.
- Unspoilt rural character with the landscape in good condition
- Isolated historic farmsteads e.g. Little Brinsbury farm

### *Visual Sensitivity*

The area is highly visible from the ridge on its southern boundary. The visibility within the area is lower due to network of hedgerows and shaws. This would limit the visibility from housing, although employment development would be more apparent due to its greater height and scale

### *Landscape Value*

- Moderate to high tranquillity due to the lack of urban influences
- Some ecological interest from hedgerows and shaws.
- Limited amenity value with few public footpaths in the area.

### *Landscape Capacity*

Due to the areas high landscape character sensitivity, resulting from the unspoilt rural landscape which is in good condition, together with the high visual sensitivity arising from the visibility of the area from the ridge to the south, the area is considered to have no capacity for large scale development.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate -High	Moderate -High	Moderate-High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>



## **Local Landscape Character Area 45: Brinsbury College and surrounds**

### *Landscape Character Sensitivity*

- The topography of this area is of a flat to very gently undulating landform with a medium-large scale arable field pattern.
- There is some partial enclosure by tree belts and woodland
- The road/rail corridor of the A29 is present in this area although there is still a rural character
- The landscape is in poor condition in parts, particularly close to the A29, but also due to the large scale arable fields and degraded hedgerow pattern

### *Visual Sensitivity*

The visual sensitivity of this area to housing is moderate as there is some enclosure of the landscape from the tree and woodland belts. Employment development would be more visually intrusive due to its greater scale and height.

### *Landscape Value*

- Low-moderate tranquillity to the presence of the A29 in part of the area
- Some ecological value and archaeological interest from areas of ancient woodland and an archaeological site.
- Low amenity value due to limited public footpath network

### *Landscape Capacity*

There is moderate capacity for large scale housing development due to the low-moderate landscape character sensitivity, with few of the landscape features and qualities sensitive to large scale development, coupled with the low-moderate landscape value. It is however considered that if development were to extend too far east, development could be perceived as having unacceptable impact on the rural character which becomes more apparent in this part of the landscape character area. There is some limited capacity for employment development which logically would be restricted to a small area around the Brinsbury Campus of Chichester College.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Low-Moderate	Low-Moderate
Visual Sensitivity	Low-Moderate	Moderate	Moderate-high
<b>Combined Landscape Sensitivity</b>	Low-Moderate	Moderate	Moderate-high
<b>Landscape Value</b>	Low-Moderate	Low-Moderate	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate- High</b>	<b>Moderate</b>	<b>Low-Moderate</b>

## **Landscape Character Area 46: Little Wood, Adversane to Gilmans Farm**

### *Landscape Character Sensitivity*

- This area is characterised by a gently undulating ridge and valley landform
- It has a small-medium scale irregular field pattern comprising a mix of arable and pasture fields, and which are bounded by wooded shaws and hedgerows, interspersed with a number of small woodlands.
- It contains the small hamlet of Adversane and localised ribbon development along roads and the Road/Rail corridor of A29
- Existing southern urban edge of Billingshurst is well contained by trees and hedgerows
- Dispersed, attractive historic farmsteads
- There is an unspoilt rural character and the landscape is generally in good condition

### *Visual Sensitivity*

A network of shaws, hedgerows, and woodlands provide some enclosure but visual sensitivity for housing development is higher on ridgelines and rising ground. Employment development would be more visually intrusive due to the greater scale and height of this type of development.

### *Landscape Value*

- This area contributes strongly to the open countryside between Pulborough and Billingshurst
- Moderate-high tranquillity but with some localised intrusion from the A29
- Ecological interest of hedgerows, woodlands (many of which are SNCIs, Ancient Woodland or an SNCI) and small streams.
- Some historical interest from the Conservation Area at Adversane
- Good network of public footpaths

### *Landscape Capacity*

In general this area has a low or no capacity for development due to overall rural, undeveloped character and good landscape condition, coupled with the number of factors which contribute to a moderate – high value of the landscape.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate-High	Moderate-High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate-High	Moderate-High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Landscape Character Area 47: Land to the South East of Billingshurst**

### *Landscape Character Sensitivity*

- A mostly gently undulating landscape with a small scale irregular field pattern
- Pasture fields are enclosed by wooded shaws and woodland
- The extensively wooded ridge (of Rosier Wood) is a prominent feature and provides a very attractive backdrop to adjoining fields
- Isolated historic farmsteads are present in the area
- There is a mostly unspoilt rural, pastoral character and the landscape is generally in good condition

### *Visual Sensitivity*

The visual sensitivity for housing is moderate reflecting some enclosure provided by woodlands and shaws, but if located on higher rising ground would be of higher visual sensitivity. The visual sensitivity for employment is moderate-high.

### *Landscape Value*

- Rosier and Daux wood forms an important wooded backdrop to south eastern edge of Billingshurst
- There is a moderate level of tranquillity due to some strong natural influences, but with sporadic noise close to the railway and some noise nearer the A272
- Ecological interest of hedgerows and ancient woodland (Rosier Wood SNCI) and Par brook.
- Some scenic qualities – Rosier Wood on the ridge in particular.
- Amenity value of views from rights of way which are well used by local people.

### *Landscape Capacity*

Due to the areas high landscape character sensitivity, which arises from the area's unspoilt rural and heavily wooded character in good condition, together with its moderate to high landscape value, it is considered that there is no capacity for large scale development in this area.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate-High	Moderate-High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Landscape Character Area 48: Land East of Billingshurst**

### *Landscape Character Sensitivity*

- The topography of this area is of a gently sloping landform rising to slight ridgelines on the A272 and around Little Daux Farm. There is a small – medium scale irregular field pattern of hedgerowed arable and pasture fields.
- Very attractive field and hedgerow oaks are present and a tree belt forms the edge to existing housing in Billingshurst
- The landscape is generally in good condition. There are some localised urban edge influences from employment buildings at Daux Road and Rosier Business Park, but away from this there is a more unspoilt rural character.
- Isolated historic farmsteads – Listed building of Little Daux Farm
- Some attractive long views of Rosier Wood and towards the South Downs

### *Visual Sensitivity*

The visual sensitivity is moderate for housing or moderate-high for employment, as the landscape, whilst experiencing some enclosure from trees and hedgerows, is visible in part from the ridgeline on the A272, elevated sections of the sloping landform and from rights of way.

### *Landscape Value*

- Moderate tranquillity due to the A272, railway and some localised urban influences but also some natural qualities as well.
- Some ecological interest of hedgerows and SNCI
- Amenity value of views from rights of way

### **Landscape Capacity**

Due to the areas moderate-high landscape character sensitivity, with many of the landscape features and qualities of the area are sensitive to development, and the moderate landscape value, the area is considered to have some very limited capacity for large scale housing development. Great care is needed in siting to ensure unacceptable adverse impacts on landscape character are avoided including avoiding the impression of sprawl into the wider countryside. Whilst there is some existing employment development bordering the edge of the area it is considered that further employment development would be likely to adversely affect generally unspoilt rural character.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate-High	High
Visual Sensitivity	Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate -High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low-Moderate</b>	<b>No/Low</b>

## **Landscape Character Area 49: Land north east of Billingshurst**

### *Landscape Character Sensitivity*

- This area comprises a distinctive, complex valley landform rising to a ridgeline along the A272 and higher land in the north
- There is a small scale, irregular medieval field pattern
- Hedgerowed pasture fields with prominent hedgerow oak trees
- There is an unspoilt rural character and the landscape is in good condition
- There is an attractive historic approach route into Billingshurst on the A272, with the remains of an old windmill close to the current village edge
- Woodland and trees provide a strong soft edge to Billingshurst

### *Visual Sensitivity*

The visual sensitivity of the area is considered to be moderate-high for housing and high for employment development. Although there is some enclosure provided by landform and hedgerows, development would be visually prominent, particularly on the higher valley sides.

### *Landscape Value*

- Moderate tranquillity – impact from the A272 but also natural qualities of woodland
- Some ecological interest of hedgerows – many are classified as ‘Important’ under the Hedgerows Act
- Amenity value of views from rights of way

### *Landscape Capacity*

Due to the areas high landscape character sensitivity, which reflects its unspoilt rural character and good condition, and moderate landscape value the area is considered to have no/low capacity for large scale housing and employment development. Large scale development in this area would be likely to have unacceptable adverse impacts on both landscape character and landscape value.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate-High	Moderate-High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Landscape Character Area 50: Land North of Billingshurst**

### *Landscape Character Sensitivity*

- A gently rising landform to ridgeline in the north of the area
- This landscape character area has a medium scale irregular arable field pattern interspersed with low hedgerows
- Isolated historic farmsteads and some mixed modern and farmstead development is present on the edge of Billingshurst.
- The landscape in moderate condition partly as a result of the pylon route passing through the area north-west to south-east
- There are some distant views to the south downs and important view towards Billingshurst Church and the South Downs

### *Visual Sensitivity*

This area has a moderate-high visual sensitivity to housing development reflecting enclosure provided by some enclosing woodland but the higher slopes are visually prominent. Employment development is of high visual sensitivity due to its greater scale and height.

### *Landscape Value*

- Low-moderate tranquillity due to the proximity of the A29 and the presence of the pylon route.
- Limited ecological interest due to predominantly arable farmland and limited hedgerows / woodland
- Important west-east footpath route providing access to the countryside from the eastern side of Billingshurst

### *Landscape Capacity*

Due to the areas landscape character sensitivity and visual sensitivity the area is considered to have some limited capacity for large scale housing development subject to maintaining characteristic views and avoiding development on the ridgeline. Employment development is likely to be more visually prominent and more care would be needed with the siting and design of any such development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate	Moderate-High
Visual Sensitivity	Moderate-High	Moderate-High	High
<b>Combined Landscape Sensitivity</b>	Moderate-High	Moderate-High	High
<b>Landscape Value</b>	Low- Moderate	Low- Moderate	Low- Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>	<b>Low/Moderate</b>

## **Landscape Character Area 51: Land north west of Billingshurst**

### *Landscape Character Sensitivity*

- This area has a very gently undulating ridge and valley landform which rises to the north east.
- There is a medium scale field pattern of well hedgerowed pasture and arable fields
- Some attractive distant views to the South Downs
- Playing fields adjoin the A29 bypass closest to Billingshurst. Beyond this area is open countryside largely uninfluenced by existing urban edge of Billingshurst
- Landscape in moderate condition due to localised urban influences such as the playing fields and modern agriculture.

### *Visual Sensitivity*

This area is quite widely visible in parts from the surrounding land. Consequently, the visual sensitivity to housing is moderate to high due to the open character of much of the area and due to the prominence of the sloping valley landform. The sensitivity to employment development is greater due to the greater scale and height of this type of development.

### *Landscape Value*

- Moderate tranquillity due to the A29 bypass
- Ecological interest of hedgerows and woodland – Ancient Woodland at Eaton Copse
- Amenity value of public rights of way network that crosses the area.

### *Landscape Capacity*

Many of the landscape features and qualities of the area are sensitive to development, and this coupled with the high visual sensitivity, results in the likelihood that large scale development could be perceived as intruding into wider open countryside well outside any existing urban edge influence. The area is therefore considered to have only very limited capacity for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate-High	Moderate-High
Visual Sensitivity	Moderate	Moderate- High	High
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate- High	High
<b>Landscape Value</b>	Low- Moderate	Low- Moderate	Low- Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low-moderate</b>	<b>Low-moderate</b>

## **Landscape Character Area 52: Land West of Billingshurst**

### *Landscape Character Sensitivity*

- This area comprises a very gently undulating ridge and valley landform
- Medium scale field pattern of arable and pasture land
- Strong network of hedgerows and hedgerow trees
- Overall rural character with landscape in good condition
- Some distant views to the south downs
- Localised existing urban edge influence of Billingshurst

### *Visual Sensitivity*

The landscape character area is visible from higher ground to the north and south and is therefore relatively visually sensitive to development despite some enclosure from trees and hedgerows. Employment development would have a greater degree of visual impact due to the greater height and scale of this type of development.

### *Landscape Value*

- Moderate tranquillity due to the proximity of the A29 in some parts, but also its natural qualities
- Ecological interest of hedgerows and small ancient woodland – e.g. is known to be used for foraging by Barbastelle bats from the roost at the Mens SAC.
- Relatively good network of public footpaths

### *Landscape Capacity*

Due to the areas moderate-high landscape and visual sensitivity there is only very limited capacity for large scale housing development. Great care would be needed with siting to avoid the impression of intrusion into wider open countryside. Employment development is likely to be more visually prominent and therefore there is not considered to be any capacity for this.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate -High	High
Visual Sensitivity	Moderate	Moderate- High	High
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate- High	High
<b>Landscape Value</b>	Low- Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low/Moderate</b>	<b>No/Low</b>



## **Zone 5: Storrington and West Chiltington**

This zone encompasses the settlement fringes around Storrington and West Chiltington Common, and the gap between them. (West Chiltington Village will be addressed in phase 2 of the study). The landscape is located in the Wealden Greensand National Landscape Areas. Within Horsham District, the landscape falls within character areas F1, E1 and D1. Much of the landscape is characterised by sandstone ridges and river valleys. To the north of West Chiltington Common there are orchards and nurseries, with woodland, heathland and rough pasture, further south between Storrington and West Chiltington Common. To the south of Storrington the landscape becomes more open, with views to the chalk escarpment to the south. Within all parts of this zone distinctive sunken lanes can be found winding through the landscape. The results of the assessment of the Local Landscape Areas are illustrated visually on maps 7a (housing) and 7b (employment)

## **Local Landscape Character Area 53: Land south of Nutbourne and West Chiltington**

### *Landscape Character Sensitivity*

- A gently undulating valleyside landform although there is a small area on a ridge to the south of West Chiltington village
- There is a small-medium scale regular field pattern of pasture and an area of orchards to the south of West Chiltington A streamside woodland is present along the edge of Nutbourne common
- There are a small number of glasshouses along southlands lane
- Overall, there is a rural character – the landscape condition is moderate due to the influence of horsiculture.

### *Visual Sensitivity*

Landscape sensitivity is low-moderate for housing, and moderate for employment due to the relatively strong framework of hedgerows in the area which would reduce the visibility of housing development. Employment development would be more visually intrusive due to its larger scale and height. Development on the small ridgeline southeast of West Chiltington village would have a greater visual sensitivity to development.

