



Horsham  
District  
Council

# Horsham District Landscape Capacity Assessment



<b>1.0</b>	<b>Introduction</b>	<b>4</b>
<b>2.0</b>	<b>Approach and Methodology</b>	<b>7</b>
<b>3.0</b>	<b>Part One: Capacity Assessment For Urban Extensions To The Main Town Of Horsham, Small Towns Or Large Villages, Or New Settlements</b>	
	Zone 1: North Horsham to Crawley	20
	Zone 2: South Horsham to Southwater	36
	Zone 3: West and North West Horsham	49
	Zone 4: Pulborough to Billingshurst	57
	Zone 5: Storrington and West Chiltington Common	72
	Zone 6: Steyning, Bramber and Upper Beeding	84
	Zone 7: Henfield	88
	Zone 8: Mayfields	95
	Zone 9: Kingsfold	102
	Zone 10: Land at Newhouse Farm	107
<b>4.0</b>	<b>Part Two: Capacity Assessment For Medium Or Smaller Settlements</b>	
	Ashington	111
	Barns Green	116
	Cowfold	120
	Lower Beeding	126
	Mannings Heath	129
	Partridge Green	132
	Rudgwick and Bucks Green	137
	Rusper	144
	Slinfold	149
	Small Dole	155
	Thakeham (The Street and High Bar Lane)	158
	Warnham	163
	West Chiltington Village	168
<b>5.0</b>	<b>Conclusions</b>	<b>172</b>

## Study Context and Background to the Study

Horsham District is a predominantly rural area, with extensive areas of countryside interspersed with small villages and towns. The main market town of Horsham is located in the north east of the District. Much of the District's countryside is very attractive and it is recognised that this is an important factor in encouraging people to live and work in the district.

1.2 In recent years, the need for housing development has placed considerable pressure for development on greenfield land around villages and towns in Horsham District. This is partly due to the relative lack of brownfield sites, but may also reflect the fact that much of the landscape in the South East is protected by a range of designations including the South Downs National Park, the High Weald AONB and Green Belt. This restricts the amount of development that can take place in these areas, and may increase pressure on the remaining undesignated land to meet these needs. It is however recognised that all landscapes can be highly valued by local people and that there is a need to conserve and enhance landscape character and local distinctiveness, and to take this into account as part of decisions about appropriate sustainable development.

1.3 In order to continue to protect, conserve and enhance the landscape in the District, there is a need to ensure that decisions about the location and scale of new development as far as possible takes into consideration the relative ability of the varied landscapes around and between settlements to accommodate new development. In

this regard the Strategic Planning Team at Horsham District Council commissioned the Council's in-house Landscape Architects to undertake a detailed Landscape Capacity Analysis (at 1:10,000 scale) review. The results of this study will form part of the evidence base for the review and inform the preparation of the new Local Plan.

1.4 The Landscape Capacity study has been divided into two stages. The first stage of the study has been to analyse the capacity of the landscape around and between the main town of Horsham, small towns or large villages, or new settlements. This includes areas proposed to the planning authority for large scale development (e.g. around Kingsfold) for both housing and employment development. These areas have been split into ten broad geographic zones as follows:

- Zone 1: North Horsham and West of Crawley
- Zone 2: South Horsham and Southwater
- Zone 3: Horsham West
- Zone 4: Pulborough, Adversane and Billingshurst
- Zone 5: Storrington, Sullington and West Chiltington Common
- Zone 6 : Steyning and Bramber
- Zone 7 : Henfield
- Zone 8 : Mayfields
- Zone 9 : Kingsfold
- Zone 10 : Land at Newhouse Farm

The location of these areas is shown on Map 1 and Map 2. It should be noted that landscape areas within the South Downs National Park have been excluded from the assessment, as any decision relating to

housing or employment development in these areas is now a matter for the National Park Authority.

