



Horsham District Council

HORSHAM DISTRICT LANDSCAPE CHARACTER ASSESSMENT



Final Report

October 2003

CHRIS BLANDFORD ASSOCIATES

Environment Landscape Planning

Horsham District Council

HORSHAM DISTRICT LANDSCAPE CHARACTER ASSESSMENT

Approved By: Dominic Watkins

Signed:

Position: Associate Technical Director

Date: 24 October 2003

Final Report

October 2003

CHRIS BLANDFORD ASSOCIATES

Environment Landscape Planning

CONTENTS	PAGE
Acknowledgements	i
Preface	ii
User's Guide	iii
1.0 INTRODUCTION	1
1.1 Background	1
1.2 The Importance of Landscape Character	1
1.3 Planning Context	1
1.4 Purpose and Objectives of the Study	2
1.5 Relationship to Other Character Assessments	2
1.6 Approach and Methodology	4
2.0 THE SHAPING OF THE LANDSCAPE	9
2.1 General	9
2.2 Physical Influences	9
2.3 Historic Influences	12
3.0 FORCES FOR CHANGE	19
3.1 General	19
3.2 Climate Change, Pollution and Changes in Water Quality	19
3.3 Agriculture, Land Management and Diversification	20
3.4 Built Development	21
4.0 LANDSCAPE CHARACTER OVERVIEW, DESCRIPTIONS AND GUIDANCE	25
4.1 General	25
4.2 Horsham District Landscape Character Types	25
4.3 Horsham District Landscape Character Areas	28
A1 Beeding Downs	31
A2 Amberley to Steyning Downs	35
B1 Upper Findon Valley	39
C1 Beeding to Edburton Scarp	43
C2 Washington to Steyning Scarp	47
C3 Amberley to Sullington Scarp	51
D1 Amberley to Steyning Farmlands	55
D2 Henfield and Small Dole Farmlands	59
E1 Parham and Storrington Wooded Farmlands and Heaths	63
E2 Coldwaltham Farmlands	67
F1 Pulborough, Chiltington and Thakeham Farmlands	71
G1 Ashurst and Wiston Wooded Farmlands	75
G2 Itchingfield and Barns Green Wooded Farmlands	79

G3	Slinfold and Five Oaks Wooded Farmlands	83
G4	Southwater and Shipley Wooded Farmlands	87
H1	Southwater and Christ's Hospital	91
I1	Rowhook and Rudgwick Wooded Ridge	95
I2	Warnham and Rusper Wooded Ridge	99
J1	Billingshurst and North Heath Farmlands	103
J2	Broadford Bridge to Ashington Farmlands	107
J3	Cowfold and Shermanbury Farmlands	111
K1	Upper Mole Farmlands	115
K2	Warnham and Faygate Vale	119
L1	St Leonard's Forest	123
M1	Crabtree and Nuthurst Ridge and Ghyll Farmlands	127
N1	Mannings Heath Farmlands	131
O1	Amberley and Pulborough Brooks	135
O2	Lower Arun Valley	139
O3	Steyning and Henfield Brooks	143
O4	Lower Adur Valley	147
P1	Upper Arun Valleys	151
P2	Upper Adur Valleys	155
5.0	SETTLEMENT CHARACTER AND GUIDELINES	159
5.1	General	159
5.2	Settlement Character Overview	159
5.3	Horsham and Broadbridge Heath	161
5.4	Southwater	167
5.5	Henfield	171
5.6	Steyning	175
5.7	Bramber and Upper Beeding	179
5.8	Storrington, Sullington and Heath Common	183
5.9	West Chiltington Common	187
5.10	Pulborough	191
5.11	Billingshurst	195
6.0	ACTIONS FOR ENHANCING AND PROTECTING LANDSCAPE CHARACTER	199
6.1	Landscape Character and the Planning System	199
6.2	Priorities for Environmental Improvement	202
6.3	Community-led Planning	202
6.4	Landscape Character and Land Management	203
6.5	Dissemination of Landscape Character Information & Guidelines	204

APPENDICES:

- A RELATIONSHIP BETWEEN REGIONAL/COUNTY/DISTRICT LANDSCAPE CHARACTER TYPES AND AREAS**
- B NATIVE TREE AND SHRUB SPECIES**
- C GLOSSARY**
- D BIBLIOGRAPHY**

FIGURES

- 1. Landform and Drainage**
- 2. Geology**
- 3. Soils**
- 4. Ecological Character**
- 5. Historic Development**
- 6. Landscape Character Types and Landscape Character Areas**
- 7.1 Horsham and Broadbridge Heath : Settlement Character**
- 7.2 Horsham and Broadbridge Heath : Landscape Setting**
- 7.3 Southwater : Settlement Character**
- 7.4 Southwater : Landscape Setting**
- 7.5 Henfield : Settlement Character**
- 7.6 Henfield : Landscape Setting**
- 7.7 Steyning, Bramber and Upper Beeding : Settlement Character**
- 7.8 Steyning, Bramber and Upper Beeding : Landscape Setting**
- 7.9 Storrington, Sullington and Heath Common : Settlement Character**
- 7.10 Storrington, Sullington and Heath Common : Landscape Setting**
- 7.11 West Chiltington : Settlement Character**
- 7.12 West Chiltington : Landscape Setting**
- 7.13 Pulborough : Settlement Character**
- 7.14 Pulborough : Landscape Setting**
- 7.15 Billingshurst : Settlement Character**
- 7.16 Billingshurst : Landscape Setting**

ACKNOWLEDGEMENTS

We are grateful for the advice and guidance provided by the Project Group who steered the study. The Project Group comprised:

Paul Rowley	:	Horsham District Council
Catherine Howe	:	Horsham District Council
Sarah Ede	:	Horsham District Council
Bob Connell	:	West Sussex County Council
Esmond Turner	:	West Sussex County Council
David Gray	:	West Sussex County Council
Ann Griffiths	:	West Sussex County Council
Martin Small	:	Sussex Downs Conservation Board

We would also like to acknowledge the input provided by local stakeholders at the Seminar and Workshop on 10 April 2003 and for their comments on the draft document.

The CBA project team comprised:

- Dominic Watkins
- Matthew Bright
- Justine Dowsing
- Pippa Pemberton
- Jonathan Webb
- Amanda Davey

Chris Blandford Associates

October 2003

PREFACE

Together with the County Council, other District Councils and the AONB agencies, Horsham District Council is party to a five-year programme known as *The Character of West Sussex Partnership Project*. Its aim is to achieve higher quality development and land management practices which respect the character and environment of West Sussex as a whole. To meet this aim the Project is undertaking landscape characterisation studies to build an understanding of character across the County and using it to produce guidance on protecting and enhancing landscape character, tailored to specific audiences.

Earlier this year, the District Council commissioned Chris Blandford Associates to prepare this Landscape Character Assessment for Horsham District. The Assessment provides a basis for conserving and enhancing distinctive character, sense of place and individual identity within unique Landscape Character Areas across the District. The District Council also recognises the importance of joint working with partners. Producing the Horsham District Council Landscape Character Assessment jointly with the County Landscape Strategy as part of the Partnership Project has pioneered a consistent approach at local and strategic levels.

It is intended that the Landscape Character Areas in this Study be used as the geographical ‘character’ units within which much of the guidance on character derived from other studies being undertaken by the Partnership Project will be organised. This will enable the knowledge gained on the many faces of character to be progressively brought together, ultimately enriching and extending the scope of the guidance.

Horsham District Council
The Character of West Sussex Partnership Project
October 2003

USER'S GUIDE

The assessment can be read as a whole or alternatively specific sections can be consulted as required. A general outline of the report is described below:

- **Section 1 - Introduction** - introduces the purpose/objectives of the study and explains the general approach/methodology followed.
- **Section 2 : The Shaping of the Horsham District Landscape** - summarises the factors that have influenced the character of the District as a whole, both physical and historic.
- **Section 3 : Landscape Character Overview, Description and Guidance** – provides an overview of the district's current Landscape Character, explains the classification of Landscape Character Types and Landscape Character Areas, and includes a description, evaluation and guidelines for each character area. It also includes general development and land use change guidelines.
- **Section 4 : Settlement Character Description and Guidelines** - contains an introduction to each urban character type, followed by assessments for each key settlement, including description, evaluation and guidelines.
- **Settlement 5 : Actions for Protecting and Enhancing Landscape Character** – further explains potential applications of the Landscape Character Assessment.

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Background

1.1.1 In January 2003, Horsham District Council commissioned Chris Blandford Associates (CBA) to prepare this district-wide assessment of landscape character. The need to conserve and enhance the distinctive character of Horsham District's countryside and its settlements is recognised by the adopted Horsham District Council Local Plan. This report will help inform the review of landscape policies as part of the Local Plan Review process, and provide a useful context for planning decisions and land management activities in the District.

1.2 The Importance of Landscape Character

1.2.1 'Character' is defined as a distinct, recognisable and consistent pattern of elements that make each landscape or townscape different. Character is influenced by particular combinations of visual, ecological, historical, settlement, built components, and other intangible aspects such as tranquillity and sense of place.

1.2.2 The distinctive character of our surroundings has a fundamental impact on our quality of life. Identifying, protecting and enhancing those natural, historic and cultural elements that contribute to character are key aspects of achieving sustainable development (meeting the needs of today without compromising the needs of tomorrow). A 'character approach' to sustainable planning and land management is therefore about accommodating change in ways that reflect the opportunities, constraints and conditions posed by the character of places where change is planned.

1.3 Planning Context

1.3.1 Much of the advice contained in national Planning Policy Guidance notes (PPGs) are concerned with character. In particular, Planning Policy Guidance Note 7 recommends the character approach as a means of 'accommodating necessary change without sacrificing local character'. There are strong links to the Government's design agenda which sees good quality design as critical to fostering local distinctiveness and sense of place.

1.3.2 The need to protect landscape character has been recognised by West Sussex County Council, and the need to protect the distinctive character of the towns, villages, countryside and coast of the County is set out in policy CH1 of the Draft Deposit Structure Plan 2001-2016. This is supported by a general character policy (CH1) and a series of more detailed character policies on features such as woodlands and forests and the coast. The adopted Horsham District Local

Plan 1997 also includes a policy to conserve the landscape diversity and distinctiveness of Horsham District (Policy CS3).

1.4 Purpose and Objectives of the Study

1.4.1 The purpose of the study is to:

- Inform local plan formulation and decisions on development locations.
- Inform decision making in the development control process.
- Guide landscape management objectives.
- Assist local communities in the development of parish plans and village design statements.

1.4.2 The key objectives of the study are to:

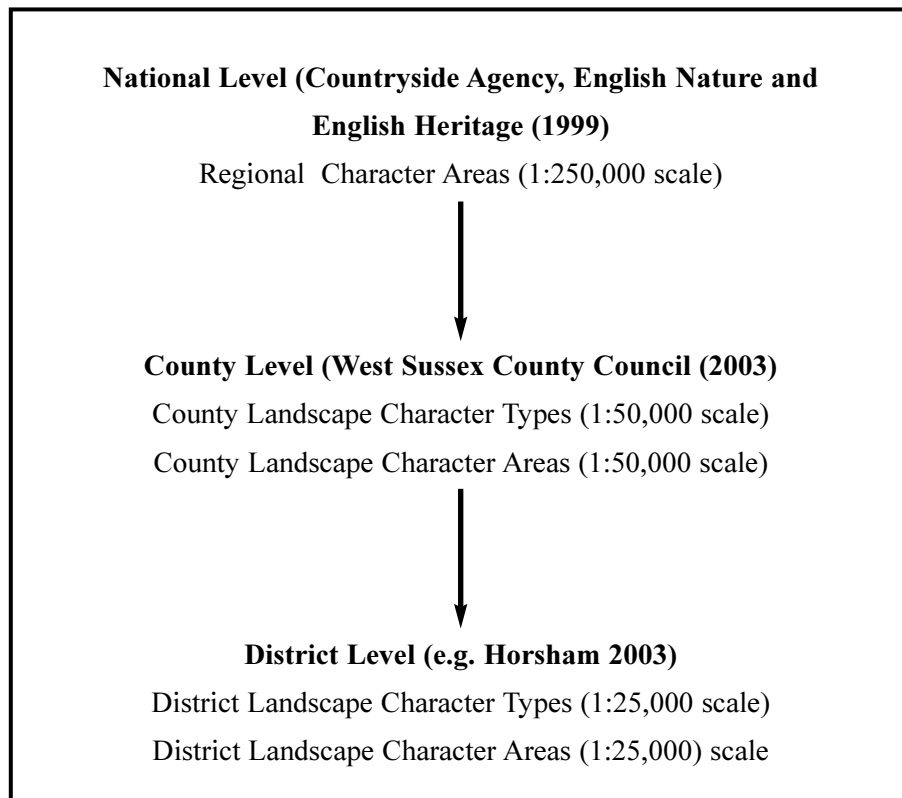
- Provide a description of the landscape character of Horsham District.
- Identify key characteristics and appraise the condition of each landscape character area.
- Identify key character changes/issues.
- Assess the sensitivity of each landscape character area to development/change.
- Provide local landscape management and planning guidelines for each character area.
- Describe the settlement character and landscape setting of selected settlements, and evaluate the sensitivity of the landscape setting to development/change.
- Recommend how the character assessment guidelines can be incorporated into development plan policies, supplementary planning guidance and land management initiatives.

1.5 Relationship to Other Character Assessments

1.5.1 At the national level the Countryside Agency and English Nature, with support from English Heritage have produced The Joint Character of England Map. This combines English Nature's Natural Areas and the Countryside Agency's Countryside Character areas into a map of joint character areas for the whole of England ('Regional Character Areas').

1.5.2 Horsham District is covered by four Regional Character Areas, namely the High Weald, the Low Weald, the Wealden Greensand and the South Downs. These provide a broad framework for the county level Landscape Character Assessment contained within '*A New Strategy for the West Sussex Landscape 2003.*'

1.5.3 In turn, the county assessment provides a framework for District Level assessments, of which Horsham is the first. The relationship of the assessment hierarchy is shown in the box below.



1.5.4 The district assessment also takes account of the following assessments:

- Countryside Agency (1999) *The Landscape of the Sussex Downs AONB*
- Countryside Agency (1994) *The High Weald, Exploring the Landscape of the AONB.*

1.5.5 As part of the overall ‘Character of West Sussex Partnership Project’, the County Council and its Partners (the Borough and District Councils, and the AONB management authorities), are also undertaking a range of other detailed character studies as follows:

- Sussex Historic Landscape Characterisation (HLC) - detailed assessment of historic features on a character area basis (in conjunction with East Sussex);
- Extensive Urban Surveys (EUS) - historic analysis of larger settlements in West Sussex;
- Intensive Urban Surveys – an intensive equivalent of the extensive urban survey;
- Land Use and Habitat Change Study 1991-2001 – air photo interpretation of land use and habitat change;
- Local Distinctiveness Study – analysis of settlement form, pattern, building styles and materials.

1.5.6 It is proposed the information gained from these will be incorporated into the Horsham District, County and AONB Character Assessments/Strategies in the future, enriching the character descriptions with more detailed historic, ecological, settlement and built character information.

1.5.7 This Landscape Character Assessment also supports and complements the Sussex and the Horsham District Biodiversity Action Plans which seek to conserve and enhance the diversity of habitats and species.

1.6 Approach and Methodology

Approach

1.6.1 The assessment of character has been based on the approach set out within the guidance published by the Countryside Agency in conjunction with Scottish Natural Heritage - Landscape Character Assessment - Guidance for England and Scotland (2002). The key stages in the process included:

- desk research/characterisation
- field survey
- stakeholder consultation
- analysis/evaluation

Desk Research and Characterisation

1.6.2 This comprised:

- A review of the most recent national and local character assessments relating to the study area, including the Countryside Agency's Countryside Character descriptions, the framework provided by West Sussex County Council's county-wide landscape character types and landscape character areas; assessments for neighbouring counties (Surrey); AONB assessments (Sussex Downs and the High Weald).
- Production and analysis of map overlays using OS 1:25,000 base data. This included overlays of simplified surface geology, landform, drainage, soils, land use, vegetation and habitats, field patterns and types, settlement pattern, communications, historic landscape features/types.
- Production of maps for the nine key settlements of Horsham and Broadbridge Heath, Billingshurst, Pulborough, Storrington, Sullington & Heath Common, Steyning, Bramber & Upper Beeding, Henfield, Southwater, and West Chiltington Common, as

selected by Horsham District Council. These identified their historic cores, areas of Victorian expansion, and of modern development and the landscape settings (using OS 1:10,000 base data). The selection of settlements for study was made on the basis of population size of the towns or villages; those selected were towns and villages or 'groups' of closely linked settlements such as Bramber and Upper Beeding that have a population of 3500 or more. These settlements were also considered to exert greater development, recreation etc., pressures on the surrounding landscape.

- Analysis of air photos and documentary evidence in order to identify the main current/historical influences on landscape and townscape character.

1.6.3 The process of characterisation drew together the information outlined above to develop a draft classification of:

- Landscape Character Types : which are generic and share combinations of geology, topography, vegetation, settlement pattern etc., e.g. Narrow Clay Vale Farmlands, Open Upper Downs.
- Landscape Character Areas : which are unique geographically specific areas of the landscape type/s, e.g. Upper Mole Farmlands, Beeding Downs.
- Settlement Character : townscape character types and landscape setting character areas for the key settlements.

1.6.4 In recognition of the important contribution historic character makes to the character of the district, the above draft classification was additionally informed and refined by a preliminary characterisation of historic character types/areas.

1.6.5 The draft landscape character classification was presented at a project group meeting, highlighting issues that required additional refinement and appraisal during the field survey.

Field Survey

1.6.6 Key tasks were:

- Testing the draft character type/area boundaries, identifying their key characteristics.
- Completion of field and townscape survey forms and taking of photos. Survey sheets/checklists were used to record visual landscape/townscape attributes, including landform, tree cover, field enclosure, settlement/street patterns, setting and aesthetic factors, and to note variations in condition and evidence of pressure for change.

Stakeholder Consultation

1.6.7 In accordance with current guidance from the Countryside Agency, key stakeholders were encouraged to become actively involved in the assessment. These included local councillors, parish councillors, local residents, nature conservation groups, farmers, land managers and various Horsham and West Sussex County Council Officers. A seminar and workshop session was held to:

- Discuss the draft landscape character types/area's classification.
- Identify key character changes/issues.
- Discuss types of guidance needed to address different character issues and for different audiences.

1.6.8 The comments made then informed the characterisation process, and helped to build local understanding of the process of character assessment, its value and applications.

Analysis/Evaluation

1.6.9 Key tasks were:

- An assessment of the evolution and key features of the Horsham landscape in physical and historic terms.
- Analysis of the results of the desk and field assessment to refine the definition and boundaries of the character types and character areas, and to confirm their key characteristics.
- Production of concise descriptions of definitive landscape character types, landscape character areas, townscape character types and of settlement character.
- An evaluation of the overall condition of each landscape character area, assessed as either good, declining or poor. This was based upon an understanding of the physical state of the landscape, and of its intactness from visual, historical and ecological perspectives. It also reflects the state of repair of individual features and elements which make up character in any one area.
- An evaluation of the overall sensitivity to development/change of each landscape character area. A broad statement of sensitivity to change was prepared with the key types of sensitive change identified. Sensitivity was assessed as high, moderate or low, depending on the ability of an area to accommodate change without adverse effects on its character.
- Production of local planning and land management guidelines for each landscape character area.

- A detailed evaluation of the sensitivity of the landscape setting areas around each of the key settlements to development and change, for example urban extensions. This was set out in the form of a matrix.
- Recommendations on how the character assessment guidelines can be incorporated into development plan policies, various forms of SPG (such as development briefs, village design statements, countryside design summaries and town design statements) and land management initiatives.

2.0 THE SHAPING OF THE LANDSCAPE

2.0 THE SHAPING OF THE LANDSCAPE

2.1 General

2.1.1 The Horsham District landscape has evolved as a result of an interaction of the physical structure of the landscape and the vegetation and land uses that cover it. To understand what makes a place distinctive, it is useful to identify the key physical and historical influences that have shaped the District's landscape over time.

2.2 Physical Influences

2.2.1 The basic structure of the landscape is fundamentally influenced by its underlying rocks and relief. Geology and the processes of weathering, erosion and deposition influence the shape and form of the landscape and its drainage and soils. In turn, these influence patterns of vegetation and land use.

Geology and Landform

2.2.2 Within Horsham District are a range of distinct geological formations which have a strong influence on landform and landscape character (see Figures 1 and 2). The far south of the District is dominated by the middle and upper chalk of the South Downs, laid down in the cretaceous period. The chalk layer was tilted to form a ridge and eroded on its exposed northern face to create a distinctive steep escarpment. From this escarpment the bed of Upper Chalk dips southwards, forming characteristically smoothly rolling downland cut by dry valleys extending across and beyond the district boundary.

2.2.3 North of the chalk escarpment, rolling hilly country occurs on the Lower Greensand, Gault Clay and Upper Greensand formations, with the Upper Greensand forming a distinct bench at the base of the Downs, and the Gault Clay a narrow vale. Bordering the Greensand to the north is the flat to gently undulating landform of the Low Weald formed on the relatively weak Atherfield and Weald Clays. Within this group are layers of flaggy sandstone known as Horsham stone, much used in the past for roofing houses.

2.2.3 To the east of Horsham the tougher and massive sandstone beds of the Tunbridge Wells Sand formation outcrop, giving rise to hilly country of flat-topped ridges and steep sided ghylls.

Soils and Drainage

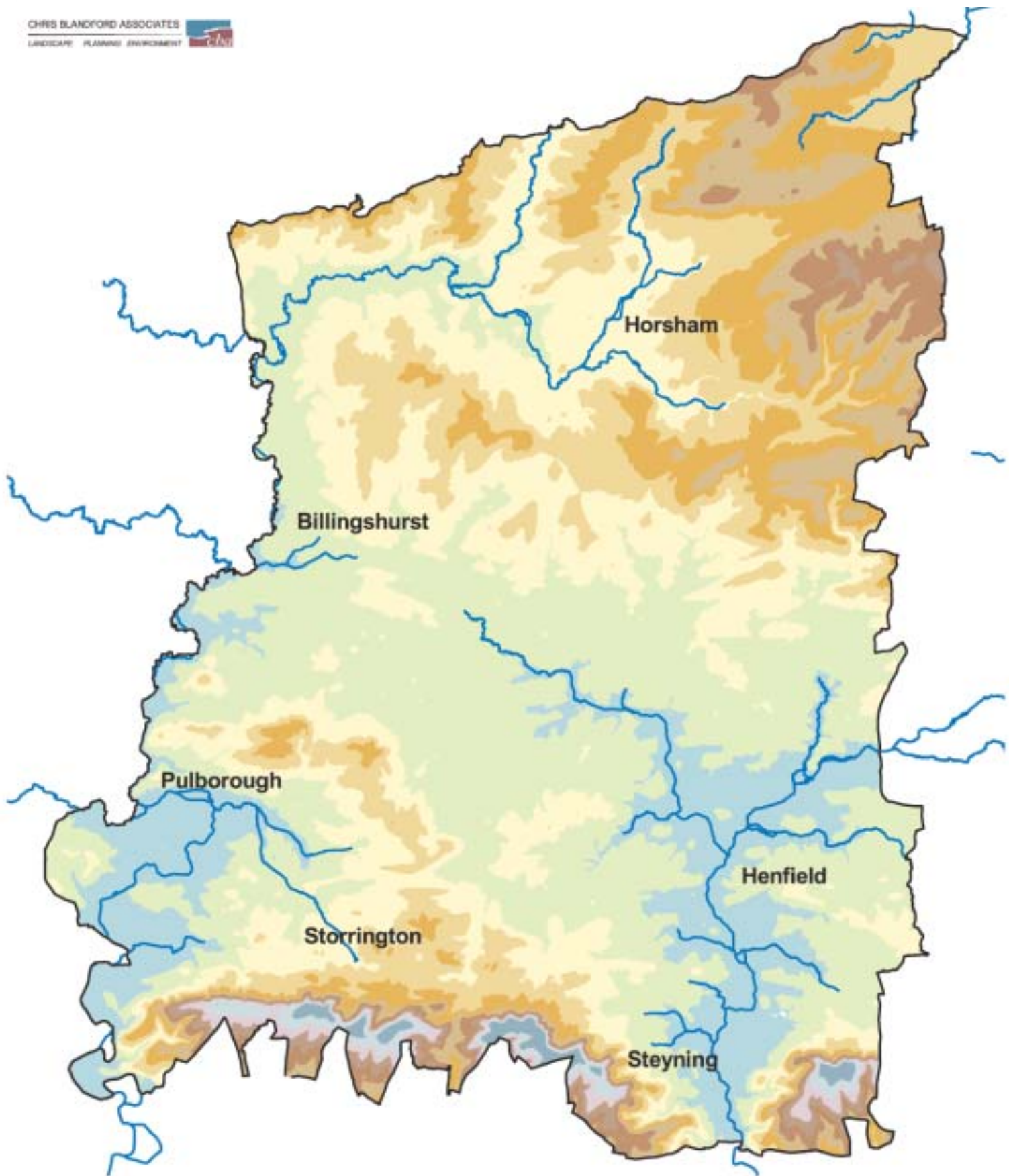
- 2.2.4 Horsham has a wide range of soils reflecting the underlying geology and which in turn have influenced the patterns of landuse (see Figure 3).
- 2.2.5 The most extensive group are the heavy, poorly drained stagnogleys which have developed over the Gault and Weald Clays. They are difficult to cultivate and were traditionally under grass. However, improved under drainage techniques have in recent times significantly extended the area of arable farmland. Freer draining brown earths occur in the High Weald area of the district on the Tunbridge Wells Sand parent material, and on the Greensand Ridge.
- 2.2.6 Rendzinas are a feature of the South Downs, often no more than 300mm in depth containing abundant fragments of chalk and flint. Apart from on the scarp they are extensively ploughed for cereals. Along the scarp footslopes brown calcareous earths have developed on hillwash overlying the Lower Chalk and Upper Greensand which are also much used for cereals.
- 2.2.7 The lower courses of the River Adur and Arun flow over low lying tracts of poorly drained silt rich alluvium. The presence of groundwater at or close to the surface gives rise to waterlogged alluvial gleys, typically greyish brown and mottled. Flooding and poor drainage in these areas have generally restricted agriculture to pasture, although artificial drainage has allowed the cultivation of arable crops in some areas.

Ecological Character

- 2.2.8 Horsham District has significant areas of remaining semi-natural habitat which make a very important contribution to its distinctive character. The presence and distribution of these habitats is strongly influenced by geology and landform, and they include woodland and hedgerows, chalk grassland, heathland and water meadows (see Figure 4). Many sites where these habitats occur are designated as Sites of Special Scientific Interest and Sites of Nature Conservation Interest.

Woodland, Hedgerows and Shaws

- 2.2.9 The steep north facing scarp of the South Downs supports some large ancient woodlands of beech, ash and hazel, notably in the Storrington area, where the unusual large-leaved lime is also found. On the scarp footslopes, especially on the Gault Clay there are occasional small ancient woodlands, there are many small ancient woodlands on the Weald Clay. Typically, these were formerly managed as coppice with standards (trees left uncoppiced, which grow with a single thick trunk). The most extensive woodland in the district is St Leonard's Forest,



KEY

Elevation in Metres

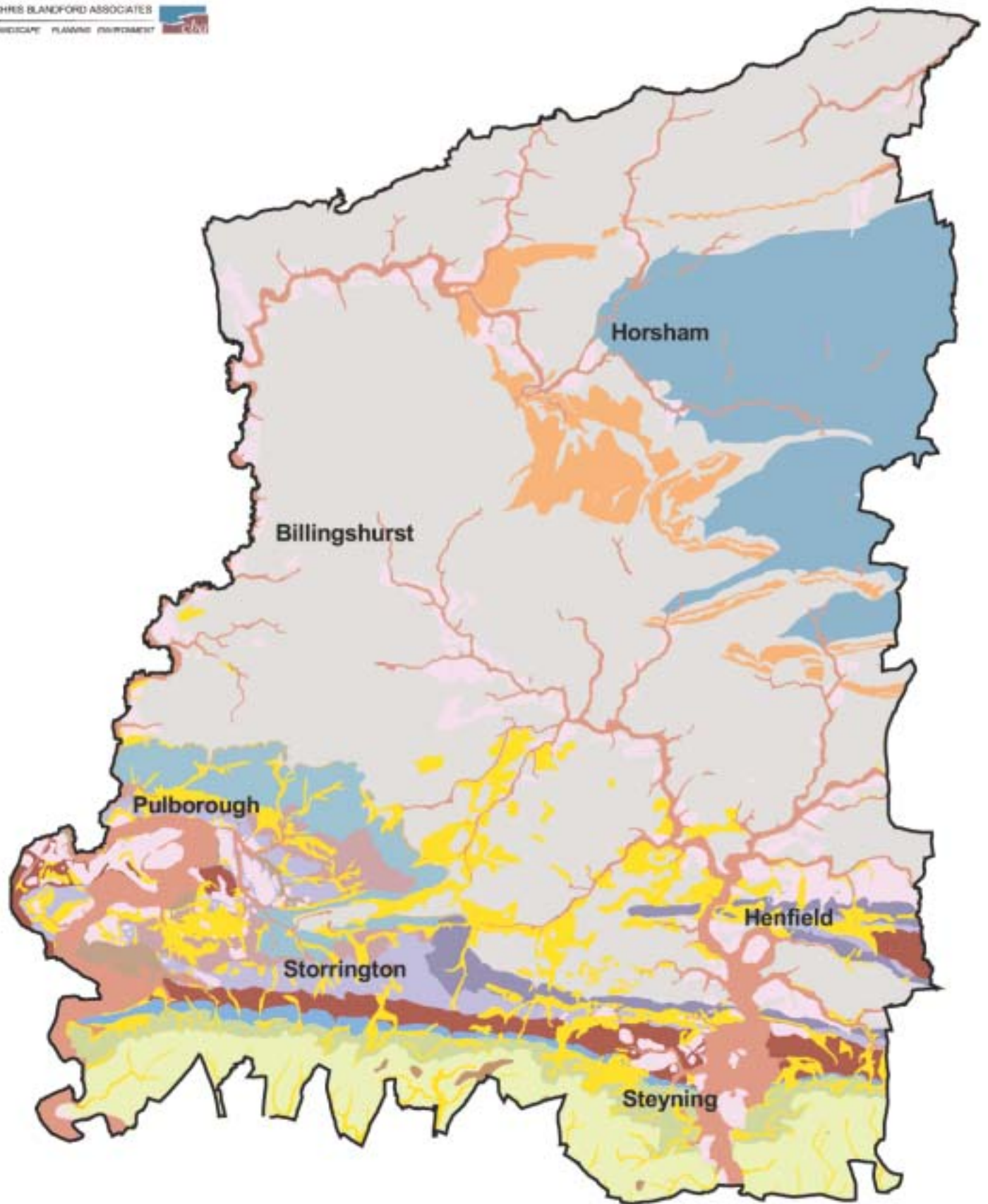
<p>0 - 10</p> <p>10 - 30</p> <p>30 - 50</p> <p>50 - 70</p> <p>70 - 90</p> <p>90 - 110</p>	<p>110 - 130</p> <p>130 - 150</p> <p>15000 - 17000</p> <p>170 - 190</p> <p>over 90</p> <p>Principal Rivers</p>
---	--

Based on Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number LA 076201 0894

JWJ
 c:\projects\horsham_Apa3_rev1.apr (fig1_topo_fig1) 15/10/2003

FIGURE 1
Landform and Drainage





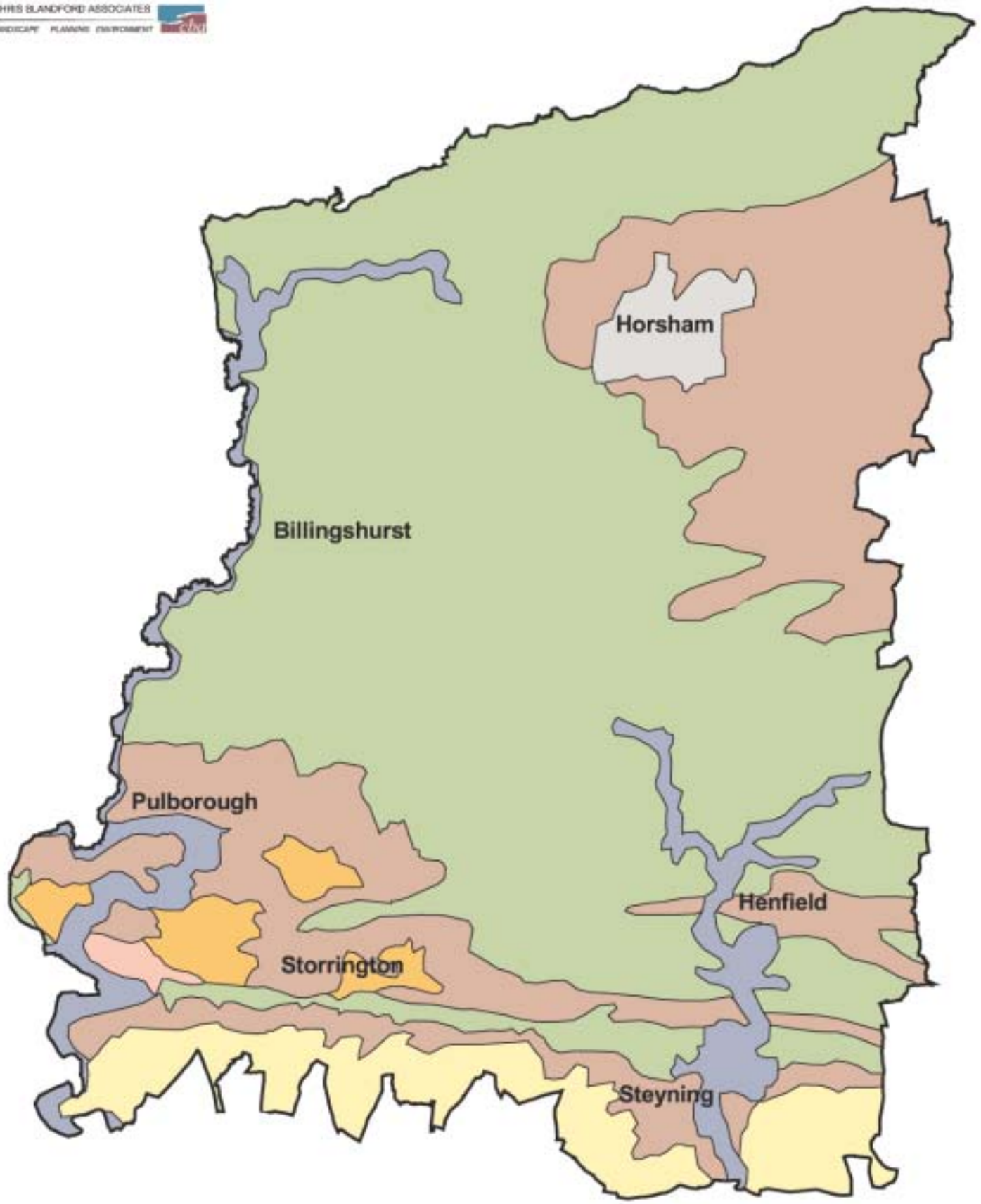
KEY

- | | | | | | |
|--|-------------------------------|--|-----------------|--|----------------------------|
| | Alluvial Deposits | | Lower Chalk | | Hythe Beds |
| | Clay-with-Flints | | Upper Greensand | | Atherfield Clay |
| | Head | | Gault Clay | | Horsham Stone |
| | Peat | | Lower Greensand | | Weald Clay |
| | River Terrace Sands & Gravels | | Folkestone Beds | | Upper Tunbridge Wells Sand |
| | Upper & Middle Chalk | | Sandgate Beds | | Lower Tunbridge Wells Sand |

Based on Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. License number LA 010003
 DWJ
 JW
 e:\projects\horsham_fig3_rev1.apr (fig1_part_8) 15/10/2011

FIGURE 2
Simplified Solid and Drift Geology





KEY

- | | | |
|--|---|---|
|  Brown Soil |  Peats |  Urban |
|  Podzols |  Stagnogleys |  Water |
|  Rendzinas | | |
|  Alluvial/Argillic Gleys | | |

FIGURE 3
Simplified Soils

Based on Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number LA 070260
 DPA
 JW
 v:\projects\horsham_spa\rev1.apr (fig3_soi_1) 15/10/2000



east of Horsham in the High Weald. Despite extensive coniferisation, fragmented remnants of ancient pasture woodland remain with typical oak and beech pollards.