### *Landscape Value*

- The area is important in providing a strong landscape gap between the suburban development of West Chiltington Common and historic settlement of West Chiltington
- Moderate-high tranquillity
- Ecological interest is provided by areas of woodland and the orchards
- A strong network of footpaths provides a high level of amenity
- Adjoins the South Downs National Park Boundary on the western edge of the character area.

### *Landscape Capacity*

Key landscape features and qualities are highly sensitive to development. Due to the areas high landscape character sensitivity, and in particular the role this area plays in providing a gap between West Chiltington and West Chiltington Common, it is considered that there is no/low capacity for large scale development.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	High	High	High
<b>Visual Sensitivity</b>	Low-moderate	Low-moderate	Moderate
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 54: Land South and South East of West Chiltington Common**

### *Landscape Character Sensitivity*

- The topography of this area is of a prominent ridgeline and strongly undulating landform running from Hurston Place to the Thakeham Road (Jacket's Hill).
- There is a variable scale field pattern comprising arable and pasture fields
- Enclosing woodlands are present on the southern and south eastern edge of West Chiltington Common.
- Mostly rural character, and overall, the landscape is in moderate condition due to modern farming practices.

### *Visual Sensitivity*

Overall the visual sensitivity to development is high due to the prominence of the ridgeline running through this character area, which would make development highly visible within the landscape.

### *Landscape Value*

- This area forms an important landscape gap between West Chiltington Common and Storrington
- Moderate tranquillity due to the influence of Thakeham & Abingworth to the east
- Ecological interest of woodland – small area of Ancient Woodland to the south of West Chiltington Common
- A right of way runs along the ridgeline generating some amenity value in this area

### *Landscape Capacity*

Key features and qualities of the landscape are highly sensitive to large scale development. Due to the prominence of the ridgeline which would result in any development being very visually intrusive, and the role that this area plays in forming a sense of separation between West Chiltington Common and Storrington, it is considered that there is no capacity for large scale development in this local landscape character area.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	High	High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 55: Land West of Storrington**

### *Landscape Character Sensitivity*

- This area has a very gently undulating landform with a small-medium scale field pattern of pasture fields.
- There is a variable network of hedgerows and hedgerow trees. A small wooded stream valley adjoins the boundary of the area with Parham Airfield.
- The landscape is in poor-moderate condition due to the influence of horsiculture and sewage works.
- Soft indented edge to Storrington

### *Visual Sensitivity*

The hedgerows that are present in this area provide some enclosure resulting in moderate sensitivity to housing and moderate to high sensitivity to employment development which has a greater height and scale.

### *Landscape Value*

- Moderate tranquillity due to urban influences, the sewage works and the adjoining airfield
- The stream and woodland on the boundary may provide some ecological interest. The woodland to the south is designated Ancient Woodland.
- Some public access from a public footpath

### *Landscape Capacity*

Due to the areas moderate landscape and visual sensitivity, where some of the landscape features and qualities are sensitive to large scale development and the high landscape value there is a moderate capacity for large scale development. Care would need to be taken to avoid adverse impacts on the existing urban edge but the wooded small valley at the edge of the adjoining airfield could form a natural physical boundary. Development in the northern part of the area would be unacceptable extending into the strong landscape gap between Storrington and West Chiltington. There may be some very limited capacity for employment development subject to very careful siting to avoid adverse visual impact.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate-high	Moderate-high
Visual Sensitivity	Moderate	Moderate-high	Moderate-high
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate-high	Moderate-high
<b>Landscape Value</b>	Low-moderate	Low-moderate	Low-moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low-moderate</b>	<b>Low-moderate</b>

## **Landscape Character Area 56: Fryern Home Farm**

### *Landscape Character Sensitivity*

- A small distinctive stream valley, this area comprises small-medium scale field pattern of pasture fields.
- There is a strong network of hedgerows and a wooded character
- Historic farmstead of Fryern Home Farm
- There is a strong green edge to Storrington
- Views to Storrington Church and the South Downs
- The landscape is in good condition
- Unspoilt rural character

### *Visual Sensitivity*

The area has a moderate-high visual sensitivity to housing development and high sensitivity to employment development, due to the undulating landform in the area, which would increase the visual prominence of any development, despite some enclosure from trees and woodland.

### *Landscape Value*

- Moderate to high tranquillity as the area has a predominantly rural character with limited urban influences
- Ecological interest of hedgerows and ancient woodland and stream together with the hedgerows network.
- High amenity value from the strong network of public footpaths

### *Landscape Capacity*

Due to the areas high landscape character sensitivity which arises from the rural character and unspoilt nature of the area, key landscape features and qualities are highly sensitive to large scale development. It is therefore considered that there is no capacity for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	High	High	High
<b>Visual Sensitivity</b>	Moderate-High	Moderate-High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate-High	Moderate-High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Local Landscape Character Area 57: Land west and south east of Fryern Road**

### *Landscape Character Sensitivity*

- This local landscape area has a very gently sloping landform with a small–medium scale regular field pattern.
- Woodland and hedgerows provide a mostly soft green edge to the existing urban area of Storrington.
- An avenue of large spreading oaks along Fryern Road is an important feature.
- Moderate landscape condition due to some horsiculture influences west of Fryern Road
- Some very attractive views to the South Downs and towards open countryside and distant hills to the north west.

### *Visual Sensitivity*

This area has variable enclosure from existing hedgerows and tree belts, which results in moderate-high visual sensitivity to housing. The greater scale and height of employment development would be more visually intrusive

### *Landscape Value*

- Contributes to the strong green gap between Storrington and West Chiltington Common.
- There is moderate tranquillity due to localised influence of traffic on Fryern Road.
- Historic species rich hedgerows

### *Landscape Capacity*

Many of the landscape features and qualities are sensitive to large scale development. Due to the areas moderate-high landscape character and moderate visual sensitivity there is only limited capacity for large scale housing development in this area. It is very important that any development does not extend too far north into the gap between Storrington and West Chiltington Common and careful siting would be needed to ensure it would not appear as unrelated to the existing settlement edge creating sprawl, and does not intrude significantly on attractive views. Large scale employment development is likely to be more visually sensitive and therefore the capacity is assessed as no/low.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	Moderate-High	High	High
<b>Visual Sensitivity</b>	Moderate	Moderate- High	Moderate -High
<b>Combined Landscape Sensitivity</b>	Moderate-High	Moderate-High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>	<b>No/Low</b>	<b>No/Low</b>

**Local Landscape Character Area 58: Land East of Fryern Road and South of Greenhurst Lane**

*Landscape Character Sensitivity*

- A small stream valley with a gently sloping topography, this area is characterised by small pasture fields with some arable land.
- A network of thick hedgerows and some enclosing woodland is present in this area.
- Very attractive historic cottages and farms built of sandstone
- Overall, landscape condition good, except for the localised presence of some intrusive farm buildings.

*Visual Sensitivity*

The visual sensitivity is low- moderate for housing and moderate-high for employment development due to the strong network of hedgerows which provide enclosure, and more gently sloping landform.

*Landscape Value*

- Moderate tranquillity due to proximity to roads
- Ecological interest of streams, pond and ancient woodland and meadows (an SNCI)
- Contributes in part to the strong green gap between Storrington and West Chilton Common.

*Landscape Capacity*

Due to the areas high landscape character with key landscape features and qualities are highly sensitive to large scale development, together with moderate visual sensitivity there is no/low capacity for large scale housing development. Employment development is more highly sensitive due to the landform and likely to be more visually sensitive.

**Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Low -Moderate	Low -Moderate	Moderate
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 59: Land North of Water Lane

### *Landscape Character Sensitivity*

- This area has an undulating landform with small to medium scale irregular pasture and arable fields. A small stream valley runs through this area
- A strong network of thick hedgerowed field boundaries is present in this area together with some small copses.
- Landscape condition is generally good
- Attractive distant views of the South Downs and the wooded greensand ridge from elevated land in the south of the area
- Strong rural character except close to some of the urban edge

### *Visual Sensitivity*

The undulating nature of this area would result in any development being prominent from the surrounding landscape, although there would be some enclosure in places from the hedgerows and woodland. The visual sensitivity of the area is therefore moderate-high for housing and high for employment development.

### *Landscape Value*

- Moderate tranquillity due to the proximity of industrial development adjacent to Water Lane and the existing but more natural qualities provide by woodland and streams with no modern development impacts.
- Ecological interest of hedgerows / woodland and the stream.
- There is a single footpath that passes through this area
- Attractive historic cottages and farmsteads

### *Landscape Capacity*

Due to the areas high landscape character, with many of the landscape features and qualities are sensitive to development, together with the moderate-high visual sensitivity the capacity for large scale housing development is limited. Careful siting would be needed to ensure it would not appear as unrelated to the existing settlement edge. Employment development is likely to be very visually sensitive and have an adverse impact on landform and as such there is very low/no capacity for this type of development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate-high	High	High
Visual Sensitivity	Moderate-High	High	High
<b>Combined Landscape Sensitivity</b>	Moderate-high	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low -Moderate</b>	<b>No/Low</b>	<b>No/Low</b>



## **Local Landscape Character Area 60: Land North and East of Heath Common**

### *Landscape Character Sensitivity*

- With an undulating landform this area predominantly comprises a small–medium scale field pattern of mainly pasture land
- Woodland and hedgerows are present along the urban edge
- Little Thakeham Historic Park and Garden is a distinctive feature in this area
- Some nursery developments are present
- Overall, the landscape is generally in good condition

### *Visual Sensitivity*

The landscape is generally enclosed due to the presence of woodland and hedgerows, resulting in a low-moderate visual sensitivity to housing development and moderate sensitivity to employment development due to its greater height and scale.

### *Landscape Value*

- Moderate-high tranquillity
- Some possible ecological interest from the woodland along the urban edge
- Little Thakeham is of historic interest
- There is low amenity value of the landscape due to the poor public rights of way network in this area.
- A small section along the southern boundary of the character area adjoins the South Downs National Park

### *Landscape Capacity*

The generally unspoilt rural character of this area coupled with the historic interest of Little Thakeham results in an area with high landscape character sensitivity and the capacity for large scale development is therefore very limited. Employment development is likely to be more visually sensitive and have an adverse impact on landform and as such there is no/low capacity for this type of development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	Moderate-high	High	High
<b>Visual Sensitivity</b>	Low-moderate	Moderate	Moderate
<b>Combined Landscape Sensitivity</b>	Moderate-high	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-moderate</b>	<b>Low/No</b>	<b>Low/No</b>

## **Local Landscape Character Area 61: Sandgate Park**

### *Landscape Character Sensitivity*

- This area comprises large sand quarries which are part working, part restored
- Attractive naturally regenerating woodland is present
- Existing industrial/warehouse buildings at Washington Workshop hidden by woodland
- Low density suburban housing adjoins the north of the character area.
- Landscape is in poor condition

### *Visual Sensitivity*

The area has a low to moderate visual sensitivity to development, as the sandpits are generally sunk into the ground, limiting the visibility of the character area. The areas nearer to existing housing are potentially more visually sensitive to development.

### *Landscape Value*

- Low tranquillity due to the 'industrial' nature of this area
- Adjoins the South Downs National Park boundary

### *Landscape Capacity*

Although this area is currently in poor condition and utilised for sand and gravel extraction, the overall assessment indicates that there is moderate capacity for development. This reflects the proximity of the landscape to the South Downs National Park and the potential for this area to be restored to heathland / grassland landscape.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate	Moderate
Visual Sensitivity	Low	Low	Low
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate	Moderate
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>

## **Local Landscape Character Area 62: Sullington Warren**

### *Landscape Character Sensitivity*

- Gently undulating landform comprising heathland and woodland
- Provides a strong soft wooded edge to the town
- A few scattered houses on Water Lane
- Some archaeological interest is provided from Tumuli which are present on the site

### *Visual Sensitivity*

The area is well enclosed which results in low visual sensitivity to development.

### *Landscape Value*

- The area has moderate -high tranquillity although there are some urban influences from the adjoining road and nearby housing
- Ecological interest of heathland and woodland –designated as a SSSI and an SNCI
- Important amenity value of the landscape – well used by local residents
- Adjoins the National Park boundary to the south

### *Landscape Capacity*

This area has a high landscape character sensitivity that would be very sensitive to development. The area also has a very high landscape value resulting from its ecological and historic interest, as well as its proximity to the National Park. As a consequence, it is considered that there is no capacity for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Low	Low	Low
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	High	High	High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Landscape Character Area 63: Land South of Storrington**

### *Landscape Character Sensitivity*

- This area has a gently to moderately undulating landform containing small narrow stream valleys and including a slight ridge formed by the Upper Greensand sandstone formation close to the edge of Storrington
- A very variable field pattern of small, medium and large fields associated with the individual parcels of land that make up this area
- There is a strong network of hedgerows and hedgerow trees and some small copses
- Narrow, deeply cut rural lanes
- The landscape is mostly in good condition with only very localised urban influence from a small industrial estate in Chantry Lane and from suburban houses in the west of the area.
- Many attractive views of the South Downs escarpment and local attractive views of Storrington Church
- The area provides a complex, soft indented edge to Storrington and is important to the attractive character of its historic core

### *Landscape Value*

- Mostly moderate-high tranquillity reflecting proximity to the natural qualities of the Downs and only very localised urban/busily trafficked road influence
- Ecological interest of hedgerows and small copses and streams
- Historic interest of a number of historic properties including listed buildings
- Most of the area lies immediately adjacent to the South Downs National Park
- Amenity value of public footpaths and bridleways

### *Visual Sensitivity*

The area has a varied visual sensitivity to development, reflecting some parts that are fairly enclosed by trees and hedgerows and adjacent landform, other parts that are much less screened by vegetation and are more prominent on rising ground/slight ridgeline with high intervisibility with the South Downs.