1.5 The second stage of the study examines the capacity of the landscape, around existing medium or smaller villages, to accommodate medium and small scale housing development. The settlements investigated are set out below. The existing villages of Washington, Coldwaltham and Amberley have not been included in the study as these settlements lie entirely within the South Downs National Park. The location of the study areas are shown on Map 1.

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

1.6 The key objectives of the study are to:

1) Provide a transparent, consistent and objective assessment of the landscape

## Key Objectives and the Scope of the Study

capacity of the land around existing and new settlements to accommodate housing and employment development.

2) Identify areas where new development could best be accommodated without unacceptable adverse landscape and visual impacts.

1.7 It is emphasised that the object of the study is to assess **landscape capacity only** by identifying those parts of the landscape in the district which are least sensitive in landscape and visual terms to development and which Horsham District Council can investigate further for possible inclusion to meet demand within the Local Plan period. Ultimately, the overall suitability of a site for development will depend on a range of other considerations including access and infrastructure constraints, to other environmental considerations including flood risk, ecology, heritage and archaeology and air quality.

1.8 It should be noted that the levels of landscape sensitivity and capacity that are identified as part of the study are generalised statements across each area, and provide a pointer to detailed landscape and visual issues that would need to be addressed in a site allocation or development management context. Landscape sensitivity and capacity levels are indicative, and it is expected that further analysis at a smaller scale and a more detailed assessment of the area would be carried out in relation to specific applications to determine the actual capacity of the site. It is likely that there will be some instances where a detailed assessment of a local area

will identify smaller parcels of land that are less constrained in landscape terms and could accommodate some changes without significant landscape and visual effects. Equally, the identification of an area as having a moderate or greater landscape capacity should not be taken to mean the whole area has potential for development. The landscape and visual effects of the development, or where there are cumulative impacts of several developments would still need to be further assessed. Reference should be made to both the definitions given in table 6 in respect of capacity levels and the specific commentary regarding capacity provided for each local landscape character area in Section 3.

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

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

2.2 The general approach of the Study has been informed by Landscape Character Guidance published by Natural England<sup>2</sup> and by other best practice landscape capacity studies. The key assessment stages and methodology are set out in the paragraphs below.

<sup>2</sup> An approach to Landscape Character Assessment <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> and An approach to landscape sensitivity assessment – to inform spatial planning and land management - [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/817928/landscape-sensitivity-assessment-2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf)  
Landscape character assessment topic papers <http://publications.naturalengland.org.uk/publication/2671754?category=31019>

### Key Assessment Stages

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

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

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

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

### Definitions

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

**Landscape Sensitivity** – This is defined as ‘the relative sensitivity/vulnerability of a

landscape to a specific type of development based on judgements about landscape character sensitivity and visual sensitivity'. Further explanation of how these judgements are made is set out later in this chapter.

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

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

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

**Large Scale Housing Development** of 500 or more dwellings associated with urban extensions to the main town of Horsham, small towns or large villages, or new settlements. It is assumed that this development would comprise mainly two storey developments of no more than 8.5m in height, at an average of 35-40 dwellings per hectare. This type of development may include some smaller areas of no more than 3

storey height flats, as well as community/retail facilities.

**Medium Scale Housing Development** of approximately 100-500 dwellings associated with urban extensions to the main town of Horsham, small towns or large villages<sup>2</sup>. It is assumed that this development would comprise mainly two storey developments of no more than 8.5m in height, at an average of 35-40 dwellings per hectare. This type of development may include some smaller areas of no more than 3 storey height flats, as well as community/retail facilities.

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

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

**Medium Scale Housing Development** of approximately 60-250 dwellings associated with extensions to medium or smaller villages. It is assumed that this development would comprise mainly two storey developments of no more than 8.5m in height, at an average of 30-35 dwellings per hectare. This type of development may include some smaller areas of no more than 3 storey height flats, as well as community/retail facilities.

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



**Small Scale Housing development** of no more than 60 dwellings associated with village extensions. It is assumed that this development would be solely of one or two storey development up to 8.5m height and average 25-30 dwellings per hectare.