2.2.10 Ghyll woodland is also a distinctive feature which comprises woodland on steep sided ravines. Their particularly moist microclimate means they have rich communities of bryophytes and ferns. Important examples include Sheepwash Gill and Tickfold Gill. They are recognised as being of international importance.

2.2.11 Despite losses from agricultural intensification, many parts of the District retain a strong hedgerow network around small to medium size fields, and the narrow woodland strips at the edges of fields known locally as shaws, are a particular characteristic of the Low and High Weald.

Chalk Grassland and Scrub

2.2.12 This habitat is a distinctive feature of the north facing South Downs escarpment. It is characterised by a herb-rich sward and supports a great variety of butterflies including Small Blue, Adonis Blue and Duke of Burgundy butterfly. Juniper scrub also occurs in scattered localities such as Washington Chalk Quarry and Sullington Hill.

Heathland

2.2.13 Concentrations of heathland are found in the Storrington area, e.g. at Sullington Warren, Hurston Warren and Bog Common, associated with the Lower Greensand. Dry and wet heath and bog also survives within the old Deer Park at Leonardslee near Lower Boxley, and small patches occur in clearing and on rides in other parts of St Leonard's Forest.

Flood Meadows

2.2.14 Horsham includes extensive areas of alluvial floodplain associated with the Rivers Arun and Adur. Amberley Wild Brooks and Henfield Brooks are notable examples. Although most of the watermeadows have been improved for agriculture, the ditch systems are rich in wildlife, particularly aquatic floras. In addition, they attract large numbers of breeding waders. The variety of plant and animal species in these areas has led to large parts of this habitat being designated for its nature conservation value.

2.2.15 The banks and floodplain of rivers, streams, canals and waterbodies, provide visual and ecological transitions between open water and the taller vegetation dry land habitats, and visual definition to the Arun and Adur rivers which would otherwise be inconspicuous within

their wide floodplain. Unlike the coastal wetlands, the plants not only include the low growing vegetation but also include trees such as willows and alder. Many specialised plants colonise these habitats according to the depth, velocity and position of the water, including reeds and rushes, sedges, grasses and herbaceous plants. The inland wetlands are characteristically home to many birds including kingfishers, moorhens, mute swans and other wildfowl.

- 2.2.16 Overall, Horsham has a particularly varied range of habitat types, which strongly influence the character of the landscape.

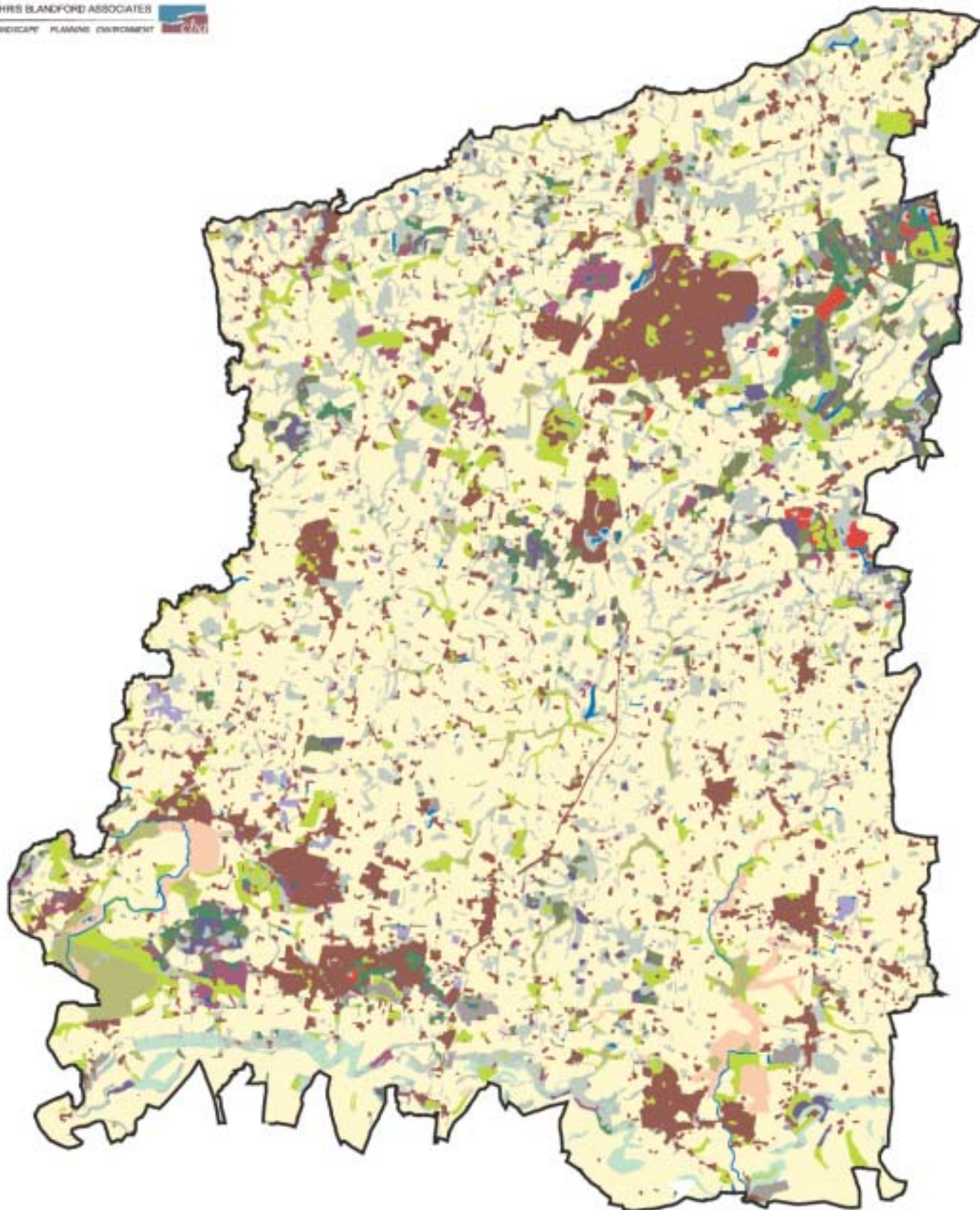
2.3 Historic Influences

Introduction

- 2.3.1 The landscapes and settlement of Horsham District are of great antiquity. Since early prehistoric times its landscapes have been used, abandoned, remoulded and reused to create the present day rich tapestry.
- 2.3.2 The following summary explores the key historical forces for change namely settlement, agriculture, industry and communications.

Settlement

- 2.3.3 Settlement in the district dates back to early prehistory, when, between c.450,000 and c.10,000 BC, Palaeolithic hunters used the Downs, Scarp Footslopes and the River Valleys. Similar locations were favoured by Mesolithic hunters (c.10,000 to c.4,500 BC) whose remains have also been found in the High Weald area of the District, and by the Neolithic hunting and farming communities (c.10,000 to c.2,300 BC). Remains of these groups are not prolific in Horsham District, and they are all notable for their avoidance of the Low Weald. Finds of Iron Age (c.700 BC to c.43 AD) settlement are less widespread in the District than those of earlier prehistory, and are concentrated in the far south.
- 2.3.4 Roman (c.43 to 410 AD) settlement in the District reused many of the earlier Iron Age settlement sites, developing them for a variety of uses: Chanctonbury Iron Age hillfort, with its later Roman temples, is the most famous example. Chanctonbury was at the centre of a cluster of Roman sites on the South Downs, including several villas. The second cluster of Roman sites in the district occurred around Pulborough, an important crossroads town. Both the Pulborough cluster and the Chanctonbury cluster were close to the two Roman roads in Horsham District: the Pulborough road (Stane Street), ran north-south through the western



KEY

- | | | |
|---|--------------------------|------------------------|
| Arable | Broadleaved Woodland | Parkland |
| Acid Grassland | Coniferous Woodland | Rock Exposure or Waste |
| Amenity/Improved Grassland | Mixed Woodland | Open Water |
| Calcareous Grassland | Recently Felled Woodland | Built Development |
| Neutral Grassland | Scrub | |
| Heathland & Acid Grassland/
Heath Mosaic | Tall Herb & Fern | |
| Grazing Marsh | Swamp & Fen | |
| | Orchard | |

Based on Ordnance Survey Mapping with the permission of the
 Controller of Her Majesty's Stationery Office. Crown Copyright.
 Unauthorised reproduction infringes Crown Copyright and may
 lead to prosecution or civil proceedings. Licence number LA 070263

DN

JW

:\projects\horsham_lpa2_rev1.apr\lpa_rev1_15102013

FIGURE 4
Ecological Character



side of the district, and the Chanctonbury road (the Greensand Way), ran east-west along the Scarp Footslopes to the south of the district. The east and north of the district appear to have been less utilised by the Romans, although evidence of settlement, including some cremations, were discovered a few years ago at Rowhook. These cremations suggest that the settlement was there all the year round, rather than being a temporary dwelling place associated with the seasonal movement of livestock ('transhumance – see 2.3.12') .

- 2.3.5 Unlike the rest of Sussex, the Saxon settlement in Horsham District appears to have broken with Roman precedent, creating new settlements in areas not previously used by the Romans. Saxon settlement favoured the edges of the Downs and the River Adur, with Steyning, Storrington, Henfield and West Grinstead owing their origins as settlements to this period. Steyning was particularly important during the Saxon period (c.410–1066 AD), as a port on the Adur, as a hundred meeting place, and as the location of a Minster church. This cluster of functions places Saxon Steyning in a similar league to Saxon Chichester, Lewes, Eastbourne and Hastings. In the 11th century Domesday Book all these towns were listed as boroughs, along with Pevensey and Rye.
- 2.3.6 The pattern of settlement favouring the southern half of the District continued throughout the Saxon period. This is not to suggest that the northern half of the district was not being used during this time (see later discussion about transhumance, paragraph 2.3.12), rather that the main settlements were located in the south of the area. This is reflected in the layout and respective densities of the medieval hundred boundaries. During the 12th to 13th centuries the parochialisation of the northern portion of the county took place, indicating the formalisation of settlements in this area.
- 2.3.7 The granting of markets in the 13th and 14th centuries generated the Saxon and Norman settlement structure, and these create the core from which modern settlement has developed. Horsham District towns and villages with medieval markets include Horsham, West Grinstead, Henfield, Storrington and Steyning. The only medieval port was at Pulborough, then the northern navigable extent of the River Arun. By this time Shoreham, south of the District, had replaced Steyning as the main port on the Adur.
- 2.3.8 Settlement densities and population levels fluctuated widely in the medieval period and across the district, with towns and villages being founded and abandoned, expanded and contracted. For example, in the 14th and 15th centuries the borough towns of Steyning and Bramber lost their early medieval prosperity whilst Horsham increased in prominence, being granted borough status in 1449. There is a small cluster of deserted medieval villages in the south-east corner of the district.

- 2.3.9 The 18th century expansion of the communications network and the 19th century development of the railways both brought more expansion to some of Horsham District's towns and villages. Whilst the development of the roads network brought some changes, the advent of the railway was the most dramatic force in changing Horsham District's settlement pattern. Station towns and villages received a boost in their local and regional importance and became subject to increased levels of population growth. Due to such factors as topography, stations were often some distance from the historic core of the settlement, such as at Pulborough and Horsham. These 'out of town' stations became powerful foci for new development, attracting the settlement's development in a new direction.
- 2.3.10 The most recent development of Horsham District's settlement pattern has been in the later half of the 20th century, after the New Towns Act of 1946 and Crawley's subsequent expansion. When 20th century population growth is mapped for the entire county, Horsham District forms a discrete block of relatively high growth, when compared with other areas. Horsham rapidly developed as a commuter town in the later 20th century, and entirely new settlements, such as North Heath, developed as dormitory commuter settlements, taking advantage of the attractive rural scenery of the area and main line train connections to the capital.

Agriculture

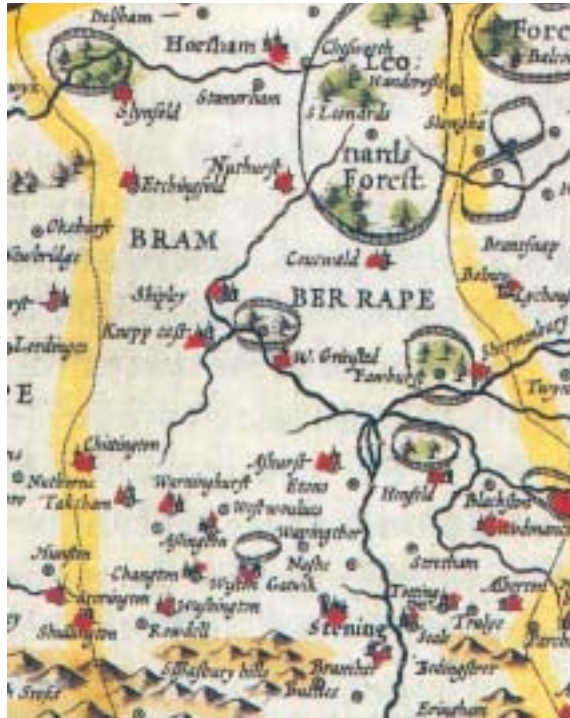
- 2.3.11 The development of agricultural landscapes has generally occurred in tandem with the development of settlement. This pattern changed in the 19th and 20th centuries when settlement became the focus for other urbanising forces in the landscape, such as leisure and industry, which often resulted in the degradation and/or removal of agricultural landscapes. The relationship between agriculture and settlement is complex, with settlement providing a focus for agricultural development, and agriculture providing a focus for settlement. This relationship is often visible in the landscape, where fields radiate out from a settlement that has obviously been a focus for their development or redesign.
- 2.3.12 Transhumant agriculture is a particular form of agriculture which has driven the landscape development of Sussex as a whole. Transhumant agriculture is a system of pastoral agriculture where a community, as part of a cyclical round, uses and resides in a variety of different locations. In Sussex this pattern has developed both on the small scale, such as scarp slope communities using the Downs for their summer pasture, and on the large scale, where communities based in the south of the county used areas in the north. The geology and topography of West Sussex, and Horsham District is such that, there is a corresponding need to travel north-south in order to reach, and use, different landscape areas e.g. the South Downs in the south and the High Weald in the north-east. Transhumant agriculture in West Sussex in

general, and Horsham District in particular, therefore has a defining characteristic of north-south travel, whether at the micro-scale from the foot of the Downs to its top, or on the macro from the Low Weald to the High Weald.

- 2.3.13 The north-south pattern of Horsham District transhumant agriculture has become fossilised in the landscape as a north-south pattern of roads, and is a defining characteristic of the landscape, most particularly in the centre of the district. The roads have been subsequently used as the focus for settlement and for field development, reinforcing the north-south pattern. The antiquity of this pattern varies from area to area, though it was probably an influence in the Saxon development of the Rape system of administration, and is known to have been used as a pattern of agriculture in later prehistory. The Domesday Book provides a useful historical source for the investigation of medieval transhumance, with manorial centres in the south of the district holding outlying settlements in the north.
- 2.3.14 In addition to the north-south influence of transhumance, the north and south of the county also have two distinct patterns of field development. North of a line that runs from Pulborough to West Grinstead, the field systems predominately developed as ‘assarts’ cut out of woodland. To the south of this line the enclosure of former medieval open field systems has been more of an influence on current structure and form.
- 2.3.15 The assarts in the north of the county have their origins in a number of processes. The early assarts are partially the result of the pre-Norman manorial use of the north for animal pasturage. Subsequent development of these areas for wheat and oats were the result of increased agricultural activity in the twelfth and thirteenth centuries, when population levels grew across the entire country, stimulating an increased demand for land. The early assarts were small and irregular in shape and often had enclosing banks at their edges. They often developed in discrete clusters cut out of the woodland, which would be gradually expanded through time by the addition of further fields. These nuclei of field development can sometimes be identified in the field patterns in the north of the district.
- 2.3.16 In the post-medieval the assarted north largely escaped the enclosure process, though several areas of pasture common were enclosed in 1750-1900. The clusters of assarts were further added to, expanded and amalgamated, and the spaces between them infilled in the post-medieval period, to create the intricate interlocking pattern of irregular fields that dominates the northern portion of the county’s landscapes. The more recent assarted fields are generally larger and more regular in shape than their medieval relatives, and many may date to after the 18th century collapse of the Wealden iron industry, when the value of managed woodland fell in comparison to agriculturally productive land.

- 2.3.17 In the south of the county, where much (though not all) woodland had already been cleared by the accumulation of human activity throughout the prehistoric, Roman and Saxon periods, open field agriculture was more the norm in the medieval. This is a particular form of agriculture whereby large open fields were worked communally, with each tenant farmer working a number of isolated strips in each field. The strictest form of this system was for each manor to have two, three or four large fields, divided into strips, and for each field to be limited to a single crop. The south half of Horsham District where open field agriculture was practised apparently followed a less strict system, which included having a number of smaller fields, or growing more than one crop on each field.
- 2.3.18 The open field and assart field agriculture of the medieval Horsham District was also accompanied with the development of deer parks and warrens across the entirety of the district. One of the earliest deer parks in Sussex was created at Bramber, not long after the settlement of the Normans.
- 2.3.19 From the 15th to the 19th centuries, the open field systems and the commons were largely enclosed into smaller, individually held, fields. Parliamentary enclosure of open fields and commons between 1750 and 1900, which resulted in more regular fields, is distributed fairly evenly across the southern half of the district, and is less frequent in the northern half (commons enclosure only). It would also appear that at least one area of open strip fields around Steyning escaped parliamentary enclosure in the district. Here the 1st edition of the Ordnance Survey, drawn in 1875, suggests that at this time individual farmers still owned or rented individual enclosed strips within larger fields. This is a rare late survival of strip field agriculture, and though the majority of this system is now under housing and other development, significant areas of strips remain fossilised in the landscape to the west of the village.
- 2.3.20 The post-medieval era was a period of intense enclosure in the countryside, accompanied by experiments and developments in agricultural improvement. This change was thrown into relief by the creation of landscape parks and gardens. Some of these landscape parks have their origins in the deer parks and hunting forests of the medieval period, whilst some were directly created out of previously agricultural land. Horsham District contains a number of these landscapes, which, although often enclosed by high walls are frequently visible in the landscape. There is a particularly high density of historic parkscapes in the northern half of the district.
- 2.3.21 All the agricultural patterns described above have been impacted by 20th century changes in farming practice, including arable intensification and expansion of horse grazed paddocks. The shaws of surviving woodland that separate the northern assart fields have often been

Speed 1610



Budgen 1724



First Series Ordnance Survey 1" c.1813

FIGURE 5
 Historic
 Development



reduced, and there has been loss of field boundary trees and hedges in the southern enclosed fields. Both types of fields have experienced boundary straightening and removal to create bigger, more regular fields. This process is often concentrated in particular areas, where the activity of individual landowners can be identified, and around urban centres.

Industry

- 2.3.22 Industry has long been an influence on the development of the Horsham District landscape. Whilst it is probable that the iron deposits in the Wealden clay were exploited during later prehistory, it appears the Romans first developed this resource on a large scale. The importance of Wealden iron to the Roman Empire in Britain, and the scale and manner of its exploitation have led to the suggestion that the Weald may have formed an ‘Imperial Estate’ in its own right. Whilst there is a notable absence of Roman iron working sites in the High Weald of the Horsham District, this may be a result of differential research and survival of remains.
- 2.3.23 This same pattern is also suggested through the medieval and post-medieval periods when only a small number of iron working sites were operating in the District, near Horsham and at the head of the Adur. This does not mean that the landscape escaped the effects of the iron industry as charcoal from coppiced woodland was in high demand for both the iron industry in the county as a whole, and for the cluster of glass industry works to the west of the district. Coppice woodland would probably have been a feature of the north of the county throughout the medieval and post-medieval periods.
- 2.3.24 Horsham District continued to be a centre for industry during the post-medieval and early modern periods, with various industries such as brick yards, printing, iron founding, railway and agricultural equipment manufacture. The foot of the scarp was also the location of a number of lime related industries, including extraction sites and lime kilns, particularly popular from the 17th century onwards when the expanding population of the Low Weald increased the demand for lime for building and for agricultural improvement of the Wealden clay. The Low Weald itself does not appear to have been a particular focus for industrial development.
- 2.3.25 Horsham District industry also embraced other resources and markets through history. The woodland was managed to provide timber for house building and boat building as well as charcoal, whilst the clays provided resources for brick, tile and pottery manufacture. Cement and plaster manufacture were also local industries, as were textile production and papermaking. Many of these traditional industries have now declined, and hi-tech industry is concentrated in the north.

Communications

- 2.3.26 The influence of lines of communication on the development of Horsham District landscapes has been referred to throughout this text. As previously mentioned, the north-south orientation of the road system in the county has great antiquity, dating to at least the late prehistoric and Roman periods. This network has formed the focus for the development of settlements, both at junctions and along the length of roads, and for the creation of the field systems that line the roads.
- 2.3.27 Navigable river routes have been a powerful influence on landscape organisation within the district, which contains both the Adur and the Arun rivers. In particular these rivers have influenced the development of such inland ports as Pulborough on the Arun, and Steyning on the Adur. Until the late 18th century, Pulborough was the northernmost navigable point of the Arun. Following extensive early 19th century improvements and the construction of the Wey Arun Canal, a link was provided from Littlehampton to London.
- 2.3.28 The 19th century development of the railway network has resulted in large scale change in the District. The lines of the railway formed the focus for station towns, which served the rural hinterlands and which correspondingly grew in importance and size. By 1861, Horsham District contained the lines of two important routes, conveying both freight and passengers from the south coast to London and back. The Arun Valley line linked the ports of Littlehampton with Pulborough, Billingshurst Horsham and London, and the Downs Link line linked the port of Shoreham with Steyning & Henfield, Southwater to Horsham, London and Guildford. The latter line was closed in the mid 20th century.

3.0 FORCES FOR CHANGE

3.0 FORCES FOR CHANGE

3.1 General

3.1.1 The landscape, ecological and historic character of Horsham District is dynamic, and is constantly changing in response to human activity and natural processes. Historically changes in agriculture, the socio-economic structure of local communities, and industrialisation has all had important impacts. The pace of change today is far greater than ever before. Development and other environmental changes are having increasingly visible, cumulative and far-reaching effects on landscape character. These include increasing demands for road transport, new infrastructure and high rates of residential and commercial development. The landscape is also undergoing significant change from new patterns of agricultural land use in response to changing climatic and market conditions.

3.2 Climate Change, Pollution and Changes in Water Quality

3.2.1 Climate Change is a worldwide issue, but there is a need to consider specific potential implications for character in Horsham District. Also, whilst air pollution is less of a problem than in the past, pollution from traffic can locally affect character. In addition, the impacts of urban development and agriculture on water quality run off remains an important issue.

Key forces for change are:

- Increasing temperatures and changes in rainfall patterns through the year are likely to affect local biodiversity including potential loss of ‘climate space’ within the next 50 years for some species or habitats, e.g. wet heath, and certain chalk grassland species, and possible gains for others. (Summers are predicted to be 20% drier and winters 20% wetter by 2050).
- Potential increased frequency of winter gales, leading to greater storm damage to woodlands.
- Replacement of traditional arable crops by more summer drought tolerant species such as sunflowers and maize.
- Potential increased requirement for irrigation reservoirs to store winter rainfall.
- Potential increased effects of pests and diseases.
- More frequent flooding events.
- Continuing effects of high nutrient run-off pollution on presence/distribution of wild plants.
- Poor quality surface runoff from areas of built development into adjacent areas.

3.3 Agriculture, Land Management and Diversification

3.3.1 Decisions taken at the national, European and wider international policy level will increasingly influence agriculture in Horsham District. The reform of the Common Agricultural Policy, and Government policy to reduce production subsidies in favour of environmental subsidies, is still being developed. There may be ongoing adverse changes on character as a result of increasing competition in the agricultural sector. However, there may also be important opportunities to enhance/restore character as a result of changes in policy.

Key forces for change are:

- The influence of national policies, driven by the changing structure of agriculture and other rural subsidies at a European level. It is likely that there will be expanded resources for agri-environment schemes.
- The poor agricultural economy and increasing competition may make it difficult for some farmers to make a living from dairy/beef livestock farming causing abandonment and scrub expansion. This is already evident in many parts of the High Weald and has recently become more common in the Low Weald.
- Development of local, environmentally friendly produce initiatives.
- Continuing decline in traditional land management practices, and agricultural land 'improvements' leading to the loss of habitats such as herb rich grasslands, wet grasslands and degradation of field boundaries.
- Increases in part time 'hobby' farming with related farm/estate fragmentation, loss of traditional farm boundaries, and decline in traditional farm management. This is particularly evident in parts of the district within the Low Weald.
- Conversion of parkland to arable farmland.
- Cultivation of maximum field areas, eliminating or reducing arable field margins and leading to agrochemical spray drift onto adjacent sensitive habitats.
- Potential adverse effects of genetically modified herbicide tolerant and insect resistant crops on biodiversity.
- Soil erosion as a result of ploughing on steep slopes, e.g. on the South Downs.
- Loss of visible archaeological features from ploughing, e.g. earthworks, barrows etc.
- Construction of large new farm buildings to meet EU health and safety/welfare regulations.
- Potential impact of some proposals for farm diversification, including new buildings or the reuse of existing buildings for commercial, industrial, storage uses incompatible with historic and architectural character of farmsteads/settlements and introduction of biomass crops.

3.3.2 Overall, woodland and tree cover has been maintained in the District since the 1970s. Despite this, key issues include the continuing decline in the condition of existing woodlands due to lack of proper management, and the isolation and fragmentation of ancient woodland. In addition, within some settlements, the decline in the condition of the tree stock with an imbalanced age structure is an important issue.

Key forces for change are:

- Decline in traditional coppiced woodland management and lack of natural regeneration.
- Encouragement of sustainable woodland management through the development of new markets for woodland products, and the impact of woodland management grants.
- Low proportions of broadleaf trees in some ageing coniferous plantations, and the past introduction of conifer into ancient woodlands.

3.4 Built Development

3.4.1 As elsewhere in the country, housing development represents a significant pressure for change in Horsham District. Continued impact of urban development around Horsham, Crawley, Southwater and Storrington, have all had impacts on local landscape character. The proposed strategic development allocations/other urban extension sites represent an important challenge for the future in accommodating housing development without eroding local character and distinctiveness.

Key forces for change are:

- The national and regional requirement for new residential development.
- Expansion of suburban character and infill development in rural areas, which may be at odds with traditional settlement patterns.
- Development of standardised designs on the fringes of existing settlements, which compromises their distinctive characteristics and landscape setting.
- The introduction of a diverse variety of inappropriate building materials and styles, and the lack of reference to traditional rural styles of siting and design.
- Expansion of industrial, leisure and retail developments on the edge of the main towns.

Infrastructure

3.4.2 Due to ongoing proposals for major road improvements and bypasses in the District, there remains potential for significant impacts on landscape character. Within West Sussex as a whole, past developments such as the M23/A23 have had significant adverse effects on landscape character, with for example the erosion of tranquillity in the South Downs and in the Horsham/Gatwick/Crawley area.

3.4.3 More recently, high points in the District have been placed under particular pressure for development of telecommunication networks. Telecommunication masts can be particularly intrusive in landscape with a remote rural character. Future potential expansion of Gatwick is likely to further influence the character of the landscape of the north east of the District.

Key forces for change are:

- Pressure for new roads and the growth in levels of traffic on existing roads impacting on the tranquillity of the countryside and rural settlements.
- Fragmentation of habitats and historic landscape patterns as a result of linear infrastructure developments.
- The homogenising influence of road landscapes on local landscape character.
- Additional pylons, overhead transmission lines and communication masts.
- Airport expansion.
- More widespread lighting, resulting in loss of dark night skies.

Minerals and Waste

3.4.4 The main area of minerals activity within Horsham District is the extraction of sand in the Storrington area, although there are other smaller quarries and claypits elsewhere. Generally, the wider visual impacts of these activities have been minimised, but they can have significant impacts locally. The increased requirement for landfill and waste treatment installations may introduce new pressures, although along with mineral extraction, there are also important opportunities for landscape restoration and enhancement.

Key forces for change are:

- Impacts of extractive workings during operation and following restoration, including impacts on historic landscape patterns.
- Visual and noise impacts of heavy traffic associated with mineral workings.
- Increasing adverse visual impact from fly tipping.
- Shortage of void spaces for waste disposal and pressure for waste incineration facilities.

Recreation and Tourism

3.4.5 The South Downs provide an important recreational resource, and there are more local opportunities around some of Horsham's towns. Although there have been relatively few major outdoor recreational developments in the district in recent years, the pressures on the landscape from recreation and tourism are likely to continue. There are some concerns that the proposed South Downs National Park will generate increased adverse visitor impacts.

Key forces for change are:

- Potential impacts of large formal recreational developments, e.g. golf courses with associated facilities, on existing landscape structures/features/landform and wildlife habitats.
- An increase in the level of newer forms of recreation such as four-wheel driving, mountain biking etc.
- Increasing numbers of horse facilities, including grazing paddocks and stables (often known as horsiculture). Landscape character can be affected through the overgrazing of paddocks, introduction of intrusive post and rail fencing and horse jumps, and decline in the management of hedgerows.

Cumulative Effect of Small Scale Incremental Change

3.4.6 In the landscape of Horsham District, subtle changes in materials, colour, texture and vegetation are, over time, changing the essential character of its landscapes. Local identity, ecological diversity, historic features and a sense of remoteness in the countryside, can too easily be eroded in an ad hoc manner as a result of relatively minor changes, resulting in progressive urbanisation.

Key forces for change are:

- Loss/deterioration of original materials and details.
- Replacement of streetscape/floorspace components such as paving and street furniture.
- Small scale road improvements including widening, straightening and the addition of road markings and signage.
- Erosion of banks of rural lanes from increased traffic.
- Increases in the number of cars parking in villages.
- Introduction of urban elements into the countryside as a result of property improvements.
- Introduction of non-native species, e.g. cypresses.
- Loss of locally distinctive and historic features such as walls, fencing, gates, timber signposts, milestones, windmills, orchards, fords, dewponds etc.

Summary

3.4.7 Key landscape character issues/challenges arising from the forces for change section above are:

- Establishing the effects on character of climate change, and finding ways to manage these that do not result in the loss of local character and distinctiveness.
- Arresting the dilution of character resulting from current farming practices and taking advantage of opportunities from increased resources for agri-environment schemes.
- Securing better management of existing woodlands, trees and hedgerows.
- Avoiding loss of distinctive local character from standardised designs of new development and on the edge of settlements.
- Improving the integration of transport and other infrastructure developments into the landscape so that they respect landscape character.
- Controlling small scale incremental erosion of local character.
- Conserving historic character.

4.0 LANDSCAPE CHARACTER OVERVIEW, DESCRIPTIONS AND GUIDANCE

4.0 LANDSCAPE CHARACTER OVERVIEW, DESCRIPTIONS AND GUIDANCE

4.1 General

4.1.1 Horsham District has a particularly rich diverse landscape. Its unique character derives from its combination of rolling chalk downs, steep wooded and open chalk scarp, complex greensand ridges and vales, lowland mosaics of small pastures, woods and shaws, pastoral river valleys, as well as steep wooded ridges and ghylls. The heights of the South Downs and the High Weald allow spectacular panoramic views across broad expanses of undulating hedgerowed fields and woodlands. Overlain is a settlement pattern of mainly small to medium sized towns and villages, and dispersed hamlets/farmsteads with traditional building materials of flint, brick, sandstone, half timber and tiles still strongly evident. Churches, spires and occasional windmills form focal points in the landscape. Earthworks, barrows, ancient woodlands, hammer ponds and old parklands add to the visible links with the past. The west of the district remains largely tranquil and the countryside never seems far away. Only in the north-east around Crawley and Horsham, and along major transport corridors, are urbanising influences stronger.

4.1.2 The above provides an overall picture of Horsham District landscape character. However, this picture needs to be simplified if it is to be properly understood and used to inform planning and management policies. The sorting of landscape resources into units of distinct and recognisable character is an important way of achieving this understanding. Variations in character in the District can be examined in a number of ways as set out below.

4.2 Horsham District Landscape Character Types

4.2.1 The Regional Character Areas identified by the Countryside Agency and English Nature (see section 1.5) provided the framework for the identification of County Landscape Character Types and Character Areas in West Sussex. This study has further developed the national and county framework to classify “District Landscape Character Types.” These are broad tracts of landscape with common characteristics that may reoccur in different parts of the District, without being directly related to specific places; for example, the major river valley landscape character type has been identified for both the Arun and Adur rivers. These generic landscape types have been defined from analysis of geology, soils, topography, land cover, and settlement pattern.

4.2.2 The distribution of the 16 District Landscape Character Types is shown on Figure 6 and their key characteristics are summarised below.

A - Open Upper Downs

- Rolling relief.
- Open expansive landscape of hills and dry valleys.
- Large scale arable farmland with patches of downland.
- Panoramic views.
- Prehistoric earthworks.
- Sparse settlement pattern with a few isolated farms and barns.

B - Major Dry Valley

- Broad dry valleys with combes in valleysides.
- Gently rounded profiles.
- Linear woodland strips provide some enclosure.
- Scattered barns, and farmsteads on valley bottom.

C - Scarp

- Steep and dramatic, generally north facing slopes.
- Deep indented combes.
- Undulating ridgelines.
- Permanent pasture with remnants of unimproved chalk grassland, or clothed in dense deciduous woodland, mainly beech and ash.

D - Rolling Scarp Footslope Farmlands

- Smoothly rolling topography.
- Mixed arable and pasture farmlands, with irregular shape fields.
- Historic springline settlements/farmsteads.
- A few narrow sometimes sunken roads.

E - Pasture/Woodland and Heath Mosaic

- Patchwork of pasture, woodland and heath.
- Small scale irregular pasture fields.
- Frequent hedgerows/hedgerow trees.
- Complex structure and intimate enclosed character.

F - Mixed Farmlands and Horticulture

- Sandy arable farmland with some pasture, vineyards and nurseries.
- Medium size regular fields.
- Lower greensand escarpment defines northern boundary.
- Small woodlands.

G - Wooded Small Scale Farmlands

- Small scale field patterns.
- Mainly pasture.
- Strongly wooded character provided by medium to large size woodlands and shaws.

H - Plateau Farmlands

- Low, flat to gently sloping plateau.
- Mixed farmland.
- Relatively open character with fragmented hedgerows in parts.
- Some urban influences.

I - Wooded Ridges

- Low wooded ridges.
- Ancient ghyll woodland.
- Tall hedgerows/shaws.
- Traditional settlement patterns.

J - Broad Clay Vale Farmlands

- Broad vale.
- Flat to gently undulating.
- Mixed pasture and arable fields.
- Scattered small woods.
- Variable hedgerow pattern.
- Field ponds are a feature.

K - Narrow Clay Vale Farmlands

- Flat/gently undulating narrow clayvale landscape.
- Partly enclosed by hedgerows.
- Field trees are a feature.

L - Forest Ridges and Ghylls

- Relatively high flat topped ridges and deep ghylls.
- Heavily forested with extensive coniferous plantations and mixed woodland.
- Small areas of farmland with regular field pattern.
- Roads following ridges.
- Confined views.

M - Wooded Ridge and Ghyll Farmlands

- Frequent small, medium and large size deciduous woodlands.
- Irregular field pattern, mainly pasture.
- Narrow winding lanes.
- Dispersed settlement pattern.
- Generally enclosed character, but with occasional long views.

N - Open Ridge and Valley Farmlands

- Open ridges.
- Predominantly arable farmlands.
- Variable hedgerow pattern.

O - Major River Valleys

- Wide, flat open floodplain.
- River on embankment.
- Both small scale pastures, and larger arable fields divided by drainage ditches.
- Gently undulating valleysides, more strongly rolling on chalk.
- Variable tree and hedgerow pattern on valleysides.

P - Minor River Valleys

- Narrow alluvial floodplain.
- V-shaped valley landform.
- Small irregular fields.
- Intimate character.