### *Landscape Capacity*

Due to the areas high landscape character sensitivity, its mostly good condition, and its moderate- high landscape value , it is considered that there is there is no/low capacity for large scale development.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate-High	Moderate-High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate- High	Moderate- High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Zone 6: Steyning, Bramber and Upper Beeding**

This zone encompasses the landscape of the settlement fringes of Steyning and Bramber but excludes the very low lying Adur floodplain to the north of Upper Beeding and Bramber which would not be suitable for development due to the risk from flooding in this area. Land within the South Downs National Parks has also been excluded from the study. The landscape falls within the Low Weald National character areas, and at a District scale falls within landscape character areas D1, O3 and O4. The landscape close to the river is dominated by open floodplain grassland with some small hedgerows and scrubby areas and drainage ditches. The results of the analysis of landscape capacity in this area can be viewed on Maps 8a (housing) and 8b (employment).

### **Local Landscape Character Area 64: Land North of Steyning**

#### *Landscape Character Sensitivity*

- This area is a flat landform comprising medium scale fields predominantly used as playing pitches
- The fields are bounded by strong linear woodland belts
- Urban influences result from the sports pitches, fencing and lighting
- Landscape condition is moderate due to urban influences

#### *Visual Sensitivity*

The land is generally well screened by an extensive tree belt along the A283 and Horsham Road, resulting in low sensitivity to housing development and low to moderate sensitivity to employment development which would be at a greater height and scale.

#### ***Landscape Value***

- Provides a well treed strong green approach into the town and softens the existing settlement edge
- Low tranquillity due to the proximity of the A283
- Some amenity value as the southern half of the area is used as playing pitches / school fields.

#### *Landscape Capacity*

The area has some landscape capacity for large scale development as it is well contained and relates well to the existing development in Steyning, and in addition is less sensitive to development due to its moderate landscape condition. It would however be essential to retain the well treed character along the Horsham Road and along the A283.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	Moderate	Moderate
Visual Sensitivity	Low	Low	Low-moderate
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate	Moderate
<b>Landscape Value</b>	Low-moderate	Low-moderate	Low-moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>

## **Local Landscape Character Area 65: Land North East of Steyning**

### *Landscape Character Sensitivity*

- Gently undulating landform rising to a low ridgeline on the north eastern boundary
- Mix of small, medium and large pasture and arable fields
- Landscape in relatively poor condition in places due to some intrusive modern farm buildings, sewage works and loss of hedgerows and caravan park storage

### *Visual Sensitivity*

Due to the fairly open character of the land and partly elevated landform, together with some visibility from the wider landscape, particularly from the escarpment of the South Downs, there is moderate sensitivity to housing development and moderate to high sensitivity to employment.

### *Landscape Value*

- Woodland belts along the bypass provide a well defined settlement edge
- Low –moderate degree of tranquillity due to urban influences such as pylons and the A283.
- A lack of distinctive landscape features
- The Down’s Link runs along the edge of the landscape character area and a network of footpaths passes through this area giving the area a high level of amenity value.
- An archaeological site is present to the north of Kings Barn Lane
- Some ecological interest from stream, hedgerows and trees

### *Landscape Capacity*

The area has some landscape capacity for large scale housing development due to a lack of high quality and distinctive landscape features and the relatively poor landscape condition. There is more limited capacity for employment development as it would have a higher visibility. Extension of development into this area beyond the bypass could be perceived as not well related to the existing settlement edge and could be an intrusion into the wider countryside, particularly to the far north west of this character area.

### **Assessment Summary**

	<b>Large Scale Housing</b>	<b>Medium Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Low-Moderate	Low-Moderate	Low-Moderate
Visual Sensitivity	Moderate	Moderate-High	Moderate-High
<b>Combined Landscape Sensitivity</b>	Moderate	Moderate-High	Moderate-High
<b>Landscape Value</b>	Low -moderate	Low -moderate	Low -moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>	<b>Low-Moderate</b>	<b>Low-Moderate</b>

## **Local Landscape Character Area 66: Bramber Castle and Clays Hill**

### *Landscape Character Sensitivity*

- The topography of this area is mostly gently undulating, but with the prominent mound of Bramber Castle to the east.
- It is primarily formed of a large green space adjacent to Clay's Hill which links the wider countryside to Steyning, and provides a wider landscape setting to Bramber Castle
- There is a parkland character along Clay's Hill
- There is a soft well treed settlement edge
- Overall, the landscape in good condition

Key landscape features and qualities of this area are highly sensitive to development

### *Visual Sensitivity*

Whilst there is some enclosure from tree belts, the landscape is relatively visible from the surrounding roads and housing areas, and would have moderate sensitivity to housing development. Employment development would be more visually intrusive due to its greater scale and height.

### *Landscape Value*

- There is a high level of historic interest - Bramber Castle
- Important to the setting of Steyning and Bramber
- Adjacent to the South Downs National Park
- Low tranquillity due to the A283 and Clay's Hill roads
- The park and Castle currently provide an important amenity area for residents and tourists visiting the castle.

### *Landscape Capacity*

The area has a strong distinctive character and is of overall moderate visibility. The area has no landscape capacity for large scale development which would be likely to result in unacceptable adverse impacts on character and setting of Steyning and Bramber.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate-High	Moderate-High	Moderate-High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## **Zone 7: Henfield**

This zone comprises a broad swathe of land around the settlement of Henfield. It is located in the Low Weald National Landscape Character area, and in District Landscape Character Areas P2 and D2. The landscape comprises river valleys with pasture and mixed farmland. There is a steep visually prominent ridge at the southern edge of the village. There is a mix of arable, horticultural and pasture land uses and fields are intersected by hedgerows and some areas of woodland. The character is generally rural, but there are hard settlement edges and urban influences on the landscape in some places around the village. The results of the landscape capacity analysis can be found on Map 9a (housing) and Map 9(b) employment.



## **Local Landscape Character Area 67: Land South of Henfield**

### *Landscape Character Sensitivity*

- The topography of this area is of the steep sided sides of the Adur valley rising to a distinct ridgeline which runs along the settlement edge.
- There is a mainly fine grained field pattern of small pasture or horticultural fields with some arable use.
- There is a complex, attractive soft and indented settlement edge and an attractive well treed approach to the settlement along the A2037
- There are important views to and from the South Downs and the Adur Valley
- Mostly good landscape condition

### *Visual Sensitivity*

Despite some thick hedgerows and copses development would potentially be very visually prominent due to the escarpment and ridgeline along the settlement edge.

### *Landscape Value*

- There may be some ecological interest of hedgerows and copse
- The land is important to the visual setting of Henfield
- Moderate tranquillity due to road and localised urban influences
- The Downs Link runs through the south western corner of the landscape character area

### *Landscape Capacity*

Key landscape features and qualities are highly sensitive to large scale development. Due to the areas high visual prominence and mostly good landscape condition, and the importance that this area plays in the setting of Henfield it is considered the area has no capacity for large scale development.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	High	High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
Landscape Value	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 68: Land West of Henfield

### *Landscape Character Sensitivity*

- This area has a very varied landform including small ridges and valleys, together with some more level areas
- There is a small to medium scale field pattern of arable and pasture fields some enclosed by thick hedgerows, others more open
- Within the area is a mix of scattered cottages, small glasshouses and modern housing dispersed along lanes
- Some of the lanes have a very strong rural character.
- Attractive views from small ridgelines across the area towards the South Downs escarpment and northwards to the Adur Valley and the gently undulating landscape of the Low Weald.
- Generally there is an unspoilt rural character and the landscape is generally in good condition.

### *Visual Sensitivity*

The visual sensitivity of this area to housing and employment development varies due to some areas being more open and/or having more elevated landform and other areas being more strongly enclosed by trees and hedgerows. On balance, it is assessed as of moderate-high sensitivity to housing and high sensitivity to employment due to its greater scale and height.

### *Landscape Value*

- Some ecological interest may be provided from hedgerows and copses
- Amenity value is provided by way of views and public access e.g. along the Downs link
- Moderate-high tranquillity due to the predominantly rural character
- Some historic farm buildings e.g. Dear's Farm and Catsfold Farm.

### *Landscape Capacity*

This character area is very rural in nature, and currently mostly well separated from the existing urban edge due to thick tree belts, hedgerows and the landform, which limits views into the village. Development of this area would therefore result in a significant urban intrusion into the wider countryside which would be fairly visible from the wider landscape. It is therefore considered that there is no/low landscape capacity for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate- High	High	High
Visual Sensitivity	Moderate	Moderate- High	Moderate- High
<b>Combined Landscape Sensitivity</b>	Moderate- High	High	High
<b>Landscape Value</b>	Moderate-high	Moderate-high	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/Moderate</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 69: Land North of Henfield

### *Landscape Character Sensitivity*

- Gently sloping valley sides of the River Adur and its tributaries.
- The meandering river course flows through this landscape character with small pastures and adjacent riverside trees. There is a medium- large scale field pattern of arable land to the south west of the area
- There is a harsh abrupt settlement edges in a few places
- There are some attractive views from higher ground in this area to the South Downs and the Adur Valley
- There is a ridgeline in the western part of the landscape
- Overall it has an unspoilt rural character and in good condition.

### *Visual Sensitivity*

This area has a variable degree of visual enclosure from existing hedgerows, small copses and hedgerow trees, but overall there is a fairly open character with the valley floor visible from higher ground. Development on the ridge and valleysides would therefore be very visually prominent.

### *Landscape Value*

- Moderate -high tranquillity with limited road intrusion.
- Some attractive views to the South Downs from footpaths and the Downs Link crosses the area.
- Ecological importance of river corridor and a small area of ancient woodland.

### *Landscape Capacity*

This area has a strong rural character, and key landscape features and qualities are highly sensitive to large scale development. Due to the areas strong rural character and overall good condition of the landscape, its attractive riverside characteristics and the visual prominence of the valleysides this area has been assessed as having no/low capacity for large scale development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
<b>Landscape Character Sensitivity</b>	Moderate- High	High	High
<b>Visual Sensitivity</b>	Moderate- High	High	High
<b>Combined Landscape Sensitivity</b>	Moderate- High	High	High
<b>Landscape Value</b>	Moderate	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/Moderate</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 70: Land East of Manor Close

### *Landscape Character Sensitivity*

- This area has a gently undulating landform with some attractive long views north towards the Adur Valley
- There is a medium- large scale field pattern of grassland and arable fields
- There is a hard settlement edge along Manor Road
- The landscape is in moderate condition, primarily as a result of localised urban influences and horsiculture.

### *Visual Sensitivity*

There is a variable degree of visual enclosure from some thick hedgerows and hedgerow trees but elevated rising land results in a moderate- high degree of visual sensitivity to housing and high visual sensitivity to employment development due to its greater scale and height.

### *Landscape Value*

- Moderate degree of tranquillity as a result of urban influences and views to pylons in the surrounding landscape
- Lack of distinctive landscape features limits the areas contribution to existing settlement setting
- Some public access along Manor Close.

### *Landscape Capacity*

There may be some very limited capacity for larger scale housing development in the west of the area close to the urban edge due to its moderate condition and the degree of visual intrusion. Further east development is likely to be perceived as much more of an incursion into the countryside. Large scale employment development is likely to be overly visually prominent in this location.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	Moderate	High	High
Visual Sensitivity	Moderate-High	High	High
<b>Combined Landscape Sensitivity</b>	Moderate-High	High	High
<b>Landscape Value</b>	Low-moderate	Low-moderate	Low-moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>	<b>No/low</b>	<b>No/low</b>

## Local Landscape Character Area 71: Backsettown and Furners Farm

### *Landscape Character Sensitivity*

- This area comprises a complex landform of a small valley and a ridgeline in the east of the area
- There is a small scale field pattern of pasture fields with some arable land.
- There is a dispersed settlement pattern of historic farmsteads and cottages
- Generally unspoilt rural character in good condition

### *Visual Sensitivity*

Much of the area is visually enclosed by thick hedgerows and hedgerow trees but the ridge is visually prominent, so there is a moderate sensitivity to housing and a moderate to high sensitivity to employment development which has a greater height and scale.

### *Landscape Value*

- Moderate-high degree of tranquillity
- Attractive countryside close to the town with public access
- Some scenic qualities that arises from the complexity of the landform
- Possible ecological interest of pond and woodlands /hedgerows
- Historic interest of unspoilt farmsteads

### *Landscape Capacity*

Key landscape features and qualities are highly sensitive to development. The overall rural characteristics of this area together with its unspoilt condition mean development would have unacceptable landscape character and visual impacts, and it is therefore considered that there is no/low capacity for development.

## **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate	Moderate	Moderate-High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate-high	Moderate-high	Moderate-high
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/Low</b>	<b>No/Low</b>	<b>No/Low</b>

## Local Landscape Character Area 72: Henfield Common

### *Landscape Character Sensitivity*

- This area has a very gently undulating landform which has a small scale field pattern of pasture and open grassland and woodland of Henfield Common.
- Historic settlement pattern around the common
- The suburban settlement edge north of the common is softened by small interlocking fields and low height buildings
- Landscape is generally unspoilt and in good condition

### *Visual Sensitivity*

The generally open character of the area is widely visible from its surroundings means that the landscape is highly visually sensitive. Consequently there any development would be highly visible, and there is therefore a high visual sensitivity to development.

### *Landscape Value*

- Moderate degree of tranquillity due to presence of A281
- Attractive countryside close to the town with public access
- The area is has high amenity value with good public access
- The common provides an important visual approach to the town
- Ecological interest of Henfield Common SNCI
- Historic character of the landscape and settlement pattern – adjoins the Conservation Area to the north of Henfield Common.

### *Landscape Capacity*

Key landscape features and qualities are highly sensitive to large scale development. Large scale development would result in the loss of the historic settlement pattern and key landscape approach to the village. Development would also damage the unspoilt character of this area. It is considered that development would have an unacceptable landscape character and visual impacts as well as losing the overall value of the area. There is therefore no/low landscape capacity in this area.