### Key Assumptions

2.8 When assessing landscape capacity for the above development types it has been assumed that buildings will be sensitively designed, and that any development would include a strong framework of structural landscaping including ground modelling where appropriate, and tree planting at an appropriate scale, area, design and species composition, and takes account of local settlement/open space pattern, character and distinctiveness to ensure that development achieves a good fit with the landscape.

2.9 It should also be noted that some areas of land have been excluded from this assessment. In addition to land within the South Downs National Park, these are primarily areas of extensive floodplain which would not be considered as acceptable locations for development. Also excluded from the study are the areas of land that are now in the process of being developed or have recently been granted planning permission, but are not yet under construction. These are identified on the landscape capacity maps in blue. Land within existing built-up area boundaries has also been excluded from the study. In respect of Part 2 of the study, land that lies beyond a very well established and strong, long term physical boundary such as a railway line, or

a major road has also been excluded, on the basis that the smaller scale of development that might be considered around these smaller villages would not necessitate breaching such a boundary.

### Assessment Process

2.10 For the purposes of this study it was considered necessary to provide a finer grain of assessment of landscape capacity than the areas identified in the Horsham District Landscape Character Assessment 2003. Without this greater level of detail it was considered that there was a risk that important local variations in landscape sensitivity and capacity would be missed.

2.11 For Part 1 of the study, both desk-based and field survey analysis was used to identify discrete 'Local Landscape Character Areas' at a 1:10,000 scale for the purposes of the capacity assessment. These are subdivisions of the broader district scale Landscape Character Areas which were identified in the Horsham District Landscape Character Assessment at a 1:25,000 scale. The Local Landscape Character Areas are distinctive units that reflect more localised variations in character based upon distinctive combinations of characteristics which may include field and settlement pattern, landform, extent of woodland, visual characteristics, and the relationship to existing settlement boundaries. The boundaries of the Local Landscape Character areas have been defined by features such as field boundaries, roads and ridgelines. It is important to note that the boundaries between the local landscape character areas may not always

represent abrupt changes in character. In contrast to the well-defined lines depicted on the maps, the character of an area may be more clear and distinctive in the centre with transitions at the edges, where in certain circumstances the influences of land use, settlement and field pattern and so on may be less consistent.

2.12 For Part 2 of the study, the overall extent of the area assessed around each settlement equated approximately to the zone of the visual influence of the existing built development or where greater, to the extent of the land proposed to the council for development, on the basis that the scale of development being assessed would not necessitate consideration of land beyond this zone. The individual landscape study areas identified were characterised by a distinctive combinations of landscape characteristics as identified above in para 2.11. As such they may in themselves constitute Local Landscape Character Areas or form a part of a larger Local Landscape Character Area that extends beyond the approximate zone of visual influence of the settlement.

2.13 Once identified, each Local Landscape Character Area or Landscape Study area was analysed in order to determine its landscape character sensitivity, visual sensitivity and landscape value. For each element, the following factors were taken into account:

## Landscape Character Sensitivity

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

1. **Extent, pattern and variety of semi-natural habitat** – This includes areas such as woodland and hedgerows, grassland, river valleys and heath. Areas with an extensive, connected and a large variety of semi-natural habitat are likely to be more sensitive to the impact of housing and employment development compared with those with very limited coverage and variety or even an area of denuded agricultural monoculture
2. **Historic landscape features/character** – areas with many historic landscape features, particularly those with a sense of time depth (i.e. covering a wide span of history), and strong historic landscape character that has been present for an extended period of time (e.g. predominantly medieval in origin), are likely to be more sensitive to housing and employment development compared with those with only a few historic elements or are dominated by modern large scale expansion.
3. **Scale/Field pattern** – areas with a complex, intimate and small scale, irregular field pattern are likely to be more sensitive to disruption of field pattern

by large scale development compared with a simple, more uniform or eroded/fragmented field pattern. In particular small scale landscapes are particularly sensitive to large scale employment development