4.3 Horsham District Landscape Character Areas

4.3.1 Using the Landscape Character Types identified, the study then further identified thirty two distinctive “Landscape Character Areas.” These are unique areas, with a recognisable pattern of landscape characteristics, both physical and experiential that combine to create a distinct sense of place. They represent discrete geographical areas of particular landscape character type; for example the Amberley and Pulborough brooks have a different character from Steyning and Henfield Brooks, although they are both classified as major river valley landscape character type.

4.3.2 The distribution of the Landscape Character Areas are shown on Figure 6, and are described further below. The table in Appendix A shows the relationship between the District Landscape Character Areas and Types, and sets them in context with the County Landscape Character Areas and Types and the Regional Character Areas. Each profile is structured as follows:

- **Key characteristics** – Summary of character
- **Overall character** – General analytical description to evoke special character and qualities
- **Historic features** – Summary of the visible historic features
- **Biodiversity** – Summary of habitats/species diversity
- **Issues** – Summary of local forces for change
- **Condition** – Statement of overall condition of the landscape
- **Planning and Management Guidelines** – Character Area Guidelines for Planners and Land Managers.



Figure 6
Horsham District
Landscape Character Types and
Landscape Character Areas
 Horsham District
 Landscape Character Assessment



- 4.3.3 A selection of photographs are also included to illustrate relevant aspects of the landscape represented by particular Character Areas.
- 4.3.4 It is important to note that the boundaries between Landscape Character Areas may not always represent an abrupt change 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 the influences of land cover, land use, settlement and field pattern may be less consistent. So the landscape merges with that of adjacent character areas sharing characteristics with them as part of a continuum, e.g. particularly in the Low Weald. This does not imply that the landscape character of transition areas is any less important.
- 4.3.5 In addition to the planning and landscape management guidelines contained in this section, which are specific to each character area, more general guidelines applicable across all the landscape character areas are identified below. These must be taken into consideration when examining planning and landscape proposals within the District.

General Development and Land Use Change Guidelines

Siting and design of development

- Ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off site views towards features such as church towers, fine buildings or wider landscapes, as well as avoiding intrusion on sensitive ridgelines, visually prominent slopes, and damage to settlement settings.
- Ensure the design of new developments reflects local distinctiveness and characteristics, for example in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary treatment (walls, fences, hedges, gates).
- Ensure, whenever possible, local building materials are incorporated into new development.
- Ensure that development in rural areas retains a sense of identity and separateness between settlements.
- Seek to minimise the impact of lighting, for example through use of cut-off lanterns and high pressure sodium lights which cast whiter light downwards rather than standard lighting which can result in a diffuse orange glow.
- Ensure outdoor storage and parking areas are not visually prominent.

Agricultural and rural developments

- When siting new farm buildings seek to avoid sensitive ridgelines, visible slopes and adverse visual impact on historic farmsteads.
- Ensure where possible, new developments reflect traditional building layouts.
- Minimise more ‘urban’ features such as close-board fencing and fast growing non native species, for example conifers such as cypresses in rural areas.

Landscape design and habitat conservation

- Conserve and enhance green corridors into settlements and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs.
- Seek opportunities for habitat creation on or close to development sites.
- Use mainly native tree and shrub species in planting schemes (further information on suitable species is available in Appendix B).

A1 BEEDING DOWNS



Overall Character

The Beeding Downs are a small area of elevated open chalk hills located to the east of the Adur Valley. The smoothly rolling landform is partly cut into by winding dry valleys running north to south. The subtle curves and undulations of the landform are readily revealed beneath a clothing of cropped grass or cereals, creating a landscape with a simple and elemental quality, accentuated by vast skies. Tranquillity and sense of remoteness have been eroded by the visual intrusion of radio masts/pylons and by noise from the A283 in the Adur Valley to the west. The dry valleys have a more secluded character. There are long views over the Adur Valley, the Low Weald and towards the south coast.

Historic Features

- Strip lynchets
- Bronze Age round barrow site near Summers Deane.
- Field boundaries reflecting 18th and 19th century enclosure of the sheep walks.
- Various historic barns/farmsteads.



Biodiversity

- Fragmented patches of herb-rich chalk grassland in dry valleys.
- Biodiversity weakened by intensive arable farming and heavy grazing.

Key Issues

- Proliferation of small horse paddocks.
- Suburbanisation of farm buildings and their settings with introduction of inappropriate planting, lighting and fencing.
- Potential pressure for further telecommunications infrastructure.
- Intensification of stocking density on some grassland areas.
- Loss of biodiversity through intensive farming practices.
- Erosion of tranquillity due to increasing traffic on the A283 to the west.

Landscape Condition

Landscape condition is considered to be declining due to intensive arable agriculture, expansion of horse paddocks and inappropriate development such as radio masts and large scale farm and residential buildings.

Sensitivity to Change

Overall the landscape has a high sensitivity to change due to its openness and visually prominent topography. Key sensitivities are:

- Cumulative impact of masts and other vertical structures on the skyline.
- Extension of equestrian facilities, e.g. ménages/stables/subdivision of paddocks.
- Other small scale built development divorced from existing farm building groups.

Planning and Land Management Guidelines

- Conserve the open, largely undeveloped character of the area. The hilltops and upper downland slopes are very prominent. Any development such as telecommunication masts in these locations will be highly visible and likely to further erode the character of the area.
- Ensure any small scale development associated with existing farm building groups is sited and designed to avoid further erosion of their settings.

- Manage existing chalk grassland by grazing and scrub clearance when necessary.
- Encourage reversion of existing arable farmland to create broad sweeps of chalk grassland.
- Encourage the preparation of a management plan to improve the visual appearance of horse grazed paddocks around Truleigh Hill Farm.
- Encourage irregularly spaced copse and groups of tree planting to improve the setting of Truleigh Hill Farm.

A2 AMBERLEY TO STEYNING DOWNS



Key Characteristics

- Elevated, mostly rounded hills.
- Strong sweeping skylines.
- Intensive arable farmland, but with significant areas of chalk grassland adjoining the ridgeline of the scarp.
- Large rectilinear fields.
- A few curving strips of woodland on shallow dry valleysides.
- Lack of settlement apart from a few isolated barns and farmsteads.
- Largely remote and tranquil.
- A few weather boarded barns and small groups of knapped flint/brick farm buildings.



Overall Character

The northern edge of the Downs between Amberley and Steyning, has a smooth undulating chalk landscape. This distinctive character extends further south beyond the District boundary. In this very open landscape the rounded hills often stand out dramatically against the sky. Fields are typically very large and rectilinear with few trees and hedges, and intensive arable agriculture dominates. Seasonal changes have a strong influence on this landscape through changing colours and textures of the crops, and it can appear bleak and exposed in winter, and in adverse weather conditions. There are very few roads or settlements within the area with only a few isolated farmsteads and barns. In contrast to the open spacious feel of most of the character area, a strong sense of enclosure and seclusion is experienced within the deep rounded combes near Downes Farm, south of Amberley. Long views extend southwards across the Downs. Away from the South Downs Way there is a strong sense of remoteness, especially as the urban development of the south coast is not visible from here.

Historic Features

- Numerous prehistoric round barrows.
- Prehistoric cross dyke boundaries.
- Historic barns.
- Remnant prehistoric field systems.
- Rectilinear field system reflecting 18th and 19th century enclosure of the sheep walks.

Biodiversity

- Important areas of herb-rich chalk grassland on some of the highest hilltops, running parallel to the scarp and in dry valleys east of Downes Farm. Smaller fragmented patches in other dry valleys.
- Biodiversity weakened by the extent of intensive arable agriculture.

Key Issues

- Loss of biodiversity through intensive farming practices.
- Scrub encroachment on chalk grassland.
- Damage to visible prehistoric features through ploughing.
- Potential pressure for larger scale farm buildings such as grain storage facilities.

Landscape Condition

Whilst the area has a strong distinctive character, overall condition is considered to be declining due to the extent of intensive arable agriculture.

Sensitivity to Change

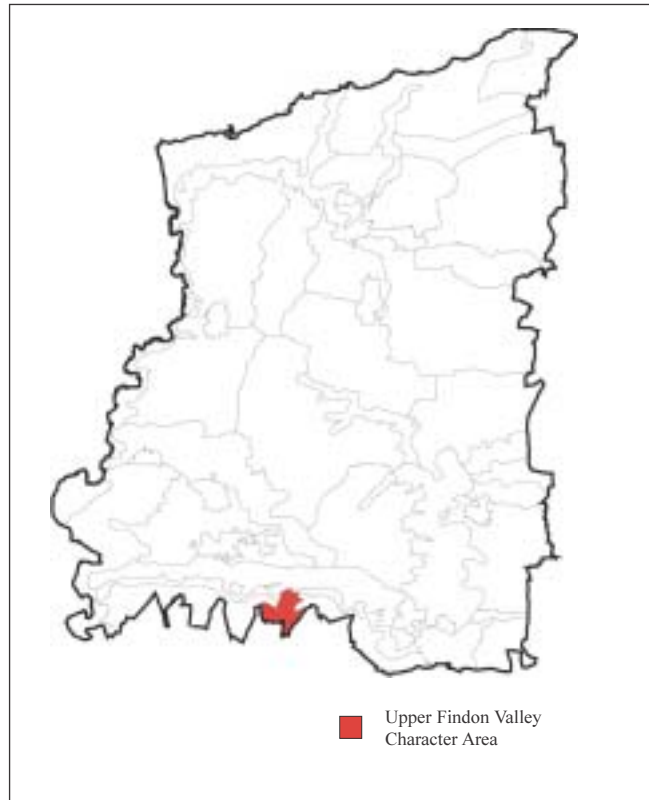
Overall the area has a high sensitivity to change due to its openness, visually prominent topography and its many intrinsic landscape qualities. Key sensitivities are to:

- Masts and other vertical structures on the skyline.
- Other small scale developments divorced from existing farm building groups.

Planning and Land Management Guidelines

- Conserve the open undeveloped character of the area. Many of the hilltops and the upper downland slopes are very prominent. Any development such as telecommunications in these locations will be highly visible and likely to damage the character of the area.
- Ensure any small scale development associated with existing farm groups is sited and designed to avoid further erosion of their settings.
- Ensure any new agricultural buildings are sited and designed to avoid visually prominent slopes, are normally grouped with other farm buildings, and incorporate traditional materials, e.g. weatherboarding.
- Conserve and manage existing areas of chalk grassland on the hilltops and in the dry valleys by grazing and clearing scrub where necessary.
- Encourage reversion of existing arable farmland on highest slopes to create broad sweeps of chalk grassland. Also encourage the development of a linked network of chalk grassland utilising field edges, public rights of way, steep ground, around car parks and public viewpoints.

B1 UPPER FINDON VALLEY



Key Characteristics

- Broad dry valley with a gently rounded profile and indented combes.
- Medium to large scale rectilinear field pattern.
- Open chalk slopes on the east side of the valley, contrasting with enclosure by ornamental parkland treebelts on the west side.
- A few farmsteads on the valley bottom; isolated barns on elevated valley sides.
- Visual and noise impact of the A24 trunk route running through the valley.
- Large disused chalk quarry.
- Mixed building vernacular of weatherboarded barns, brick/flint farmsteads, as well as modern farm buildings.



Overall Character

The Upper Findon Valley comprises a broad dry chalk valley with a narrow fairly flat floor and moderate to steep undulating valley sides. It creates a distinct break in the scarp just south of Washington. It is characterised by arable agriculture with a medium to large scale field pattern. Some smaller horse paddocks with heavily grazed grassland lie on the valley floor. The openness of the valleysides to the east contrasts with enclosure provided by curving treebelts on the western side. The busy A24 trunk road has a significant visual and noise impact on the character of the area.

Historic Features

- 18th Century/19th Century field boundaries.
- Historic farmsteads.
- Remnant prehistoric field systems.

Biodiversity

- Biodiversity weakened by extent of intensive arable farmland and heavily grazed grassland.
- Small woodlands and occasional hedgerows provide ecological corridors.
- Remnant chalk grassland along track sides.

Key Issues

- Expansion of horse paddocks.
- Loss of biodiversity from intensive arable agriculture.
- Visual and noise intrusion of the A24.

Landscape Condition

Condition is declining due to intensive arable agriculture, expansion of horse grazing paddocks, as well as visual intrusion of some large scale farm buildings.

Sensitivity to Change

The valley floor and eastern valleysides with their higher degree of enclosure have a moderate sensitivity to change. The exposed eastern valleysides have a high sensitivity to change. Key sensitivities are to:

- Any large scale built development.
- Further expansion of horse paddocks.
- Potential for changes to the A24 for example, safety enhancements.

Planning and Land Management Guidelines

- Conserve the mostly undeveloped character of the valleysides. The exposed eastern slopes are very prominent. Any development in these locations will be highly visible and likely to affect character adversely.
- Ensure any small scale development associated with existing farm building groupings is sited and designed to avoid further erosion to their settings and incorporates traditional local building materials.
- Plant native tree groups, small copses to help integrate any new development into the landscape.
- Reduce the visual impact of the A24 dual carriageway, and restore rural characteristics along the road corridor, including the rationalisation of signs where appropriate.

C1 BEEDING TO EDBURTON SCARP



Key Characteristics

- Steep north to north-west facing slopes.
- Dramatic undulating ridgeline with smooth rounded summits.
- Deep combes.
- Panoramic views extending to the distant High Weald and North Downs.
- Mainly open sheep grazed chalk grassland. Small patches of woodland at the base of combes.
- Distinctive historic drove routes following winding pathways (bostals) up the face of the scarp.



Overall Character

This dramatic and very distinctive character area follows a mostly east-west alignment, turning south westwards at the Adur Gap. It is defined by a high undulating ridgeline, and a sharp break of slope at the foot of the scarp slope. The steep scarp slope is much indented by rounded combes, which with a low sun cast dark shadows which ripple across the landform. Predominantly open chalk grassland covers the slopes with occasional patches of scrub. There are few distinctive field boundaries. Some small irregular strips of deciduous woodland occur at the base of the scarp and extend some way up into the combes. The slopes allow panoramic views northwards as does the ridgeline which is followed by the South Downs Way. The lack of any settlement or roads crossing the area gives it a fairly tranquil character.

Historic Features

- Small chalk pits.
- Prehistoric earthworks.
- Ancient drove roads following winding route up the scarp.

Biodiversity

- Large areas of herb-rich chalk grassland, much of it designated as a Site of Special Scientific Interest (SSSI).
- Some ancient semi natural woodland at the base of the scarp.

Key Issues

- Lack of grazing livestock to maintain chalk grassland, with scrub invasion in parts.
- Potential pressure for vertical structures on ridgeline.

Landscape Condition

Overall condition is good. There are, however, localised areas where scrub invasion is tending to erode condition with loss of characteristic open chalk grassland.

Sensitivity to Change

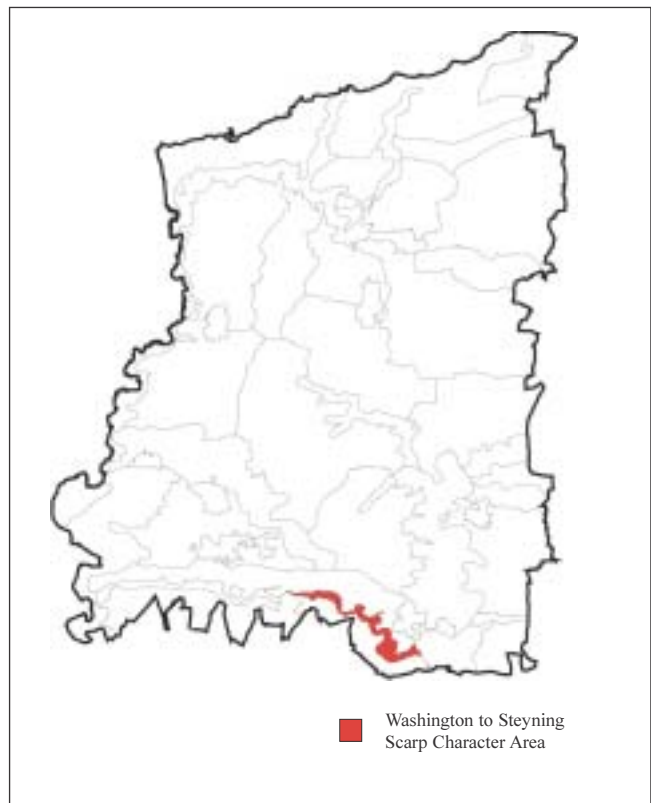
Overall sensitivity to change is high due to its very visually prominent topography, open character and its many intrinsic landscape qualities. Key sensitivities are to:

- Masts and other vertical structures on the ridgeline and slopes.
- Scrub invasion through lack of management.

Planning and Land Management Guidelines

- Conserve the open undeveloped character of the area. Any built development or vertical structures such as masts would be very prominent and damaging to the character of the area.
- Conserve the open nature of the scarp summits by scrub clearance and grazing.
- Avoid the use of fencing straight up or across the grain of the steep slopes, particularly where this separates different land uses.
- Remove scattered scrub and linear scrub along fencelines.
- Conserve and manage ancient semi natural woodlands at the base of the scarp.
- Conserve chalkland tracks and manage their associated verges, banks and hedgerows to avoid erosion and encourage wildflower interest.

C2 WASHINGTON TO STEYNING SCARP



Key Characteristics

- Dramatic, mainly wooded scarp.
- Dense deciduous woodland extending from the scarp foot to the skyline, with woods ('hangers') clinging to the steep slopes.
- Contrasting open chalk grassland in the Steyning Bowl.
- Distinctive projecting headlands of wooded scarp between Wiston and Steyning.
- Sunken wooded tracks and lanes climbing the steep slopes.



Overall Character

The Washington to Steyning scarp has a winding outline with very steep slopes. Much of it is covered in dense woodland with the exception of Steyning Bowl, where the large impressive combe contains extensive open chalk grassland. The dramatic height of the scarp (over 130m) when combined with the woodland creates the effect of a solid 'green wall'. Between Wiston and Steyning the scarp forms a series of jutting wooded headlands which project into the scarpfoot landscape separated by deep embayments. Although the settlement of Steyning is close to the eastern end of the character area, it remains tranquil and peaceful.

Historic Features

- Chanctonbury Ring Iron Age fort.
- Prehistoric cross dykes.
- Small historic chalk pits.
- Sunken wooded, possibly of prehistoric origin.

Biodiversity

- Extensive ancient beech, ash, oak and field maple woodland.
- Unimproved chalk grassland on Steyning Hill and in Steyning Round Combe.
- Chalk pits with rare orchid species.

Key Issues

- Localised storm damage to woodlands.
- Potential pressure for vertical structures, such as masts.
- Possible pressure for minor road 'improvements' on the Steyning to Sompting road crossing the Downs.
- Impact of any forestry felling.

Landscape Condition

Overall condition is good, with very few visually intrusive influences.

Sensitivity to Change

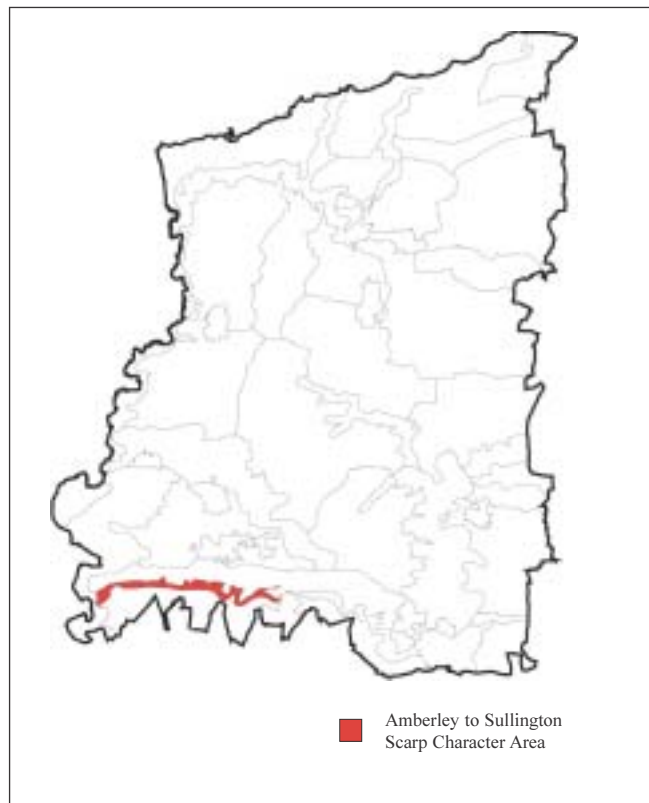
Overall sensitivity is high due to the very prominent topography and many intrinsic landscape qualities. Key sensitivities are to:

- Masts and other vertical structures on the ridgelines and slopes.
- Deterioration of chalk grassland through lack of management.

Planning and Land Management Guidelines

- Conserve the undeveloped character of the area. Any built development or structures such as masts are likely to be very prominent and damage landscape character.
- Conserve and manage chalk grassland at Steyning Bowl, clearing scrub as necessary.
- Conserve and manage the overall deciduous woodland cover. Some replanting of beech may be required in areas where it is not being replaced by natural regeneration. Control sycamore.
- Keep edges of woodland in proportion to variations in landform. Avoid small open areas with distracting shapes.

C3 AMBERLEY TO SULLINGTON SCARP



Key Characteristics

- Mix of open and wooded escarpment.
- Steep slopes and undulating ridgeline.
- Kithurst Hill and Sullington Hill are distinctive high points. The scarp slope has a more even profile west towards Amberley and east to the Findon Valley.
- Deeply indented profile, with Sullington Hill a projecting headland.
- Long thin strips of woodland at the base of open areas of escarpment, sometimes extending up combes.
- Sunken wooded tracks.
- Panoramic views with the Adur Valley, Parham Park and the woods and heaths around Storrington prominent in the near distance.



Overall Character

Amberley to Sullington Scarp is a steep mostly north facing scarp with the dense woodlands of Kithurst Hill and the jutting headland of Sullington Hill forming strong focal points. Areas of wooded and open scarp alternate. It is rich in semi-natural habitats of chalk grassland and ancient semi-natural woodland, with important historic features such as prehistoric boundary cross dykes. Much of the base of the open scarp is fringed with narrow strips of woodland which contrast strongly with open arable fields immediately to the north. There are very few roads and no settlement, resulting in a tranquil undeveloped character.

Historic Features

- Historic chalk pits.
- Cross dykes.
- Historic drove routes.

Biodiversity

- Extensive areas of herb-rich chalk grassland.
- Ancient semi-natural woodland of ash/hazel/wych elm/whitebeam.
- Chalk pit with important moss flora.
- Rare juniper scrub.

Key Issues

- Localised planting of conifers replacing deciduous woodlands.
- Some scrub invasion of chalk grassland.
- Seasonal traffic pressure along steep minor lane to Kithurst Hill car park.

Landscape Condition

Condition overall is good with very few intrusive visual influences.

Sensitivity to Change

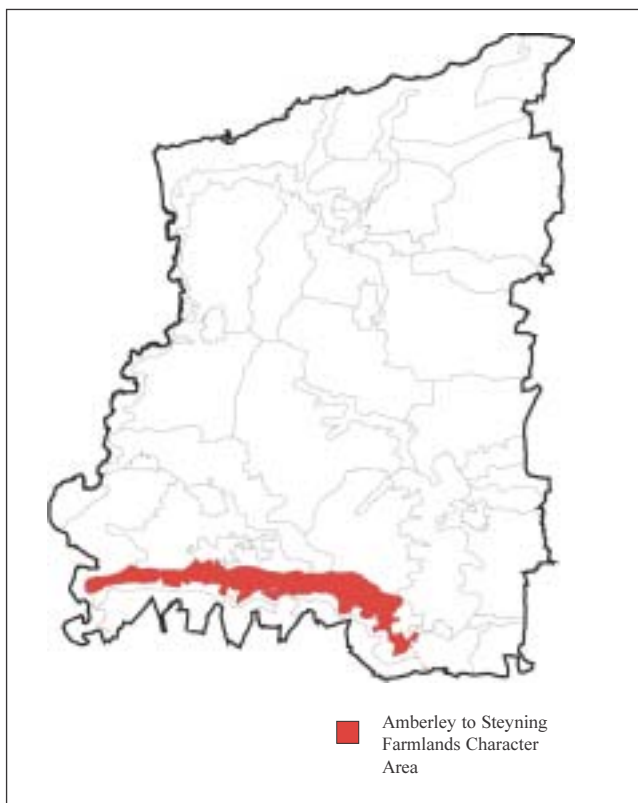
Overall sensitivity to change is high due to the prominent topography and the many intrinsic landscape qualities of the area. Key sensitivities are to:

- Masts and other vertical structures on the ridgeline and slopes.
- Minor road improvements.
- Deterioration of chalk grassland, and woodland through lack of management.

Planning and Land Management Guidelines

- Maintain the undeveloped character of the area. Any development such as telecommunications masts will be highly visible and damage the character of the area.
- Conserve and manage existing areas of chalk grassland on the open scarp, clearing scrub as necessary.
- Conserve and manage the overall deciduous woodland cover of the wooded scarp.
- Modify the edges of plantations to improve the integration of commercial forestry with the open slopes to the south of the scarp.

D1 AMBERLEY TO STEYNING FARMLANDS



Key Characteristics

- Rolling landscape of the low ridges of the upper greensand, and the narrow vale of gault clay.
- Overlooked by the chalk escarpment to the south.
- Varied patchwork of arable and pasture farmland, with fields of irregular shapes and sizes.
- Small north flowing streams in steep narrow valleys.
- Sunken lanes with high hedgebanks.
- Small springline settlements and farmsteads dispersed along the edge of the greensand ridge.
- Extensive historic parkland at Wiston.
- Mix of local building materials, including, brick and flint, sandstone and thatch.



Overall Character

These rolling farmlands are dominated by the enclosing presence of the chalk scarp immediately to the south. The complex geology of Lower Chalk, Upper Greensand and Gault clay, is reflected in changes in the agricultural landscapes over short distances. Large open arable fields occur closest to the base of the escarpment with relatively few hedgerows. Small hedged pasture fields and small woodlands are characteristic on the gault clay, with narrow strips of streamside woodland a feature. Small settlements and farmsteads are dispersed along the greensand ridge. The villages of Amberley and Washington, and the small hamlet of Sullington Manor have a particularly strong sense of place. Overall, the area has a strong rural undeveloped character, although there is localised noise and visual intrusion from the A283 and A24 trunk roads, and some visual intrusion on the edge of Storrington.

Historic Features

- Irregular field boundaries, some more recent straight field boundaries.
- Historic farmsteads and manorhouses.

Biodiversity

- Strong hedgerow network in parts, fragmented where there is more intensive arable farmland.
- Linear streamside woodlands on the greensand and blocks of woodland/small copses on gault clay.
- Small areas of unimproved grassland.

Key Issues

- Past and continuing loss of hedgerows in arable farmland.
- Decline in condition of hedgerow oaks.
- Localised expansion of horse grazing paddocks.
- Localised visual and noise intrusion from A283 and A24 truncated, and from small scale industrial sites near Storrington.
- Some visual intrusion from urban edges of Storrington.
- Potential development pressures on the edge of Storrington and Steyning.
- Intrusive modern farm buildings.

Landscape Condition

Overall condition is declining, due to the loss of hedgerows in areas of arable farmland.

Sensitivity to Change

Overall sensitivity to change is high due to the openness and prominence of the greensand ridge at the foot of the scarp, and due to the vulnerability of small scale historic field patterns in the gault clay vale.

Key sensitivities are to:

- High density and large scale built development.
- Cumulative impact of small scale incremental change, including minor road improvements.
- Expansion of horse grazing paddocks.

Planning and Land Management Guidelines

- Conserve the rural undeveloped character. Large scale housing and industrial development or cumulative small scale change could substantially damage its character, e.g. through loss of historic field pattern, hedgerows and woodland.
- Ensure any appropriate new development responds to the historic settlement pattern of the area and traditional local materials and design.
- Conserve and manage the distinctive character of the sunken lanes and their hedgebanks.
- Conserve important views from the gault clay vale to historic farmsteads on the greensand ridge, e.g. at Sullington.
- Conserve and restore the existing hedgerows network. Priorities for restoration of hedgerows are within areas of arable farmland.
- Encourage the planting of new small woods, copses in the narrow gault clay vale, as well as the edges of Storrington and Steyning.
- Encourage planting of irregularly spaced native tree groups around farm buildings.
- Conserve and enhance, and where appropriate restore historic parkland landscape of Wiston.

D2 HENFIELD AND SMALL DOLE FARMLANDS



Key Characteristics

- Undulating landscape of low ridges, and narrow valleys with small streams.
- Steep visually prominent Lower Greensand ridge at Henfield.
- Long views to and from the ridges.
- Small to large size regular and irregular fields with a variable hedgerow pattern.
- Small historic commons and orchards are distinctive features in the north of the area.
- Small springline settlements near the foot of the scarp. Elsewhere isolated farmsteads and looseknit groups of cottages strung out along roads and lanes in the rest of the character area.
- Local mix of building materials, including flint, brick and sandstone.



Overall Character

These farmlands overlay a complex geology of Upper Greensand, Folkestone Sands, Gault Clay, Weald Clay and Lower Greensand beds reflected in its undulating relief with a series of low ridges and valleys. Medium to large arable fields with low gappy hedgerows are concentrated near the scarp, whilst more pasture fields and a stronger hedgerow network with mature hedgerow trees are found in the north of the area. The chalk scarp to the south generally dominates, except to the north of Henfield. Apart from some suburban/industrial development around Small Dole, and along the A2037 the area has a largely undeveloped rural character.

Historic Features

- Significant areas of common land.
- Manorhouses concentrated along the base of the escarpment.
- Other scattered historic farmsteads.

Biodiversity

- Ancient coppice with oak and ash standards woodland.
- Variable hedgerow pattern, low and gappy in parts, strong in others.
- Rich variety of habitats including herb rich grassland, fen, marsh and scrub on Henfield, Oreham and Broadmore Common.

Key Issues

- Previous and continuing loss of hedgerows through field rationalisation, lack of management.
- Visually intrusive development/suburbanisation on A2037 at Small Dole.
- Expansion of horse grazing paddocks, e.g. in the Tottington to Edburton area.
- Potential further loss of orchards around Henfield.

Landscape Condition

Overall condition is declining, particularly through loss of hedgerows in many parts, and urban intrusion along the A2037.

Sensitivity to Change

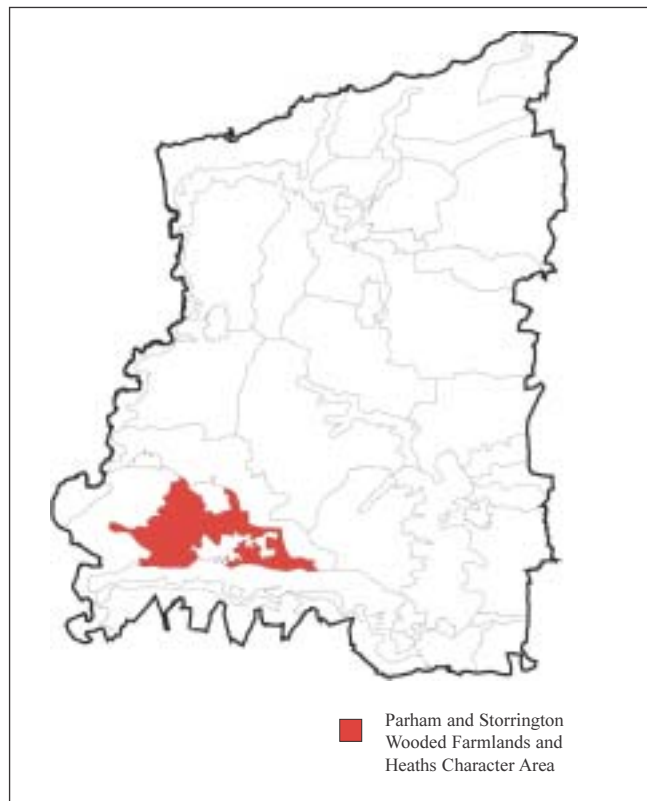
Overall sensitivity to change is high due to the mostly high visibility of the area, the prominence of some ridgelines, and moderate to high intrinsic landscape qualities. There are some less widely visible areas e.g. around Small Dole where sensitivity is moderate. Key sensitivities are to:

- Any large scale housing or industrial development that would alter the mostly rural character of the area.
- Cumulative impact of small scale incremental change, e.g. suburbanisation.

Planning and Land Management Guidelines

- Ensure any new development does not intrude onto visible ridgelines.
- Ensure any appropriate new development responds to traditional local design and materials, including flint/brick and sandstone.
- Carry out native tree and woodland planting around Small Dole to screen intrusive industry and housing.
- Conserve and manage existing hedgerows, especially where they surround small scale irregular field patterns.
- Restore hedgerow, hedgerow tree planting and plant small woodlands on farmland north of Tottington and Edburton.
- Encourage coppice management of existing woodlands where appropriate.

E1 PARHAM AND STORRINGTON WOODED FARMLANDS AND HEATHS



Key Characteristics

- Rolling landform of sandy ridges cut by small narrow stream valleys.
- Extensive pine and oak-birch woodland. Linear streamside woods. Small areas of heathland, such as at Sullington Warren Golf course.
- Small mostly well hedged pasture fields with mature hedgerow oaks.
- Historic parkland of Parham Park with distinctive tree clumps, groves and extensive tree belts.
- Major areas of sand and gravel extraction at Sandgate Park and Rock Common.
- Scattered farmsteads and cottages along roads. Traditional local materials of sandstone, half timber and plaster and brick.



Overall Character

This is a distinctive landscape of rolling sandy ridges and stream valleys with a complex mosaic of oak-birch/woodland, conifer plantations, heathland and rough pasture. The varied landform reflects the underlying complex geology in which Folkestone Sands and Lower Greensand Beds are dominant. It is a generally well enclosed landscape due to the extent of surrounding woodland. Ancient hedgerow oaks are an important feature. Despite the proximity of the urban edge of Storrington and the intrusion of traffic, the area retains surprisingly rural qualities, and the area around Parham Park is relatively tranquil.

Historic Features

- Historic Parkland
- Small scale field patterns
- Commons

Biodiversity

- Strong hedgerow network.
- Important areas of heathland.
- Streamside marsh and woodland.

Key Issues

- Increasing traffic on some minor roads, including erosion by lorries.
- Possible urban development pressures.
- Visual intrusion of large scale sand and gravel extraction.
- Localised expansion of horse paddocks.

Landscape Condition

Landscape condition overall is good, but with localised areas of poor or declining condition around Storrington, e.g. associated with sand and gravel extraction.

Sensitivity to Change

Overall sensitivity to change is high due to the area's many intrinsic landscape qualities and its general visibility from the chalk escarpment to the south. Key sensitivities are to:

- Large scale housing and commercial development.
- Improvements to minor roads.
- Changes in traditional land management practice.

Planning and Land Management Guidelines

- Conserve the undeveloped, rural tranquil character. Any large scale development, e.g. housing that results in the loss of small scale field patterns and woodlands would damage character.
- Ensure any small scale housing development on the edge of Storrington responds to traditional settlement patterns and local design and materials.
- Promote the restoration of sand extraction sites to heathland. Establish effective advance screen planting to any new sandworkings.
- Take opportunities to recreate heathland.
- Establish new small woodlands in the valley between West Storrington and West Chilington Common, including the establishment of community woodlands near to urban edges.
- Conserve and manage the existing hedgerow network to maintain small scale field patterns.

E2 COLDWALTHAM FARMLANDS



Key Characteristics

- Low sandstone ridge covered by pine woodland near Coldwaltham.
- Small irregular and regular pasture fields enclosed by a strong network of hedgerows and woods.
- Well managed estate landscape.
- Remnant patches of heath at the edge of woodlands.
- A few farmsteads and cottages along lanes. Modern houses in woodland.



Overall Character

This small and distinctive character area lies on a low ridge of Folkestone Sand elevated above the Arun and Rother Valleys. Generally there is a strong sense of enclosure from woodlands and hedgerows which surround small pasture fields. Some long views are possible from the ridgeline which is followed by Waltham Park Road. Despite some past quarrying, the area has a mainly rural undeveloped character.

Historic Features

- Former common land of Watersfield Common.
- Small fields originally carved from woodland (assarts).

Biodiversity

- Large mixed woodlands.
- Small ancient semi-natural woodlands.
- Some unimproved grassland.