### **Assessment Summary**

	<b>Medium Scale Housing</b>	<b>Large Scale Housing</b>	<b>Large Scale Employment</b>
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	High	High	High
<b>Combined Landscape Sensitivity</b>	High	High	High
<b>Landscape Value</b>	Moderate- High	Moderate- High	Moderate- High
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>No/low</b>	<b>No/low</b>	<b>No/low</b>

## **4.0 PART 2: CAPACITY ASSESSMENT FOR SMALLER SCALE DEVELOPMENT**

### **Introduction**

- 4.1 This section of the study sets out the assessment of the landscape sensitivity, value and overall capacity judgements for development around the smaller settlements in the District. In common with part 1, the results are set out in a format which introduces the broad landscape zone within which the local landscape character areas have been identified. For each landscape character area the key factors which influence the landscape character and visual sensitivity of the area to housing development are identified. The results then set out key factors in the area which contribute to the landscape value of the area. Finally an explanation of the results of the assessment is provided for the landscape capacity of the area. The results are also summarised in a table and are represented graphically on the Landscape Character Maps 10 to 22. Both the maps and the results set out in the table have been colour coded in accordance with the assessment of landscape capacity as illustrated in table six.

### **Ashington**

The landscape around Ashington that was assessed as part of this study encompasses the land west and north of the village and extends westward within the approximate zone of visual influence of the village. The A24 forms a major physical barrier to development on the eastern side of the village and therefore land east of the A24 has been excluded from the assessment. The landscape around the village lies within the Low Weald National Character area, and falls within Horsham District Landscape Character area G1: Ashurst and Wiston Wooded Farmlands. The landscape of this area is very rural, and is characterised by gently undulating wooded farmland with fields separated by a network of hedgerows. Within the assessment area, four distinctive landscape study areas have been identified, and the results of the assessment are shown on Map 10.

## **Landscape Study Area AS1**

### *Landscape Character Sensitivity*

- Gently undulating landform becoming more moderately undulating in the south of the area where the land rises up to two small ridgelines / hill spurs separated by a small stream valley.
- Medium to large scale irregular field pattern
- Mix of arable and pasture fields bounded by hedgerows with occasional hedgerow trees
- Small patches of woodland and copses restricted to the valley bottom and around the settlement edge
- Mixed settlement edge including some modern estate development evident in places but also including some historic farms and cottages
- Characteristic views from higher ground towards the South Downs but also towards modern development in Ashington
- Landscape in moderate condition due to some intensive arable farmland

### *Visual Sensitivity*

Development would be likely to be visually prominent as a result of the relatively open character of the area and because of the visual prominence of ridgelines and rising ground.

### *Landscape Value*

- Low-moderate tranquillity reflecting traffic noise from the A24 in the south east of the area but also some natural qualities provided by woodland.
- Ashington Mill lies within a designated archaeological site
- Spring fed wet woodland of ecological interest
- Some amenity value from bridleway route through the area
- Historic interest of ancient monument

### *Landscape Capacity*

Some of the landscape features and qualities in this area are sensitive to housing development. The area also has a high visual sensitivity, which is the primary factor that there is low/no capacity to absorb small scale housing development. There is a risk that any development around the edge of the settlement in this area would create the impression of incursion into open countryside.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>



## **Landscape Study Area AS2:**

### *Landscape Character Sensitivity*

- A low ridge runs through the centre of the area.
- There is a small scale field pattern of regular and irregular shaped fields
- Pasture fields are bounded by hedgerows, with frequent hedgerow trees and some modern small scale housing development.
- Large nursery glasshouse building and car park, and small scale housing development have a localised urbanising influence, but the area retains a predominantly rural character.
- Rectory lane on the northern boundary is a narrow, winding and attractive hedgerowed country lane

### *Visual Sensitivity*

Existing hedgerows with frequent hedgerow trees would help to some extent to provide some screening of new small scale housing development. Nonetheless there is a risk of development being more visually prominent on the low ridgeline as seen from the wider landscape.

### *Landscape Value*

- Moderate tranquillity due to lack of major roads nearby, but the area lacks strong semi natural qualities
- Limited amenity value as only one footpath skirts the edge of the area
- Ecological interest of thick well treed species rich hedgerows

### *Landscape Capacity*

Many of the landscape features and qualities of the area are sensitive to housing development. The small scale hedgerowed field pattern and the attractive rural qualities of Rectory Lane are key factors that mean there is only very limited potential, even for small scale development, and unacceptable impacts on these landscape features and qualities could easily arise. It would also essential to ensure that there is not visual intrusion into unspoilt rural countryside to the north of Rectory Lane.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

### **Landscape Study Area AS3:**

#### *Landscape Character Sensitivity*

- Very gently sloping hillside rising to existing village edge
- Small- medium scale regular and irregular field pattern
- Pasture fields bounded by hedgerows with frequent hedgerow trees. Localised Influence of horsiculture in the north east of the area with fields divided by fences where hedgerows have been removed.
- Soft treed edge to the settlement in the south of the area.
- Some small copses and linear woodland belts.
- A few intrusive modern farm buildings.
- Much of the area has an unspoilt rural character. There is a particularly strong rural character in the south, but less so to the north.

#### *Visual Sensitivity*

The area varies in its visual sensitivity, due to the variable hedgerow enclosure and the way the land rises to the current settlement edge. This gives an overall moderate visual sensitivity to housing development.

#### *Landscape Value*

- Ecological interest of hedgerows and woodland
- Moderate tranquillity due to influence of the existing settlement edge/modern buildings in the north of the area but with more natural qualities in the south.

#### *Landscape Capacity*

Many of the landscape features and qualities in this area are sensitive to housing development, but this is variable across the area. The varied landscape and visual sensitivity result in an overall low-moderate landscape capacity. There is likely to be some limited potential in the north of the area where the small scale hedgerowed field pattern is less evident but it would still be important to ensure any access does not result in unacceptable impacts on hedgerows from any access off rural lanes, and to ensure there would be no significant visual impact on the adjacent rural countryside. The land in the south of the area, north of Rectory lane is attractive rural countryside which does not have the capacity to absorb housing development.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

## **Landscape Study Area AS4:**

### *Landscape Character Sensitivity*

- Pasture fields and suburban houses and gardens bounded by hedgerows with hedgerow trees and tree belts
- Flat to gently sloping landform but rising towards Holmbush house
- Small- medium scale regular and irregular field pattern
- Soft treed edge along the B2133
- Major A24 road junction adjoins the area

### *Visual Sensitivity*

The area varies in its visual sensitivity taking into consideration the variable hedgerow tree belt enclosure. As the land rises to the north, towards Holmbush House, development would be more visually sensitive.

### *Landscape Value*

- Low tranquillity due to the proximity of the A24
- Some ecological interest from hedgerow trees
- Lack of footpaths through the area giving low amenity value

### *Landscape Capacity*

Only a few of the landscape features and qualities are sensitive to housing development. The variable landscape character and visual sensitivity across the area result in an overall moderate landscape capacity. Capacity would be higher south of Martins Farm and lower north of it on rising ground which is more visually sensitive

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Low</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

## **Barns Green**

The land around Barns Green that has been included in this capacity study covers the land west and north of the village and incorporates the land within the approximate zone of visual influence of the village. The Arun Valley railway line runs along an embankment adjoining the eastern boundary of the village. It forms a major physical barrier to development on the eastern side of the village and therefore land east of the village has been excluded from this assessment. The landscape around the village lies within the Low Weald National Character area, and predominantly within Horsham District Landscape Character Area G2 – Itchingfield and Barns Green Wooded Farmlands, with a small area of land to the north in H1 – Southwater and Christ's Hospital farmlands. The area in area G2 in particular is generally enclosed and is characterised by small fields interspersed with areas of woodland and hedgerows. The landscape to the north has, overall a more open character. Within this study, three distinctive landscape study areas have been identified. The location of these areas and the results are illustrated on Map 11.

## **Landscape Study Area BG1**

### *Landscape Character Sensitivity*

- Very gently sloping landform, but with steep streamside banks
- Attractive meadows and linear streamside woodland
- Irregular, small to medium scale field pattern
- Two Mile Ash and Sandhills Rd have distinctive winding hedgerows, intermittent broad road verges and hedgerow oak trees creating attractive approaches into the village of Barns Green.
- Scattered cottages along Sandhills road, some modern housing development adjoining the area in the village.
- Landscape is mostly in good condition with well managed hedgerows, with only limited suburban influences.
- Relatively unspoilt rural character

### *Visual Sensitivity*

Existing woodland, shaws, mature tree groups and steep railway banks with trees and scrub provide enclosure and as a result development would be mostly not visible from the wider landscape. However it would be prominent in close views from footpaths through the site and in part from residential properties, the railway adjoining and the rural lanes. As a result its visual sensitivity is assessed as low to moderate.

### *Landscape Value*

- Moderate tranquillity as a result of sporadic railway and road noise, but the area has some strong natural qualities as a result of the strong presence of woodland, meadows and streams
- Ecological character and interest of Ancient Woodland
- Historic lanes and drove routes
- Amenity value from two footpaths running through the site

### *Landscape Capacity*

Despite its low-moderate visual sensitivity, the mostly strong rural character of the area, attractive meadows and woodland, and historic features, which are sensitive to housing development result in a limited potential to absorb development without unacceptable landscape impacts. It would be particularly important to ensure that the distinctive character of the rural lanes and ancient woodland is not significantly damaged and to conserve a rural, pastoral character.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate- High</b>
<b>Landscape Value</b>	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

## **Landscape Study Area BG2**

### *Landscape Character Sensitivity*

- Moderately sloping landform rising from valley floor to small ridgeline to the west
- Mostly small scale irregular field pattern of pastures divided by thick hedgerows
- Strong wooded shaw and tree belt on the ridgeline.
- The landscape is in moderate condition due to some horsiculture and the suburbanising influence of an adjacent recreation area. There are also some views towards modern housing development in the village.

### *Visual Sensitivity*

Whilst enclosure is provided by hedgerows and the wooded shaw on the ridgeline could provide screening of development from the wider landscape to the west, the elevated nature of the landform means that development on the upper slopes would be visually prominent.

### *Landscape Value*

- Valleyside pastures on rising ground contribute to the rural setting of Barns Green
- Low-moderate tranquillity as a result of some urbanising influences (area partly overlooks modern estate development and sporadic road traffic noise).
- Amenity value of a number of footpaths and bridleways crossing the area

### *Landscape Capacity*

Some landscape features and qualities are sensitive to housing development. The elevated landform contributes to a moderate- high visual sensitivity. Together with the small scale field pattern, and the contribution made to the setting of Barns Green, this means that there is limited capacity for development. Any development would need to be located on the lower slopes of the area.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

### **Landscape Study Area BG3**

#### *Landscape Character Sensitivity*

- Flat to gently undulating landform
- Medium scale field pattern
- Thick hedgerows bounding north south drove route
- Caravan Park, Fishing Lakes, car park and camping facilities
- Prominent modern farm buildings
- Landscape in poor- moderate condition due to the presence of modern development

#### *Visual Sensitivity*

Woodland and some thick hedgerows with hedgerow trees provide screening to housing development in the wider landscape although it would be likely to be visible in close views from nearby residential properties, Chapel Road and a bridleway.

#### *Landscape Value*

- Some ecological interest of adjacent ancient woodland and old hedgerows
- Low –moderate tranquillity due to busy caravan site, sporadic railway noise and presence of some modern development
- Some amenity value from bridleway route
- Historic farm houses and cottages
- Old drove routes on boundaries

#### *Landscape Capacity*

Whilst the area has some attractive landscape features, the presence of intrusive modern farm buildings, car parks, caravan and camping facilities erode the rural character and together with its overall low-moderate visual sensitivity result in a moderate capacity to absorb development. It would however be important to conserve the landscape setting of old farmhouses and cottages.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

## **Cowfold**

As there are no strong physical boundaries to development around Cowfold, all the countryside around Cowfold was included within the capacity assessment. Overall, the landscape around the village falls on the boundary between the Low and High Weald National character areas, and within Landscape character area J3: Cowfold and Shermanbury farmlands. This landscape character area is gently undulating and comprises a mix of smaller and larger scale fields with some scattered woodlands. Five distinctive landscape study areas have been identified. The locations of these areas and the results of the assessment are illustrated on Map 12.



## **Landscape Study Area CF1**

### *Landscape Character Sensitivity*

- Very gently undulating landform
- Regular and irregular field pattern bounded by copses and hedgerows with frequent hedgerow trees.
- There is a mixed settlement edge - harsh and abrupt in places with presence of modern development; softened by trees in others.
- Cowfold Parish church provides a local landmark and a historic feature with some historic cottages adjacent.
- Landscape in moderate condition due to intrusion of some large modern farm buildings

### *Visual Sensitivity*

Any housing development would be likely to be relatively well screened by existing copses and hedgerows with hedgerow trees. There would be close views from adjacent residential properties and from the A272. As a result the area is assessed as having a moderate visual sensitivity.

### *Landscape Value*

- Ecological interest of woodland and hedgerows
- Low-moderate tranquillity taking account of noise from the A272, some urbanising influences but also recognising some natural qualities
- Some localised amenity value from bridleway route through the northern part of the area
- Historic interest of the Church and cottages in the adjacent Conservation Area

### *Landscape Capacity*

Overall the area retains an attractive rural character, and some landscape features and qualities are sensitive to housing development. This has however been eroded in parts, and together with its moderate visual sensitivity, has resulted in the area being assessed as having a moderate capacity for small scale housing development. It would be very important to protect important attractive views and maintain an attractive green approach into the village along the A272 but there could be opportunities to secure enhancement of parts of the existing settlement edge through new development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

## **Landscape Study Area CF2**

### *Landscape Character Sensitivity*

- Ridge landform with gentle to moderate slopes to the south on the village side, steeper slopes to the north.
- Irregular and irregular small scale field pattern mostly bounded by shaws and woodland.
- Relatively harsh settlement edge to existing Thorndon Road housing, only partly softened by mature trees.
- Attractive treed and hedgerowed approach to the village along Brook Hill
- Parkland tree belts east of Brook Hill.
- Overall, the landscape is in moderate condition, taking into account of some abandoned ungrazed fields but also the good condition of trees and hedgerows.

### *Visual Sensitivity*

The ridgeline and the slopes to the north are very visually sensitive due to the prominence of the elevated landform and attractive views northwards from them over the High Weald. Existing shaws and tree belts within the area could potentially provide some screening of new development if located closer to the existing settlement edge.

### *Landscape Value*

- Some ecological interest of shaws and species rich hedgerows
- 2\* Listed building of Brookhill house.
- Low-Moderate tranquillity taking account of the nearby busy A272 road and A281 but also recognising the area has some strong natural qualities as a result of the dominance of shaws and woodland.
- Some amenity value from footpaths on the boundaries of the area east of Brook Hill Road.