4. **Landform** – areas with a very varied/complex land form or strong topographic features e.g. strongly rolling landform or moderate to steeply sloping valley sides are likely to be more sensitive to large scale employment development compared with those with a simple, predominantly flat landform.
5. **Landscape Condition/Quality** – Assessment of landscape condition is based upon judgements about the physical state of the landscape, and about its intactness from visual, functional and ecological perspectives. It also reflects the state of repair of individual features and elements which make up character in any one place. A range of issues such as how intact the hedgerows are, whether the characteristic tree cover is declining, whether the landscape is being damaged by intensive agricultural practices or whether suburban features are being introduced or fly tipping is present are considered. Areas with well managed landscape features in good condition are likely to be more sensitive to employment and residential development compared with those in poor condition where there may be an opportunity to enhance landscape character in association with new development.
6. **Settlement Pattern** – areas with a dispersed settlement pattern and an absence of modern development and settlements characterised by small scale historic or vernacular buildings are more likely to be sensitive to housing and employment development compared with those without.
7. **Settlement edges** – Landscapes with existing harsh, abrupt and unattractive settlement edges are less likely to be sensitive to housing and employment development compared to those with an attractive settlement edge such as that provided by commons, village greens, historic buildings, or by an existing strong green edge, such as woodland and hedgerow belts.
8. **Settlement Setting** – Landscape areas that contribute to the setting of a town or village or that provide a distinctive break between the settlement and the countryside are more likely to be sensitive to housing and employment development compared to areas that do not perform this function.
9. **Settlement Separation** - Areas that contribute to a larger area of open land between settlements are more likely to be sensitive to large scale development than those that do not provide this function.
10. **Rural Character** - Areas with a strong unspoilt rural character with an absence of contemporary structures such as transport corridors and utility structures (e.g. electricity substations, mobile phone masts), are more likely to be sensitive to housing and employment development compared with areas where they are present.

2.15 Within this study, a five point scale was used to determine landscape character sensitivity, based on the considerations set out in the preceding paragraphs. This is set out in Table 1 below. Categorisation within each area was based on professional judgement, taking into account the assumptions of sensitive design and landscaping that have already been set out in this chapter. The assessment is not

based upon any mathematical scoring of the factor, positive or negative, that contribute to sensitivity of the landscape. It should be recognised that in some local landscape areas, certain landscape features/qualities will be more important than others in different areas, for example as a result of the contribution they make to the specific character of an area.

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

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

## Visual Sensitivity

2.16 The assessment of visual sensitivity examines how the visual effects of development would impact on the obstruction of views; how conspicuous/prominent buildings may be within their surroundings, whether it would affect important skylines or views, and the extent this might affect the setting of a settlement. Elements and factors considered to be important in the assessment of visual sensitivity are:

1. The general potential visibility of development within the area, considering influences of enclosing or screening elements such as landform, hedgerows, trees, woodlands and existing built development .
2. Views into the area and views of the approaches to settlements from surrounding roads and public rights of way.
3. Outward views from a settlement and in particular, the impact where these are strategically significant or distinctive.
4. Ridges and other areas of high ground – for example examining the potential effects of development on distinctive ridges and other areas of rising/high ground or where a settlement avoids such elevated positions.
5. 'Conspicuity'- consideration as to whether development would be located in a visually conspicuous location, such as open flat ground or on open high or rising ground.

2.17 It should be noted that visibility of development is not necessarily always an adverse effect, even where it would be conspicuous. Consideration is therefore given as to whether any development is likely to be perceptible but would not significantly alter the balance of features or elements within the existing view or where development would enhance existing views or elements within the existing view.

2.18 As with landscape character sensitivity, a five point scale was used to determine visual sensitivity, based on the considerations set out in the preceding paragraphs. This is set out in Table 2 overleaf. Categorisation of each area was again based on professional judgement, and did not use mathematical scoring of the factors that contribute to the visual sensitivity of the landscape. Categorisation of any particular area between low and high visual sensitivity did not necessitate all the factors defined in the table to be met, but rather a balanced professional view is taken about the relative proportion of factors that are relevant.