Key Issues

- Potential expansion extension of horse paddocks.
- Potential changes in traditional estate management.
- Telecommunications masts.

Landscape Condition

Landscape condition is generally good.

Sensitivity to Change

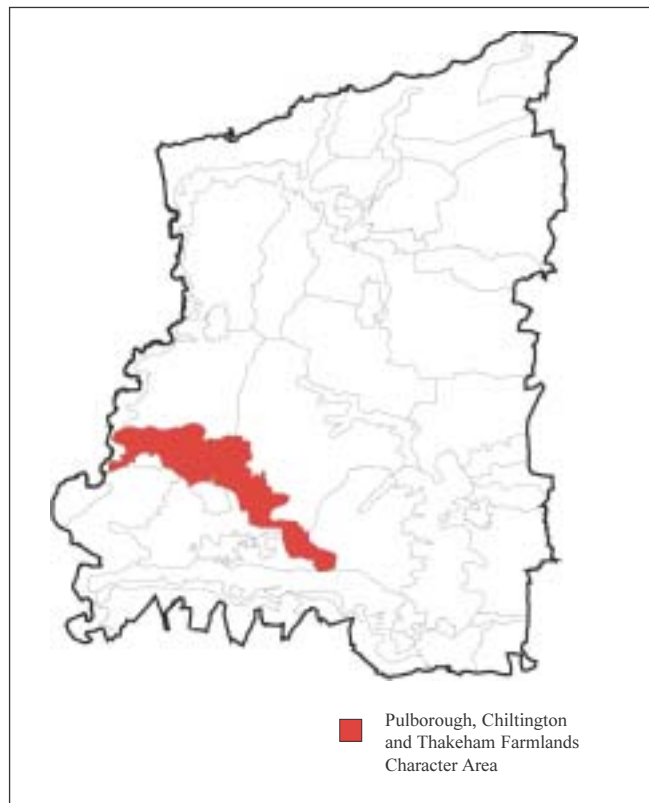
Overall sensitivity to change is high reflecting the high visibility of the area and moderate to high intrinsic landscape qualities. Key sensitivities are to:

- Introduction of additional telecommunications masts.

Planning and Land Management Guidelines

- Conserve the generally undeveloped character of the area. Additional telecommunications masts and other vertical structures would damage character.
- Resist loss of woodland from development.
- Conserve and enhance existing hedgerow network and conserve hedgerow trees.
- Manage small woodlands.
- Where possible restore coniferous woodland to heathland.

F1 PULBOROUGH, CHILTINGTON AND THAKEHAM FARMLANDS



Key Characteristics

- Undulating sandstone ridge.
- Partly wooded low scarp.
- Extensive arable and some horticultural land use with glasshouses and mushroom farms.
- Small orchards and vineyards
- Leafy sunken lanes with sandstone exposures.
- Small historic villages built of sandstone and half timber such as West Chiltington and Thakeham.
- Scattered small cottages and farmsteads mainly along lanes.



Overall Character

Lying over and along the prominent, north facing lower Greensand ridge, this is an undulating mixed farmland landscape of arable and horticulture, with small areas of pasture. It has a varied hedgerow pattern, fragmented in parts with a few small woodlands. On the low northern escarpment that forms the boundary to the character area there is a greater woodland cover. The leafy sunken lanes and orchards are particularly distinctive features. Essentially the area retains a rural character, but there is localised visual intrusion from derelict nurseries and small scale industrial uses.

Historic Features

- Straight field boundaries indicating mainly late enclosure.
- Droveaways.

Biodiversity

- Small ancient coppiced oak woodlands.
- Variable hedgerow network, strong in parts.

Key Issues

- Pressure for housing and commercial development.
- Derelict nurseries.
- Visually intrusive small scale industrial development.
- Increasing traffic on some minor roads.
- Introduction of suburban features along the A29 at Pulborough.

Landscape Condition

Overall condition is declining due to loss of hedgerows, and increasing traffic on some minor roads.

Sensitivity to Change

Overall sensitivity to change is moderate reflecting moderate intervisibility and moderate intrinsic landscape qualities. However, the visually prominent northern escarpment, areas with a stronger existing network of hedgerows, and the sunken lanes have a high sensitivity to change. Key sensitivities are to:

- Large scale housing developments.
- Large scale commercial/industrial development.
- Minor road improvements.
- Decline in traditional land management.

Planning and Land Management Guidelines

- Conserve the character of the leafy sunken lanes of the area.
- Ensure any small scale housing development in the villages responds to traditional street patterns and local design and building materials.
- Carefully consider the future of derelict glasshouse sites. In the event of any redevelopment of derelict glasshouse sites they should be well integrated within the surrounding landscape by planting of small woodlands and hedgerows. In addition the low density, traditional settlement pattern, and local design and materials should be responded to.
- Improve the landscape along the A29 approach to Pulborough.
- Conserve and manage the existing hedgerow pattern.
- Restore hedgerows and plant new hedgerow trees, particularly in areas of arable farmland.
- Manage existing woodlands.
- Extend existing woodlands and establish new ones.
- Encourage significant native woodland planting integrated with existing hedgerow network south of Thakeham.
- Support the retention of orchards as a distinctive feature of the area.
- Encourage the planting of new orchards.

G1 ASHURST AND WISTON WOODED FARMLANDS



Key Characteristics

- Gently undulating wooded farmland, drained by small streams.
- Small to medium size pasture fields usually enclosed by hedgerows and shaws.
- Occasional glimpsed views of the Downs.
- Isolated farms and cottages on lanes and small tracks.
- Varied local building materials of half timber, tile hanging, weatherboarding and some flint.
- Winding lanes.
- Rural, mostly remote and tranquil character.



Overall Character

A strongly wooded landscape on gently undulating Weald Clays, Lower Greensand and Gault Clay. Mainly small fields of pasture are enclosed by frequent woodlands, hedgerows/shaws and hedgerow trees. Views are mostly confined but with occasional views to the chalk escarpment nearby. Settlement is restricted to isolated farms, cottages and the small hamlet of Ashurst. The farms of the Wiston estate are particularly distinctive. The area is crossed by only a few minor roads. It has a rural and remote character.

Historic Features

- Small and large irregular fields carved out of woodland (assarts).
- Ancient woodland.

Biodiversity

- Many ancient semi-natural, coppice with standards woods. Some large conifer plantations.
- Mostly strong network of hedgerows and shaws.
- Some unimproved rough pasture.

Key Issues

- Possible decline in traditional land management.
- Visual intrusion of the A24 near Ashington.

Landscape Condition

Overall condition is good, although there have been localised losses of hedgerows.

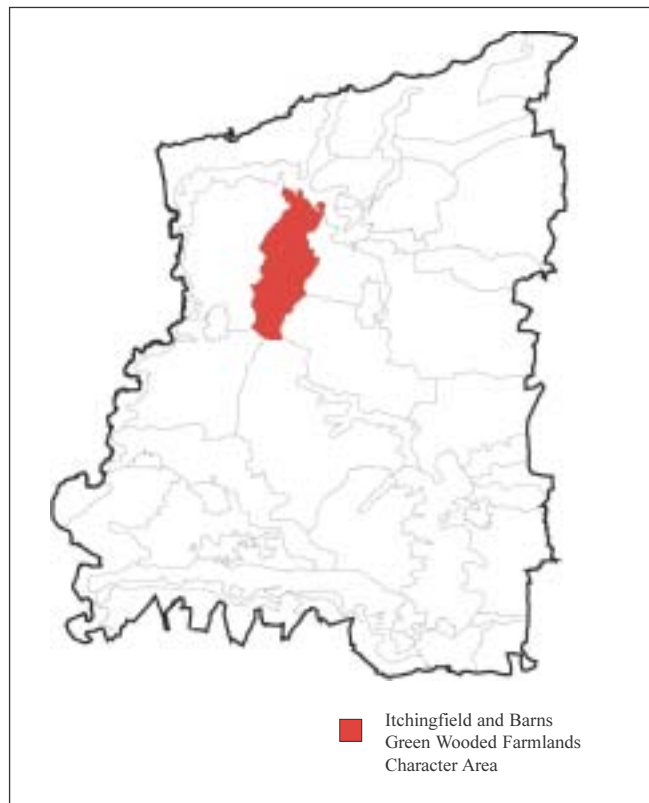
Sensitivity to Change

Overall sensitivity to change is high. Although an enclosed landscape, without prominent topography and little existing development, many types of change could damage or erode its unspoilt remote rural character.

Planning and Land Management Guidelines

- Conserve the rural and remote character of the area by maintaining its generally undeveloped nature.
- Respect traditional historic settlement pattern and local design and materials.
- Avoid the creation of new farm access tracks.
- Carry out landscape improvements on the A24 near Ashington.
- Encourage coppice management of woodlands where appropriate.
- Encourage replanting where possible of conifer woodland with native deciduous species.
- Encourage the planting of deciduous margins to existing conifer woodland.
- Conserve and enhance the existing hedgerow and shaw network.

G2 ITCHINGFIELD AND BARNES GREEN WOODED FARMLANDS



Key Characteristics

- Undulating ridges and valleys.
- Strong linear field and woodland pattern.
- Strong sense of enclosure.
- Mainly horse grazed and set aside fields.
- Narrow country lanes with wide grass verges.
- Varied settlement pattern of dispersed medieval historic farmsteads/hamlets, and some modern suburban development.
- Local mix of traditional building materials, including timber framing, weatherboarding, brick and tile hanging.



Overall Character

This relatively hilly, low Weald landform, is wholly underlain by Weald Clay. It comprises a series of low ridges aligned north to south, cut through by small streams draining to the Adur and Arun. The linear field patterns, and woodland blocks in the valleys are particularly distinctive. The lanes, many of which trace ancient droveways follow the ridgetops linking dispersed small medieval farmsteads. There is a strong sense of enclosure in the landscape, although occasionally long views open up southwards towards the scarp of the Downs. Modern suburban influences are noticeable in the north.

Historic Features

- Distinctive linear field pattern.
- Droveways.
- Historic farmsteads/hamlets along lanes.

Biodiversity

- Linear woodlands linked to hedgerows and shaws provide important wildlife corridors.
- Streamside woodland.

Key Issues

- Expansion of horse paddocks.
- Decline in traditional land management.
- Intrusive suburban development.

Landscape Condition

Overall condition is declining.

Sensitivity to Change

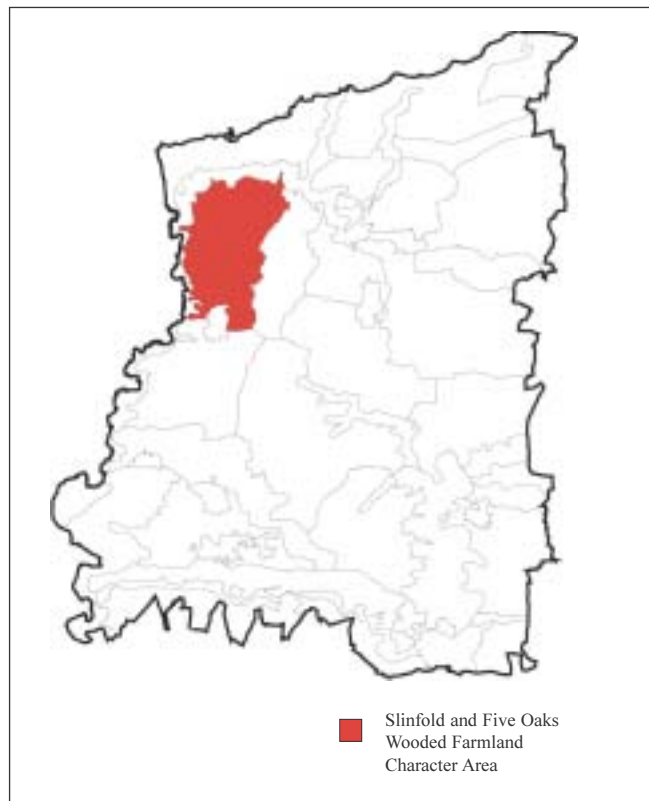
Sensitivity to change is moderate due to moderate intrinsic landscape qualities and the extent of change that has already affected the area. Key sensitivities are to:

- Large scale development.
- Further small scale incremental erosion of character, e.g. introduction of suburban features.

Planning and Land Management Guidelines

- Ensure any appropriate new development responds to the dispersed historic settlement pattern and local design and mix of building materials. Also it should be well integrated into the surrounding landscape with new hedgerows and woodlands as appropriate.
- Improve the landscape settings of small business parks/industrial sites/service stations along the main road corridors.
- Conserve and manage woodlands.
- Restore lost hedgerows.
- Encourage better management of horse grazed paddocks

G3 SLINFOLD AND FIVE OAKS WOODED FARMLANDS



Key Characteristics

- Gently undulating wooded landscape.
- Many small streams draining to the Adur.
- Small hedged pastures. Some larger arable fields.
- Extensive coppice woodland in small and large irregularly shaped blocks.
- Glimpsed views across the Arun Valley from hedgerow gaps.
- Historic farmsteads dispersed along winding lanes.
- Local vernacular of timber framing, weatherboarding, brick and tile hanging.
- Largely rural character, although busy A29/A272 road corridors in the west, together with some aircraft noise.



Overall Character

Bounded by the Arun Valley to the west, this Character Area lies on the Weald Clay. It is dominated by the enclosing presence of woodlands around small irregular pastures. Gentle undulations are created by small streams cutting through the clay. Many small historic farmsteads are dispersed along winding lanes and tracks. Moated farmsteads are an occasional distinctive feature. Much of the area has a strongly rural character, although nearer the A29 road corridor there are some suburban influences.

Historic Features

- Small fields carved out of woodland (assarts).
- Radiating field patterns extending outwards from settlements.
- Moated farmsteads.
- Droveaways.

Biodiversity

- Strong network of ancient woodland and hedgerows. Some coniferous planting in deciduous woodlands.

Key Issues

- Expansion of horse grazed paddocks.
- Localised visual/noise intrusion along the A29 road corridor.
- Recreational pressure in the north of the area, including golf courses and a shooting range.

Landscape Condition

Overall condition is good.

Sensitivity to Change

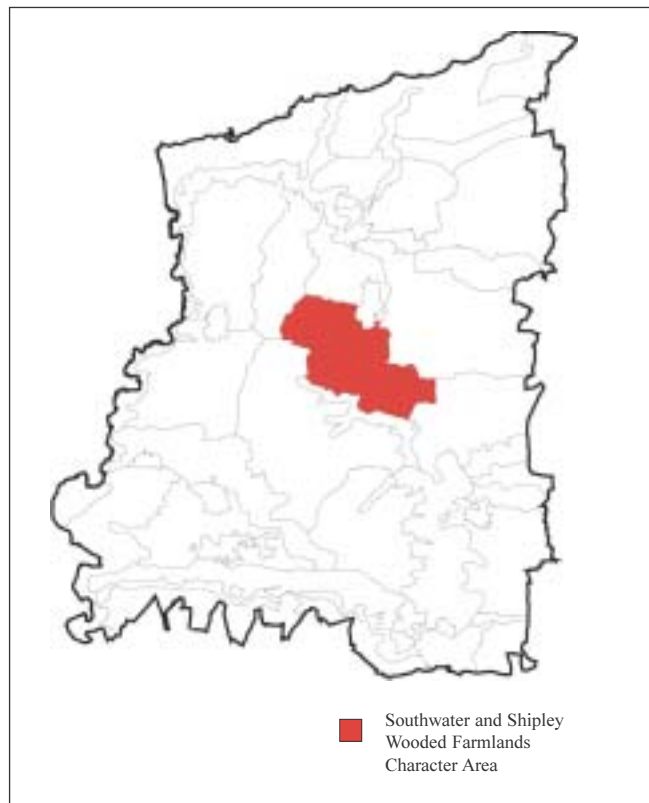
Sensitivity to change is overall high due to its many landscape qualities and rural character in most parts. Significant localised loss of character has already occurred along the A29 corridor resulting in a moderate sensitivity to change. Key sensitivities are to:

- Further expansion of horse paddocks.
- Large scale housing/commercial development.
- Increase in flights from Gatwick.
- Cumulative impact of small scale change.

Planning and Land Management Guidelines

- Conserve rural undeveloped character. Any large scale housing and commercial development is likely to damage character, e.g. through loss of small scale field patterns and loss of woodlands.
- Consider the cumulative impact of small scale change, e.g. suburbanisation along roads.
- Ensure any appropriate new development responds to historic settlement pattern, local design and building materials and is well integrated into the existing landscape pattern of woodlands, hedgerows and shaws.
- Manage coppice woodlands where appropriate.
- Restore native species in conifer plantations.
- Restore where possible arable fields to pasture.
- Manage isolated field trees.
- Encourage landowners to adopt better management of horse paddocks.

G4 SOUTHWATER AND SHIPLEY WOODED FARMLANDS



Key Characteristics

- Gently undulating, strongly wooded landscape.
- Many small to medium size woodland blocks enclosing an irregular pattern of pasture fields.
- Small hamlets and isolated farms.
- Local mix of traditional building materials, brick, tile hanging and Horsham stone slabs.
- Large historic parklands of Knepp Castle and West Grinstead Park.
- Visual and noise intrusion from the A24/A272.



Overall Character

This is a well wooded landscape lying on the Weald Clay and Horsham Stone. The landform gently undulates with small streams in gentle valleys flowing down towards the Adur. Due to the enclosing presence of woodlands, views are confined. In the south there is a strong parkland influence with the clumps of parkland trees, mixed tree belts and lakes of Knepp Castle and West Grinstead Park dominating the landscape. Away from the A24 and A272 roads, the landscape is surprisingly remote. Occasional small farms nestle in the woodlands.

Historic Features

- Small assorted fields.
- Historic farmsteads.
- 19th Century Knepp Castle Park and Pleasure Grounds.

Biodiversity

- Extensive ancient semi natural woodland, with some conifer plantations.
- Unimproved pasture.

Key Issues

- Potential pressure for urban development around Southwater.
- Conifer planting in deciduous woodlands.
- Introduction of urban features on A24, e.g. at junction with A272.
- Localised pylon intrusion.

Landscape Condition

Overall condition is good.

Sensitivity to Change

Overall sensitivity to change is high reflecting the area's many intrinsic landscape qualities. There are local areas such as the A24 corridor where it is moderate due to the erosion of character that has already taken place. Key sensitivities are to:

- Large scale urban development.
- Small scale incremental changes, e.g. expansion of horse paddocks.

Planning and Land Management Guidelines

- Conserve the rural mostly undeveloped character of the area.
- Ensure any appropriate new development on the A24 road corridor is well integrated into the existing landscape pattern with new woodland and hedgerow planting.
- Conserve and manage existing woodlands.
- Restore deciduous woodland to conifer plantations where possible.
- Restore hedgerows where they have been lost.
- Conserve, enhance and restore historic parkland features of West Grinstead Park and Knepp Castle Park.

H1 SOUTHWATER AND CHRIST'S HOSPITAL



Key Characteristics

- Low ridge and plateau, with prominent rounded knoll of Sharpenhurst Hill.
- Largely open character.
- Relatively few woodlands and hedgerows.
- Lanes with wide grass verges.
- Extensive open views.
- Imposing brick buildings of Christ's Hospital School set in parkland surroundings.



Overall Character

This area comprises a low ridge and plateau overlying Weald Clay and Horsham Stone. In contrast to other areas of wooded farmlands around, this character area has a relatively open character. Extensive views across are possible in the north where many hedgerows and woodlands have been lost. Christ's Hospital School is an important landmark and a dominating visual presence set in attractive grounds. A few historic farmsteads, mostly brick and tile hung are dispersed along lanes.

Historic Features

- Small irregular fields in the south of the area.
- Historic parkland.

Biodiversity

- Relatively limited due to extensive loss of hedgerows and woodlands.

Key Issues

- Expansion of horse paddocks.
- Pressure for urban development.
- Loss of hedgerows.
- Increasing traffic.
- Visual intrusion from modern farm buildings.
- Potential pressure for housing and other development at Southwater

Landscape Condition

Overall condition is declining due to loss of woodlands and hedgerows.

Sensitivity to Change

Overall sensitivity to change is moderate reflecting moderate intrinsic landscape qualities and moderate intervisibility. Key sensitivities are to:

- Small scale incremental change.
- Further decline in traditional land management.

Planning and Land Management Guidelines

- Ensure any new development responds to historic settlement pattern and local design and materials, and is well integrated by new woodlands and hedgerows.
- Conserve existing hedgerows and field trees.
- Restore a network of hedgerows and small woodlands, especially in the north of the area.
- Conserve and restore historic parkland, e.g. around Christ's Hospital School.

II ROWHOOK AND RUDGWICK WOODED RIDGE



Key Characteristics

- Undulating ridges. Low escarpment at Rowhook.
- Densely wooded character.
- Steep sided ghylls, with hidden hammer ponds near Roman Wood.
- Secluded small to medium size pasture fields with sinuous and straight boundaries.
- Remnant parkland in the north east.
- Ridgetop villages and hamlets.
- Rich collection of timber frame buildings in Rudgwick and surrounding area.
- Local landmark of Rudgwick Church spire.
- Clay pits/brickworks.



Overall Character

This area has a very strong structure of large woodlands, hedgerows and shaws, which wrap over the undulating ridges of Weald Clay. The pasture fields are sometimes entirely enclosed by woodland and shaws with very sinuous boundaries. Other areas are hedged with standard oak trees. Much of the landscape has a parkland and estate farmland character. There is a general lack of settlement, apart from a few ridgetop villages and hamlets linked by narrow lanes. These have a local mix of traditional building materials, half timber and brick and tile.

Historic Features

- Small and large woodland assarts.
- Many historic farmsteads and cottages.

Biodiversity

- Wooded ghylls.
- Unimproved pasture.
- Some large woodlands have been coniferised.

Key Issues

- Pressure for urban development.
- Potential for expansion of horse paddocks.
- Loss of parkland features and introduction of high fences.
- Increasing traffic on minor roads.

Landscape Condition

Overall condition is good. There are local areas of decline, e.g. mineral extraction and undistinguished modern housing near Rudgwick.

Sensitivity to Change

Overall sensitivity to change is high, reflecting the area's many intrinsic qualities. Key sensitivities are to:

- Loss of parkland features, e.g. parkland specimen trees/tree belts etc.
- Cumulative impact of small scale change.

Planning and Land Management Guidelines

- Ensure any appropriate small scale development responds to historic settlement pattern and local design and building materials, and is well integrated with the existing landscape pattern.
- Establish screen planting around claypits.
- Conserve and manage woodlands, including ghyll woodland.
- Replace conifer plantations with native deciduous woodland where possible.
- Conserve and enhance existing hedgerows/shaws.
- Plant new woodlands around visually intrusive village fringes, e.g. suburban development at Rudgwick.
- Restore historic parkland features around Westbrook Hall.

I2 WARNHAM AND RUSPER WOODED RIDGE



Key Characteristics

- Undulating wooded ridges.
- Distinct escarpment to the north of Horsham.
- Secretive wooded ghylls.
- Strong pattern of shaws and hedgerows.
- Intricate patchwork of small pasture fields.
- North to south running narrow lanes, sunken in places.
- Linear ridgetop villages and hamlets. Farms and cottages dispersed along lanes.
- Strong historic vernacular of half timber with plaster/brick, tile hanging and weatherboarding.
- Mostly rural character.



Overall Character

This area is characterised by dense woodland covering the low ridges of Weald Clay, with mostly small irregular fields surrounded by large and small woodlands and many shaws/hedgerows. As a result, there is a strong sense of enclosure, and views are confined, except from some ridgetops. A distinctive pattern of north to south running lanes cut across the landscape becoming narrow and sunken as they descend valleysides, with broad grassy verges and hedgerow boundaries on the ridgetop. Despite noise intrusion from Gatwick, the area retains a rural unspoilt character, and the historic dispersed settlement pattern is largely intact.

Historic Features

- Small irregular fields cut out of woodland (assarts).
- Drove ways.
- Ancient woodland.

Biodiversity

- Many ancient semi-natural woodlands but some coniferised.
- Ghyll woodland.
- Many shaws.

Key Issues

- Local pressure for urban development.
- Localised intrusion from suburban features.
- Expansion of horse paddocks.
- Increasing traffic pressure on roads due to the proximity of urban areas and Gatwick.
- Poor woodland and hedgerow/shaw management.
- Poor pond management.

Landscape Condition

Condition is mostly good.

Sensitivity to Change

Overall sensitivity to change is high. Despite the high degree of enclosure in many parts of the area, some ridgetops and slopes are prominent and the area has many intrinsic landscape qualities. Key

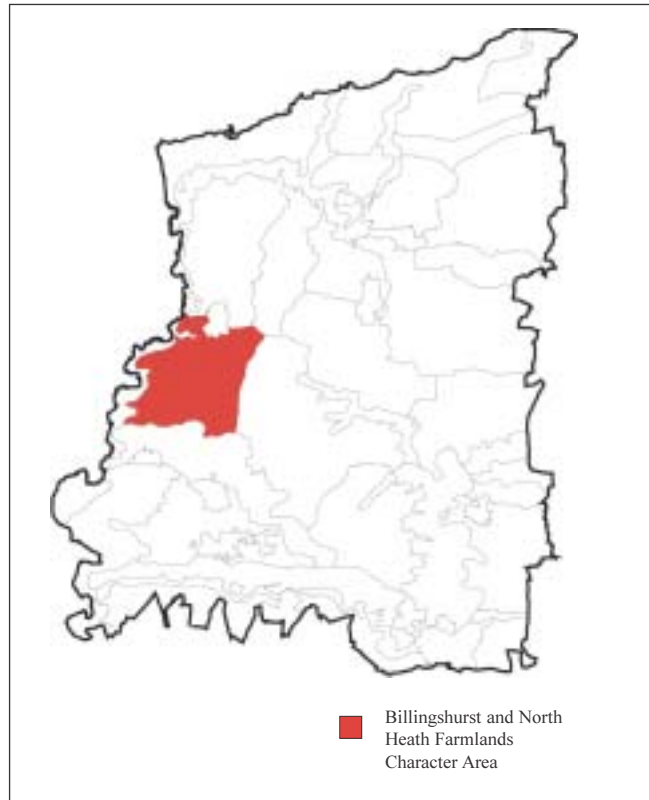
sensitivities are to:

- Any large scale housing/commercial development.
- Cumulative impact of vertical structures on ridge slopes/ridgetops.
- Small scale incremental change, e.g. expansion of horse paddocks, erosion of the narrow country lanes.

Planning and Land Management Guidelines

- Conserve the rural wooded character of the area. Large scale development is likely to damage the character, e.g. small scale field patterns and would be visually prominent.
- Ensure any small scale new development responds to the traditional settlement pattern and local design and building materials.
- Consider appropriate traffic management strategies to reduce traffic pressures on the narrow lanes.
- Conserve and manage the ridgetop woodlands, ghyll woodlands, and shaws/hedgerows.
- Manage field ponds.
- Encourage better management of horse paddocks.
- Restore shaws/hedgerows and hedgerow trees in localised areas with intensive arable farmland.

J1 BILLINGSHURST AND NORTH HEATH FARMLANDS



Key Characteristics

- Gently undulating landform.
- Small to medium size fields enclosed by frequent hedgerows, copses and small to medium sized woodland blocks.
- Many mature field trees following hedgerows and lanes.
- Semi enclosed landscape with some longer range views.
- Historic parkland at Toat House and Highfare.
- Important landmark of the Toat Monument.



Overall Character

This area has a mostly gently undulating landform on Weald Clay, which includes some sandstone beds. It is drained by mainly east to west flowing streams draining to the River Arun. Across the character area as a whole, there are many small to medium sized pasture fields, enclosed by a strong network of hedgerows, and by small to medium size woodlands, and mature hedgerow oaks. As a result it is semi-enclosed landscape, only occasionally allowing longer views. Localised areas of parkland provide contrast and variety in this area. In the southwest there are a large number of horse paddocks, and the Toat Monument is a distinctive feature on a prominent rounded hill. A few winding and straighter narrow lanes cross the area with small hamlets and scattered farmsteads dispersed along them. Local building materials include brick, tile and half timber. Away from the A29 the area has a strongly rural undeveloped character.

Historic Features

- Stane Street (Roman Road).
- Historic parklands.
- Medium size irregular fields cut out of woodland (assarts).
- Some straightened modern boundaries.
- Toat Monument.

Biodiversity

- Many ancient coppice woodlands, but some have been the subject of conifer planting.
- Streamside woodland.
- Mix of pasture, and more intensive arable farmland where biodiversity is likely to be reduced.

Key Issues

- Conversion of pasture to arable.
- Abandonment of pasture.
- Potential development pressure along the A29, e.g. Service Stations.

Landscape Condition

Overall the landscape condition is good.

Sensitivity to Change

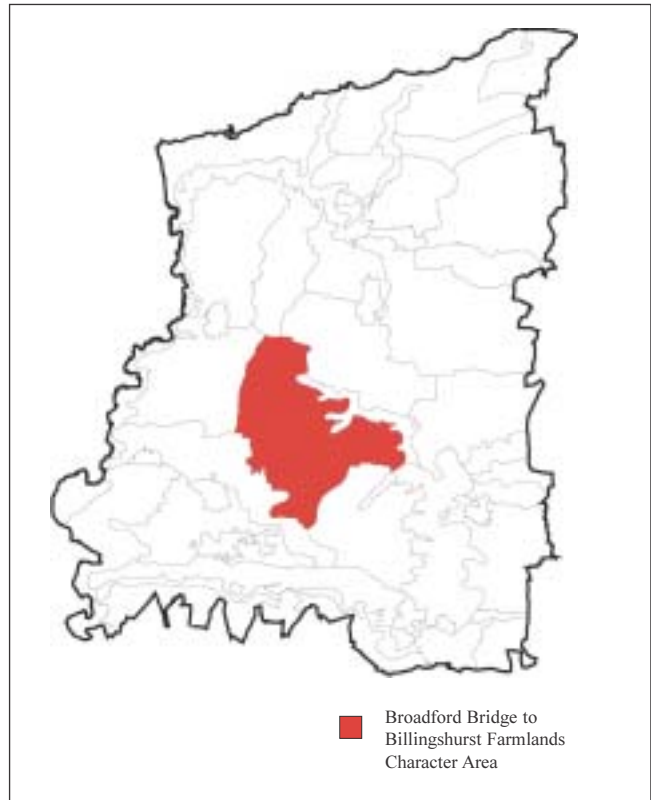
Sensitivity to change overall is moderate reflecting moderate intervisibility and moderate intrinsic landscape qualities. Key sensitivities are to:

- Any large scale housing or commercial development.
- Small scale incremental changes eroding character, e.g. increase in horse paddocks.

Planning and Land Management Guidelines

- Conserve the mostly rural character of the area.
- Ensure any appropriate new development responds to the historic settlement pattern and local design and materials. Such development should be well integrated with the surrounding landscape by setting it within the existing pattern of small native woodlands, hedgerows and shaws.
- Conserve existing woodlands, shaws and mature hedgerow trees.
- Conserve small irregular field patterns.
- Conserve and restore historic parkland.
- Encourage landscape improvements along the A29, e.g. in Adversane.

J2 BROADFORD BRIDGE TO BILLINGSHURST FARMLANDS



Key Characteristics

- Flat to gently undulating landscape drained by small tributary streams of the Adur and Arun.
- Many scattered woods and copses.
- Mostly small scale patterns of fields with a strong sense of enclosure, larger arable fields in parts.
- Mostly strong network of hedgerows/shaws with mature oak standards although there has been some loss of these trees.
- Narrow lanes.
- Field ponds.
- Small historic farms and some small scale ribbon development along lanes.
- Local mix of traditional building materials, including some sandstone and Horsham stone roofing, brick and tile, and weatherboarding.



Overall Character

This large character area has a low lying and relatively flat landscape becoming more gently undulating towards the southern and northern boundaries. Scattered small woods and copses, shaws and hedgerows enclose an intricate pattern of small pastures, although some central and western parts of the area are dominated by larger arable fields where hedgerows have been lost. Individual specimen oak trees are a feature throughout the area. The area has a predominantly rural character except for some suburban influences extending into the countryside near Ashington and around Coolham.

Historic Features

- North-south droveways.
- Occasional moated farmsteads.

Biodiversity

- Small ancient semi-natural woodlands.
- Mostly strong network of hedgerows.
- Biodiversity weakened by extent of intensive arable farmland in parts.

Key Issues

- Loss of hedgerows.
- Conversion of pasture to arable.
- Decline in traditional land management.

Landscape Condition

Condition overall is declining.

Sensitivity to Change

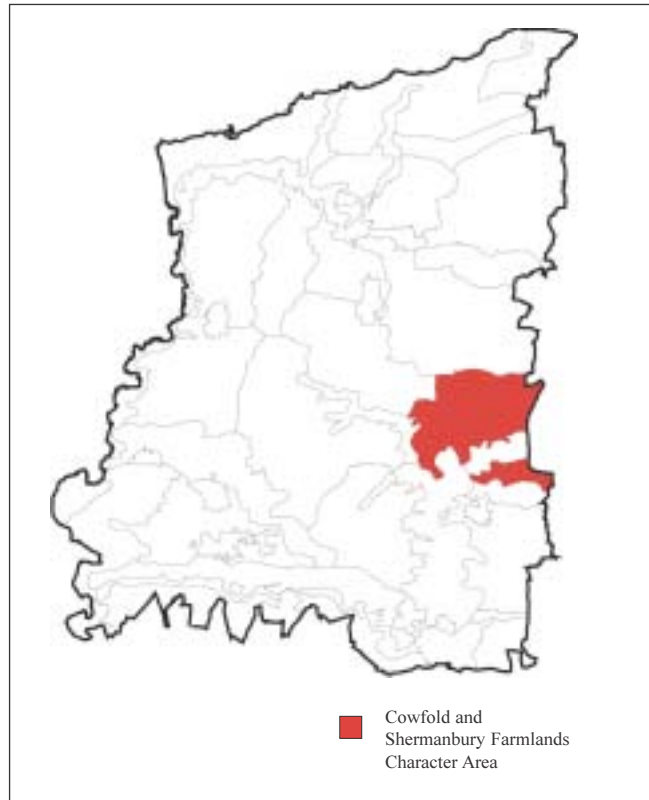
Sensitivity to change overall is moderate reflecting moderate intervisibility and moderate intrinsic landscape qualities. Key sensitivities are to:

- Any large scale housing or commercial development.
- Large scale farm buildings.
- Small scale incremental changes eroding character, e.g. increase in horse paddocks.

Planning and Land Management Guidelines

- Conserve the mostly rural character of the area.
- Ensure any appropriate new development responds to the historic settlement pattern and local design and materials. Such development should be well integrated with the surrounding landscape by setting it within the existing pattern of small native woodlands, hedgerows and shaws.
- Encourage landscape improvements along the A24.
- Encourage new tree planting in Ashington where appropriate.
- Conserve existing woodlands, shaws and mature hedgerow trees.
- Restore hedgerows, especially in areas of substantial depletion, e.g. south of Coolham.
- Encourage planting of small woods, respecting existing field patterns.
- Restore hedgerows.
- Promote the replacement of hedgerow trees by replanting, or by natural regeneration.
- Manage field ponds as wildlife and landscape features.
- Conserve and manage streamside vegetation.
- Establish grassland margins to streams in areas of arable farmland.

J3 COWFOLD AND SHERMANBURY FARMLANDS



Key Characteristics

- Gently undulating low ridges and valleys.
- Scattered small woodlands.
- Small and medium size pasture fields and some larger arable fields.
- Mostly small scale intricate landscape. Localised areas with more open character.
- Field ponds.
- Small farmsteads and cottages dispersed along lanes and tracks.
- The historic village of Cowfold and more suburban development at Partridge Green and Shermanbury.
- Local building materials of half timber, brick, tile, Horsham stone and weatherboarding.
- Landmark of St Hugh's Charterhouse Monastery at Shermanbury.



Overall Character

This gently undulating area of low ridges and valleys lies over the Weald Clay and the southern edge of the Tunbridge Wells sands. It has both small scale intricate field patterns of pasture and some larger scale arable fields. Scattered woodlands, hedgerows and shaws create enclosure and restrict views, although there are some more open areas where hedgerows have been lost. Despite localised visual intrusion from pylons and some urban development on the A283, the area generally has an undeveloped rural character.

Historic Features

- Small fields carved out of woodland (assarts) and shaws.
- Historic droveways.
- A few medieval moated farmsteads.