### *Landscape Capacity*

The visual sensitivity of the area on a ridgeline, the small scale field pattern and the attractive approach along Brook Hill into the village are key factors that result in an assessment of low-moderate landscape capacity, despite only low-moderate landscape value. Any very small area of development would need to be restricted close to the existing settlement edge and considerable care would be needed in siting would be needed to avoid unacceptable impacts resulting from development on the skyline or damage to the Brookhill approach into the village.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

### **Landscape Study Area CF3**

#### *Landscape Character Sensitivity*

- Flat to gently undulating landform
- Medium-Large scale field pattern bounded by shaws, copses and hedgerows with a few hedgerow trees
- Arable and pasture farmland
- Green corridor approach into the village, visually connecting into the village centre together with the adjacent recreation ground
- Landscape in moderate condition due to partial erosion of field pattern associated with arable farming.

#### *Visual Sensitivity*

Despite the presence of shaws and woodland providing some enclosure the large field in the south of the area is extensively viewed from the A272 and existing residential properties along it and as a result even small scale development would likely to be quite visually prominent. As a result the area is assessed as of moderate –high visual sensitivity.

#### *Landscape Value*

- Some ecological interest of shaws and woodland.
- Mostly low tranquillity due to noise from traffic on the A272 and some urbanising influences adjacent but with some natural qualities more evident in the north of the area.
- Limited amenity value from a single footpath route.

#### *Landscape Capacity*

Although there is only low–moderate landscape capacity, the relatively high degree of visibility of the area and the undeveloped green approach into the village results in an overall of low-moderate landscape capacity. It would be very important to maintain a broad green corridor along the A272 and restrict the extent of any development to the east with a woodland buffer to avoid the impression of sprawl into the wider countryside beyond the current built up area boundary south of the A272.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

## **Landscape Study Area CF4**

### *Landscape Character Sensitivity*

- Very gently sloping valleyside falling southwards towards a stream
- Small scale, irregular field pattern
- Pasture fields bounded by thick hedgerows with frequent hedgerow trees
- Existing village edge mostly softened by trees and hedgerows
- Narrow hedgerowed country lane on the northern boundary
- Predominantly strong rural character despite the presence of a sewage farm and allotments in one field

### *Visual Sensitivity*

The dense network of hedgerows and hedgerow trees would be likely to reduce the visibility of any development from the wider landscape. Nonetheless it could potentially be quite prominent from the footpath route following the country lane along the northern boundary. As a result visual sensitivity is considered to be moderate.

### *Landscape Value*

- Ecological interest of hedgerows and hedgerow trees
- Low- moderate tranquillity taking account of traffic noise near to the A281
- Amenity value from footpath route

### *Landscape Capacity*

Given the overall strong rural character of the area and moderate visual sensitivity the area is assessed as of low-moderate landscape capacity for small scale housing development, despite low-moderate landscape value. If access was necessary along the narrow country lane in the north of the area this could have unacceptable adverse impacts on hedgerows and the rural character of the lane.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

## **Landscape Study Area CF5**

### *Landscape Character Sensitivity*

- Gently undulating landform
- Medium scale, irregular field pattern
- Pasture fields bounded by hedgerows and fences
- Existing village edge mostly softened by woodland and hedgerows
- Moderate condition due to some loss of hedgerows in the area and modern development around Field House Farm

### *Visual Sensitivity*

Whilst some enclosure is provided by hedgerows and hedgerow trees in parts of this area, it is predominantly very open and exposed to views. As such its visual sensitivity is high.

### *Landscape Value*

- Land with parkland character in the north of the study area provides an attractive green approach into the village
- Some ecological interest of species rich hedgerows, woodland and hedgerow trees
- Moderate tranquillity taking account of traffic noise near the A272 but this noise diminishes
- Amenity value from footpath route

### *Landscape Capacity*

Although there is moderate landscape character sensitivity, with some landscape features and qualities are sensitive to development, and moderate landscape value, the high visual sensitivity of the area results in an assessment of no/low landscape capacity for small scale housing development. Any development could easily be perceived as an incursion into open countryside unrelated to the current settlement boundaries.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>

## **Lower Beeding**

The land included in the capacity assessment around Lower Beeding extends around the village, and incorporates the land within the approximate zone of visual influence of the village. The landscape around Lower Beeding falls within the High Weald National Character Area, and Horsham District Landscape Character area N1: Mannings Heath farmlands. Overall there is a fairly open character with a medium to large scale field pattern, fragmented hedgerows and few woodlands. Within the assessment area two distinctive landscape study areas have been identified. The locations of these areas and the results of the assessment are illustrated on Map 13.

## **Landscape Study Area LB1**

### *Landscape Character Sensitivity*

- Large arable field bounded by attractive woodland and tree belts on southern and western sides
- The existing settlement edge of Lower Beeding is partly softened by boundary hedgerow, but also harsh and abrupt in places
- Flat to very gently sloping landform
- Mostly rural character
- Landscape in moderate condition due to loss of small scale field pattern

### *Visual Sensitivity*

The area has moderate visual sensitivity reflecting the extent to which the landscape is open from the east, but enclosed on other sides by woodland.

### *Landscape Value*

- Some ecological interest of boundary hedgerows and adjoining ancient woodland
- Amenity value of bridleway through the area
- Within the High Weald AONB but landscape value is eroded by the poor landscape quality in places of the existing settlement edge and large arable field
- Moderate tranquillity given relatively busy B2115 road (Sandygate Lane) nearby.

### *Landscape Capacity*

The Landscape Capacity of the area is assessed as moderate reflecting only low-moderate character, with few landscape features and qualities sensitive to small scale housing development. There is moderate visual sensitivity and despite being in the AONB only moderate landscape value. It would however be very important to ensure that any housing development does not appear visually prominent in wider views of the area from the AONB to the east.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

## **Landscape Study Area LB2**

### *Landscape Character Sensitivity*

- Flat to very gently undulating landform
- Small hedged pasture fields
- Well treed character
- Mix of scattered historic cottages, barns and suburban style houses
- Church lane has a strong rural character
- Attractive views in places of Lower Beeding Church
- Landscape in good condition as the small scale historic field pattern is intact

### *Visual Sensitivity*

The area has been assessed as having a low to moderate visual sensitivity. This reflects the overall degree of enclosure by hedgerows and hedgerow trees and woodland.

### *Landscape Value*

- Some ecological interest from hedgerows and hedgerow trees
- Overall, there is moderate tranquillity. There is some noise from traffic on Sandygate Lane and the influence of suburban development, but also natural qualities from woodland in the area.
- Historic interest of cottages and barns and adjacent church

### *Landscape Capacity*

Whilst the area is of relatively low visual sensitivity, the fine grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate to High
Visual Sensitivity	Low to moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate to high</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low to moderate</b>



## **Mannings Heath**

The land around the village of Mannings Heath that has been included in this assessment extends around the village, excluding only a small area of dense woodland on the northern edge of the village which forms a large physical boundary, and in addition some of this area is designated as ancient woodland. The land around Mannings Heath included in the High Weald National Character Area, and the landscape studied as part of this assessment falls within Horsham District Character area N1: Mannings Heath farmlands. Overall this character area has a fairly open character with a medium to large scale field pattern, fragmented hedgerows and few woodlands, but there is a greater degree of enclosure around Mannings Heath itself. Within the assessment area four distinctive landscape study areas are identified. The location of the assessment areas and the results are illustrated on Map 14.

## **Landscape Study Area MH1**

### *Landscape Character Sensitivity*

- The area contains a broad ridge, gently sloping to the north and south
- Regular and irregular small scale field pattern
- Attractive pasture fields enclosed by mostly thick hedgerows and large hedgerow trees.
- Small farmsteads and some modern development dispersed along Winterpit Lane with plots separated by small fields and copses.
- The landscape in moderate condition due to some localised impact from horsiculture, from loss of a few field boundaries and from suburban influences.
- Mostly strong rural, secluded character

### *Visual Sensitivity*

Moderate visual sensitivity reflecting enclosure provided by hedgerows and hedgerow trees but also taking into consideration housing development on the south facing slopes of the ridge may be more visually prominent.

### *Landscape Value*

- The land north of Winterpit lane is within the AONB but the land to the south is not. Although having broadly the same character, the land to the south has been more affected by localised suburban character development and horsiculture.
- Some ecological interest of woodland and hedgerows
- Moderate tranquillity taking account of some suburbanising influences but also some natural qualities in parts.

### *Landscape Capacity*

Despite some localised suburbanising and horsiculture influences the area retains a mostly strong rural character and many landscape features and qualities are sensitive to housing development. This, together with its moderate- high landscape value means there is only a low-moderate capacity for small scale housing development. Care would be needed to avoid erosion of character from extensive infill development and to avoid development on more visually prominent slopes.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-high
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Moderate-high</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low to moderate</b>

## **Landscape Study Area MH2**

### *Landscape Character Sensitivity*

- Parkland character in parts, with mature tree belts and parkland trees interspersed with small- medium size pasture fields, enclosed by wooded shaws.
- Undulating valleysides
- Ponds and lakes are a distinctive feature of the area
- Large country house (Swallowfield) together with scattered cottages and farmsteads
- Landscape mostly in good condition as the historic parkland character is mostly intact

### *Visual Sensitivity*

Whilst some enclosure is provided by tree belts and shaws, some of the valleysides are relatively visually prominent and this results in an assessment of moderate-high visual sensitivity.

### *Landscape Value*

- Some ecological interest of trees, shaws and ponds and lakes
- Historic parkland
- Amenity value of public footpaths and bridleways
- Moderate-high tranquillity except close to the A281

### *Landscape Capacity*

The combination of a large area of parkland character which is sensitive to housing development, together with moderate-high visual sensitivity and moderate-high landscape value means the area has now/low capacity for small scale housing development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	High
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate-High</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/no</b>

### **Landscape Study Area MH3**

#### *Landscape Character Sensitivity*

- Very gently undulating landform
- Medium to large size arable and pasture fields bounded by thick hedgerows with frequent hedgerow trees and by woodland to the north
- Existing settlement edge characterised by a mix of modern development and older cottages partly bounded by hedgerows.
- Landscape in moderate-good condition reflecting the good condition of existing hedgerows but also some erosion of character from intensive arable fields and suburban houses

#### *Visual Sensitivity*

Visual sensitivity is assessed as moderate reflecting the fact that woodland, trees and hedgerows could provide some screening of small scale housing development, but there is potential for any development to be relatively prominent from the main A281 road and some residential properties on the existing settlement edge.

#### *Landscape Value*

- Ecological interest of ancient woodland, trees and hedgerows
- Within the High Weald AONB but quality of the landscape is fairly ordinary, lacking distinctive scenic qualities
- Lack of any rights of way providing amenity value
- Low- Moderate tranquillity given the proximity of the A281 and the visibility of the settlement edge but there are some natural qualities close to the woodland.

#### *Landscape Capacity*

Despite the area being located within a designated AONB, the landscape is assessed as only of moderate value overall. This is because the landscape, whilst possessing some distinctive landscape characteristics / features that are sensitive to housing development, that would be important to conserve and enhance, it is considered it has a moderate capacity to absorb small scale housing development. It would be important to avoid adverse visual impact from the main road and on historic setting.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

## **Landscape Study Area MH4**

### *Landscape Character Sensitivity*

- Undulating landform
- Golf course land use
- Semi -Wooded character influenced by surrounding attractive deciduous woodland.

### *Visual Sensitivity*

The visual sensitivity is assessed as moderate reflecting the fact that surrounding woodland and shaws could provide some screening of small scale housing development, but development would be visually prominent on rising ground.

### *Landscape Value*

- Some ecological interest of woodland and shaws
- Within the High Weald AONB, the quality of the landscape is slightly eroded by the golf course
- Lack of any rights of way limits amenity value
- Moderate tranquillity reflecting some natural qualities provided by surrounding woodland and the lack of nearby major roads, but taking into account the degree of human impact from a golf course.

### *Landscape Capacity*

The area is assessed as having no/low capacity for small scale housing development reflecting its high landscape character sensitivity and moderate-high landscape value. Any small scale housing development could be perceived as an incursion into open countryside and unrelated to the current built form of the village.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	High
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate-High</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>

## **Partridge Green**

As there are no strong physical boundaries to development around Partridge Green, all the countryside around the settlement has been included within the capacity assessment. The landscape falls within the Low Weald National Character area, and Horsham District Character Areas J3: Cowfold and Shermanbury Farmlands, and P2: Upper Adur Valley. Overall the landscape is gently undulating and comprises a mix of smaller and larger scale fields with some scattered woodlands, and to the south of the village the course of the river Adur, which has narrow valleys with gentle sides. Within the assessment area four distinctive landscape study areas are identified. The location of this area and the results of the assessment are shown on Map 15.

### **Landscape Study Area PG1**

#### *Landscape Character Sensitivity*

- Gently undulating landform
- Small- medium scale irregular and regular field pattern with fields bounded by thick hedgerows with frequent hedgerow trees
- Existing settlement edge mostly softened/screened by tree belts, copses and hedgerows but with a localised harder edge of modern housing development in places
- Some attractive views in places to the parish church
- Attractive approach into the village along Littleworth Lane
- Rural character with the landscape in good condition due to intact hedgerow pattern

#### *Visual Sensitivity*

This is assessed as overall moderate due to enclosing tree belts and hedgerows but visual sensitivity increases further north within the area as the land rises and as considered from Littleworth Lane.

#### *Landscape Value*

- Some ecological interest of woodland, species, hedgerows and watercourses
- Moderate tranquillity due to lack of road noise except close to the B2116
- Limited amenity value from one public footpath over the area

#### *Landscape Capacity*

Whilst some landscape features and qualities are sensitive to housing development, the mostly moderate visual sensitivity of the area, and moderate landscape value results in an assessment of moderate capacity for small scale housing development. It would be very important to minimise any adverse impact from loss of hedgerows to development, to avoid the impression of urban sprawl into the area and to relate any development closely to the existing settlement edge

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
Landscape Value	Low-Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

## **Landscape Study Area PG2**

### *Landscape Character Sensitivity*

- The area is characterised by an undulating landform and medium-large scale field pattern
- Small copses
- Arable and pasture fields bounded in places by hedgerows with frequent hedgerow trees, others only by fencing.
- The existing settlement edge mostly softened by hedgerows and hedgerow trees but in places there is a harsh and abrupt edge.
- Landscape in moderate condition reflecting some loss of hedgerows.
- Some attractive long views to the wider countryside to the east and to the South Downs.
- Mostly rural character

### *Visual Sensitivity*

The visual sensitivity is assessed as moderate-high as a result of the variable enclosure by hedgerows and the visual prominence of some of the higher land.