**Table 2: Definitions of Visual Sensitivity**

Landscape Sensitivity	Definition
Low	<ul style="list-style-type: none"> <li>• General visibility of the potential development is low as it would be enclosed, well screened by existing features e.g. trees/ topography and only visible from short distances.</li> <li>• Development would not be discernible or would enhance views.</li> <li>• Of little importance to views to and from settlements such that development would not lead to unacceptable visual intrusion into the countryside with or without mitigation.</li> </ul>
Low-Moderate	<ul style="list-style-type: none"> <li>• General visibility of the potential development is between low and moderate. It would be mostly well screened by existing features e.g. trees, topography, or would be relatively easy to visually mitigate.</li> <li>• Development may be discernible, but impacts would be limited.</li> <li>• Only limited contribution to the views to and from settlements.</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>• The general visibility of any potential development is moderate, with partial enclosure or screening but with some scope for mitigation of any adverse effects.</li> <li>• Whilst development may be perceptible it would not significantly alter the balance of features or landscape elements within the view.</li> <li>• Views into and out of settlements are of some importance but there is likely to be some scope for mitigating impacts.</li> </ul>
Moderate-High	<ul style="list-style-type: none"> <li>• Limited enclosure, screening or elevated slopes/ridgeline means any development would be quite visible in the landscape, and would be difficult to mitigate.</li> <li>• Development would be perceptible and would alter the balance of features or elements in the view.</li> <li>• Provides views into and out of settlements are of some importance which are difficult to mitigate.</li> </ul>
High	<ul style="list-style-type: none"> <li>• General visibility of the potential development is high due to very limited enclosure, screening or elevated slopes/ridgelines.</li> <li>• Development would be uncharacteristically conspicuous and could not be successfully mitigated.</li> <li>• Provides important views into and out of settlements that could not be mitigated.</li> </ul>

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

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

<b>Landscape Character Sensitivity</b>	High	High	High	High	High	High
	Moderate-High	Moderate-High	Moderate-High	Moderate-High	Moderate-High	High
	Moderate	Moderate	Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High
	Low	Low	Low-Moderate	Moderate	Moderate-High	High
		Low	Low-Moderate	Moderate	Moderate-High	High
<b>Visual Sensitivity</b>						

## Landscape Value

2.20 Landscape value is concerned with the relative value that is attached to different landscapes. The assessment of landscape value considers existing national and/or local designations relating to each landscape character areas and this is then taken into account with other experiential qualities that contribute to landscape value such as tranquillity, scenic beauty, historic and ecological interest.

2.21 In relation to the assessment of tranquillity for each Local Landscape Character Area, criteria drawn from the University of Northumbria method for defining tranquillity set out in the study “Mapping tranquillity- Defining and Assessing a Valuable Resource“ was used. Under these criteria relative tranquillity is defined by analysis of noise levels, perceived naturalness of the landscape, visible overt human impact from features such as pylons, high density of settlement and extent of artificial lighting in each character area. More tranquil areas have a higher degree of naturalness, lower noise levels and limited human impacts. It is important to emphasise that the full University of Northumbria methodology was not followed, but by drawing on the criteria used it has been possible to give an indication of relative tranquillity from field assessment. In addition, the Tranquil Areas Map for the South East (2006) was taken account of in the assessment but it should be emphasised this analysis was broad scale, and there may be localised variations in tranquillity than are apparent on this plan.

2.22 In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national designation. A landscape without formal designation may however be valued as being of interest by different communities. This may be for a number of reasons, recognising, for example, perceptual aspects such as scenic beauty, tranquillity; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally. In the context of this study a professional judgement was made on the value of the landscape taking into account the range of factors identified above. In terms of ecological interest this is based upon the landscape contribution of designated nature conservation sites, ancient woodland, other deciduous woodland and shaws, river valleys and species rich hedgerows. In terms of historic interest this takes account of the contribution to the landscape of listed buildings, conservation areas, designated parks and gardens or strong presence/ prominence of historic farmsteads and cottages.