Biodiversity

- Coppice woodlands with standards .
- Species rich hedgerows.
- Farm and field ponds.
- Ecological character weakened in parts through loss of hedgerows.

Key Issues

- Loss of hedgerows and shaws.
- Decline in traditional land management.
- Localised expansion of horse paddocks.
- Visual intrusion from pylons, modern farm buildings and from suburban development at Partridge Green, and at Shermanbury.

Landscape Condition

Overall landscape condition is declining.

Sensitivity to Change

Sensitivity to change overall is moderate reflecting the moderate to high intervisibility of the area and moderate intrinsic landscape qualities. Key sensitivities are:

- Large scale farm buildings.
- Suburbanisation on main road routes.
- Introduction of telecommunication masts on the low ridges.

Planning and Land Management Guidelines

- Conserve the rural undeveloped character. Any large scale housing and commercial development would be likely to damage character.
- Ensure any appropriate development responds to historic settlement patterns and local design and building materials.
- Secure landscape improvements to screen suburban edges of Partridge Green and ribbon development at Shermanbury.
- Conserve and enhance existing network of hedgerows and shaws.
- Maintain the pattern of small scale pastures.
- Encourage the natural regeneration of hedgerow oaks and or plant new ones.
- Encourage establishment of small woodlands.

K1 UPPER MOLE FARMLANDS



Key Characteristics

- Flat to very gently undulating landscape, crossed by the upper tributaries of the River Mole.
- Small to medium scale irregular field pattern divided by thick hedgerows.
- Predominantly pasture farmland.
- Occasional small blocks of woodlands and copses.
- Distinctive field trees and farm ponds.
- Noise and visual intrusion in the north of the area due to proximity of Crawley and Gatwick airport.
- Large Golf Course near Ifield.



Overall Character

This area is relatively flat and low lying, bounded by low wooded ridges of the adjacent Warham and Rusper Character area to the south and west, and by the urban edge of Crawley to the east. It lies on the Weald Clay with small pockets of sandy and alluvial soils, and is drained by the small streams of the upper reaches of the River Mole. Hedgerows, hedgerow trees and small woodlands create a relatively enclosed landscape with distinctive features including field oaks and farm ponds. The settlement pattern is dispersed with scattered brick and tile hung cottages and farmsteads located along historic lanes slightly elevated above the floodplain. The area has a mostly rural character although, due to the proximity of Gatwick, it lacks tranquillity, and there are localised urban fringe impacts on character close to the urban edge of Crawley.

Historic Features

- Moated farmstead of Ifield Court Farm.

Biodiversity

- Small areas of ancient woodland and unimproved pasture.
- River Mole.

Key Issues

- Localised loss of hedgerow field boundaries, often replaced by post and wire fencing.
- Localised visual impact of urban fringe uses, including development of horse paddocks, small holdings, untidy small scale industrial uses, flytipping.
- Increasing traffic eroding road verges and hedgebanks.
- The potential for housing development and the expansion of Gatwick Airport.

Landscape Condition

The Landscape condition is considered to be declining due to expansion of horse paddocks, and increasing visual/noise intrusion in some parts.

Sensitivity to Change

Overall the area has a moderate sensitivity to change. Thick hedgerows, hedgerow trees and occasional woodlands to some extent reduce its visual sensitivity. However those parts that retain a stronger rural character and the remaining woodlands, hedgerows, unimproved grasslands and historic lanes are

particularly sensitive to change. Key sensitivities are to:

- Large scale commercial and residential development,
- Expansion of horse paddocks.
- Small scale incremental changes eroding rural character.

Planning and Land Management Guidelines

- Conserve the mostly rural character of the area.
- Ensure any small scale development responds to the historic dispersed settlement pattern and local design and materials.
- Conserve historic lanes with their ancient oaks and unimproved roadside verges.
- Conserve and enhance existing unimproved grassland/meadows.
- Restore species-rich grassland and meadows.
- Conserve and enhance, or restore marginal vegetation along the River Mole tributaries.
- Conserve and strengthen existing hedgerows.
- Establish appropriate management of ancient woodlands.
- Establish new small community woodlands in locations close to the urban edge of Crawley.

K2 WARNHAM AND FAYGATE VALE



Key Characteristics

- Flat to gently undulating clay vale.
- Medium to large scale field pattern of arable farmland, with smaller areas of pasture.
- Isolated patches of woodland.
- Semi enclosed or open character.
- Dominance of major road and rail communication routes.
- Significant area of historic parkland of Warnham Court.
- Visual intrusion in parts from retail and industrial areas, housing and sand and gravel workings.



Overall Character

This area comprises a narrow vale on Weald Clay, with a medium to large scale field pattern of mainly arable farmland. The traditional hedgerowed field pattern has become fragmented or lost, and only small isolated patches of woodland occur. Much of the area retains a low density settlement pattern with a few scattered farmsteads, and small hamlets. However, in the south significant large scale urban development around Broadbridge Heath has eroded character. Major road and rail routes truncate the area. There is also localised intrusion from sand and gravel works. The large area of historic parkland at Warnham with its prominent tree clumps in grassland, extensive boundary treebelts and avenue tree features provides a distinct contrast to the west of the character area.

Historic Features

- Motte and Bailey Castles.
- Historic north-south drove roads.
- Historic parklands of Warnham Court.
- Mix of irregular historic, and straighter more recent field boundaries.

Biodiversity

- Both thick hedgerows and low/degraded hedgerows.
- Small isolated field corner copses and pockets of streamside woodland.
- Ecological character weakened by intensive arable farmland.

Key Issues

- Progressive loss of hedgerows and hedgerow trees.
- Pressure of traffic on rural lanes.
- Pressure for further urban development.

Landscape Condition

Condition is considered to be overall declining, locally poor, due to intensive arable agriculture, visual and noise intrusion of major traffic routes, and visual impact of industrial/retail areas in the Broadbridge Heath area.

Sensitivity to Change

Overall, the area has a moderate sensitivity to change reflecting its mostly moderate intervisibility and only moderate intrinsic landscape qualities. Key sensitivities are to:

- Large scale commercial development.
- Minor and major road improvements.
- Any change that would result in loss of existing woodlands, hedgerow and hedgerow trees, historic parkland.

Planning and Land Management Guidelines

- Ensure any further built development expansion around Horsham and Broadbridge Heath is integrated with existing landscape patterns by bold native woodland and hedgerow planting. Buildings should also blend in with the landscape in scale, form, colour and design.
- Reduce the visual impact of the A264 by additional planting, integrated with the existing hedgerow pattern.
- Encourage sound management of existing woodlands.
- Restore/create new streamside woodlands and marsh.
- Conserve and strengthen existing hedgerows, and plant new hedgerows.
- Establish arable field margins.

L1 ST LEONARD'S FOREST



Key Characteristics

- Narrow flat topped ridges and steep sided ghylls.
- Large commercial conifer plantations interspersed with beech and oak-birch woodland.
- Heathland concentrated along woodland rides (open avenues through woodland areas).
- Regular pasture and arable fields.
- Confined views.
- Steep sided wooded ghylls, with occasional waterfalls and sandstone outcrops.
- Hidden hammer ponds.
- Ridgetop roads.
- A few isolated farmsteads.
- Victorian hamlet of Colgate with estate cottages and much modern development along roads.
- Traditional local building materials of sandstone, tile hanging and brick.



Overall Character

A very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. The combination of forest cover and ghylls creates a strongly enclosed landscape with confined views. However, a medium scale field pattern of regular arable fields divides the woodlands. Much suburban modern development has spread along the ridgetop roads. However, a sense of isolation and remoteness prevails in much of the area.

Historic Features

- Medieval hunting forest.
- Hammer ponds and mills.
- 18th Century and 19th Century large fields cut out of woodland (assarts).

Biodiversity

- Small areas of heathland, beech, oak and hornbeam woodland.
- Important moss flora in ghylls.
- Extensive coniferisation has resulted in loss of deciduous woodland and heathland.

Key Issues

- Continuing loss of heathland through development pressure or poor management.
- Widespread conifer plantations on ancient woodland/heathland.
- Rhododendron invasion along roads.
- Expansion of horse paddocks.
- Urban fringe development along ridgetop roads, e.g. ribbon development.
- Suburbanisation along roads, e.g. pastiche architecture, inappropriate fences, boundaries, gates.
- Localised erosion of lanes from car parking, associated with fishing at hammer ponds..

Landscape Condition

Overall condition is declining.

Sensitivity to Change

Overall sensitivity to change is high. Key sensitivities are to:

- Suburbanisation/urban edge development.
- Small scale incremental changes to roads.
- Changes in farmland management, expansion of horse paddocks.

Planning and Land Management Guidelines

- Conserve the traditional dispersed settlement pattern. Any further infill and extension of ribbon development along roads, or building of new large dwellings on existing plots, would further erode this pattern and therefore damage character.
- Screen visually intrusive urban fringe development along ridgetop roads with selective tree planting.
- Conserve the strongly wooded character of the area.
- Conserve and manage ancient semi-natural woodland and pollarded trees.
- Take opportunities to restore heathland.
- Restructure conifer plantations where possible to include a higher native deciduous element.
- Conserve existing native tall hedgerows and plant new ones around paddock boundaries.

M1 CRABTREE AND NUTHURST RIDGE AND GHYLL FARMLANDS



Key Characteristics

- Steep wooded ridges and ghylls.
- Strong pattern of woodlands, shaws and hedgerows.
- Ancient hedgerow oaks.
- Small to medium size irregular and regular-shaped pasture fields.
- Field ponds and small lakes.
- Numerous historic parks and gardens, e.g. Leonardslee, Sedgwick Park, Denne Park.
- Dispersed settlement pattern of farmsteads, and small hamlets, e.g. Nuthurst.
- Confined views.
- Traditional local building materials of sandstone, brick and tile hanging.



Overall Character

This is a well wooded and enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. The relief becomes slightly more subdued towards the west of the character area with a transition to the Low Weald. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result views are generally very confined, although there are occasional long views over the undulating ridges. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features. Despite some localised suburban pressures the area retains a strong rural unspoilt character.

Historic Features

- Small medieval and larger 18th Century/19th Century field carved out of woodlands.
- Prehistoric ridgetop roads and droveways.

Biodiversity

- Extensive ancient semi-natural woodlands, including ghyll woodland and coppiced hornbeam woodland.
- The hedgerow and shaw network provides important wildlife corridors.
- Small areas of heathland

Key Issues

- Decline in coppice management of woodlands.
- Decline in hedgerow management associated with expansion of horse paddocks.
- Introduction of suburban features in localised areas, e.g. intrusive gates, fences.

Landscape Condition

Overall condition is good, although there are localised areas where it is declining due to loss of hedgerows.

Sensitivity to Change

Overall sensitivity to change is high due to the many landscape qualities of the area, and locally visually prominent topography. Key sensitivities are to:

- Any large scale housing development.
- Incremental improvements to the character of the minor roads.
- Suburbanisation.
- Changes in traditional land management.

Planning and Land Management Guidelines

- Conserve the strongly rural unspoilt character.
- Ensure any new development responds to the historic dispersed settlement pattern and local building design and materials. Infill development between looseknit groups of cottages along lanes would erode character.
- Conserve the strong pattern of woodland, shaws and hedgerows through coppice management, planting and natural regeneration.
- Plant new woodlands in the Prings Hill and Bulls Farm areas.
- Encourage the planting of tree groups around modern farm buildings.
- Maintain and manage small field ponds and lakes.
- Conserve and restore historic parklands as appropriate.

N1 MANNINGS HEATH FARMLANDS



Key Characteristics

- Broad flat topped ridge and undulating valley.
- Open character.
- Mixed arable/pasture farmland with a fragmented hedgerow pattern
- Hammer ponds and field ponds.
- Patches of remnant heathland.
- Local historic vernacular of sandstone, tile hanging and brick.
- Scattered farmsteads along roads. Small linear villages/hamlets of Mannings Heath and Lower Beeding.



Overall Character

This area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Locally there is a greater degree of enclosure around Mannings Heath. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.

Historic Features

- Mannings Heath and Lower Beeding developed from 19th Century encroachments onto common land.
- Many straight field boundaries indicating parliamentary enclosure or more recent field rationalisation.

Biodiversity

- A few small areas of ancient woodland, some of which have been degraded by the introduction of conifer plantations.
- Ecological character is weakened by intensive arable agriculture with relatively few hedgerows.

Key Issues

- Past loss of hedgerows.
- Recreational pressures, e.g. golf course development.
- Introduction of suburban features along main roads.

Landscape Condition

The condition of the landscape is considered to be declining due to the extent of intensive arable agriculture, loss of hedgerows and visual intrusion of urban development.

Sensitivity to Change

Overall sensitivity to change is moderate, reflecting moderate intervisibility and moderate landscape qualities. However, areas with a stronger network of hedgerows and woodland are of higher sensitivity.

Key sensitivities are to:

- Large scale recreational development.
- Introduction of suburban features.
- Infill development along roads.
- High density housing development.

Planning and Land Management Guidelines

- Ensure any new development responds to the historic settlement pattern and local design and materials.
- Conserve and enhance tree cover around village fringes and on approach roads.
- Restore lost, fragmented hedgerows and conserve single oaks within them.
- Conserve and manage existing ancient woodland, and restore where conifers have been introduced.
- Conserve remnant patches of heathland and seek opportunities to restore heathland.
- Conserve and manage ponds.

01 AMBERLEY AND PULBOROUGH BROOKS



Key Characteristics

- Middle reaches of the River Arun with a broad alluvial floodplain.
- Pastoral landscape with cattle grazing.
- Small rectilinear and irregular pasture fields subject to seasonal flooding, divided by reedy drainage ditches
- Few trees or hedges.
- Widely dispersed patches of floodplain woodland.
- Sweeping river meanders.
- Gentle valleysides of mixed farmland. Distinctive curving strips of woodland adjacent to the valleysides.
- Scattered manorhouses, farmsteads and linear villages with a varied mix of building materials of tile, brick, flint, half timber and sandstone.
- Distinctive stone bridges.
- Local landmark of Amberley Castle.
- Mostly tranquil unspoilt rural character.



Overall Character

This part of the Arun Valley has a particularly large open alluvial floodplain, only narrowing somewhat to the south of Amberley and near Coldwaltham. The river flows within open grassy embankments but follows broad sweeping loops with a number of abandoned meanders. The small flood meadows/pastures are small to medium size, and have both regular and more irregular boundaries. A few widely scattered patches of wet woodland occur, with scrub and stunted hawthorn trees sometimes a feature. Curving strips of woodland on the valleysides sometimes exert a strong enclosing presence, but otherwise they have a variable hedgerow pattern. The landscape can take on a strong seasonal character with winter bringing dramatic flooding and lingering mists. A few scattered farmsteads and historic villages are situated on the valleysides. Much of the area has a remote, tranquil and unspoilt character.

Historic Features

- Mostly small scale historic field pattern, but straightened boundaries in parts indicate more recent changes.
- Saxon Church at Hardham.
- Hardham Priory
- Historic stone bridges.
- Site of Roman Bath House.

Biodiversity

- Extensive wet grazing marshes of Amberley Wild Brooks and wetlands of Pulborough Brook, are very important for a diverse flora and wading birds/wildfowl.
- Amberley raised bog.
- Small floodplain woodlands.

Key Issues

- Potential loss of species-rich grassland through intensive grassland management.
- Potential loss of wet woodland and other wetland features as a result of drainage schemes for agriculture.
- Potential introduction of new flood defence structures.
- Pressures on valleyside woodland on the edge of Amberley.
- Loss of valleyside hedgerows.
- Locally visually intrusive farm buildings.

Landscape Condition

Overall condition is considered to be good with only very limited erosion of visual, ecological and historic character.

Sensitivity to Change

Overall sensitivity to change is high, reflecting the openness and many intrinsic landscape qualities of the area. Key sensitivities are to:

- Any built development in the floodplain.
- Any large scale, high density built development on valleysides.
- Infrastructure developments which would be visually prominent on the valleysides, or affect the integrity of the floodplain.
- Unsympathetic flood defences.

Planning and Land Management Guidelines

- Conserve the remote, tranquil undeveloped character of the area.
- Particular care should be taken to ensure that any road widening, creation of new crossings and introduction of engineered flood defence structures does not damage the remote, rural character of the area.
- Ensure any small scale development on valleysides is sited and designed to respond to the historic settlement pattern of small isolated farmsteads and small linear villages as well as their scale/form, design and materials. It should also not result in the loss of key landscape features such as valleside woodlands.
- Conserve/maintain views to important landmarks such as Amberley Castle.
- Conserve historic farm and manor buildings and stone bridges.
- Conserve existing small scale patterns of pastures.
- Encourage traditional management of flood meadows and ditches.
- Conserve and manage ditches to maximise floristic diversity.
- Conserve and manage wet woodlands and valleside woodlands.
- Encourage the planting of native alder and willow in groups along the riverside.
- Encourage the planting of native tree and shrub groups to screen mobile home park at Houghton Bridge, and modern farm buildings within the valley.

O2 LOWER ARUN VALLEY



Key Characteristics

- Wide flat bottomed valley.
- Small lush pastures subject to seasonal flooding, divided by ditches. Some hedgerows towards the edge of the floodplain.
- Meandering river, but confined within embankments close to valleysides.
- Curving linear strips of woodland on lower valleysides, with more open chalkland slopes on higher valleysides.
- Small historic hamlet of North Stoke elevated above the river on a projecting spur.
- Open, cross valley views.
- Isolated and unspoilt character.



Overall Character

This character area comprises a broad valley with a flat valley floor and strongly undulating chalk valleysides, the character of which extends south of the District boundary. The valley floor is characterised by small seasonally flooded pasture fields with straight or winding ditch boundaries. The meandering river course on an embankment adjoins the western valleyside. Some strips of deciduous woodland and tall hedgerows are found on the lower valleysides with large open arable fields on the upper valleysides. There is a lack of settlement apart from the small historic hamlet of North Stoke which is situated on a spur above the floodplain. North Stoke has a historic vernacular of mainly flint with brick detailing. Despite the presence of the railway, the area has a generally isolated and unspoilt character.

Historic Features

- Small drained fields, with mixture of earlier winding ditches and more recent straight ditch boundaries.
- Small historic settlement of North Stoke.
- Historic river/railway communications route.

Biodiversity

- Extensive flood meadow and wet grassland, very important for large numbers of waders and wildfowl.
- Rich flora in ditches.
- Occasional rare black poplar trees.
- Abandoned meander loop with a rich and varied flora.
- Fewer features on valleysides due to intensive arable farmland.

Key Issues

- Loss of some pasture on the valley floor to arable through drainage schemes.
- Change from cattle grazing to silage production in parts.
- Increasing frequency of flooding.

Landscape Condition

The overall condition is good, although ecological condition is declining on the upper valleysides.

Sensitivity to Change

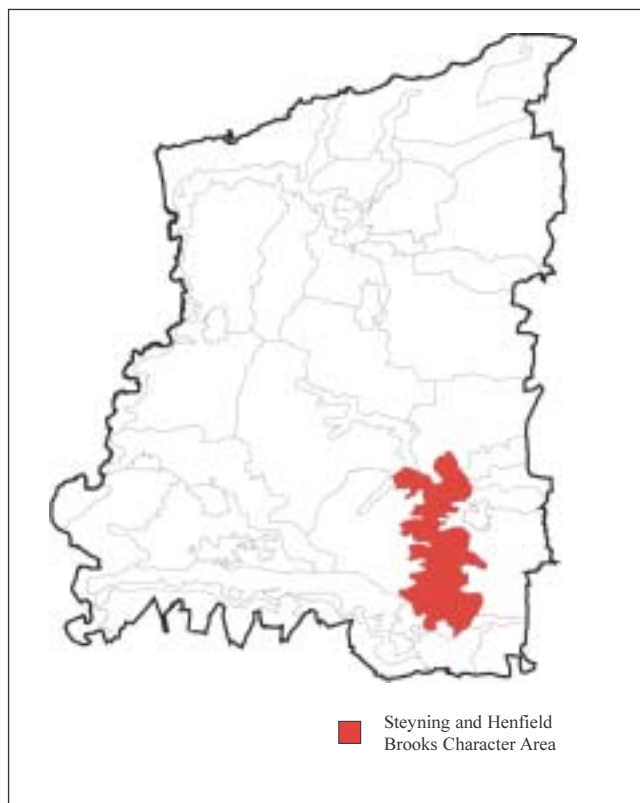
Overall sensitivity to change is high due to its openness, visual prominence of valleyside side slopes, and the many intrinsic landscape qualities of the valley floor. Key sensitivities are to

- Any possible changes in land management and which would weaken ecological character.
- Any built development on the valley floor.

Planning and Land Management Guidelines

- Conserve the unspoilt undeveloped character of the area.
- Ensure any new small scale development responds to historic settlement pattern, form and building materials.
- Conserve cross valley views.
- Conserve existing small scale pastures.
- Encourage traditional management of flood meadows and ditches.
- Conserve and manage ditches to maximise floristic diversity.
- Encourage the planting of alder and willow in groups along the riverside where appropriate.

O3 STEYNING AND HENFIELD BROOKS



Key Characteristics

- Middle reaches of the River Adur and its alluvial floodplain.
- Seasonal flooding.
- Small fields of unimproved and semi-improved wet grassland divided mostly by drainage ditches.
- Course of the river marked by raised embankments.
- Occasional patches of scrub and isolated trees & tree groupings with scrub following drainage ditches
- Arable valleysides with fragmented hedgerow pattern and small isolated woodlands.
- Largely tranquil undeveloped rural character.



Overall Character

This is an alluvial floodplain landscape with mostly gentle Weald Clay valleysides. The open floodplain is mainly pastoral with cattle grazing, but with some arable farmland at the edges. The small fields are divided by winding and straight ditches and are sometimes punctuated by stunted hawthorn trees and bushes. The landscape can take on a strong seasonal character with winter bringing dramatic flooding and lingering mists. Small historic farmsteads are sometimes prominent on lower slopes and projecting spurs.

Historic Features

- Small drained pastures with mix of older winding ditch boundaries and more recent straight ditches.
- Historic farmsteads on valleyside spurs overlooking the floodplain.
- A few historic brick and stone bridges.
- Historic tracks provide access onto the floodplain.

Biodiversity

- Extensive flood meadows with rich ditch flora.
- Small ancient semi-natural floodplain woodland of Wykeham Wood with heronry.
- Major wildlife corridor.

Key Issues

- Potential loss of species-rich pasture/grasslands due to intensive grassland management/drainage schemes.
- Fertiliser/pesticide runoff from adjacent agricultural landscapes affecting water quality.
- Possible pressure for new flood defence structures.
- Localised visual intrusion from sand/gravel workings and landfill operations at Small Dole.
- Pylon intrusion.

Landscape Condition

The overall condition is declining due to loss of hedgerows on valleysides, extension of arable farmland at the edge of the floodplain and visual intrusion from pylons.

Sensitivity to Change

The overall sensitivity to change is high due to the openness of the area and its many intrinsic landscape qualities. Key sensitivities are:

- Any built development on the valleyfloor.
- Large scale and/or high density built development on valleysides.
- Cumulative impact of vertical structures.
- Drainage of floodmeadows for arable farmland.
- Engineered flood defence structures.
- Localised intrusion from modern farm buildings.

Planning and Land Management Guidelines

- Conserve tranquil, undeveloped character.
- Particular care should be taken to ensure that any road widening or new road crossings do not damage the character.
- Encourage more 'natural' floodplain management and avoid the construction of unsympathetic engineered flood defence structures.
- Ensure any new development on valleysides is small scale, responding to historic settlement pattern, form and building materials.
- Conserve existing small scale patterns of pastures.
- Encourage traditional management of flood meadows.
- Conserve and manage ditches to maximise floristic diversity.
- Conserve and manage valley-side woodland.
- Encourage the planting of native alder and willow in groups along the riverside where appropriate.
- Promote pollarding of wetland trees.
- Secure boundary landscape improvements to landfill site at Small Dole.
- Investigate potential to realign pylons to the edge of the valley.
- Seek landscape improvements and better management of horse grazed pastures on the north east boundary of Upper Beeding.

O4 LOWER ADUR VALLEY



Key Characteristics

- Broad open, flat bottomed valley.
- Gently sloping lower valleysides, steeper upper valleysides.
- Open character with few hedgerows/hedgerow trees.
- Large scale field patterns with arable farmland dominant. Some floodmeadows remaining on the valleyfloor.
- Visual intrusion from quarry, cement works, pylons and the A283.
- Important cross valley views from higher slopes.
- Sparse historic settlement pattern.
Distinctive local flint vernacular with brick detailing in Botolphs.



Soils and Drainage

- 2.2.4 Horsham has a wide range of soils reflecting the underlying geology and which in turn have influenced the patterns of landuse (see Figure 3).
- 2.2.5 The most extensive group are the heavy, poorly drained stagnogleys which have developed over the Gault and Weald Clays. They are difficult to cultivate and were traditionally under grass. However, improved under drainage techniques have in recent times significantly extended the area of arable farmland. Freer draining brown earths occur in the High Weald area of the district on the Tunbridge Wells Sand parent material, and on the Greensand Ridge.
- 2.2.6 Rendzinas are a feature of the South Downs, often no more than 300mm in depth containing abundant fragments of chalk and flint. Apart from on the scarp they are extensively ploughed for cereals. Along the scarp footslopes brown calcareous earths have developed on hillwash overlying the Lower Chalk and Upper Greensand which are also much used for cereals.
- 2.2.7 The lower courses of the River Adur and Arun flow over low lying tracts of poorly drained silt rich alluvium. The presence of groundwater at or close to the surface gives rise to waterlogged alluvial gleys, typically greyish brown and mottled. Flooding and poor drainage in these areas have generally restricted agriculture to pasture, although artificial drainage has allowed the cultivation of arable crops in some areas.

Ecological Character

- 2.2.8 Horsham District has significant areas of remaining semi-natural habitat which make a very important contribution to its distinctive character. The presence and distribution of these habitats is strongly influenced by geology and landform, and they include woodland and hedgerows, chalk grassland, heathland and water meadows (see Figure 4). Many sites where these habitats occur are designated as Sites of Special Scientific Interest and Sites of Nature Conservation Interest.

Woodland, Hedgerows and Shaws

- 2.2.9 The steep north facing scarp of the South Downs supports some large ancient woodlands of beech, ash and hazel, notably in the Storrington area, where the unusual large-leaved lime is also found. On the scarp footslopes, especially on the Gault Clay there are occasional small ancient woodlands, there are many small ancient woodlands on the Weald Clay. Typically, these were formerly managed as coppice with standards (trees left uncoppiced, which grow with a single thick trunk). The most extensive woodland in the district is St Leonard's Forest,

Overall Character

The area comprises a large open chalk valley, with a broad, flat floodplain. There are few trees and hedgerows except on some lower valleysides. Chalk valleysides are smoothly rounded with sweeping contours and are dominated by arable farmland, with some fragmented areas of chalk grassland. The floodplain includes both drained arable farmland and flood meadows. Traditional farms and rows of cottages are concentrated on lower valleysides. Intrusive elements, including the former Cement Works site and A283, have a significant impact on the east side of the valley.

Historic Features

- Saltern mounds of valleyfloor saltworkings (partly ploughed out).
- Historic medieval hamlet of Botolphs.
- Valleyside prehistoric cultivation terraces.
- Some remaining small scale historic field patterns on the valleyfloor.

Biodiversity

- Some unimproved chalk grassland on eastern valleysides, particularly associated with Anchor Bottom.
- A few remaining flood meadows.
- Some loss of features due to intensive arable farming on valleyfloor and valleysides.

Key Issues

- Loss of floodmeadows and other wetland features to intensive arable agriculture.
- Visual intrusion of road traffic in undeveloped floodplain landscape.
- Pressure for redevelopment at the former Shoreham Cement works site.

Landscape Condition

Condition is considered to be declining due to intensive arable agriculture, and major road intrusion in the valley.

Sensitivity to Change

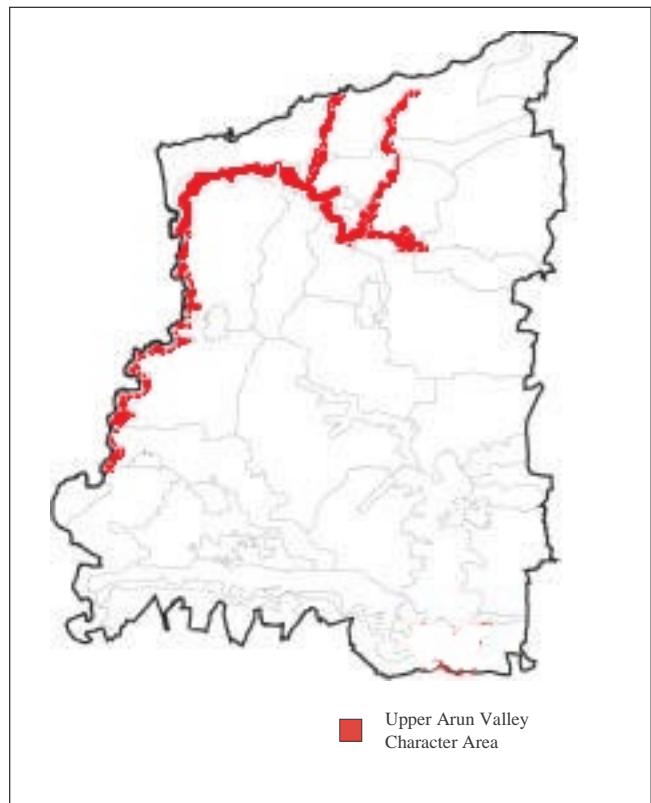
Overall sensitivity to change is high, due to the visibility of the floodplain/valleysides and some intrinsic landscape qualities. Key sensitivities are:

- Any built development that would alter undeveloped character of most of the area.
- Agricultural change resulting in the loss of remaining wetland landscape features.

Planning and Land Management Guidelines

- Conserve the open character of the floodplain.
- Ensure any small scale development on valleysides respects historic settlement pattern, form and building materials.
- Maintain cross valley views.
- Secure landscape improvements at the Shoreham Cement Works site.
- Conserve and manage watermeadows.
- Conserve small pastures.
- Conserve and manage drainage ditches to maximise floristic diversity.
- Encourage the reversion of valleyfloor arable land to pasture.
- Encourage the reversion of valleyside from arable to chalk grassland.
- Encourage small scale tree planting at the foot of combes and around settlements and farms where appropriate.
- Encourage the planting of native alder and willow riverside trees where appropriate.
- Incorporate the embankments of the A283 by scrub and woodland planting.

P1 UPPER ARUN VALLEY



Key Characteristics

- Mostly narrow valleys with undulating valleysides.
- Lush valley bottoms with small drained irregularly shaped pastures.
- Occasional curving strips of woodland on valleysides.
- Tightly meandering and steeply banked river and stream courses.
- A few widely dispersed small farms on elevated valleysides.
- The Wey and Arun Junction Canal, which is currently being restored.
- Mostly rural unspoilt character, except for urban edge influence around Horsham and some road and aircraft noise in places.



Overall Character

The Upper Arun Valleys include the upper reaches of the Arun from Pulborough northwards to Horsham, and its main tributaries of North River and Boldings Brook. Throughout they meander through relatively narrow valleys, with gently to strongly undulating valleysides. Occasional curving strips of woodland are a feature of the valleysides whilst seasonally flooded wet pastures occur on the valley floor. There is very little settlement apart from small scattered farmhouses, except in the north around Rookwood Park and Tower Hill. Few roads cross the rivers, although those that do are busy in nature. As a result, the area has a mostly unspoilt rural character with only limited visual and noise intrusion around Horsham.

Historic Features

- Historic mills.
- Moated farmsteads.
- Small irregular field pattern.

Biodiversity

- Warnham Mill Nature Reserve.
- Unimproved pastures.
- Small ancient woodlands.

Key Issues

- Possible pressures for engineered flood defences.
- Loss of hedgerows on valleysides.
- Decline in traditional land management.

Landscape Condition

The overall condition is good, with some local areas of decline of unspoilt character in the Horsham area.

Sensitivity to Change

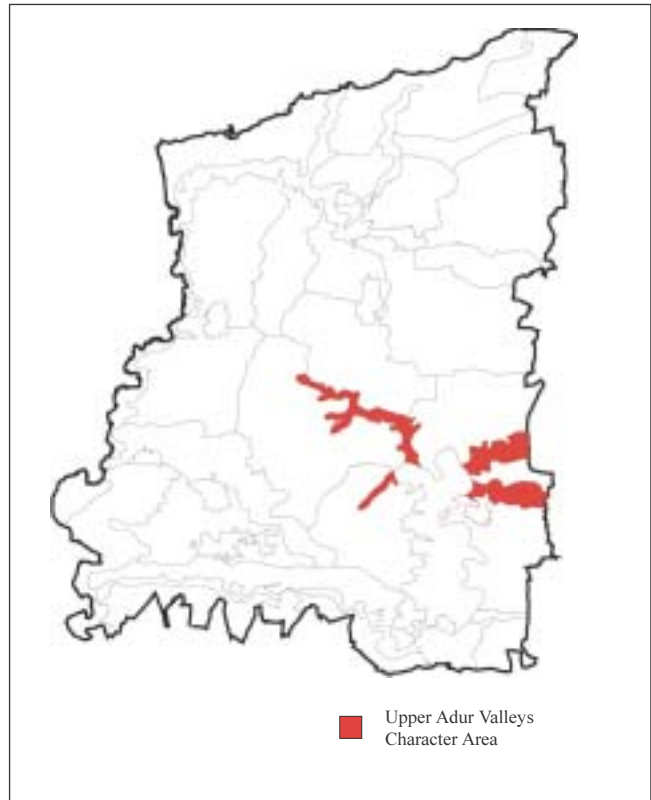
Overall sensitivity to change is high reflecting many landscape qualities of the area, visual prominence of some valleysides. Key sensitivities are to:

- Any development that would damage the integrity of the valley floors.
- Any large scale development on valleysides.
- Unsympathetic flood defences.
- Change in agricultural practices – pasture improvement and land drainage.
- Localised increases in horse paddocks.

Planning and Land Management Guidelines

- Conserve the open character of the floodplain.
- Ensure any small scale development on the valleysides respects historic settlement pattern, form and building materials and is integrated into the existing landscape pattern of small woodlands and hedgerows.
- Promote ‘natural’ floodplain management, avoiding the introduction of engineered floor defences.
- Conserve and manage valleyside woodland and hedgerows.
- Create new small wetland areas such as reedbeds and marsh.
- Pollard existing willows and plant new ones.
- Seek to reduce the intensity, extent and visual impact of horse grazing.
- Conserve historic stone and brick bridges.

P2 UPPER ADUR VALLEYS



Key Characteristics

- Small gently undulating valleys with very restricted valley bottoms.
- Small pastures on the valley bottom. Mixed farmland on the valleysides.
- Meandering river/stream courses, locally straightened.
- Occasional small farmsteads on valleysides.
- Distinctive brick bridges.



Overall Character

The character area includes the upper valleys of the River Adur and its main tributaries. The river/stream courses follow meandering, locally straightened courses through narrow valleys with gentle sides. They have a generally open character with a few localised concentrations of woodland around Shermanbury and West Grinstead. Only a few roads cross the area resulting in a strongly rural character.

Historic Features

- Small pasture fields.
- Small historic farmsteads.

Biodiversity

- A small number of coppice woodlands.
- Small wet pastures.
- Marshy vegetation alongside streams.

Key Issues

- Loss of hedgerows.
- Possible pressure for unsympathetic flood defences.

Landscape Condition

The overall condition is declining mainly due to loss of hedgerows on the valleysides from intensive arable agriculture.

Sensitivity to Change

The overall sensitivity to change is high due to the mostly unspoilt rural character of the valleys and their relatively high intervisibility.

Planning and Land Management Guidelines

- Conserve the undeveloped rural character.
- Conserve the open character of the floodplain.
- Conserve the small valley floor pastures.
- Conserve and restore hedgerows on valleysides.
- Conserve streamside vegetation.
- Small scale development should be carefully sited in relation to existing farm buildings.
- Promote natural floodplain management.
- Avoid the introduction of unsympathetic flood defences and engineered changes to the river course.
- Conserve historic brick bridges.