### *Landscape Value*

- Ecological interest of hedgerows and small copses. Ash Wood is designated as ancient woodland.
- Moderate tranquillity due to lack of road noise except close to the B2116
- Limited amenity value with lack of footpaths through the area

### *Landscape Capacity*

Although this landscape is assessed as being of low–moderate value, many of the landscape features and qualities are sensitive to housing development, and this coupled with the moderate-high visual sensitivity, results in an assessment of only low-moderate capacity for small scale using development. If there were to be any development in this area it would need to be closely related to the existing settlement edge and demonstrated it would not have wider adverse visual impacts.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>Moderate- High</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

### **Landscape study Area PG3**

#### *Landscape Character Sensitivity*

- Flat to very gently undulating landform
- Medium to large arable and pasture fields bounded by hedgerows with intermittent hedgerow trees, woodland and thick vegetation along the Downs Link
- Visual influence of existing industrial estate and sewage farm
- Historic cottages dispersed along existing lane to the west
- The landscape is in poor to moderate condition due to intensive arable farming and industrial influences

#### *Visual Sensitivity*

This is assessed as low-moderate taking account of the landform and limited potential for development to be visible from the wider countryside except to the south

#### *Landscape Value*

- Some ecological interest from hedgerows and woodland – Ash Wood is an area of Ancient Woodland which adjoins the character area.
- The Downs Link and a bridleway adjoin the area but there are few views into it
- Low-moderate tranquillity due to the proximity of the industrial estate and B2135.

#### *Landscape Capacity*

In this area, the landscape is in only poor to moderate condition, and the existing urbanising influences, the relatively low visual sensitivity and landscape value the area is assessed as having a moderate-high capacity for small scale housing development. It would be important to ensure that there are no resulting adverse visual impacts on open countryside to the south so a strong, effective landscape buffer would be needed.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Low-Moderate
Visual Sensitivity	Low-Moderate
<b>Combined Landscape Sensitivity</b>	<b>Low-moderate</b>
<b>Landscape Value</b>	<b>Low</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate to high</b>



## **Landscape Study Area PG4**

### *Landscape Character Sensitivity*

- Gently undulating landform
- Variable field pattern of small, medium and large pasture fields
- Small copses and woodland
- Some historic cottages and scattered suburban houses
- Some attractive views to the wider countryside to the west
- Mostly rural character

### *Visual Sensitivity*

The visual sensitivity of this area has been assessed as mostly low-moderate due to the screening effects of trees and woodland. It should however be noted that the larger fields in the south of the area would be more visually sensitive.

### *Landscape Value*

- Ecological interest of species rich hedgerows and small woodlands
- Moderate tranquillity due to lack of road noise except close to the B2135
- Important amenity value provided by the Downs Link long distance footpath

### *Landscape Capacity*

This area has a moderate-high landscape character sensitivity, with many landscape features and qualities sensitive to housing development. Together with the moderate landscape value it is considered there is only low-moderate capacity for small scale housing development. Development into the west of the area would create the appearance of any development as an incursion into the countryside. The larger open fields in the south of the area would be more visually sensitive but there may be some capacity in the two fields between Church Road and the Downs link.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Low-Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate- High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

## **Rudgwick & Bucks Green**

The assessment area for Rudgwick and Bucks Green broadly covers land within the approximate zone of visual influence of the village. However the extensive dense woodland which surrounds the steep sided gills e.g. Gravatt's Hanger and Greathouse Hanger are excluded, as these form a strong physical barrier to development. The landscape around the village falls within the Low Weald National Landscape Character area, and area I1(Rowhook and Rusper Wooded Ridge) and P1 (Upper Arun Valley) of the Horsham District Landscape Character Area assessment. The area is characterised by a strong network of woodlands and hedgerows which enclose small pasture fields. The river valley to the south of Bucks Green is characterised by a narrow valley containing wet pasture and occasional strips of woodland. Within the area 5 distinctive study areas are identified. The location of these areas together with the results are illustrated on Map 16.

## **Landscape study Area RW1**

### *Landscape Character Sensitivity*

- Gentle to moderate slopes rising northwards
- Irregular and regular medium-large scale field pattern of arable and pasture
- Relatively few hedgerows but some field boundaries marked by hedgerow trees
- Existing linear settlement pattern of Bucks Green at the southern boundary with a mix of cottages and modern houses
- Some attractive views to woodland to the east
- Landscape condition is moderate due to loss of some hedgerows
- Mostly rural character

### *Visual Sensitivity*

The area is assessed as being of moderate-high visual sensitivity, taking account of the relative openness of the area and visual prominence of the landform especially towards the north of the area

### *Landscape Value*

- Some ecological interest of hedgerow trees
- Moderate tranquillity due to the presence of woodland but lessening close to the A281
- Amenity value of footpath route running through the centre of the area

### *Landscape Capacity*

Many landscape features and qualities are sensitive to development. Taking account of the rural character, moderate-high visual sensitivity of the area, and the moderate landscape value, the area is assessed as having a low-moderate capacity to absorb small scale housing development. Any development would need to respect the existing linear pattern Bucks Green along the north side of the A281 road and avoid extending onto the higher and more open land beyond.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

## **Local study Area RW2**

### *Landscape Character Sensitivity*

- This area comprises gently undulating land or moderate-steep valley side slopes.
- Small irregular and regular shaped pasture fields enclosed by thick hedgerows and woodland.
- The landscape is in good condition due to intact hedgerow pattern
- Linear dispersed historic settlement pattern adjoining the area
- Mostly unspoilt rural character

### *Visual Sensitivity*

Due to enclosing woodland and hedgerow much of the area is of low visual sensitivity but some of the land south of Lynwick Street is more visible from the surrounding area.

### *Landscape Value*

- Ecological interest of hedgerows and woodland, including ancient woodland which adjoins the landscape area.
- Historic settlement pattern with part of the area adjoining Rudgwick Conservation Area
- Mostly tranquil apart from very localised noise and intrusion from brickworks on Lynwick Lane.

### *Landscape Capacity*

Due to the attractive rural landscape which is in good condition, and its moderate-high value, there is only a low-moderate capacity assessment for small scale housing development. There is unlikely to be capacity adjacent to the Conservation Area, and development was considered anywhere else, it would need to minimise any hedgerow loss and respect the historic settlement pattern.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Moderate-High</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

### **Landscape Study Area RW3**

#### *Landscape Character Sensitivity*

- Existing large clay pit
- Industrial buildings of brickworks
- Boundary hedgerows and plantations

#### *Visual Sensitivity*

The area is of low-moderate visual sensitivity taking account of the depth of the main clay pit

#### *Landscape Value*

- Low tranquillity due to strong influence of modern industrial buildings
- Lack of amenity value due to lack of existing footpaths
- No landscape designations or other attractive landscape qualities

#### *Landscape Capacity*

Taking account of the low landscape character sensitivity, low-moderate visual sensitivity and low landscape value it is considered the area has a high capacity for small scale housing development, although it would be important to retain boundary vegetation. However there is a risk that development could erode the attractive character of nearby rural lanes, so the extent of traffic generation would be an important consideration.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Low
Visual Sensitivity	Low-Moderate
<b>Combined Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>Low</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>High</b>

## **Local Study Area RW4**

### *Landscape Character Sensitivity*

- Mostly moderate to steep valleyside slopes with a small area of more gently sloping landform in the north of the area
- Medium scale field pattern
- Pasture and arable fields enclosed by woodland and wooded shaws and thick hedgerows
- Landscape mostly in good condition
- Mostly unspoilt rural character
- A few suburban housing influences

### *Visual Sensitivity*

In this area, there is a fairly high degree of visual enclosure from the surrounding landscape from woodlands, shaws and hedgerows. However, development on steeper slopes could be perceived as visually prominent resulting in moderate visual sensitivity.

### *Landscape Value*

- Ecological interest of hedgerows, shaws and woodland, including adjoining ancient woodland.
- Some historic farmsteads and cottages
- Moderate-high tranquillity reflecting natural qualities of woodland and lack of road noise

### *Landscape Capacity*

Many landscape features and qualities are sensitive to housing development. The attractive rural landscape character of the area and moderate landscape value results in a low-moderate capacity to absorb small scale housing development. Any development is likely to need to be closely related to the existing settlement edge and it will be essential to minimise hedgerow loss.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-high
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate-high</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-moderate</b>

## **Local Study Area RW5**

### *Landscape Character Sensitivity*

- Gentle valleyside slopes of the river Arun
- Small-medium scale field pattern
- Pasture fields bounded by mostly thick hedgerows with hedgerow trees and small woodlands/copses
- Linear settlement pattern of historic cottages and modern houses
- Unspoilt rural character
- Provides partial contribution to settlement setting of Rudgwick and separation from the hamlet of Bucks Green
- Some unspoilt rural lanes
- The landscape is mostly in good condition

### *Visual Sensitivity*

The visual sensitivity of the area is moderate to high as despite screening by hedgerows and woodland some fields are overlooked by roads and lanes on the higher ground

### *Landscape Value*

- Ecological interest of hedgerows and woodland
- Moderate tranquillity. The area has some natural qualities but parts are also close to the main A281 road and an existing sports/recreation area has some intrusive features

### *Landscape Capacity*

Many landscape features and qualities are sensitive to housing development. The attractive rural character of the area and its contribution in some sections to settlement setting, together with its moderate-high visual sensitivity results in low-moderate capacity for small scale housing development. If there were to be any development it would need to be closely related to the existing settlement edge and loss of hedgerows would need to be minimised.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

## **Rusper**

Rusper village is located in the Low Weald national character area, and area I2 – Warnham and Rusper Wooded Ridge. The landscape in this area is generally characterised by small irregular fields surrounded by woodlands and hedgerows. Within this study, the overall assessment area covers land within the approximate zone of visual influence of the village. Within this area 4 distinctive landscape study areas are identified. The location of these areas together with the results are illustrated on Map 17.

### **Landscape study Area RS1**

#### *Landscape Character Sensitivity*

- Moderate to steep sloping landform falling westwards from the approx north-south running ridgeline on which the village sits.
- Medium-large scale field pattern of arable and pasture fields
- Few hedgerows, but the fields in the valley bottom are bounded by woodland
- Attractive panoramic views across the wider landscape and important views of Rusper Church and associated historic settlement
- The landscape is in moderate condition due to loss of hedgerows
- Overall there is a rural character

#### *Visual Sensitivity*

The visual sensitivity of the area is high due to the relatively open character of the area and the visual prominence of the landform.

#### *Landscape Value*

- Some ecological interest of adjoining ancient woodland
- The tranquillity is low-moderate due to aircraft noise, but otherwise there is a lack of urbanising influences
- Historic interest of church and historic settlement – adjoins Rusper Conservation Area
- Amenity value of the Sussex Border path running through the centre of the area

#### *Landscape Capacity*

The rural character of the area, together with its high visual sensitivity and moderate-high landscape value, has resulted in an overall assessment of low/no capacity for small scale housing development.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate-High</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>



## **Landscape Study Area RS2**

### *Landscape Character Sensitivity*

- Moderate to steep valleyside slopes becoming more gentle closer to the village edge
- Small to large scale field pattern of arable and pasture fields bounded by thick hedgerows with hedgerow trees and shaws.
- Landscape in moderate condition due to loss of some hedgerows
- Overall there is a rural character
- A mix of modern housing and historic farms and cottages form the village edge

### *Visual Sensitivity*

Whilst there is some enclosure from the wider landscape from hedgerows and woodland due to the landform development is likely to be relatively visually prominent across much of the area. This results in an assessment of moderate visual sensitivity.

### *Landscape Value*

- Ecological value of woodland, including shaws and hedgerows and ancient woodland.
- The northern section of this character area abuts the boundary of Rusper Conservation Area.
- Low-moderate tranquillity due to aircraft noise but otherwise there is a lack of urbanising influences.

### *Landscape Capacity*

Taking into consideration the rural character of the area and fairly high visual sensitivity it is considered there is limited capacity for small scale housing development. If development were to take place, it would have to be closely related to the existing settlement edge and loss of hedgerows would need to be minimised.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate-high</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-moderate</b>

### **Landscape Study Area RS3**

#### *Landscape Character Sensitivity*

- Gentle to moderate valley side slopes
- Small to medium scale field pattern of pasture fields
- Fields bounded by thick hedgerows with hedgerow trees, wooded shaws and woodland
- Attractive hedged rural lanes
- Landscape in moderate condition due to localised horticulture influence
- Mostly unspoilt rural character

#### *Visual Sensitivity*

Whilst much of the area is enclosed by hedgerows, shaws and woodland, other parts are more visible from rural lanes. This results in an assessment of moderate visual sensitivity.

#### *Landscape Value*

- Some ecological interest of woodland, including hedgerows and shaws and the adjoining ancient woodland.
- Amenity value of bridleway route
- There is low-moderate tranquillity due to aircraft noise and some noise from traffic on rural lanes in parts of the area.

#### *Landscape Capacity*

Despite only moderate visual sensitivity, the mostly unspoilt rural character of the area, results in only limited capacity for small scale housing development. Any development would need to be restricted to close to the existing settlement edge and loss of hedgerows minimised.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-high
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate-high</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-moderate</b>

## **Landscape Study Area RS4**

### *Landscape Character Sensitivity*

- Gentle- moderate valleyside slopes falling east from a ridgeline
- Remnant historic parkland with parkland trees
- Irregular small scale field pattern of pasture fields enclosed by thick hedgerows and woodland
- Land between Capel road and Newdigate Road contributes to rural approach to the village.
- Attractive views of Rusper church tower
- Unspoilt rural character

### *Visual Sensitivity*

Whilst there is enclosing hedgerow and woodland, the sloping landform in parts of this landscape area are likely would mean any development would be visually prominent. This has resulted in an assessment of moderate-high visual sensitivity.