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



Table 4: Landscape Value

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

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

2.25 Once the Landscape Sensitivity and Landscape Value were determined an assessment of landscape capacity was made on the five scale points identified. The matrix

setting out how the results of the assessment were reached is set out in table five, and a definition of landscape capacity is set out in table six overleaf.

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

<b>Overall Landscape Sensitivity</b>	High	High	High	High	High	High
	Moderate-High	Moderate-High	Moderate-High	Moderate-High	Moderate-High	High
	Moderate	Moderate	Moderate	Moderate	Moderate-High	High
	Low-Moderate	Low-Moderate	Low-Moderate	Moderate	Moderate-High	High
	Low	Low	Low-Moderate	Moderate	Moderate-High	High
	Low	Low-Moderate	Moderate	Moderate-High	High	
<b>Landscape Value</b>						

**Table 6: Definitions of Landscape Capacity**

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

## CAPACITY ASSESSMENT FOR URBAN EXTENSIONS TO THE MAIN TOWN OF HORSHAM, SMALL TOWNS OR LARGE VILLAGES, OR NEW SETTLEMENTS

3.1 This section sets out a summary of the results for the landscape sensitivity, landscape value and overall capacity judgements that have been made for each of the local landscape character areas identified as part of the study. The results have been set out using a format which first introduces the wider geographic zone in which the landscape character areas have been identified. For each landscape character area the key factors which influence the landscape character and visual sensitivity of the area to large scale housing and employment development are identified, noting where there are any differences between the two types of development. The results then set out key factors in the area which contribute to the landscape value of the area. Finally an explanation of the results of the assessment is provided for the landscape capacity of the area, for both housing and employment development. These results are also summarised in a table and are represented graphically on the Landscape Character Maps (Zone 1 to Zone 10). Both the maps and the results set out in the table have been colour coded in accordance with the assessment of landscape capacity as illustrated in table six.

### Zone 1: North Horsham to Crawley

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

## Local Landscape Character Area 1: River Mole North

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

### **Assessment Summary**

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

*Landscape Character Sensitivity*

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

*Visual Sensitivity*

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

*Landscape Value*

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

*Landscape Capacity*

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

**Assessment Summary**

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



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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

*Landscape Character Sensitivity*

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

*Visual Sensitivity*

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

*Landscape Value*

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

*Landscape Capacity*

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

**Assessment Summary**

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

## Local Landscape Character Area 7: Ifield Golf Course

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Low tranquillity due to proximity of airport and the proximity to the edge of Crawley
- The golf course is privately run which limits public access to the land but there is a public footpath that runs adjacent to the north and eastern boundaries
- There may be some ecological interest in the woodland and hedges on the site

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## **Assessment Summary**

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

## Local Landscape Character Area 9: Buchan Hill Forest

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

*The wooded nature of the landscape provides some visual enclosure, but overall, the visual prominence of the landform results in a very high visual sensitivity to both housing*

*and employment development. The area is prominent from land immediately to the south, from north facing slopes of High Weald AONB land east of Horsham, and in some longer distance views.*

### *Landscape Value*

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

### *Landscape Capacity*

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

### **Assessment Summary**

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

## Local Landscape Character Area 11: Faygate and Surrounds

### Landscape Character Sensitivity

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

### Visual Sensitivity

To the east of this local landscape character area there is some enclosure by thick hedgerows, but overall the area has an open character with low hedgerows, and rising land to the north which results in high sensitivity to both housing and employment development. Development in this area would be likely to reduce or erode the important countryside gap between Faygate and Kilnwood Vale. The area is also visible from the

High Weald AONB which adjoins the southern boundary of the character area.

To the centre of the area, adjacent to Faygate, the area is less visually sensitive due to the tighter field pattern and hedgerowed boundaries.