5.0 SETTLEMENT CHARACTER AND GUIDELINES

5.1 General

5.1.1 This section of the report examines the character of key settlements in Horsham District. Following an overview in Section 5.2, descriptions of each key settlement and their landscape setting is provided in Sections 5.3-5.10. Specific planning and landscape enhancement guidelines, and assessments of the sensitivity of landscape settings to development/change such as urban extensions are also included. These should be taken account of when considering planning and landscape proposals within and around settlements. The general development and land use change guidelines in paragraph 4.3.5 should also be taken account of.

5.2 Settlement Character Overview

5.2.1 Within the District's key settlements, three distinctive townscape character types can be identified reflecting specific patterns of growth and development. These are illustrated on the settlement character maps accompanying the descriptions and guidance for each key settlement, and the characteristics of each are set out below:

Historic Core

- a generally continuous built street frontages, or clusters of historic buildings focused around a church.
- Surviving medieval street pattern, sometimes with burgage plots.
- Despite variation in architectural styles there is harmony of much of the built form and materials used.
- Relatively dense pattern of development, but sometimes with landscape features forming a strong element.
- Focal point for residents and/or visitors e.g. church, high streets.

Victorian Expansion

- Significant areas of Victorian housing with a regular street/block pattern.
- A varied density of development.
- Red brick and slate are the usual building materials with terraces on narrow streets, or detached villa development on lanes and avenues with large mature gardens.

Modern Development

- Characterised by mostly low-medium density housing accessed from wide streets, loop roads and cul-de-sacs.
- There is often a weak sense of place, due to standard layouts, styles and details.
- Large scale industrial retail and business buildings including contemporary architectural style and materials.
- Many recreation/playing field open spaces of closely mown grass.
- Other important landscape features such as woodland, streams and meadows of ecological value retained within the urban fabric.
- May include occasional scattered historic buildings.

5.2.2 The assessment of the relative sensitivity of the landscape setting areas around the settlements studied to development/change, e.g. urban extensions, was based on the following key criteria:

- Intrinsic landscape qualities – the number of positive visual, ecological and historic qualities/features.
- Visual prominence/intervisibility – the extent to which an area has prominent topography and/or is widely visible from surrounding areas.
- Distinctive landscape setting - the extent to which an area has distinctive backdrops, distinctive approaches, green corridor linkages, allows critical outward and inward views.

The degree of sensitivity was then assessed as follows:

- Landscape setting areas which accord with two or more of the criteria listed above have a high sensitivity.
- Landscape setting areas which accord with one of the criteria listed above have a moderate sensitivity.
- Landscape setting areas which do not fully accord with any of the criteria listed above have a low sensitivity.

5.2.3 The summary matrix for each settlement allows the relative sensitivities of different landscape setting areas to be compared. It should be emphasised that the levels of sensitivity identified, are generalised statements that provide a pointer to issues that would need to be addressed in a planning policy and development control context. Sensitivity is not absolute, and is likely to vary according to the type/scale of change being considered. It is expected that further analysis would need to be carried out in relation to a specific application with significant landscape and visual effects, or when there are cumulative impacts of several developments.

5.3 HORSHAM AND BROADBRIDGE HEATH



Key Characteristics

- Historic market town of Horsham, much expanded by the coming of the railway in the 19th Century and by large 20th Century residential estates.
- Horsham has a historic core with many Wealden timber framed buildings roofed with Horsham stone slabs.
- The quiet tranquil area of the tree lined The Causeway contrasts with busy shopping streets of West and East Street and The Carfax.
- Distinctive landmarks of St. Mary's Church spire, important on the skyline as viewed from the Arun Valley to the south, and of St Mark's Church spire.
- Grid pattern of streets around the station, fronted by 2 and 3-storey Victorian terraces. Some distinctive villas on the London and Brighton Roads.
- Large scale office and retail buildings cluster around the ring road to the north of the historic core.



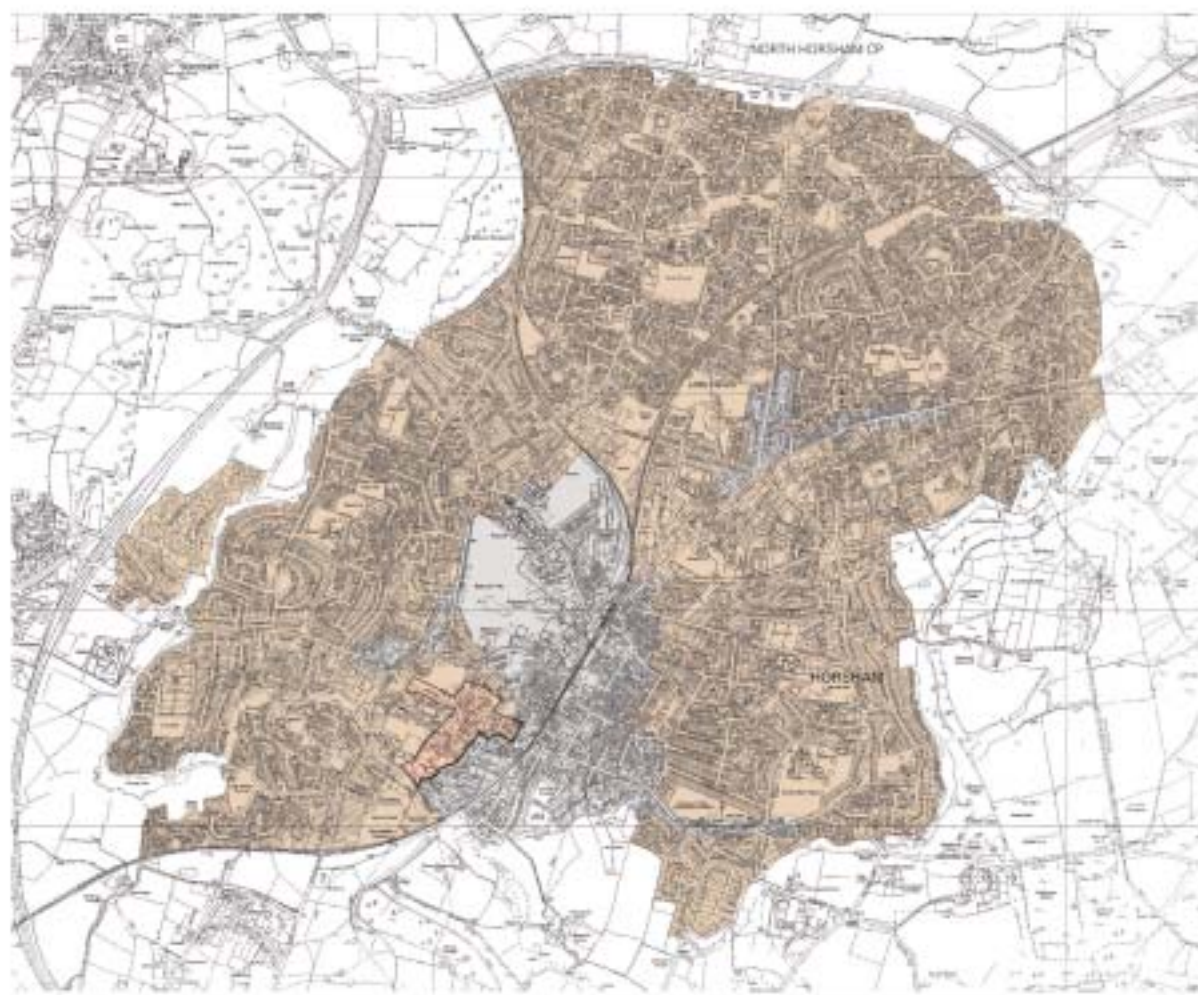
- Extensive areas of inter-war suburbs and later 20th Century estates which are mostly undistinguished in character, but are softened by frequent greenspaces, treebelts and woodland around the settlement edge.
- Denne Park and the woodlands of the High Weald to the south and east provide a very distinctive setting/green backdrop to the town.
- Mostly well treed character to the town.
- Smaller connected settlement of Broadbridge Heath with a scatter of Victorian cottages at the centre, surrounded by 20th century housing and retail/commercial estates.

Overall Character

Horsham began as a village around a huge wedge shaped green, at a natural crossing point on the River Arun, and subsequently developed into a medieval market town. It significantly expanded in the 19th Century, and again in the 20th Century becoming a major commuter settlement. Despite the construction of an inner ring road and large shopping centre, the medieval street pattern of the historic core remains largely intact, comprising West Street, East Street, The Carfax and The Causeway. The horseshoe shaped Carfax is a focal point with its colourful bandstand, leading off from which are partly pedestrianised shopping streets of West Street and East Street. These have a high density of historic buildings ‘cheek by jowl’ with narrow width frontages, and a network of connected alleys and smaller spaces. The tapering Causeway is a quiet street ending at the St. Mary’s Church, which has a distinctive sandstone tower and wooden shingled spire. The Causeway’s rich succession of medium sized historic buildings of varied materials - sandstone, tile hanging, brick, stucco, and its avenue of mature lime trees gives it a particularly strong sense of place.

The Victorian expansion of Horsham saw the town grow considerably on its north and east sides along the Brighton and London Roads, and on the Crawley Road at Roffey. It incorporated the large 18th Century parkland of Horsham Park, characterised by grassy expanses, surviving tree clumps and avenue trees and now a major focus for recreation. The townscape of these areas includes typical 2-storey brick terraces with a grid iron pattern of streets, as well as individually designed gothic villas set along wide streets, with generous front gardens and mature trees.

The modern development of the town includes large estates of interwar suburban housing set around wide streets and crescents. The spacious layout of this development allows for some public trees and shrubs. Allotment gardens, recreation grounds and playing field open spaces break up the repeating street patterns. Close to the settlement edge, the late 20th Century housing is characterised by mainly detached houses of mixed suburban styles, variously orientated within cul-de-sacs.



Key
Urban Character Types
 Historic Core
 Victorian Expansion
 Modern Expansion

Figure 7.1
Horsham
Settlement Character
 Horsham District
 Landscape Character Assessment



FIGURE 7.2
Horsham &
Broadbridge Heath
Landscape Setting

Horsham District
 Landscape Character Assessment

10/10/2019
 10/10/2019
 October 2019

Character of Landscape Setting Areas

Area 1

- Flat, gently undulating topography, rising onto a steep wooded ridge of Hurst Hill.
- Medium scale field pattern of arable and pasture farmland.
- Occasional small woodlands.
- Historic drove road lanes, moated farmsteads and castle earthworks.
- Soft settlement edge with extensive woodland treebelts.

Area 2

- Valley of Boldings Brook.
- Extensive valley floor/valley side woodland.
- Small scale field pattern of pasture farmland.
- Rookwood golf course.

Area 3

- Valley of Boldings Brook forms settlement edge with extensive woodlands and meadows.
- Large Warnham Mill pond of historic and ecological interest.
- Major historic parkland of Warnham Deer Park.

Area 4

- Gently undulating landform.
- Medium scale field pattern of arable farmland and meadows on valley floor.
- Variable hedgerow pattern.

Area 5

- Upper Arun Valley with steep wooded valleysides forming distinctive backdrop to the town.
- Historic parkland of Denne Park forms a green corridor.
- Open space and playing fields connecting the town to the countryside.
- Important views of St. Mary's Church spire.

Area 6

- Gently sloping valleysides and low ridgeline.
- Pasture farmland with allotments.
- Harsh, abrupt settlement edge in places.

Area 7

- Steep sided wooded ridges and gills.
- Rich woodland habitats of Leechpool and Owlpool Woods.
- Attractive informal green space along settlement edge.

Area 8

- Gently undulating arable farmland.
- Variable hedgerow pattern.
- Small woodlands.

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity		
	Many	Some	Few	Very Important	Partial	Very Limited	Visual Prominence			Intervisibility			High	Moderate	Low
							High	Moderate	Low	High	Moderate	Low			
1	•				•		•				•		•		
2		•			•			•			•			•	
3	•			•					•			•			
4		•			•				•		•				•
5	•			•			•					•	•		
6		•			•			•			•			•	
7	•			•					•			•			
8			•			•			•		•				•

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Ensure new built development respects the historic street and block pattern.
- Develop a design guide to provide guidance on built development, form and scale, materials, colours and detailing.
- Enhance the streetscape through rationalising the use of paving materials such as stone setts, cobbles and paving slabs and the use of street furniture.
- Consider opportunities for additional tree planting as part of a programme of streetscape improvements.
- Conserve existing mature trees and seek to replant with similar species to provide continuity.

- Encourage retention of front gardens, maintenance of boundary walls and hedges, and planting of garden trees and shrubs to conserve unified frontages of private properties to streets, e.g. through preparation of a guidance document.
- Conserve and enhance character of informal greenspaces, including river streamside meadows and woodland areas.
- Restore historic parkland features to Horsham Park where appropriate.
- Seek opportunities to enhance the visual and ecological character of existing open spaces, particularly playing fields and recreation grounds, through encouraging more diverse margins and additional planting appropriate to underlying landscape character.

5.4 SOUTHWATER



Key Characteristics

- Large modern mostly low density residential estates divided by strong woodland treebelts.
- Remnant historic settlement pattern with a few remaining cottages on lanes.
- Extensive areas of informal greenspace.
- Open water and woodland of Southwater Country Park on former brickwork site.
- Disused railway of the Downs Link forms a distinctive linear feature through the settlement.



Overall Character

Southwater is a large village which primarily developed in the 20th Century. Apart from a few 19th Century or earlier cottages/farmhouses, the growth of the village was primarily associated with the development of a large brickworks. The settlement is elongated spreading north – south along Worthing Road, but has considerably expanded to the east in the last 10-15 years. It is characterised by large 1930s to 1950s council estates, a small core of shops/community buildings of low townscape quality, and discrete pockets of more recent cul-de-sac residential development. Woodland, remnant shaws, and frequent open spaces interweaved through the settlement strengthen its character and provide a visual link to the surrounding, often strongly wooded, countryside.

Character of Landscape Setting Areas

Area 1

- Gently undulating.
- Medium scale irregular mainly pasture fields.
- Isolated hedgerow trees. Many hedgerows have been lost.
- Variable settlement edge, sometimes softened by trees and hedgerows.

Area 2

- Gently undulating.
- Frequent woodlands extending to the settlement edge.
- A small scale historic field pattern with thick hedgerows and shaws.
- Historic farmsteads and cottages.

Area 3

- Open arable farmland.
- Ridgeline of Pollards Hill.
- Woodland in stream valley.

Area 4

- Undulating landform.
- Small scale historic field pattern.
- Dense hedgerows and shaws.
- Important open space on settlement edge.

Area 5

- Gently undulating
- Medium to large fields of pasture.
- Open with relatively few trees and hedgerows.

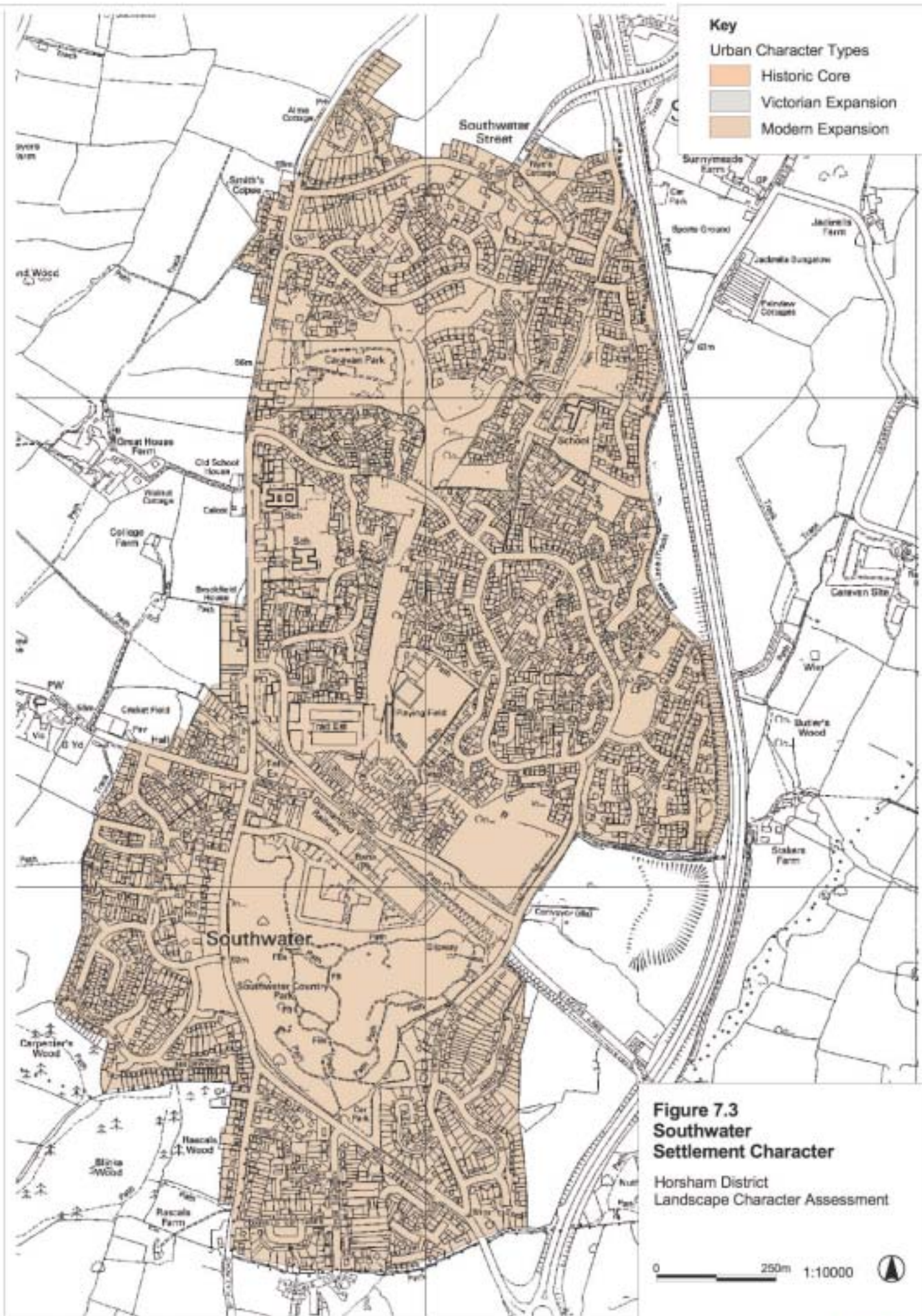
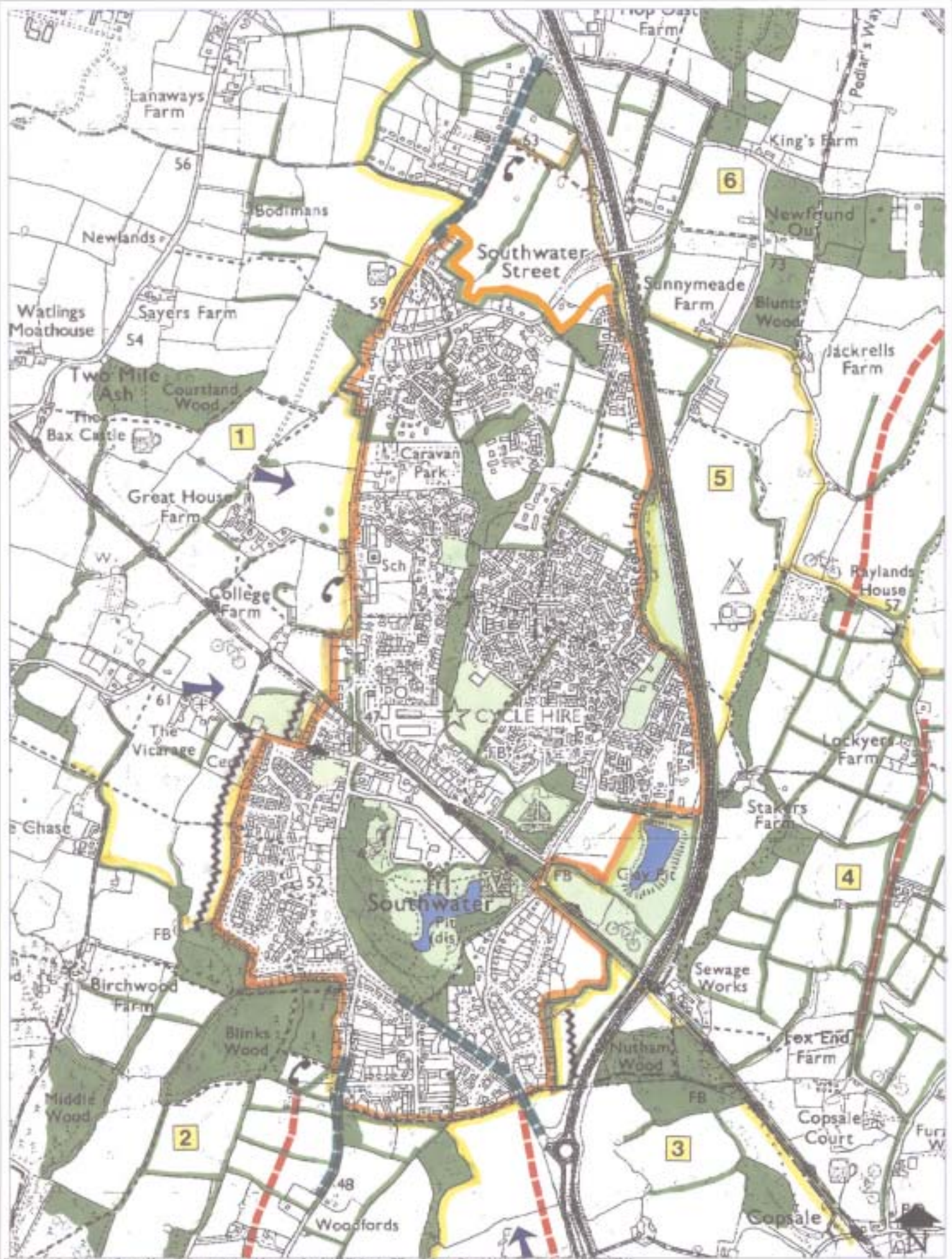


Figure 7.3
Southwater
Settlement Character

Horsham District
 Landscape Character Assessment

0 250m 1:10000



Based upon the Ordnance Survey Map with the permission of the controller of H.M. Stationery Office. © Crown Copyright (2006). Number: AH 1000/17241

KEY					
	Key Open Spaces		Settlement Edge		Key Views to and from the Settlement
	Visually Significant Trees and Woodland		Harsh Abrupt Urban Edge		Landmarks
	Significant Water Features		Distinctive Approaches		Landscape Setting Areas (referred to in the text)
	Ridgelines				

FIGURE 7.4
Southwater
Landscape Setting

Horsham District
 Landscape Character Assessment

Area 6

- Small pasture fields with dense hedgerows and shaws.
- Some visual intrusion from new business park buildings on northern edge of Southwater.

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity			
	Many	Some	Few	Very Important	Partial	Very Limited	Visual Prominence			Intervisibility			High	Moderate	Low	
							High	Moderate	Low	High	Moderate	Low				
1		•			•			•				•			•	
2	•			•					•				•			
3		•					•					•			•	
4	•			•				•				•		•		
5			•			•		•				•				•
6	•				•			•				•			•	

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Conserve and enhance existing hedgerows and woodlands within the settlement through appropriate management.
- Take opportunities to provide new street tree planting.
- Improve existing playing fields, recreation grounds through additional planting and habitat improvements.

5.5 HENFIELD



Key Characteristics

- Large village situated on a low greensand ridge above the Adur Valley.
- Fragmented historic core with a focus around the medieval church, and the other comprising linear development on the east side of the long High Street.
- Modern detached and semi detached housing of various styles on loop roads or on cul-de-sacs has extended the village mainly to the west of the village.
- A generally, well treed character within the settlement, and on the northern and southern approaches.
- Distinctive semi natural open spaces of Tanyard Field Meadow and Henfield Common.
- Some expansive outward views from the settlement edge over the Adur Valley and to the South Downs.



Overall Character

Henfield has its origins as a Saxon settlement, which grew up centred on the axis of Church Street and High Street. Part of the historic core comprises the medieval church and a cluster of small cottages. The dominance of the church tower, the narrow lanes and peaceful character of this area are particularly distinctive. The other part of the historic core faces the east side of the busy High Street. It has a semi-continuous frontage of buildings of a varied vernacular including timber framing with brick and plaster infill, and stucco, with Horsham stone and clay tile roofs. Coaching Inns and narrow back alleys at right angles to the main street allowing unexpected views are also a feature of this area. In the 19th century, with the coming of the railway, the village expanded along the west side of the High Street, on Church Road and in the Nep Town Area, as well as around the Station itself, with terraces or detached villas. In contrast, the modern suburbs on the west side of the village are undistinguished but have a quiet residential character. Open spaces and tree belts link the town to the surrounding countryside, and in the east Henfield Common provides a distinctive informal green setting and approach to the village.

Character of Landscape Setting Areas

Area 1

- Undulating or gently sloping landform.
- Small scale hedged field pattern with frequent hedgerow trees.
- Scattered historic farmsteads and cottages.
- Extensive rough grassland and woodland of Henfield Common providing a very attractive eastern approach to the village.

Area 2

- Gently undulating landform.
- Arable farmland with medium scale hedged field pattern and occasional hedgerow trees/strips of woodland.
- Harsh, abrupt, settlement edge in places.

Area 3

- Gently sloping valleysides to the River Adur.
- Arable farmland with a medium to large scale hedged field pattern and occasional hedgerow trees.
- Well treed northern approach to the town.
- Recent modern development visually prominent on the ridgeline.
- Green corridor link between open space at the northern edge of the village and the surrounding countryside.

- Key**
- Key Open Spaces
 - Visually Significant Trees and Woodland
 - Significant Water Features
 - Hedges
 - Settlement Edge
 - Harsh Abrupt Urban Edge
 - Distinctive Architecture
 - Distinctive Gateway
 - Key Views to and from the Settlement
 - Landmarks
 - Landscape Setting Areas (referred to in the text)

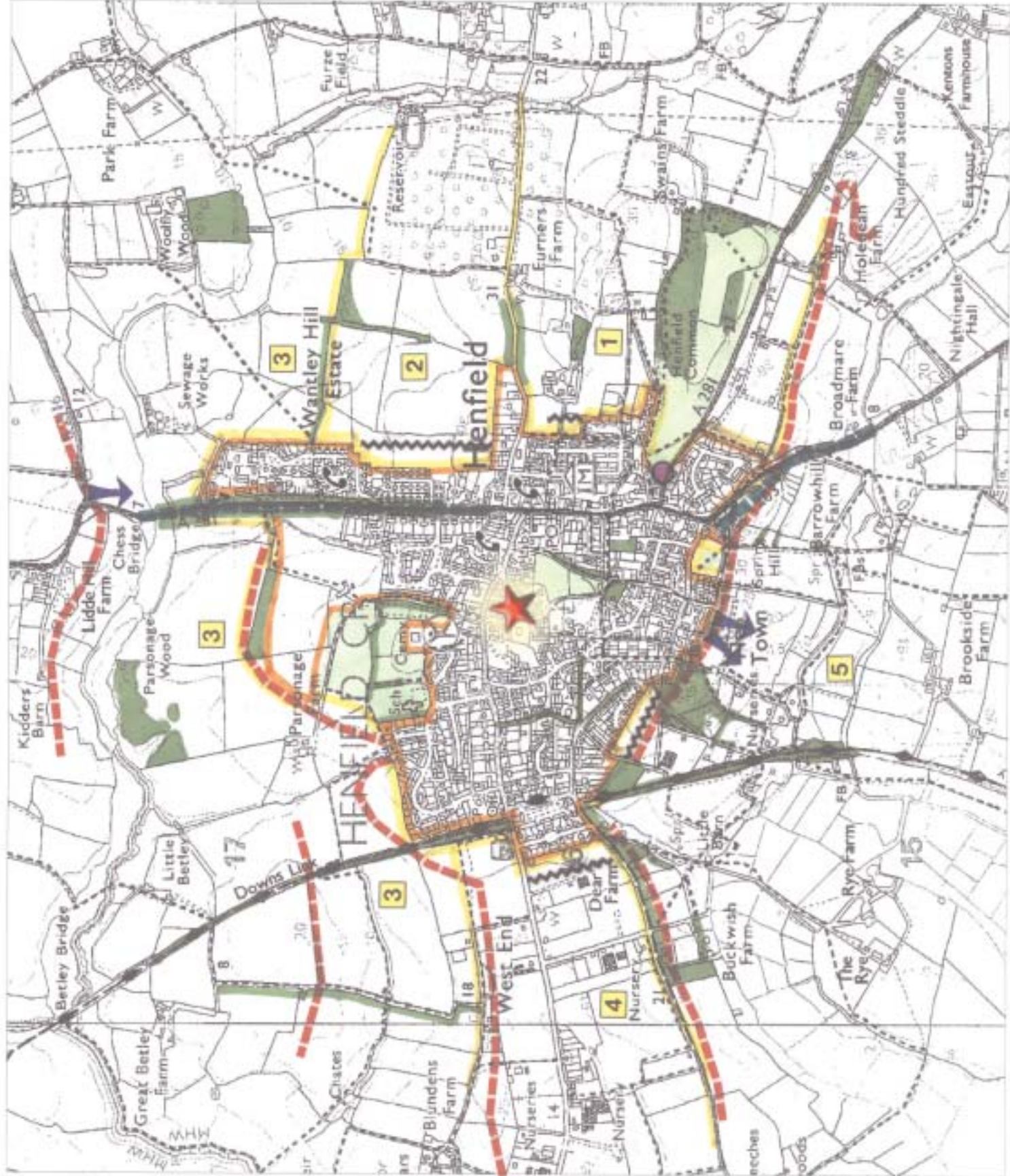


FIGURE 7.6
Henfield Landscape
Setting

Horsham District
Landscape Character Assessment

Area 4

- Flat to gently undulating landform.
- Small to medium scale pattern of arable and pasture fields with hedgerows in variable condition.
- Mix of scattered historic cottages, small glasshouses and modern housing dispersed along lanes.
- Harsh settlement edge near Dear Farm.

Area 5

- Steep Adur Valley sides rising to a distinctive ridgeline.
- Mainly small pasture or horticultural fields with thick hedgerow boundaries.
- Complex attractive settlement edge with frequent trees, small areas of woodland, scrub and open space, softening built development.
- Important views to and from the South Downs and the Adur Valley.

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity		
	Many	Some	Few	Very Important	Partial	Very Limited	Visual Prominence			Intervisibility			High	Moderate	Low
							High	Moderate	Low	High	Moderate	Low			
1	•			•				•				•			
2		•				•		•			•				•
3		•			•		•				•			•	
4		•				•			•		•				•
5	•			•			•				•		•		

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Conserve and enhance the key open spaces of Tanyard Field Meadow and Henfield Common.
- Maintain existing open space and footpath links to the surrounding countryside.
- Conserve and enhance the well treed character of the village, taking opportunities for new street tree planting in areas of more recent development.
- Conserve key views to the South Downs and the Adur Valley.
- Conserve and restore traditional streetscape paving materials in the historic core.

5.6 STEYNING



Key Characteristics

- Small town situated on the footslopes of the Downs at the head of the Adur Estuary.
- Gently curved, sloping High Street with many jettied timber framed buildings and distinctive clock tower of the old Market House.
- The Norman Church of St. Andrew's church is a focal point at the bottom of Church Street.
- Informal greenspace penetrates the heart of the town following a small tributary of the Adur.
- Leafy residential areas with large detached houses around Common Lane, Goring Road and Sopers Lane.



Overall Character

Steyping has its origins as a port on the River Adur. The long High Street extends north west to south east across a promontory between two tributary streams of the Adur. Together with Church Street it is fronted by many jettied timber frame buildings, with Horsham stone or plain Sussex tile roofs, and some later Georgian brick buildings. The undulations and gentle curve of the High Street allow a varied sequence of views, with occasional glimpses through archways of the historic burgage plots. Church Street and the open spaces around the Church have a quiet peaceful character which contrasts with the bustling High Street. Small areas at the edge of the historic core are characterised by attractive Victorian Villas and terraces, but much of the rest of the town comprises modern semi-detached houses and terraces with a repeating pattern of streets and cul-de-sacs which lack a distinct sense of place. Some early 20th Century detached housing development with large back gardens have a more well treed character.

Character of Landscape Setting Areas

Area 1

- Flat, open riverside meadows.
- Small scale field pattern mainly dominated by drainage ditches.
- Attractive views to Bramber Castle ruins and up and down the Adur Valley.
- Variable settlement edge, partly well vegetated, partly harsh and abrupt.

Area 2

- Gently undulating landform.
- Large green space adjacent to Clay Hill links countryside to the town and provides a wider setting for Bramber Castle.
- Parkland character with avenue trees along Clay Hill.

Area 3

- Steep open and wooded escarpment with strongly rolling footslopes forming distinctive backdrop to the town.
- Small to medium scale hedgerowed field pattern on footslopes with linear woodland strips.
- Remnant historic open field system strips fossilised in the landscape.
- Hedgerowed lanes.
- Variable settlement edge, abrupt in places.

Key

- Urban Character Types
- Historic Core
- Victorian Expansion
- Modern Expansion

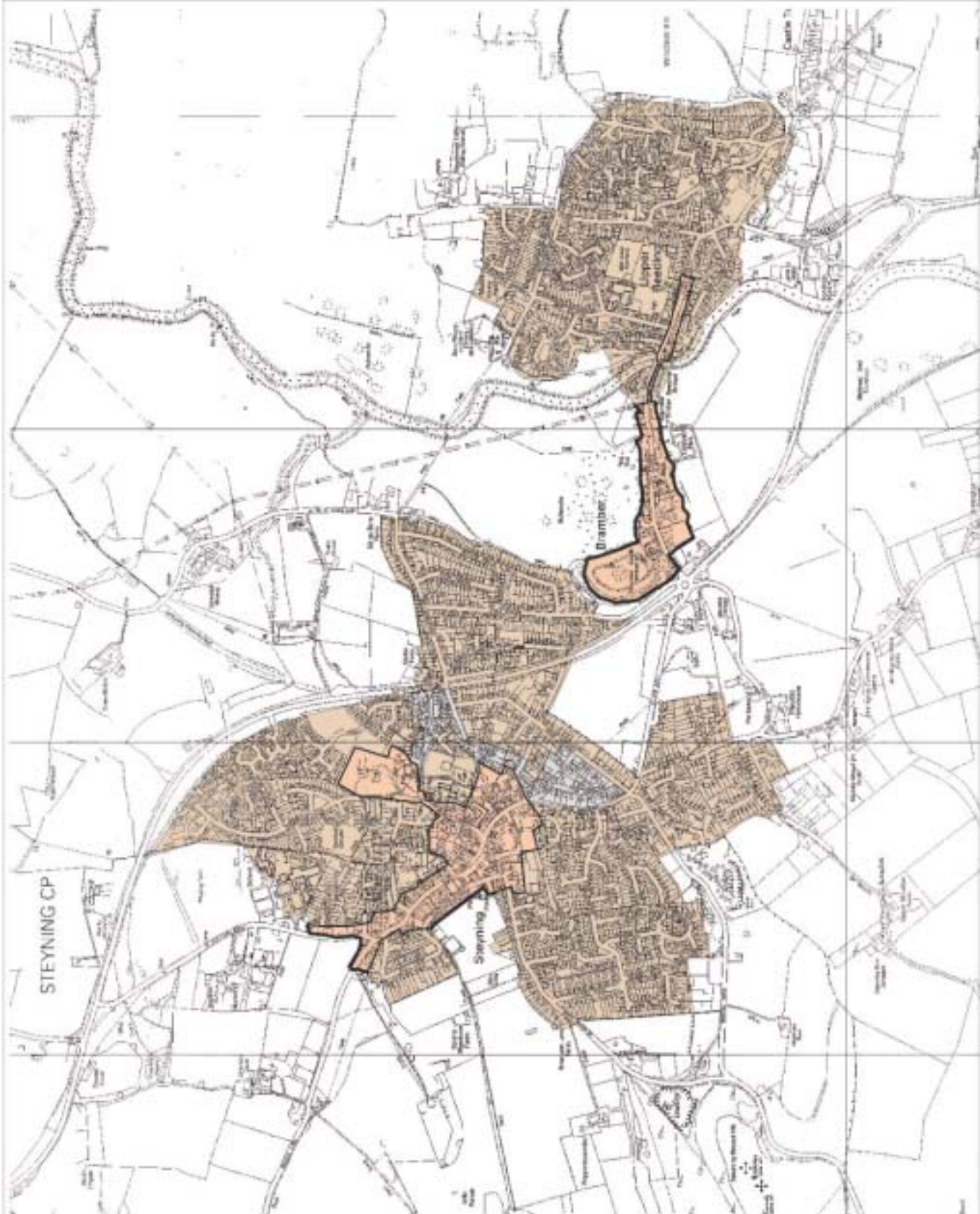


Figure 7.7
Steyning and Bramber/
Upper Beeding
Settlement Character

Horsham District
Landscape Character Assessment

500m 1:17500

Area 4

- Gently undulating landform.
- Mainly arable farmland with fragmented hedgerows.
- Tree belts along Horsham Road help to create an attractive approach to the town.
- Well wooded north eastern settlement edge.