### *Landscape Value*

- Ecological interest of hedgerows, parkland trees and ancient woodland adjoining
- Low- Moderate tranquillity due to aircraft noise
- Historic interest of parkland
- The western edge of the landscape area adjoins Rusper Conservation Area.
- Amenity value of the Sussex Border Path

### *Landscape Capacity*

The strongly rural character of the area, historic parkland, and relatively high visual sensitivity, together with the moderate-high landscape value, have resulted in low/no capacity for small scale housing development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	High
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate-High</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>

## **Slinfold**

Slinfold is located in the Low Weald National Landscape character area, and falls within areas G2 – Itchingfield and Barns Green Wooded Farmlands and G3 – Slinfold and Five Oaks Wooded Farmlands, in the Horsham District Landscape Character Assessment. The landscape in this area is characterised by an undulating landscape of fields and woodlands. The overall assessment area covers land mainly within the approximate zone of visual influence of the village, although land to the east of the village has also been included in the study as the hedgerow / shaw on the east of the village is a more limited physical barrier to development than is present around other settlements in the study. The assessment has however excluded land at Madywell Avenue Industrial Estate/Business Park, as this land is developed and currently operational. Within the assessment area 6 distinctive landscape study areas are identified. The location of these areas, together with the results are illustrated on Map 18.

## **Landscape Study Area SF1**

### *Landscape Character Sensitivity*

- Flat to gently sloping landform
- Small-medium scale field pattern
- Pasture fields bounded by thick hedgerows, hedgerow trees and gardens of residential properties.
- Very important contribution of extensive, undeveloped green area to the village setting
- Attractive views of Slinfold Church tower
- Rural character of Spring Lane
- Landscape in good condition due to intact hedgerow pattern

### *Visual Sensitivity*

Due to the extent to which the area is visible from adjoining residential properties and in part from Spring Lane, visual sensitivity of this area to development is assessed as moderate to high.

### *Landscape Value*

- Some ecological interest of species rich hedgerows
- Moderate tranquillity away from Stane Street
- High amenity value of the Downs Link which runs along the southern boundary of this landscape area.
- Adjoins Slinfold Conservation Area along the northern boundary

### *Landscape Capacity*

Key landscape features and qualities in this area are very sensitive to housing development. The rural character of this area together with its important contribution to the setting of Slinfold, and the high moderate-high visual sensitivity are key factors that result in a low/no capacity for small scale housing development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	High
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>

## **Landscape Study Area SF2**

### *Landscape Character Sensitivity*

- Gently undulating landform
- A large arable field with several small pasture fields closer to the edge of the settlement
- Fields bounded by woodland and hedgerows
- Historic houses and cottages at the south eastern boundary
- Landscape in moderate condition due to loss of some hedgerow boundaries
- Rural character

### *Visual Sensitivity*

Whilst hedgerows and woodland provide enclosure the area is highly visible from the A29 to the west giving it moderate-high visual sensitivity

### *Landscape Value*

- Ecological interest of hedgerows and woodland
- Adjoins in Slinfold Conservation area along some of the southern boundary of the character area.
- Amenity value of bridleway footpath which runs northwest –south east through this area.

### *Landscape Capacity*

Some landscape features and qualities are sensitive to housing development. The moderate-high visual sensitivity, together with the rural character of the area and its proximity to the Conservation Area, gives the area a low to moderate capacity for small scale housing development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-high
<b>Combined Landscape Sensitivity</b>	<b>Moderate-high</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

### **Landscape Study Area SF3**

#### *Landscape Character Sensitivity*

- Rolling landform
- Large arable field with a few remaining hedgerow trees
- Historic farm and cottages on eastern and western boundaries
- Landscape in moderate condition due to loss of hedgerows
- Attractive long views of the surrounding landscape

#### *Visual Sensitivity*

Visual sensitivity to development in this area is high due to the openness of the area and visual prominence of the landform.

#### *Landscape Value*

- Amenity value of bridleway route that forms part of the West Sussex Literary Trail and connects Slinfold to Strood Green.
- Part of the southern boundary of this area adjoins Slinfold Conservation area.
- Very important contribution to the landscape setting of the village

#### *Landscape Capacity*

Some landscape features and qualities of this area sensitive to housing development. The high visual sensitivity of the area, attractive views and proximity to the Conservation Area means it has no/low capacity for small scale housing development

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>

## **Landscape Study Area SF4**

### *Landscape Character Sensitivity*

- Very gently undulating landform
- Small pasture fields close to the village and one large arable field
- Fields partially bounded by hedgerows and woodland
- Some intrusive modern farm buildings
- Landscape in moderate condition due to loss of hedgerows
- Provides some contribution to setting of the village - the small field north of the recreation ground allows the rural landscape to connect with the village.

### *Visual Sensitivity*

Only partial enclosure by hedgerows and woodland means the visual sensitivity of the area to development is assessed as moderate to high.

### *Landscape Value*

- Adjoins Slinfold Conservation Area to the south west.
- Some ecological interest is provided by trees, hedgerows and woodland
- Amenity value of bridleway route at the boundaries of this area

### *Landscape Capacity*

The fairly high visual sensitivity of this landscape area, together with its partial contribution to settlement setting has resulted in a low-moderate assessment of capacity for small scale housing development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-high
<b>Combined Landscape Sensitivity</b>	<b>Moderate-high</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-moderate</b>



## **Landscape Study Area SF5**

### *Landscape Character Sensitivity*

- Gently undulating landform in the north, moderately steep hillside south of the Downs Link.
- It comprises small–medium scale pasture fields.
- Fields bounded by hedgerows and wooded shaws.
- The landscape in good condition due to intact hedgerows
- Partial contribution to setting of the village-

### *Visual Sensitivity*

Partial enclosure is provided by hedgerows and wooded shaws, but development on the more elevated landform is likely to be visually prominent.

### *Landscape Value*

- Some ecological interest of species rich hedgerows and wooded shaws
- Amenity value of the Downs Link

### *Landscape Capacity*

Many landscape features and qualities are sensitive to housing development. The moderate-high landscape character sensitivity and visual sensitivity and the proximity of the Downs Link means there is a limited capacity for small scale housing development, and capacity for development has been assessed as low-moderate. Development close to the Downs Link could erode its amenity value as a long distance countryside route.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate-high
<b>Combined Landscape Sensitivity</b>	<b>Moderate-high</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-moderate</b>

## **Landscape Study Area SF6**

### *Landscape Character Sensitivity*

- Very gently undulating landform
- Medium scale regular pasture fields bounded by hedgerows and tree belts
- Fields are partially bounded by hedgerows and tree belts
- Some suburban and horsiculture influences are present in the landscape

### *Visual Sensitivity*

Whilst some enclosure is provided by woodland, tree belts and woodland, development would be visible from the country lane on the northern boundary, and potentially from the Downs Link to the south. As a result visual sensitivity is assessed as moderate.

### *Landscape Value*

- Ecological interest of woodland
- Amenity value of the Downs Link

### *Landscape Capacity*

Only a few landscape features and qualities in this area are sensitive to development. As a result, of the low-moderate landscape character sensitivity and low-moderate landscape value it is considered this area has a moderate-high capacity for small scale housing development. However it would breach a well established existing wooded boundary to the village and the risk of an impression of an incursion into open countryside. Therefore it would be essential for a substantial new wooded boundary to be established on the eastern boundary of any new development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Low-Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate-High</b>

## **Small Dole**

The village of Small Dole is located in the Low Weald national character area and area D2 – Henfield and Small Dole Farmlands, in the Horsham District Landscape Character Assessment. The landscape is characterised by an undulating landform with variable scale fields interspersed with hedgerows, many of which have become fragmented around Small Dole. This assessment includes land to the west of the village – land to the south and east is located in the South Downs National Park. Within the assessment area two distinctive landscape study areas are identified. The location of these areas, together with the results is illustrated on Map 19.

### **Landscape Study Area SD1**

#### *Landscape Character Sensitivity*

- Gently undulating landform
- Medium size pasture fields mostly bounded by thick hedgerows with many hedgerow trees
- Modern housing development on eastern and northern edges
- A few historic farms and cottages
- Mostly rural character

#### *Visual Sensitivity*

Parts of the area are very enclosed by existing hedgerows and hedgerow trees, but the fields on slightly rising ground to the north are likely to be more visually sensitive resulting in overall moderate visual sensitivity.

#### *Landscape Value*

- Some ecological interest of hedgerows and hedgerow trees
- Moderate tranquillity, some noise on the edge of Small Dole from Shoreham Road.
- Lack of existing footpaths through the area limits amenity value.

#### *Landscape Capacity*

This area has a mostly rural character, and it is only moderately visually sensitive to small scale development. This coupled with the low-moderate landscape value results in an assessment of moderate capacity for small scale housing development.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Low- Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

## **Landscape Study Area SD2**

### *Landscape Character Sensitivity*

- Flat to very gently undulating landform
- Small to medium scale regular field pattern
- Fields bounded by hedgerows and fence lines
- Mostly rural character but influence of modern housing development on the edges

### *Visual Sensitivity*

Due to only partial enclosure by existing hedgerows and hedgerow trees visual sensitivity of this area has been assessed as moderate to high.

### *Landscape Value*

- Some ecological value of trees and hedgerows
- Some amenity value from footpaths / bridleways adjoining the area
- Low tranquillity due to existing suburbanising influences

### *Landscape Capacity*

Whilst the area has a mostly rural character there are some suburban influences, and the area is only of low-moderate value. Therefore, although there is a moderate-high visual sensitivity, the overall capacity for small scale development has been assessed as moderate.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Low-Moderate
Visual Sensitivity	Moderate-high
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

## **Thakeham and Abingworth**

Thakeham and Abingworth are located in the Wealden Greensand National Character Area, and area F1 – Pulborough, Chiltington and Thakeham Farmlands in the Horsham District Landscape Character Assessment. Overall the landscape is characterised by an undulating landscape comprising a mix of arable and horticultural uses. The overall assessment area covers land to the north and east of the settlements within their approximate zone of visual influence. Within the assessment area four distinctive landscape study areas are identified. The location of these areas together with the results is illustrated on Map 20.

### **Landscape Study Area TA1**

#### *Landscape Character Sensitivity*

- Gently undulating landform rising to a ridgeline in the north of the area
- Regular and irregular field pattern of pasture and arable fields bounded by hedgerows and small copses
- Complex, attractive low density settlement edge
- Unspoilt rural character

#### *Visual Sensitivity*

The visual sensitivity in this area is high due to the visual prominence of the landform, and the visibility of parts of the area from adjoining residential properties.

#### *Landscape Value*

- Adjoins Thakeham Conservation Area
- Some ecological interest of hedgerows and copses
- Amenity value of public footpaths
- Moderate tranquillity except close to Storrington Road

#### *Landscape Capacity*

As a result of the areas unspoilt rural character, high visual sensitivity and location adjacent to the Conservation Area it is considered there is low/no capacity for small scale housing development.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-high
Visual Sensitivity	High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>

## **Landscape Study Area TA2**

### *Landscape Character Sensitivity*

- Undulating valleyside slopes
- Large arable field bounded by hedgerows and naturally regenerating woodland
- Very attractive views of Thakeham Church and historic farmstead and houses
- Important contribution to settlement setting
- Unspoilt rural character

### *Visual Sensitivity*

Due to the relative visual prominence of the landform, together with its openness to the wider rural landscape around it, the landscape has been assessed as moderate-high visual sensitivity.

### *Landscape Value*

- Adjoins the Conservation area of Thakeham
- Ecological interest of woodland
- Historic interest of the church
- Amenity value of 2 bridleway routes through the area
- High tranquillity due to natural qualities of the area and lack of busy roads

### *Landscape Capacity*

As a result of the areas unspoilt rural character and moderate-high visibility it is considered the area has a no/low capacity for small scale housing development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	High
Visual Sensitivity	Moderate-high
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate-high</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/no</b>

### **Landscape Study Area TA3**

#### *Landscape Character Sensitivity*

- Gently undulating landform rising to a slight ridgeline near the village
- Arable and pasture fields bounded by hedgerows with occasional hedgerow trees
- Mixed settlement edge of historic and modern development
- Rural character

#### *Visual Sensitivity*

Due to the visual prominence of the landform and visibility of the land from existing residential properties, the area is assessed as being of moderate-high visual sensitivity.

#### *Landscape Value*

- Adjoins in part Thakeham Conservation Area
- Amenity value of public bridleway route which passes through the eastern part of the area
- Low-moderate tranquillity due to some suburbanising influence from the settlement edge.

#### *Landscape Capacity*

Due to the moderate- high visual sensitivity and proximity of the Conservation Area, it is considered there is very limited capacity for small scale housing development in this area.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-high
<b>Combined Landscape Sensitivity</b>	<b>Moderate-high</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

## **Landscape Study Area TA4**

### *Landscape Character Sensitivity*

- Undulating valleyside slopes including a small ridgeline near Thakeham Place Farm
- Medium-large scale field pattern of pasture and arable fields mostly bounded by hedgerows with occasional hedgerow trees
- Landscape in moderate condition due to some loss of hedgerows
- Mostly rural character

### *Visual Sensitivity*

The valleyside slopes and relative openness of area this to the wider rural landscape has resulted in assessment of high visual sensitivity.

### *Landscape Value*

- Some ecological interest from hedgerows
- Amenity value of public bridleway route
- Important to settlement separation between Thakeham and Abingworth

### *Landscape Capacity*

The predominantly rural character of the area, together with its high visual sensitivity results in an assessment of low/no capacity for small scale housing development.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>



## **Warnham**

Warnham village is located in the Low Weald national character area, and area I2 – Warnham and Rusper Wooded Ridge. The landscape in this area is generally characterised by small irregular fields surrounded by woodlands and hedgerows. The overall assessment area covers land within the approximate zone of visual influence of the village. The Parkland around Warnham Court is excluded as it is a registered historic park and garden. Within this area four distinctive landscape study areas have been identified. The location of these areas together with the results is illustrated on Map 21.