Sensitivity of Landscape Setting Areas to Urban Extensions

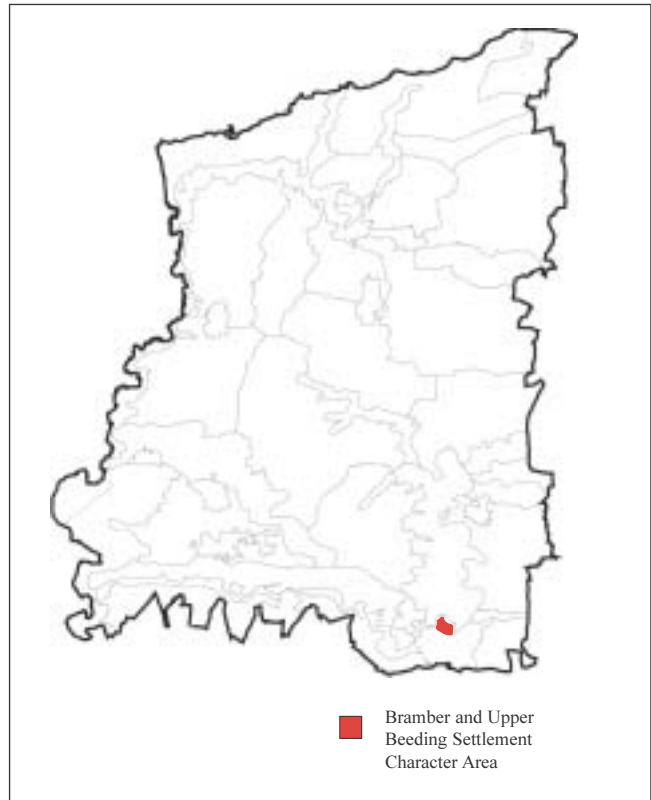
Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity				
	Many	Some	Few	Very Important	Partial	Very Limited	Visual Prominence			Intervisibility			High	Moderate	Low		
							High	Moderate	Low	High	Moderate	Low					
1	•				•				•			•				•	
2	•			•				•					•			•	
3	•			•			•					•			•		
4		•		•					•			•				•	

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Conserve and enhance distinctive character of the historic core.
- Conserve and restore local streetscape details such as brick paving, cobbles, stone kerbs etc.
- Conserve and enhance informal green spaces linking the town to the countryside.
- Conserve well treed character of the early 20th Century residential areas.
- Consider opportunities for additional tree planting where appropriate.

5.7 BRAMBER AND UPPER BEEDING



Key Characteristics

- Villages occupying a causeway and gravel river terrace, slightly elevated above the Adur Valley floodplain.
- Situated in the wider landscape of the gap in the chalk escarpment created by the River Adur.
- Narrow medieval village streets meeting at Beeding Bridge, and principally fronted by small cottages. Some medium to large town houses in Bramber.
- Extensive undistinguished modern development in Upper Beeding extends north of the High Street, with a formerly isolated medieval church at the north west corner of the settlement.
- The visually prominent ruin of Bramber Castle on a steep-sided hill with a semi-wooded setting, dominates Bramber.



Overall Character

The historic core of the two villages follows a linear pattern along the High Street and The Street. Fronting these streets are rows of cottages and some larger town individual town houses. These are of a mixed vernacular, including jettied timber frame and plaster, and flint buildings. In Bramber the curved pattern of The Street creates an interesting sequence of views, some of which are dominated by the ruin of Bramber Castle. Many mature trees also give Bramber an overall more leafy character. In contrast, Upper Beeding's historic core is less well treed and the village as a whole has been much extended by modern residential development of diverse architectural styles, with a mixed street pattern of wide access roads and cul-de-sacs. The medieval church at the north west edge of the village is a distinctive landmark overlooking the Adur Valley. Both villages have a relatively tranquil character with major traffic flows, using the bypass further south.

Character of Landscape Setting Areas

Area 1

- Flat, open riverside meadows.
- Small scale field pattern mainly dominated by drainage ditches.
- Attractive views to Bramber Castle and up and down the Adur Valley.
- Variable settlement edge, well vegetated.

Area 5

- Small scale field pattern with some fragmented hedgerows.
- Horse paddocks.
- Poor quality modern farm buildings.

Area 6

- Rolling chalk hillslopes at the foot of the main escarpment.
- Open arable farmland.
- Harsh abrupt quality settlement edge in places.

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity		
	Many	Some	Few	Very Important	Partial	Very Limited	Visual Prominence			Intervisibility			High	Moderate	Low
							High	Moderate	Low	High	Moderate	Low			
1	•			•					•	•			•		
5			•			•			•			•			•
6		•			•		•			•			•		

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Conserve and enhance open undeveloped character of the Adur Valley floodplain and distinctive landscape setting of Bramber and Upper Beeding.
- Conserve well treed character of Bramber and conserve and enhance soft settlement edges of both villages.
- Consider opportunities for tree planting in the residential estates of Upper Beeding where appropriate.
- Ensure use of streetscape materials appropriate to local character in the historic core.

5.8 STORRINGTON, SULLINGTON AND HEATH COMMON



Key Characteristics

- The historic village of Storrington which has grown to merge with the modern settlements of Sullington and Heath Common.
- Heavily indented settlement edges with woodlands, heathland, and small hedgerowed fields making a distinctive contribution to setting.
- Small historic core of Storrington centred around Church Street and High Street.
- Built development is widely visible from South Downs, but is considerably softened by woodland and mature trees.
- Extensive low density residential areas with informal layouts and large plot sizes and a random pattern of dwelling sizes.
- Winding unmade lanes with tall hedges and banks in parts of Sullington and Heath Common.



Overall Character

The urban areas of Storrington, Sullington and Heath Common have merged together to form one large straggling settlement with a strongly wooded/heathland setting, within which there are local contrasts of character. The village of Storrington has a small historic core of cottages, and small town houses occupying slightly elevated ground above the River Stor. The busy High Street is dominated visually and aurally by traffic, whereas the narrow lane of Church Street has a much more peaceful character. There is a mixed local vernacular of brick, flint and sandstone. To the east and the north, there are 20th Century housing estates of mixed architectural styles with a variable street pattern. Sullington and Heath Common have developed as former small unplanned early 20th century developments at the edge of heathland, including the important open space of Sullington Warren. Heath Common and parts of Sullington include extensive low density residential areas with houses hidden by mature trees and woodland. Much of this development is accessed by narrow unmade hedgerowed lanes, are particularly distinctive. Generally this area has a quiet rural character. Sullington also includes later undistinguished 20th Century housing with a small industrial area.

Character of Landscape Setting Areas

Area 1

- Rolling farmland at footslopes of the Downs.
- Small to medium scale field pattern of pasture fields.
- Thick hedgerows and many hedgerow trees.
- Linear streamside woodland.

Area 2

- Gently undulating arable and pasture farmland.
- Medium to large fields.
- Variable hedgerow pattern.

Area 3

- Gently undulating land.
- Regular pasture fields/paddocks with variable hedgerow pattern.
- Attractive treed approach on Fryern Road.

Area 4

- Gently undulating.
- Regular pattern of small hedgerowed arable and pasture fields.
- Attractive streamside woodland near Fryern Hall.

Key
Urban Character Types
Historic Core
Victorian Expansion
Modern Expansion



Figure 7.9
**Storrington/Sullington/
Heath Common**
Settlement Character

Horsham District
Landscape Character Assessment

0 500m 1:17500

- Key**
- May Open Spaces
 - Visually Significant Trees and Woodlands
 - Significant Water Features
 - Hedgerows
 - Settlement Edge
 - Hedges
 - Hedges Along Urban Edge
 - Dispersive Approaches
 - Dispersive Gateway
 - Key Views to and from the Settlement
 - Landmarks
 - Landscape Setting Areas (referred to in the text)

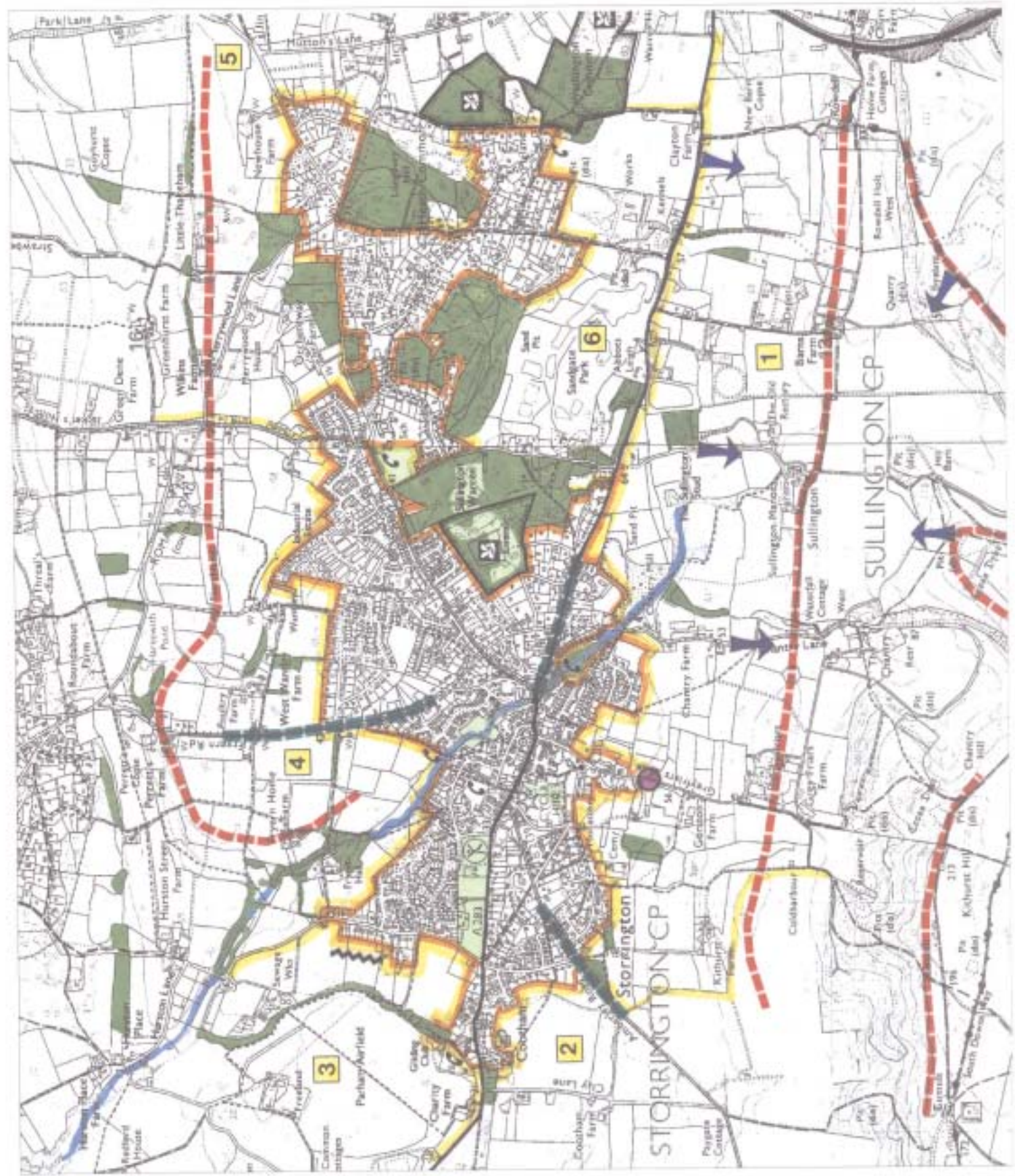


FIGURE 7.10
Storrington, Sullington
& Heath Common
Landscape Setting

Horsham District
 Landscape Character Assessment

Area 5

- Rolling landform.
- Ecologically important woodland and heath.
- Small irregular pasture fields with thick hedgerows.
- Narrow lanes.

Area 6

- Ecologically important heathland of Sullington Warren.
- Large woodlands.
- Existing and restored sand workings.

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity		
	Many	Some	Few	Very Important	Partial	Very Limited	Visual Prominence			Intervisibility			High	Moderate	Low
							High	Moderate	Low	High	Moderate	Low			
1	•			•			•				•		•		
2		•			•			•		•				•	
3		•				•			•		•				•
4		•			•							•		•	
5	•			•			•					•	•		
6		•		•					•			•		•	

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Conserve and enhance the well treed character of the area.
- Enhance key approaches through new street tree planting where appropriate.
- Conserve and restore traditional streetscape materials in the historic core of Storrington.
- Conserve and manage the village road in Storrington.
- Maintain the character of the rural lanes in Heath Common.
- Seek opportunities to enhance the visual and ecological character of open spaces, particularly school playing fields and recreation grounds, through encouraging more diverse margins and additional planting appropriate to underlying landscape character.

5.9 WEST CHILTINGTON COMMON



Key Characteristics

- Estate of detached houses set in large plots with a distinctive well wooded informal character.
- A few historic cottages at Roundabout Farm, and along the road between West Chilmington Common and West Chilmington.
- Historic hedgerowed lanes remaining within the development.
- Well planted estate roads.
- Many early 20th Century houses with distinctive architectural styles.
- Extensive woodland and/or heath at the settlement edge forms an essential part of setting.



Overall Character

West Chiltington Common is characterised by large areas of low density 20th Century housing set amongst mature trees and woodland, with extensive woodland and heathland at the settlement edge. The street pattern comprises both planned straight estate roads and narrow unmade hedgerowed lanes which have been incorporated into the estate. The detached houses are of a very diverse range of styles and materials. Some more recent development, does not reflect the earlier character of the settlement in street pattern, scale and form with intrusive walls and gates.

Character of Landscape Setting Areas

Area 1

- Gently undulating landform near the settlement edge sloping more steeply up to West Chiltington.
- Small to medium scale pasture and arable fields.
- Variable hedgerow pattern.

Area 2

- Valley of small stream.
- Large pasture fields with few hedgerows.
- Dense woodland on settlement edge.

Area 3

- Dense woodland on settlement edge.
- Gently undulating.
- Pasture fields and horse paddocks.
- Narrow gap of open land between West Chiltington and Marehill.

Area 4

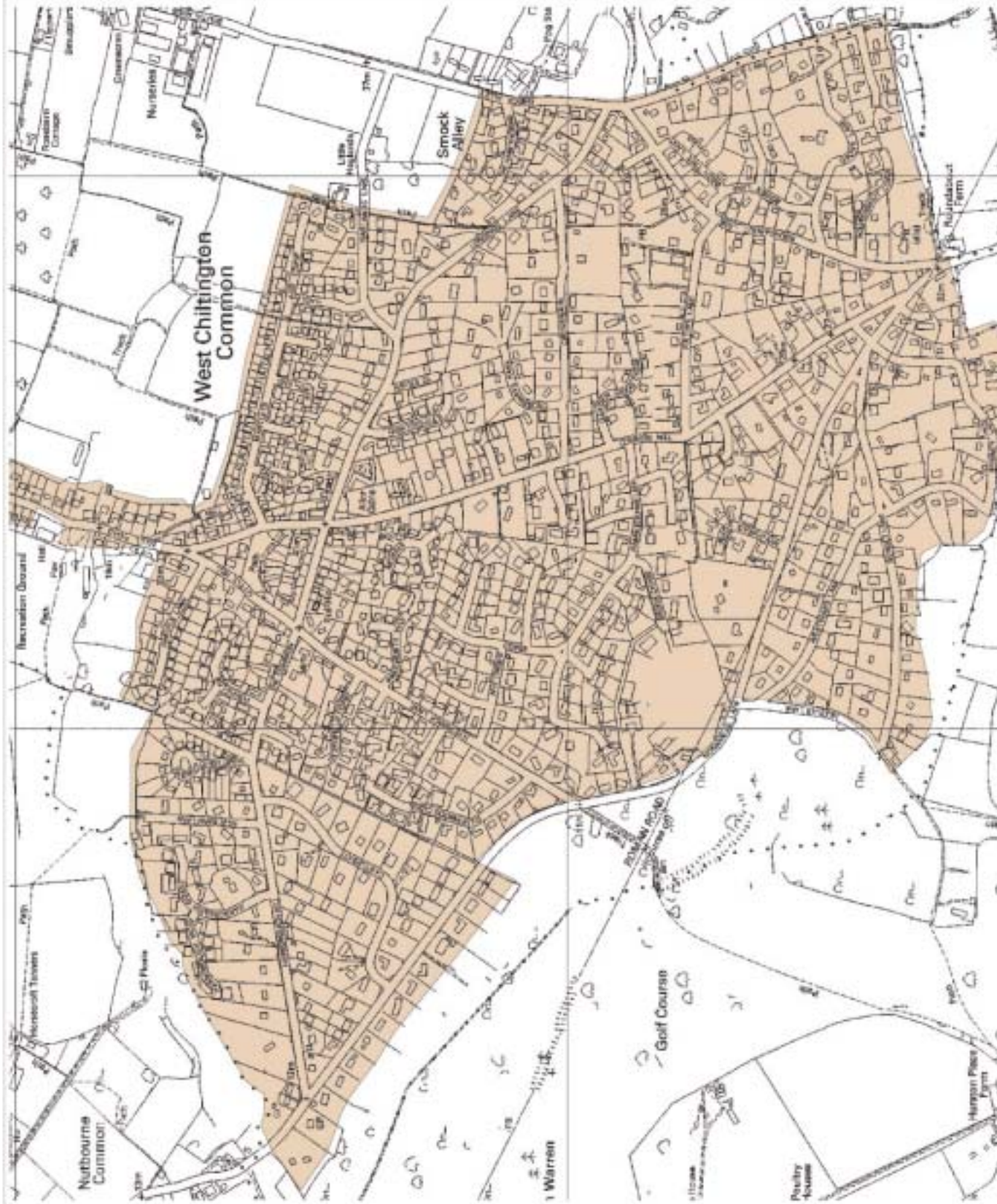
- Extensive woodland and heath and small hedgerowed pasture fields.
- Dense woodland along most of the settlement edge.
- Stream course with marshy areas.
- Historic farms and cottages.
- Footpath links to wider countryside.
- Heath Common Golf Course.

Key
Urban Character Types
Historic Core
Victorian Expansion
Modern Expansion

Figure 7.11
West Chilmington
Settlement Character

Horsham District
Landscape Character Assessment

0 250m 1:10000



- Key
- Key Open Spaces
 - Visually Significant Trees and Woodland
 - Significant Water Features
 - Ridgelines
 - Settlement Edge
 - Harsh Abrupt Urban Edge
 - Distinctive Approaches
 - Distinctive Gateway
 - Key Views to and from the Settlement
 - Landmarks
 - Landscape Setting Areas (referred to in the text)

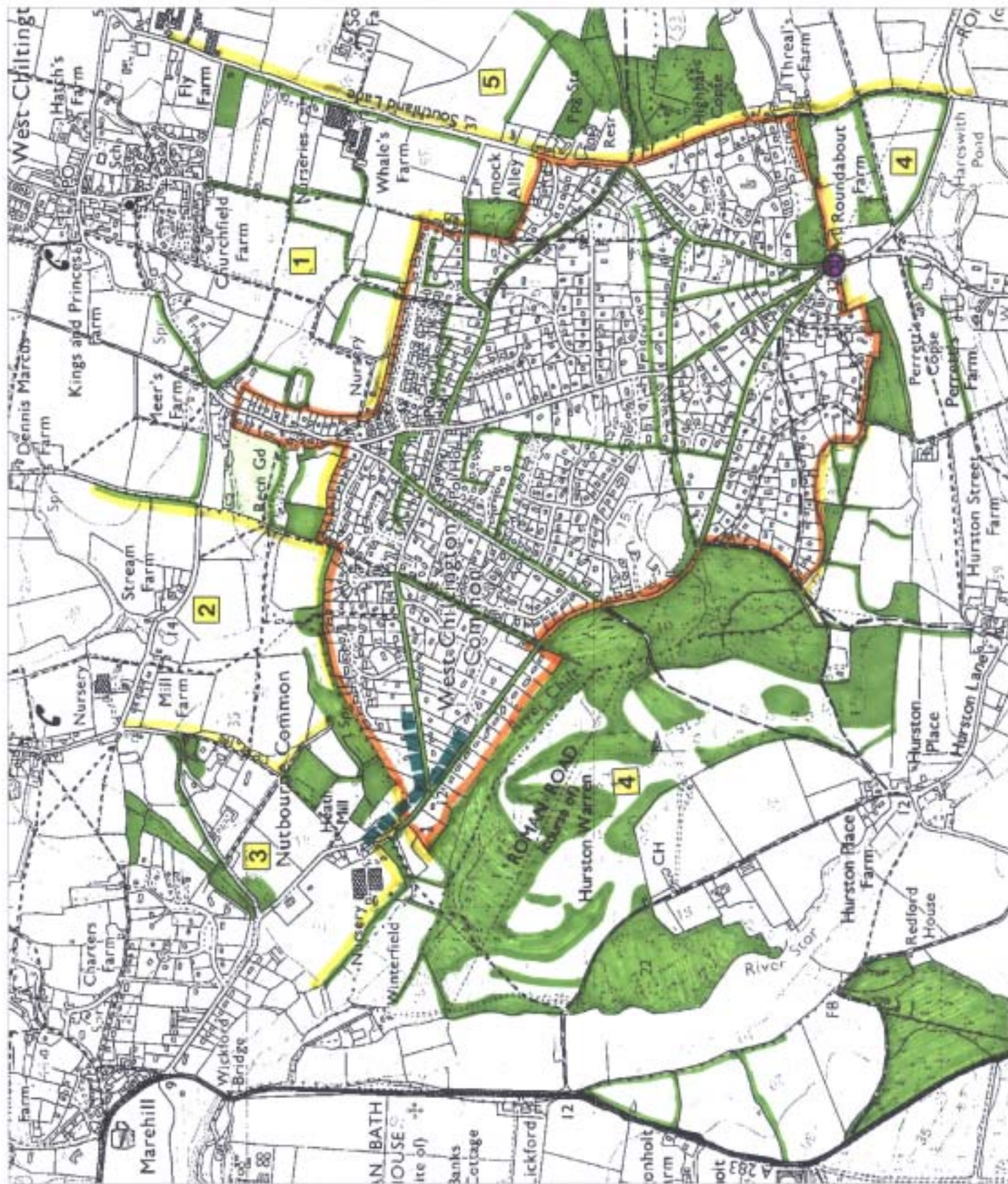


FIGURE 7.12
West Chilmington
Landscape Setting

Horsham District
Landscape Character Assessment

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity		
	Many	Some	Few	Very Important	Partial	Very Limited	Visual Prominence			Intervisibility			High	Moderate	Low
							High	Moderate	Low	High	Moderate	Low			
1		•			•		•					•		•	
2		•			•			•			•			•	
3		•		•					•			•		•	
4		•		•					•			•		•	
5		•		•				•			•			•	

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Conserve the very well treed character of the area.
- The semi rural character of the area should be respected by retaining the characteristic low density housing.
- Maintain the character of the older hedgerowed lanes.

5.10 PULBOROUGH



Key Characteristics

- A large village on a sandstone ridge overlooking the Arun Valley, developed around a historic crossroads.
- Linear development of Lower Street fronted by rows of historic cottages and modern residential development, with gardens sloping down to the riverside meadows.
- The important landmark of St Mary's Church, surrounded by a cluster of Georgian cottages.
- Distinctive stone bridge over the River Arun.
- Greenspace, mature trees, and woodland soften suburban development which spreads over the sandstone ridge.



Overall Character

Pulborough spreads along a sandstone ridge overlooking the broad open Arun floodplain. It developed at an important crossroads with the Roman Road, Stane Street (now the A29). There are two distinct historic cores; one comprises mainly small cottages and pubs fronting Lower Street with long gardens extending down to the floodplain; the other is centred around the medieval church of St Mary's with a cluster of small Georgian cottages around it. Whilst modern development in wide streets and cul-de-sacs has spread over the ridge, the village retains a well treed character, and there are some significant areas of greenspace. The Kings Field Meadow is particularly distinctive, from where there are attractive long views of the Arun Valley and the South Downs.

Character of Landscape Setting Areas

Area 1

- Open, flat riverside meadows.
- Small scale historic field pattern delineated by winding drainage ditches.
- Distinctive stone bridge (Swan Bridge).
- Open views to village of Pulborough.
- Critical part of historic landscape setting of the village.

Area 2

- Both historic field pattern of small enclosed pastures and larger open arable fields.
- Woodland copses.
- Distinctive historic features include Old Place Farm and cottages, and Park Mound Motte and Bailey.
- Attractive village approach with green corridor bringing countryside into the village.

Area 3












- Large scale open arable fields and horse gallops.
- Few hedgerows. Lacks distinctive qualities.
- Edge of Pulborough is well defined by the railway line.

Area 4

- Small valley cut by the railway line.
- Some woodland and hedgerows.
- Small derelict industrial area.

Area 5

- Rolling pasture farmland with a significant area of nursery production.
- A variable hedgerow pattern with a few small copses.
- Attractive eastern approach to the village with a row of historic cottages.
- Harsh abrupt urban edge in parts.

- Key**
-  Key Open Spaces
 -  Visually Significant Trees and Woodland
 -  Significant Water Features
 -  Ridgelines
 -  Settlement Edge
 -  Harsh Against Urban Edge
 -  Distinctive Approaches
 -  Distinctive Gateway
 -  Key Views to and from the Settlement
 -  Landmarks
 -  Landscape Setting Areas (referred to in the text)

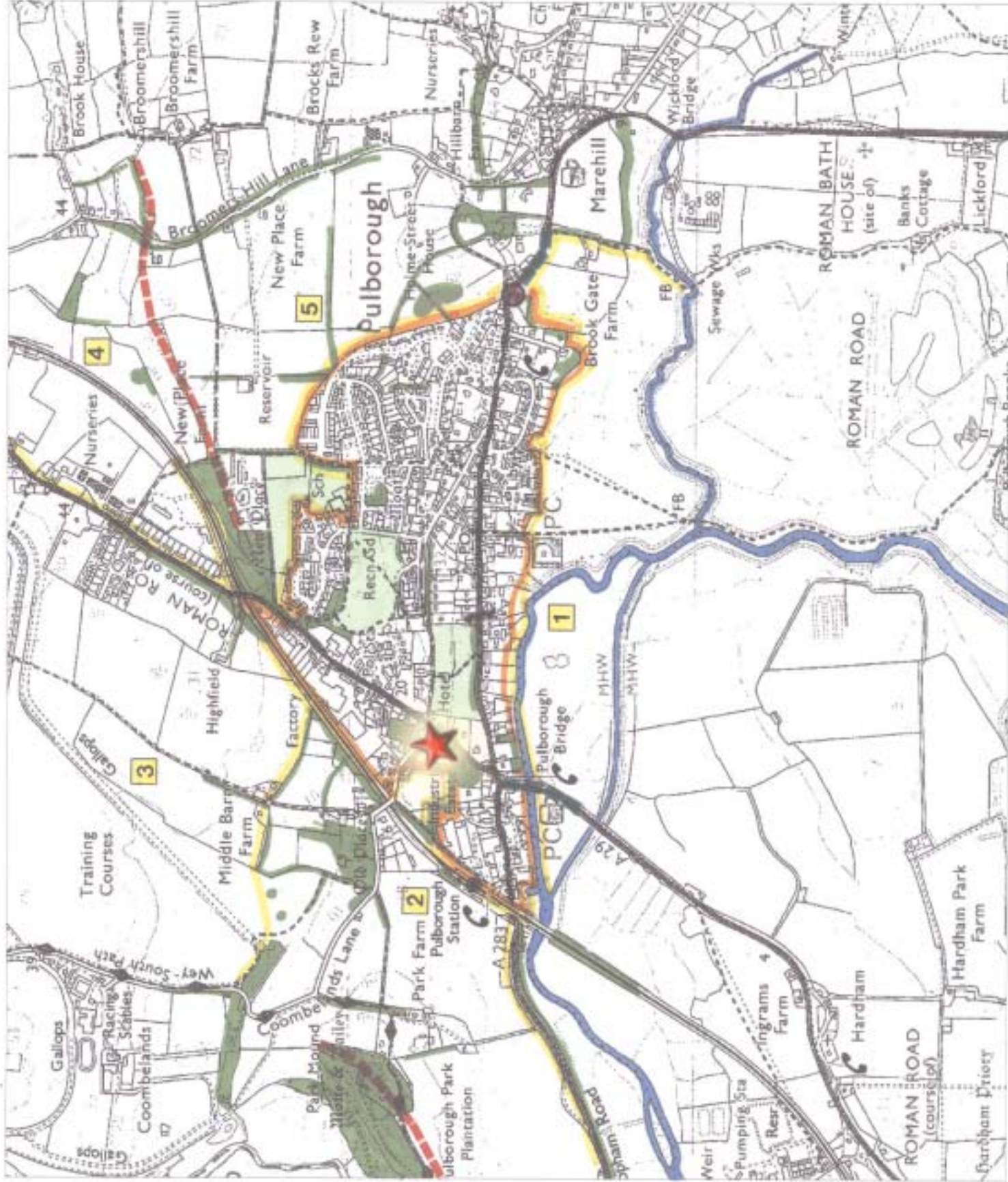


FIGURE 7.14
Pulborough
Landscape Setting

Horsham District
 Landscape Character Assessment

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity		
	Many	Some	Few	Very Important	Partial	Very Limited	Visual Prominence			Intervisibility			High	Moderate	Low
							High	Moderate	Low	High	Moderate	Low			
1	•			•					•	•			•		
2	•			•				•			•		•		
3			•			•		•		•				•	
4		•				•		•				•		•	
5		•			•			•			•			•	

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Conserve and restore traditional streetscape materials, such as brick and granite
- Conserve existing mature trees and seek to repeat with similar species to provide continuity.
- Seek opportunities to enhance the visual and ecological character of open spaces, particularly playing fields and recreation grounds, and enhance the distinctive landscape setting.

5.11 BILLINGSHURST



Key Characteristics

- Long curving High Street fronted by cottages, former coaching inns and some modern infill.
- St. Mary's Church on sloping green elevated above the High Street with visually prominent wooden shingle spire.
- Distinctive townscape of Victorian terraces and villas around the Station.
- Large modern estates extending out to the bypass.
- Extensive playing fields and recreation areas.
- Earlier 20th Century housing areas have a well treed character.



Overall Character

Billingshurst was historically a small village spread out along Stane Street, but which has grown very considerably to take on the character of a town. Its small historic core is centred on St. Mary's church whose spire is a local landmark. Rows of cottages and coaching inns, including a number of distinctive timber framed and clay tile hung buildings, either front or are set back from the curving High Street/South Street which has attractive street views. A small area of Victorian expansion occurred around the station and is characterised by both brick terraces on narrow streets and small villas. During the 20th Century, and in particular the last 10 years, there been major expansion with recent development extending out to the new western bypass. This modern development has a very diverse range of street patterns, including wide estate roads, crescents and cul-de-sacs, as well as mixed architectural styles.

Character of Landscape Setting Areas

Area 1

- Gently undulating landform.
- Medium scale field pattern of irregular pasture and arable fields.
- Fragmented hedgerowed pattern. Some hedgerow trees.
- The bypass forms settlement edge

Area 2

- Undulating landform.
- Large arable fields.
- Open character with few hedgerows.
- Bypass forms settlement edge.

Area 3

- Undulating low ridge.
- Large and small ancient woodlands.
- Shaws and hedgerows surround pasture fields.
- Historic farmsteads.

Area 4

- Gently undulating landform rising to a ridge along the A272.
- Irregular pasture and arable fields with variable pattern of surviving shaws and hedgerows.
- Soft settlement edge with copses and woodland strips.

Area 5

- Mainly arable fields with few hedgerows.
- Well treed approach to Billingshurst.