### **Landscape Study Area WN1**

#### *Landscape Character Sensitivity*

- Gently to moderately undulating landform with slight ridgelines
- Small to medium size pasture and arable fields bounded by parkland trees, woodland, hedgerows and new tree planting
- Historic farms and cottages and some modern housing development on the village boundary
- Important to the setting of village with backdrop of woodland and parkland edge on higher land and providing a green approach to the village

#### *Visual Sensitivity*

The visual sensitivity is moderate to high due to variable enclosure and visual prominence of higher land and ridgelines.

#### *Landscape Value*

- Some ecological value of hedgerows and woodland
- Historic interest of Warnham Court Farm
- Several footpaths cross the area providing amenity value
- Low-moderate tranquillity reflecting lack of road noise but also urbanising influence of village edge

#### *Landscape Capacity*

Many landscape features and qualities are sensitive to housing development. As a result of the rural character of the area, its contribution to village setting and its moderate-high visual sensitivity its landscape capacity is assessed as low/now.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	High
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low/No</b>

## **Landscape Study Area WN2**

### *Landscape Character Sensitivity*

- Moderate sloping landform rising to a ridgeline in the south of the area
- Regular field pattern
- Pasture fields bounded by hedgerows and hedgerow trees but with some loss of internal field boundaries
- Approaches to the village on the eastern and western boundaries have a strongly wooded character with sunken rural lanes
- Complex and low density soft edge to the village

### *Visual Sensitivity*

The visual sensitivity is assessed as moderate. This reflects enclosure by trees and hedgerows but also that development on the higher land to the south is likely to be very prominent from many existing residential properties in the village.

### *Landscape Value*

- Some ecological value of trees and hedgerows
- Lack of footpaths providing amenity value
- Low-moderate tranquillity due to busy rural lanes
- Adjoins Warnham Conservation Area

### *Landscape Capacity*

Many landscape features and qualities are sensitive to housing development. As a result of the sensitivity of the sunken lane approaches to the village, and its attractive soft edge and the moderate visual sensitivity, the landscape capacity for small scale housing development is very limited.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

### **Landscape Study Area WN3**

#### *Landscape Character Sensitivity*

- Gentle-moderate valley side slopes
- Medium to large arable and pasture fields bounded by hedgerows with frequent hedgerow trees and wooded shaws
- Modern housing development on edge of the village softened by trees
- Attractive rural lanes on approaches to the village
- Rural character

#### *Visual Sensitivity*

Visual sensitivity is mostly low-moderate due to enclosing hedgerows and shaws, although it is somewhat on higher valley side slopes.

#### *Landscape Value*

- Some ecological interest of hedgerows and hedgerow trees
- Some amenity value from footpaths crossing the area
- Low-Moderate tranquillity due to busy rural lane cutting through the middle of the area

#### *Landscape Capacity*

Some landscape features and qualities are sensitive to housing development. Whilst the area has a rural character and the hedgerowed/wooded character of the rural lanes is sensitive, the low-moderate visual sensitivity results in moderate capacity for small scale housing development. It would however be important to respect the historic linear settlement pattern.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Low-Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

## **Landscape Study Area WN4**

### *Landscape Character Sensitivity*

- Moderately steep valley-side slopes
- Small to large irregular shape arable and pasture fields bounded by hedgerows with occasional hedgerow trees.
- Attractive rural lanes with wide verges and large boundary oak trees.
- The area makes a valuable contribution to the setting of Warnham as a green backdrop. The village is seen which to be largely nestled in a valley rather than extending up valley-side slopes.
- Localised influence of modern development but mainly rural character.

### *Visual Sensitivity*

The landscape is relatively open and the higher land is fairly visually prominent giving moderate to high visual sensitivity.

### *Landscape Value*

- Adjoins Warnham Conservation Area at Knob Hill
- Ecological interest of trees and hedgerows
- Some amenity value from a public footpath through the area

### *Landscape Capacity*

Many landscape features and qualities are sensitive to housing development. As a result of the combination of the rural character of the area, its contribution to the village setting together with the moderate-high visual sensitivity, the landscape capacity for small scale housing development is very limited. If there were to be any development it would need to be restricted to the lower land and closely related to the settlement edge.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate-High
<b>Combined Landscape Sensitivity</b>	<b>Moderate-High</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>

## **West Chiltington**

West Chiltington village is located in the Wealden Greensand National Character Area, and area F1 – Pulborough, Chiltington and Thakeham Farmlands in the Horsham District Landscape Character Assessment. Overall the landscape is characterised by an undulating landscape comprising a mix of arable and horticultural uses. The assessment area in the study covers land within the approximate zone of visual influence of the village. Land north of WC1 has been excluded as the northern boundary approximately equates approximately to a small ridgeline. Land between the southern boundary of WC2 and the settlement of West Chiltington Common is also excluded as it is assessed in Part 1 of the Landscape Capacity Study. Within the assessment area three distinctive landscape study areas are identified. The location of these areas together with the results is illustrated on Map 22.

## **Landscape Study Area WC1**

### *Landscape Character Sensitivity*

- Very gently sloping landform
- Medium to large size regular fields partly bounded by hedgerows or intermittent lines of hedgerow trees
- Landscape in moderate condition due to influence of some horsiculture and loss of field boundaries
- Rural character but with some suburban influences

### *Visual Sensitivity*

The visual sensitivity of this area is assessed as being moderate across most of the area due to some enclosure provided by boundary hedgerows and trees but is higher close to the northern boundary of the area where the land rises towards a slight east-west running ridgeline.

### *Landscape Value*

- Some amenity value from public footpath route through the area
- Some ecological interest from hedgerows
- Some noise from traffic on the adjoining rural lane

### *Landscape Capacity*

Relatively few landscape features and qualities are sensitive to development. The area is assessed as having moderate-high capacity for small scale housing development reflecting low-moderate visual and character sensitivity and limited value. However the potential effect of additional traffic on the character of the narrow rural lane adjoining would need further very careful consideration. Also a strong landscape buffer on the northern boundary would be very important.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Low-Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Low-Moderate</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate-High</b>

## **Landscape Study Area WC2**

### *Landscape Character Sensitivity*

- Flat to gently undulating landform
- Small to medium scale regular field pattern
- Pasture and arable fields bounded by hedges, tree belts and fence lines
- Dilapidated nursery buildings and horsiculture in parts of the area
- Scattered historic cottages and farmsteads but also influence at the boundary of the village of suburban/modern development
- Some attractive views across a rural landscape southwards to the South Downs
- Landscape in poor to moderate condition

### *Visual Sensitivity*

There is variable enclosure by tree belts and hedgerows; visual sensitivity is lower to the east of the village and higher to the south.

### *Landscape Value*

- Some ecological value from hedgerows
- Historic interest of farmsteads and cottages
- Amenity value of a number of rights of way crossing the area
- Low tranquillity due to existing urbanising influences

### *Landscape Capacity*

Whilst parts of the area have a strong rural character which is more sensitive to development, others are affected by nursery buildings and suburban influences. This together with moderate visual sensitivity and moderate landscape value gives rise to moderate landscape capacity for small scale housing development, particularly east of the village. However any potential effect from traffic generation on narrow rural lanes would need further careful consideration.

## **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Low-Moderate
Visual Sensitivity	Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Low-Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>

### **Landscape Study Area WC3**

#### *Landscape Character Sensitivity*

- Gently sloping landform
- Large irregular shaped pasture field bounded by hedgerows with frequent hedgerow trees and small copses but some internal field boundaries have been lost.
- Historic farms and cottages on eastern and southern boundaries
- Attractive rural character with some long views from higher land to the South Downs

#### *Visual Sensitivity*

The visual sensitivity is assessed as low to moderate, due to extent of enclosing hedgerows and tree belts but parts of the area are overlooked by residential properties and by footpaths.

#### *Landscape Value*

- Some ecological value of trees and species rich hedgerows
- Historic interest of farms and cottages
- Amenity value of footpaths around the boundaries

#### *Landscape Capacity*

This area has an attractive rural character where some landscape features and qualities are sensitive to housing development. There is a low-moderate visual sensitivity, and it is therefore considered there is moderate capacity for small scale housing development. It would be very important to contain development to a small proportion of the area and retain attractive views.

### **Assessment Summary**

	<b>Small Scale Housing</b>
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Low-Moderate
<b>Combined Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Moderate</b>



## 5.0 CONCLUSIONS

- 5.1 It is clear from the detailed assessments of landscape capacity for both large and small scale development that there is a limited landscape capacity for development in many of the local landscape character areas covered by this study. Even very close to settlement edges many landscapes have features, characteristics and qualities that in combination that make them sensitive to development. These include the predominantly small–medium scale field pattern that is common in the District, together with the strong network of hedgerows, shaws and woodlands. Much of the landscape is also in good condition, and strongly rural in character (i.e. limited intrusion from road, rail or other urban influences) all of which increase the sensitivity of the landscape to development. A number of landscape character areas in the District (particularly those between Horsham and Crawley, Horsham and Southwater and between Storrington and West Chiltington Common also have an important role to play in maintaining a sense of separation between these settlements. Some landscape areas also play an important role in the setting of a particular setting of a town or village, often creating a rural approach or feel to the entrance to a particular area.
- 5.2 It should be recognised that whilst relatively few local landscape character areas fall within a nationally protected landscape, many areas still have a high landscape value which again limits the capacity of the landscape to accept development. Many areas are still relatively tranquil, and contain historic landscape features, including parklands, ancient buildings and areas of archaeological interest. Also of historic and ecological interest is the extensive network of ancient woodland that is present in much of the landscape of the District (particularly in the north). Much of the countryside also has a high amenity value, accessible to residents through the network of rights of way or strategic routes such as the Downs Link.
- 5.3 Whilst many areas of the District have features which limit the capacity of the landscape for development, there are some areas where it is considered the landscape has the capacity to accommodate development (taking account of appropriate mitigation). In general terms, most of these areas have already been impacted on by urbanising influences, including larger scale development at Gatwick airport and Warnham Brickworks or more cumulative development such as the combination of road and rail network, pylons, storage uses, or are impacted by an existing harsh urban edge. The landscape value of areas which have a greater capacity for development is also generally lower; with for example low levels of tranquillity, and the loss of important landscape features such as hedgerows which result in a lower landscape condition.
- 5.4 The general finding that much of the landscape has limited capacity for development is also applicable to the landscape around the District's category two settlements. Most settlements do however have at least some areas of moderate capacity for small scale housing development without unacceptable adverse landscape impacts, and a few such as Partridge Green and West Chiltington have areas of moderate-high or high capacity. The nature of small scale housing development will be that it will be more often possible for it to be accommodated within small scale field patterns but nonetheless it will still require very careful consideration of specific sites. Respect for rural settlement patterns and minimising the loss of hedgerows will be very important. Particular care will also be needed to avoid cumulative adverse impacts from additional traffic using narrow rural lanes

- 5.5 The local landscape areas with the some capacity for housing and employment development are summarised in the table 7 and table 8 overleaf. As has already been stated in this document it should be recognised that a site with capacity for development in landscape terms may still not be developable for a number of other reasons. Furthermore, where sites do come forward for development it will still be important to ensure that the development is built to high standards of design, and in addition does not result in the degradation of the quality of the surrounding landscape areas.

Table 7: Summary of landscape character areas with the some capacity for housing and employment development in Zones 1 to 7

Capacity for development	Local Landscape Area	Housing	Employment
High	3: Land South of Gatwick Airport	✓	✓
	15: Warnham Brickworks	✓	✓
Moderate-High	16: Land north of Horsham	✓	✓
Moderate	2: Ifield Hall and Bonnett's Lane	✓	
	5: Land West of Ifield Brook	✓	
	7: Ifield Golf Course	✓	
	13: Moated House Farm & Rusper Road	✓	
	17: Land North East of Horsham	✓	
	28: Land west of Southwater	✓	
	29: Land north west of Southwater	✓	
	32: Land East of Broadbridge Heath	✓	
	37: Land North west of Horsham	✓	✓
	45: Brinsbury College and surrounds	✓	
	55: Land west of Storrington	✓	
	61: Sandgate Park	✓	✓
	64: Land north of Steyning	✓	✓
	65: Land north east of Steyning	✓	
Low-moderate	2: Ifield Hall and Bonnett's Lane		✓
	5: Land West of Ifield Brook		✓
	6: Rusper Road	✓	✓
	7: Ifield Golf Course		✓
	12: Wimland Road to Castle Copse	✓	
	13: Moated House Farm & Rusper Road		✓
	14: Holbrook Park	✓	✓
	17: Land North East of Horsham		✓
	28: Land west of Southwater		✓
	29: Land north west of Southwater		✓
	32: Land East of Broadbridge Heath		✓
	34: Land at Rookwood	✓	✓
	39: Land north east of Pulborough	✓	✓
	43: North Heath and surrounds	✓	✓
	45: Brinsbury College and surrounds		✓
	48: Land East of Billingshurst	✓	
	50: Land north of Billingshurst	✓	✓
	51: Land north west of Billingshurst	✓	✓
	52: Land west of Billingshurst	✓	
	55: Land west of Storrington		✓
57: Land west & S E of Fryern Road	✓		
59: Land north of Water Lane	✓		
60: Land North & East of Heath Common	✓		
65: Land north east of Steyning		✓	
70: Land East of Manor Close	✓		

Table 8: Summary of landscape character areas with some capacity for small scale housing development.

Capacity for development	Settlement	Local Landscape Area
High	Rudgwick	RW3
Moderate-High	Partridge Green	PG3
	Slinfold	SF6
	West Chiltington	WC1
Moderate	Ashington	AS4
	Barns Green	BG3
	Cowfold	CF1
	Lower Beeding	LB1
	Mannings Heath	MH3
	Partridge Green	PG1
	Small Dole	SD1
		SD2
	Warnham	WN3
	West Chiltington	WC2
WC3		
Low-moderate	Ashington	AS2
		AS3
	Barns Green	BG1
		BG2
	Cowfold	CF2
		CF3
		CF4
	Lower Beeding	LB2
	Mannings Heath	MH1
	Partridge Green	PG2
		PG4
	Rudgwick	RW1
		RW2
		RW4
		RW5
	Rusper	RS2
		RS3
	Slinfold	SF2
		SF4
		SF5
Thakeham	TA3	
Warnham	WN2	
	WN4	