- Key**
 Urban Character Types
- Historic Core
 - Victorian Expansion
 - Modern Expansion

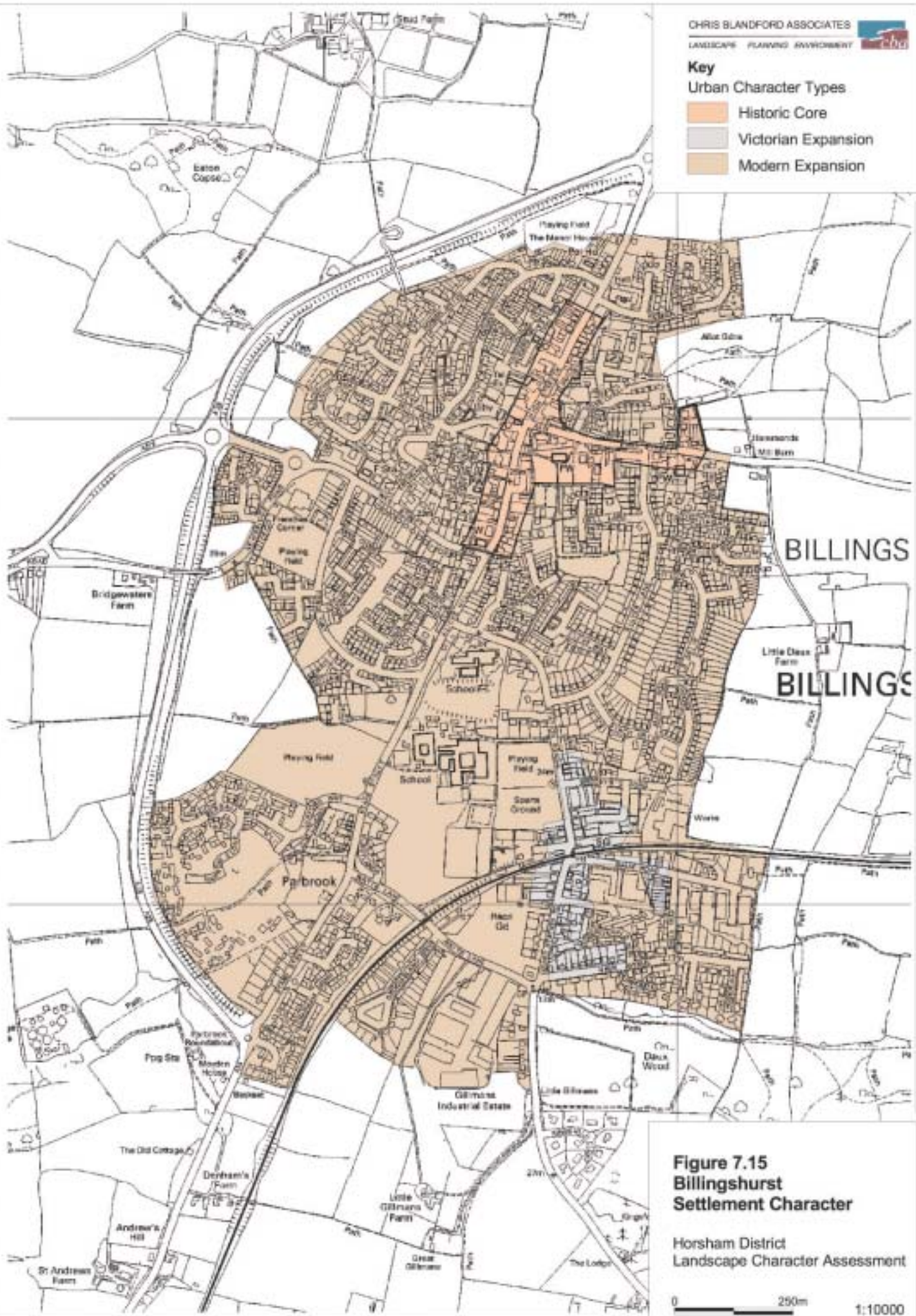


Figure 7.15
Billingshurst
Settlement Character
 Horsham District
 Landscape Character Assessment



- Key**
- Key Open Spaces
 - Visually Significant Trees and Woodland
 - Significant Water Features
 - Ridgelines
 - Settlement Edge
 - Hard Abrupt Urban Edge
 - Distinctive Approaches
 - Distinctive Gateway
 - Key Views to and from the Settlement
 - Landmarks
 - Landscape Setting Areas (referred to in this text)

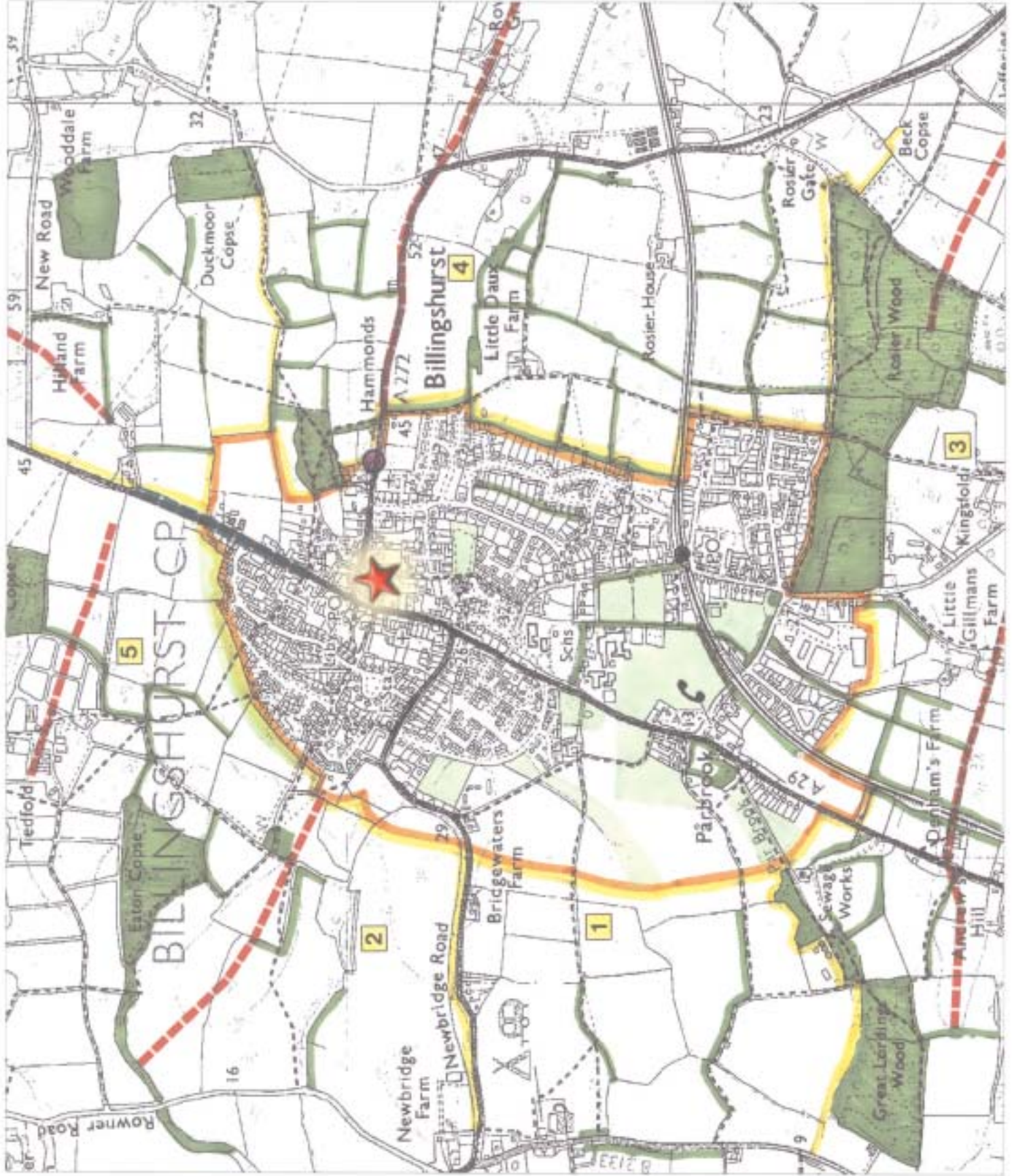


FIGURE 7.16
Billingshurst
Landscape Setting

Horsham District
 Landscape Character Assessment

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity			
	Many	Some	Few	Very Important	Partial	Very Limited	Visual Prominence			Intervisibility			High	Moderate	Low	
							High	Moderate	Low	High	Moderate	Low				
1		•				•		•				•				•
2			•			•	•				•			•		
3	•				•			•				•		•		
4	•			•				•				•	•			
5		•			•			•				•				•

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Ensure any new built development respects the historic street and block pattern.
- Conserve and restore traditional streetscape paving materials.
- Conserve existing mature trees and seek to replant with similar species to provide continuity.
- Carry out new tree planting on the main town approaches and where appropriate as part of a programme of streetscape improvements.
- Consider the creation of new village greens within new housing areas.
- Seek opportunities to enhance the visual and ecological character of existing open spaces, particularly playing fields and recreation grounds, through encouraging more diverse margins and additional planting.

6.0 ACTIONS FOR ENHANCING AND PROTECTING LANDSCAPE CHARACTER

6.0 ACTIONS FOR ENHANCING AND PROTECTING LANDSCAPE CHARACTER

6.1 Landscape Character and the Planning System

6.1.1 The ‘character approach’ to planning advocated by both the Countryside Agency and West Sussex County Council is about understanding, evaluating and protecting local distinctiveness, in other words the special sense of identity and place created by the particular pattern of land-use that has developed over time. As the local planning authority, Horsham District Council can help strengthen the character of the District’s landscapes and townscapes through the Local Plan review by using the detailed understanding of character and guidelines provided by this assessment to inform its approach to planning for different types and scales of development. This is essential to ensure that forward planning and development control decisions fully take character into account as an important consideration in guiding sustainable development within the District.

6.1.2 *Planning Policy Guidance Note 1: General Policy and Principles* (DETR, February 1997) states that ‘policies should be based on a proper assessment of the character of the surrounding natural and built environment.’ This principle is taken forward within *Planning Policy Guidance Note 7: The Countryside – Environmental Quality and Economic and Social Development* (DETR, February 1997 as amended), which endorses the use of the character approach in the planning system for addressing issues in all landscapes, not just those protected by designations. PPG7 states that the character approach ‘*should help in accommodating necessary change without sacrificing local character.*’ PPG7 was amended in March 2001 to clarify the Government’s policy that decisions about the development or protection of greenfield sites on agricultural land now rest with local planning authorities. Local planning authorities are therefore required to consider the full range of competing sustainability considerations, including the character of the landscape, in the allocation of land for development within their development plans and for planning decisions.

6.1.3 The Council can use this Landscape Character Assessment as a positive tool to inform a range of policy areas relevant to both strategic land use planning and development control in Horsham District. These include:

- Assessing the sensitivity of landscapes and townscapes to accommodate new development as part of the sequential process of identifying sites for housing development;
- Guiding the location and design of new development and adaptation of existing buildings in the countryside to support rural diversification initiatives;
- Providing a landscape framework for development briefs related to specific development plan proposal sites;

Key Actions Required

6.1.4 The assessment of the character of the countryside outside of urban areas set out in Section 3.0 has identified the strength of character, quality and sensitivity of the District's rural landscapes. Section 4.0 provides an assessment of the landscape setting of the District's settlements at a finer grain of analysis. In summary, the Council should use this landscape character information and guidelines over the coming months and years to:

- Underpin the adoption of a strong character-led approach to planning in all landscapes and townscape, whether or not they are the subject of statutory or non statutory designations.
- Inform and supplement development control landscape protection and design policies and criteria.
- Identify the special characteristics of the District's landscapes that should be afforded protection from inappropriate developments, whilst allowing appropriate scales of development to meet rural diversification objectives consistent with achieving sustainable local communities.
- Inform the preparation of a Horsham District Countryside Design Summary to help foster local distinctiveness, prepared in line with Countryside Agency guidance.
- Inform the preparation of Development Briefs/Concept Statements that **identify landscape improvement opportunities** and promote local vernacular styles, features and materials in building design for sites subject to major development proposals.
- Inform overall environmental protection and conservation policies.
- Inform the locational strategy of the Local Plan.
- Inform detailed settlement capacity studies.
- Inform the development of thematic strategies.

Character-Based Landscape Policies

6.1.5 The Local Plan should include planning policies that seek to maintain landscape character, and identify the type of characteristics in the plan area that require protection or enhancement. These should include for example:

- scenic quality;
- sense of remoteness;
- historic landscapes;
- sense of place, including local character of buildings and the settings of settlements;
- tranquility;
- undeveloped character.

6.1.6 In reviewing the Local Plan, the District Council should give consideration to the following approaches to formulating character-based landscape policies as the proposed changes to the planning legislation may allow:

- (a) a simple policy statement requiring development proposals and land use allocations to respect the special character and qualities of the landscape and the features that contribute to this. This should be accompanied by a character map and summary character descriptions within the explanatory supporting text in the development plan;
- (b) a simple policy statement as above, but in this approach more detailed character information is used to support the policy through the adoption of this Landscape Character Assessment as SPG;
- (c) a more prescriptive approach involving the provision of a strategy objective for each area (e.g. conservation, enhancement or restoration of existing character, or regeneration to a new character) derived from the assessment. The policy would need to include a set of broad criteria based on the key characteristic features that need to be considered in the decision-making process. This approach also requires the detailed landscape character information to be made available as SPG to support and amplify the policy.

Landscape Enhancement and Compensation Policies

6.1.7 The Council should give consideration to complimentary policies that encourage development needs to be met in ways that maximise opportunities for landscape enhancement and restoration, particularly in areas with a degraded character. This would be achieved through the inclusion of a specific policy on ‘developer contributions’ that would encourage the enhancement and restoration of characteristic landscape features, and/or other compensatory measures. This policy should clearly define the benefits that particular types of development proposals are expected to supply through S106 Agreements in order to address adverse impacts on the character of the local landscape.

6.1.8 The District Council may wish to consider developing and adopting a supplementary planning guidance note on the application of this policy to provide further amplification in relation to the nature, scale and location of enhancement and compensation measures (informed by the landscape guidelines), and procedures for calculating and agreeing levels of contribution in each and every case.

Design Policies for Built Development

6.1.9 Good design is important in contributing to sustainable settlements and communities, and to protect and enhance local character and distinctiveness. The Local Plan should include positive design policies that encourage high quality applications. In the longer term these policies would benefit from the preparation of a Countryside Design Summary for the whole District and its adoption as Supplementary Planning Guidance to underpin their implementation through development control. Countryside Design Summaries are endorsed by the Government in PPG7 and the Rural White Paper as key mechanisms for addressing building design and countryside character issues within development plans.

6.2 Priorities for Environmental Improvement

6.2.1 The Landscape Character Assessment has identified a number of areas in the District that would benefit from strategic environmental improvements. Key landscape and townscape improvements that could be progressed in the longer term, as resources allow, via the District Council's Environmental Improvement Budget, include:

- Streetscape improvements in Henfield, Steyning, Storrington, Pulborough, Billingshurst and Horsham as identified by Conservation Area appraisals currently completed or to be undertaken in accordance with the District Council's timetable.
- Landscape improvements to reduce the visual impact of the A24, A29, A264 and other major roads.
- Tree planting on the main approaches to the key settlements where appropriate
- Tree planting in less well treed areas of the key settlements where appropriate.
- Establishment of small community woodlands on the edge of settlements where appropriate.
- Restoration of historic landscape features in Horsham Park if appropriate.
- Landscape and habitat improvements to major recreation grounds and playing fields to reflect underlying landscape character.

6.3 Community-Led Planning

6.3.1 In relation to the Council's collaborative work with local communities, the District wide Landscape Character Assessment provides a useful framework within which Village Design Statements and Parish Plans can be prepared.

6.3.2 Village Design Statements (VDS) are a key mechanism for helping communities to determine how best their villages might develop or change, for example by encouraging local people to

state what high quality development means in the context of their village, its needs, and its surrounding countryside. To be suitable for approval and adoption as SPG to the Local Plan, a VDS needs to clearly set out the criteria against which development proposals will be tested to ensure that new development fits its surroundings and is in keeping with local character. The District Landscape Character Assessment information and guidelines can be used by local communities preparing VDS to:

- help describe the distinctive character of the village and the surrounding countryside, including;
 - * the landscape setting of the village
 - * the shape of the settlement
 - * the nature of the buildings themselves;
- inform local design principles based on the distinctive local character;

6.3.3 The information and guidelines District Landscape Character Assessment can also be used by Parish and Town Councils to help them prepare Parish or Town Plans in conjunction with their local communities. Parish Plans are an important new community led planning tool which seeks to enable local people to identify the economic, social and environmental issues which affect their local quality of life; and to identify actions needed to improve them. Parish Plans can add value to the planning process by providing detailed information on local character and design, and through setting out locally-specific criteria against which to assess the character implications of planning applications.

6.4 Landscape Character and Land Management

6.4.1 Key mechanisms for incorporating the landscape character assessment guidelines into the District Council's programme of land management work could in the future include:

- Preparation of a Horsham District Landscape Strategy and action plans.
- Developing specific character conservation, enhancement and restoration objectives for landscapes within the Council's ownership and ensuring they are reflected in detailed site management plans.
- Establishing a land management forum in the District for key stakeholders, e.g. Council land managers, farmers, estate managers, Defra and the Countryside Agency, to co-ordinate implementation and exchange ideas/best practice.

6.5 Dissemination of Landscape Character Information & Guidelines

6.5.1 Some opportunities for future dissemination of the landscape character assessment guidelines to other land managers and local communities through advocacy, education and awareness training include:

- Publication on the internet of the landscape character guidelines, with examples of best practice implementation.
- Preparation of high quality summary leaflets for individual character areas.
- Introducing the guidelines into the process of parish appraisal, parish map and village design statement preparation.

APPENDICES:

**A RELATIONSHIP BETWEEN REGIONAL/COUNTY/DISTRICT
LANDSCAPE CHARACTER TYPES AND AREAS**

APPENDIX A: RELATIONSHIP BETWEEN REGIONAL, COUNTY AND DISTRICT LANDSCAPE TYPES AND AREAS

REGIONAL CHARACTER AREAS	COUNTY LANDSCAPE CHARACTER TYPES	COUNTY LANDSCAPE CHARACTER AREAS	DISTRICT LANDSCAPE CHARACTER TYPES	DISTRICT LANDSCAPE CHARACTER AREAS		
SOUTH DOWNS	Open Downs	Eastern Downs	A Open Upper Downs	A1 Beeding Downs A2 Amberley to Steyning Downs		
	Wooded Downs	Western Downs	B Major Dry Valley	B1 Findon Valley		
			C Scarp	C1 Beeding to Edburton Scarp		
			C Scarp	C2 Washington to Steyning Scarp C3 Amberley to Sullington Scarp		
WEALDEN GREENSAND	Scarp Footslopes	Harting to Steyning Scarp Footslopes	D Rolling Scarp Footslopes	D1 Amberley to Steyning Farmlands		
	Mixed Farmland, Woodland and Heath	Fittleworth, Chilington & Storrington Midhurst to Coldwaltham Commons Fittleworth, Chilington & Storrington	E Pasture, Woodland & Heath Mosaic	E1 Parham and Storrington Wooded Farmlands and Heaths E2 Coldwaltham Farmlands		
			F Mixed Farmlands and Horticulture	F1 Pulborough, Thakeham and Chilington Farmlands		
			Scarp Footslopes	D Rolling Scarp Footslopes	D2 Henfield to Small Dole Farmlands	
				Undulating Wooded Farmlands	G Wooded Small Scale Farmlands	G1 Ashurst & Wiston Wooded Farmlands G2 Itchingfield & Barns Green Wooded Farmlands G3 Slimfold & Five Oaks Wooded Farmlands
					H Plateau Farmlands	G4 Southwater & Shipley Wooded Farmlands H1 Southwater & Christ's Hospital Farmlands

REGIONAL CHARACTER AREAS	COUNTY LANDSCAPE CHARACTER TYPES	COUNTY LANDSCAPE CHARACTER AREAS	DISTRICT LANDSCAPE CHARACTER TYPES	DISTRICT LANDSCAPE CHARACTER AREAS
	Clay Vale Farmlands	Northern Low Weald Southern Low Weald	I Wooded Ridges J Broad Clay Vale Farmlands	I1 Rowhook, Rudgewick Wooded Ridge I2 Warnham & Rusper Wooded Ridge J1 Billingshurst & North Heath Farmlands J2 Broadford Bridge to Ashington Farmlands J3 Cowfold & Shermanbury Farmlands K1 Upper Mole Farmlands K2 Narrow Vale and Faygate Vale
HIGH WEALD	Forest Plateau & Ridges Wooded Ridges & Valleys	Crawley and Horsham Vale High Weald Forests High Weald Ridges & Valleys	K Narrow Clay Vale Farmland L Forest Ridges & Ghylls M Wooded Ridge & Ghyll Farmlands N Open Ridges & Valley Farmlands	L1 St Leonard's Forest M1 Crabtree & Nuthurst Ridges & Ghylls N1 Manning Heath Farmlands
	River Valleys	Arun Valley Adur Valley	O Major River Valleys P Minor River Valleys O Major River Valleys P Minor River Valley	O1 Amberley & Pulborough Brooks O2 Lower Arun Valley P1 Upper Arun Valley O3 Steyning & Henfield Brooks O4 Lower Adur Valley P2 Upper Adur Valleys

B NATIVE TREE AND SHRUB SPECIES

APPENDIX B: NATIVE TREE AND SHRUB PLANTING SPECIES

The species listed in this document are intended as a guide for those preparing planting schemes that include trees, woodlands, screens and hedgerows in the District. It is not intended to be exhaustive or prescriptive, or to cover ornamental or amenity planting. It can only be used as a guide, as each site and each proposal is different. However, the lists do provide information on native species and non-native species suitable for use within the District that are consistent with natural vegetation and/or landscape character.

The lists cover the main soil types found across the borough and variations resulting from changes in topography and/or soil. There is also a list of the most suitable and commonly used introduced species found in the district that in appropriate circumstances may be used as part of a new landscape scheme.

Trees and Shrubs Native to Horsham District

Species suitable for use on typical soils of Weald Clay and Sandstone

(Character Areas D2, G1, G2, G3, G4, H1, I1, I2, J1, J2, J3, K1, K2, M1, N1 and valleysides of Character Areas O1, O3, P1, P2)

Common Name	Scientific Name	Comment
<i>Dominant Tree Species</i>		
Ash	<i>Fraxinus excelsior</i>	The balance between oak and ash will vary with oak more common on the heavy soils and ash on the drier soils.
Pedunculate Oak	<i>Quercus robur</i>	
<i>Minor Tree Species</i>		
Field Maple	<i>Acer campestre</i>	
Silver Birch	<i>Betula pendula</i>	Often a colonising plant that will give way to more dominant species.
Hornbeam	<i>Carpinus betulus</i>	More common on heavy soils.
Spindle	<i>Euonymus europaeus</i>	Widespread but at very low density.
Holly	<i>Ilex aquifolium</i>	
Gean or Wild Cherry	<i>Prunus avium</i>	Widespread but at very low density.
Goat Willow	<i>Salix caprea</i>	
Rowan	<i>Sorbus aucuparia</i>	
Wild Service Tree	<i>Sorbus torminalis</i>	Widespread but at very low density. Ancient Woodland indicator species – do not plant in existing woodland without consulting Sussex Wildlife Trust.

Common Name	Scientific Name	Comment
Yew	<i>Taxus baccata</i>	Poisonous to livestock so planting locations must be chosen with care.
Small Leaved Lime	<i>Tilia cordata</i>	Widespread but at very low density. Ancient Woodland indicator species – do not plant in existing woodland without consulting Sussex Wildlife Trust.
<i>Shrubs and Understorey</i>		
Dogwood	<i>Cornus sanguinea</i>	
Hazel	<i>Corylus avellana</i>	
Hawthorn	<i>Crataegus monogyna</i>	
Ivy	<i>Hedera helix</i>	
Privet	<i>Ligustrum vulgare</i>	
Blackthorn	<i>Prunus spinosa</i>	
Bramble	<i>Rubus fruticosus</i>	
Elder	<i>Sambucus nigra</i>	
Guelder Rose	<i>Viburnum opulus</i>	

Drier Sandier Soils (Character Areas D1, E1, E2, F1, L1, M1, N1)

Common Name	Scientific Name	Comment
<i>Trees</i>		
Silver Birch	<i>Betula pendula</i>	Locally dominant.
Beech	<i>Fagus sylvatica</i>	Locally dominant – more common as planted tree.
Scots Pine	<i>Pinus sylvestris</i>	Locally common – mainly on acidic soils.
Sessile Oak	<i>Quercus petraea</i>	Occurring locally replacing Q.robur.
<i>Shrubs</i>		
Broom	<i>Cytisus scoparius</i>	Locally common – mainly on acidic soils.
Gorse	<i>Ulex europaeus</i>	Locally common – mainly on acidic soils.

Wet Heavy Soils (Character Areas O1, O2, O3, O4, P1, P2)

Common Name	Scientific Name	Comment
<i>Trees</i>		
Ash	<i>Fraxinus excelsior</i>	More dominant.
English Oak	<i>Quercus robur</i>	More dominant.
Goat Willow	<i>Salix caprea</i>	Locally common.
<i>Shrubs</i>		
Dogwood	<i>Cornus sanguinea</i>	More common.
Blackthorn	<i>Prunus spinosa</i>	Locally dominant in suckering thickets.
Grey Sallow	<i>Salix cinerea</i>	Locally common.

Wet and Waterlogged Sites (Floodplains of Character Areas O1, O2, O3, O4, P1, P2)

Common Name	Scientific Name	Comment
<i>Trees</i>		
Common Alder	<i>Alnus glutinosa</i>	Alongside streams and rivers
Downy Birch	<i>Betula pubescens</i>	Locally common – more frequent than <i>B. pendula</i> .
Downy Black Poplar	<i>Populus nigra</i> <i>var. betulifolia</i>	Characteristic of river valleys.
White Willow	<i>Salix alba</i>	Locally common particularly in association with ponds, rivers and streams.
Crack Willow	<i>Salix fragilis</i>	Less common than <i>S.alba</i> and generally confined to the waterside.
<i>Shrubs</i>		
Grey Sallow	<i>Salix cinera</i>	Locally common.

Species suitable for use on chalk soils (Character Areas A1, A2, B1, C1, C2, C3 and valleysides of Character Areas O2, O4)

Common Name	Scientific Name	Comment
<i>Dominant Tree Species</i>		
Ash	<i>Fraxinus excelsior</i>	The balance between oak and ash will vary with ash normally more dominant on chalk soils.
Pedunculate Oak	<i>Quercus robur</i>	
Beech	<i>Fagus sylvatica</i>	Often occurs as a single species plantation.
<i>Minor Tree Species</i>		
Field Maple	<i>Acer campestre</i>	
Hornbeam	<i>Carpinus betulus</i>	More common on heavy soils.
Spindle	<i>Euonymus europaeus</i>	Occurs more frequently on chalk than on other soils in the District.
Holly	<i>Ilex aquifolium</i>	
Gean or Wild Cherry	<i>Prunus avium</i>	Widespread but at very low density.
Goat Willow	<i>Salix caprea</i>	
Whitebeam	<i>Sorbus aria</i>	More common than Rowan particularly on thin chalk soils.
Rowan	<i>Sorbus aucuparia</i>	
Yew	<i>Taxus baccata</i>	Poisonous to livestock so planting locations must be chosen with care.
Small Leaved Lime	<i>Tilia cordata</i>	Widespread but at very low density. Ancient Woodland indicator species – do not plant in existing woodland without consulting Sussex Wildlife Trust.

Common Name	Scientific Name	Comment
<i>Shrubs and Understorey</i>		
Dogwood	<i>Cornus sanguinea</i>	
Hazel	<i>Corylus avellana</i>	
Hawthorn	<i>Crataegus monogyna</i>	Often dominant cover in exposed areas with thin soils.
Ivy	<i>Hedera helix</i>	
Privet	<i>Ligustrum vulgare</i>	
Blackthorn	<i>Prunus spinosa</i>	
Bramble	<i>Rubus fruticosus</i>	
Elder	<i>Sambucus nigra</i>	
Guelder Rose	<i>Viburnum opulus</i>	
Wayfaring Tree	<i>Viburnum lantana</i>	

Species suitable for use in hedgerows

Common Name	Scientific Name	Comment
Field Maple	<i>Acer campestre</i>	Minor species but locally forms high percentage and is widespread
Hornbeam	<i>Carpinus betulus</i>	Minor species but widespread. Locally used as dominant or single species.
Dogwood	<i>Cornus sanguinea</i>	Usually used in very low numbers.
Hazel	<i>Corylus avellana</i>	Widespread and should be included in most new mixed species hedgerows in modest numbers.
Hawthorn	<i>Crataegus monogyna</i>	Often dominant species – between 40 to 95% of mix.
Beech	<i>Fagus sylvatica</i>	More typically associated with parks and gardens. Locally used as dominant or single species.
Holly	<i>Ilex aquifolium</i>	Widespread & should be included in most new mixed species hedgerows in modest numbers. Locally used as dominant or single species.
Blackthorn	<i>Prunus spinosa</i>	Can be invasive through suckering.
Guelder Rose	<i>Viburnum opulus</i>	Usually used in very low numbers.
<i>Standard trees in hedges</i>		
Field Maple	<i>Acer campestre</i>	
Hornbeam	<i>Carpinus betulus</i>	
Beech	<i>Fagus sylvatica</i>	Normally associated with boundary hedges to parks and gardens.

Common Name	Scientific Name	Comment
Ash	<i>Fraxinus excelsior</i>	
Gean or Wild Cherry	<i>Prunus avium</i>	
Oak	<i>Quercus robur</i> and <i>Q.petrea</i>	Most common hedgerow tree in Borough.
Rowan	<i>Sorbus aucuparia</i>	

Species non-native trees commonly found in the district

Common Name	Scientific Name	Comment
Austrian & Corsican Pines	<i>Pinus nigra vars</i>	Locally common as screen planting or specimen.
Sweet Chestnut	<i>Castanea sativa</i>	Naturalised species widely used for coppice plantations and as occasional specimen.
Horse Chestnut	<i>Aesculus hippocastanum</i>	Common around villages and towns.
Evergreen Oak	<i>Quercus ilex</i>	Common around villages and towns.
Common Walnut	<i>Juglans regia</i>	Occasional specimen around farms and villages.

APPENDIX C

GLOSSARY

Agri-Environment Schemes

Schemes offering payments to farmers to promote farming that is compatible with the requirements of the protection of the environment and sustaining wildlife within the countryside.

Ancient Woodland

Land which has been continuously wooded since 1600 AD. As little woodland planting was carried out before that date, most woods existing in 1600 will in fact be much older than 400 years. Ancient woodlands are valuable for their rich ecology but are becoming increasingly limited in number.

Area of Outstanding Beauty (AONB)

An area recognised as being of national landscape importance and designated by the Government under the National Parks and Access to the Countryside Act 1949.

Assarts

Fields cut out of woodland.

Biodiversity Action Plan (BAP)

A framework for achieving the conservation and enhancement of biodiversity based on the targeting of resources towards protecting priority habitats and species. BAPs can be prepared at different levels for example, action plans have been prepared at a national, Sussex wide and Horsham District Council level.

Common Agricultural Policy (CAP)

The agricultural policy of the European Community.

Common Land

An area of private land over which the community has certain specified rights, for example grazing.

Coppice

Trees or shrubs which have been managed by being cut back to ground level at regular intervals e.g. 7-10 years. The long straight shoots which regrow from the stumps (or **stools**) were a valuable woodland product providing charcoal and building materials.

Countryside Agency

The Countryside Agency is a statutory, Government-funded agency working to conserve and enhance

the countryside, to promote social equity and economic opportunity for the people who live there, and to help everyone, wherever they live, to enjoy this national asset.

Degraded Landscape

This occurs where changes in land use or management has resulted in loss of important features or elements contributing to distinctive landscape character.

Development Plans

Statutory documents which set out local planning authorities' policies and proposals for the development and use of land in their area.

Dip Slope

The more gentle, south-facing slope of the South Downs.

Diversity

This describes the number of different elements that make up a landscape, for example hedges, trees and settlements. A landscape with many different elements could be described as diverse. It can also applies to variations in the pattern of occurrence of elements e.g. variations in the type of hedgerow.

Distinctiveness

This describes those characteristics of a particular landscape which make it identifiable.

Element

A component of the landscape, for example fields, hedges, woods.

English Heritage

The government's statutory adviser on conservation legislation concerning the historic environment. English Heritage maintains a Register of Historic Parks and Gardens.

English Nature

The government's statutory adviser on nature conservation in England. English Nature promotes the conservation of England's wildlife and natural features.

Feature

A prominent element in the landscape, such as a pond.

Ghyll

A deep wooded ravine. They contain internationally important plant assemblages (particularly mosses).

Glimpsed View

A sudden and unexpected view of the countryside or an element or feature in an otherwise enclosed landscape.

Habitat

An Environment in which a species lives, e.g. an oak woodland, pasture grassland.

Hundred

A Saxon administrative division.

Hedgerow Regulations

The Hedgerow Regulations, 1997, provide protection to hedgerows which qualify as important against specified historic and archaeological and wildlife and landscape criteria.

Intensive Agriculture

A term generally used to describe high input, high output crop and livestock husbandry systems in order to produce the optimum possible economic return from the available land. Intensive agriculture involves high use of fertilisers, agrochemicals and mechanisation.

Intervisibility

The extent to which particular areas of landscape or sites are visible from surrounding viewpoints.

Landform

The combination of slope and elevation which defines the shape and form of a land surface.

Landscape

The overall appearance of the land.

Landscape Character

A distinct, consistent and recognisable pattern of landscape elements that combine to create a distinctive character in a particular area.

Landscape Character Assessment

The process of identifying areas of similar landscape character and of mapping and classifying them and describing their character.

Landscape Pattern

A distinctive arrangement of landscape elements which may be important in determining the landscape character of an area, e.g. the pattern of hedgerows.

Parkland

A large, unenclosed area of land with woodland and pasture attached to a large, country house.

Planning Policy Guidance Notes (PPG)

Documents issued by the Office of the Deputy Prime Minister setting out the Government's policy guidance on various planning issues.

Regional Character Area

These are regional level landscape areas produced by the Countryside Agency) and English Nature. Five such areas occur in West Sussex.

Rendzinas

Thin soils that have developed over calcium rich rock, for example chalk.

Scarp Slope

A term used to describe the steep north facing slope of the South Downs.

Sense of Place

Something a place has which belongs to that place and no other. It is what makes a place distinctive.

Set Aside

The practice of temporarily or permanently removing arable farmland from agricultural production in order to reduce unwanted surpluses.

Shaw

Narrow belt of woodland which remains when fields have been cut from woodlands.

Site of Special Scientific Interest (SSSI)

A statutory designation of land notified under the Wildlife and Countryside Act 1981 (as amended) as being of special nature conservation interest. SSSIs include wildlife habitats and geological features.

Stagnogleys

Seasonally waterlogged clay soils.

Strip Lynchetts

An ancient form of cultivation terraces.

Tranquil Area

Areas defined by the Countryside Agency and the Council for the Protection of Rural England as being

far enough from visual or noise intrusion caused by development or traffic to be considered unspoiled by urbanising influences.

Urban Fringe

The countryside around towns where the rural landscape and the urban landscape meet. Landscapes in this area tend to be neither entirely urban nor entirely rural.

D BIBLIOGRAPHY

APPENDIX D

BIBLIOGRAPHY

Horsham District Council

- HDC (1997). Horsham District Local Plan Vol. 7, 2, 3.
- HDC (2001). Horsham District Local Plan Position Statement 2001-2006.
- HDC (2002). Horsham Conservation Area, Bramber, Amberley and Slinfold Appraisals

West Sussex County Council Documents

- WSSC (2001). West Sussex Structure Plan 2001-2016, Deposit Draft.
- Baker Associates (2001). A Sustainability Appraisal of the Deposit Draft, West Sussex Structure Plan.
- WSSC (1991). A Nature Conservation Strategy for West Sussex.
- WSSC (1991). Land Use and Habitat Change in West Sussex . 1971-1981-1991.
- WSSC (1993). A Rural Strategy for West Sussex.
- WSSC (1994). A Coastal Strategy for West Sussex.
- WSSC (1994/5). Landscape Assessment of West Sussex. Sections 1/2/3.
- WSSC (1995). An Archaeology Strategy for West Sussex.
- WSSC (1995). Landscape Management Guidelines.
- WSSC (1996). Environmental Capacity in West Sussex.
- WSSC (1998). Flint Buildings in West Sussex.
- WSSC (1999). Rural Landscape Strategy.
- WSSC (2000). Sustainable Development Strategy and Action Plan 2000/2001.
- WSSC (2000). The Choices Ahead.
- WSSC (2001). A Guide to Nature Conservation and Planning in West Sussex.
- WSSC (2001). Background Papers on the Character and Environment of West Sussex.
- WSSC (2001). County Strategy 2001-05.
- WSSC (2001). Mind the Gap.

Other Studies Covering Horsham

- Brandon, P (1974). The Sussex Landscape.
- Brunskill, R W (1978). Illustrated Handbook of Vernacular Architecture.
- Clifton Taylor, A (1972). The Pattern of English Building.
- English Nature (1997/98). Natural Area Profiles for High Weald, South Coast Plain and Hampshire Coastlands, Low Weald and Pevensey, South Downs.
- English Nature (1999). Natural Areas in London and the South East.
- Environment Agency (2001). Local Environment Agency Plans – Arun and Western Streams, Adur and Ouse.

Penoyre, J (1978). Houses in the Landscape. A Regional Study of Vernacular Building Styles in England and Wales.

S. P. B. Mais Sussex.

Sussex Biodiversity Action Partnership (2000). Sussex Biodiversity Action Plan.

Sussex Wildlife Trusts (1995). Vision for the Wildlife of Sussex.

W. H. Thompson the Sussex Landscape.

Warren J (1990). Wealden Buildings.

AONB Documents

Chichester Harbour Conservancy (1999). Chichester Harbour Management Plan.

Countryside Commission (1992). The Chichester Harbour Landscape.

Countryside Commission (1994). The High Weald. Exploring the Landscape of the AONB.

Countryside Commission and Sussex Downs Conservation Board (1996). The Landscape of the Sussex Downs.

High Weald Forum (1995). High Weald AONB Management Plan.

Sussex Downs Conservation Board (1997). Landscape Design Guidelines.

SDCB (1997). Tranquil Areas Sussex Downs

SDCB (1996). A Management Strategy.

SDCB (1996). Shoreham-Hove-Brighton Urban Fringe Landscape Study.

SDCB (2001). Worthing-Shoreham Urban Fringe Landscape.

National/Regional Policy Guidance

Countryside Agency (1998). Land Management Initiatives.

Countryside Agency (1999). Countryside Character Volume 7.

Countryside Agency (2000). Tomorrow's Countryside 2020 Vision.

Countryside Agency (2001). Towards Tomorrow's Countryside.

Countryside Agency (2002) Landscape Character Assessment

Countryside Agency (2002). Briefing Note. Incorporating the Character Approach into Development Plans. Prepared by Chris Blandford Associates.

Countryside Commission (1996). Countryside Design Summaries.

Planning Policy Guidance Note 7 – The Countryside – Environmental Quality and Economic and Social Development. (Revised 2001)

Royal Society for Protection of Birds (2001). Futurescapes.

Scottish Natural Heritage (1999). The Use of Landscape Character Assessment in Development Plans.

UK Climate Impacts Programme (2001). Climate Change and Nature Conservation in Britain and Ireland.

Other Landscape Assessments, Strategies, Guidance

Countryside Agency. Roads in the Countryside.

Countryside Agency. Lighting in the Countryside.

Department of Transport. The Good Roads Guide.

Hampshire County Council (2000). The Hampshire Landscape – A Strategy for the Future.

Staffordshire County Council (2000). Planning for Landscape Change. Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996-2011.

Surrey County Council (2000). Archaeological Management Guidelines.