### Landscape Value

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

### Landscape Capacity

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

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

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

Area deleted as result of the HDPF 2015  
North Horsham strategic allocation.

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

Area deleted as result of the HDPF 2015  
North Horsham strategic allocation.

## Local Landscape Character Area Area 14: Holbrook Park

Area deleted as result of the HDPF 2015  
North Horsham strategic allocation.



## Local Landscape Character Area 15: Warnham Brickworks

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## Assessment Summary

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

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

Area deleted as result of the HDPF 2015 North Horsham strategic allocation.

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

### **Assessment Summary**

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Within the High Weald AONB
- The wooded nature of the landscape provides a moderate-high tranquillity
- Ecological interest is provided by Owlbeech and Leechpool woods which are Local Wildlife Sites (former SNCIs) and ancient woodland.
- A high level of amenity value is provided by Leechpool and Owlbeech Woods and the High Weald Landscape Trail

### Landscape Capacity

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

## Assessment Summary

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

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

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

### Landscape Character Sensitivity

- This area contains a rounded ridge with small wooded stream valleys on both the northern and southern sides
- The area has a small to medium scale field pattern of pasture with some parkland. There is a wooded character to the river banks
- Landscape condition is generally good although there are urban influences from Hornbrook nurseries, scattered farmhouses and other residential development
- There is a well-defined urban edge due to the presence of a wooded shaw along the edge of Horsham

### Visual Sensitivity

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

### Landscape Value

- Part of the area is within the High Weald AONB and the remaining within its setting
- Some historic parkland is present
- Low-moderate tranquillity due the presence of the A281 running through the area
- Amenity value of a public footpath that runs along part of the western and southern boundaries of the area

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

- Undulating landform intersected by the River Arun
- Distinctive small hill around Chestworth farm, which allows for long views across town and wooded landscape towards north-west in the background.
- Panoramic views are also available towards the wooded countryside that sit in the ridgeline to the south
- Views towards the town are present, in which landmark churches are prominent.
- There is a medium and small scale field pattern of pasture intersected by a strong framework of hedgerows and shaws
- Scattered historic farmsteads are also present
- Mostly unspoilt rural character, apart from visual influence from pylon route to the south east of the character area
- The landscape is in good condition although there are some urban influences from roads and railway corridor

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

This area has moderate to high visual sensitivity due to its topography and has an attractive landscape character and qualities which are sensitive to large scale development. The area positively contributes to the landscape setting of Horsham and provides a key area of accessible natural green space much valued by locals. It therefore has no capacity to absorb large scale development. The area to the south east, beyond the immediate setting of the town in particular has no capacity for development, as it would result in intrusion of unspoilt rural countryside.

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

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

### Landscape Character Sensitivity

- Steep, predominantly wooded escarpment with some attractive grassland slopes, and small areas with small to medium sized hedged pasture fields
- Mostly medieval field pattern
- Glimpsed views towards the town in which landmark churches are prominent but also towards the ridgeline and woods to the north
- Very large spreading oak trees are a key feature of this landscape.
- The landscape is in good condition although some urban influence from railway corridor to the west of the area

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

*Landscape Character Sensitivity*

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

*Visual Sensitivity*

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

*Landscape Value*

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

*Landscape Capacity*

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

**Assessment Summary**

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



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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## **Assessment Summary**

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

the prominence of some valleyside landforms, this results in a moderate sensitivity to housing and moderate to high for employment development.

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

- Ecological and historic interest is provided by areas of ancient woodland and species rich hedgerows.
- There is moderate tranquillity with noise incursion from the A24.
- Amenity value of landscape is provided by a number of rights of way running through the area

### *Landscape Capacity*

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

## Assessment Summary

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

Whilst there is some greater enclosure from woodlands and hedgerows, in the south east of the area, overall the relatively open character of the area means that there would be a moderate to high sensitivity to housing development, and a higher sensitivity to

### Assessment Summary

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

employment development. The north west of the area is very visible from Sharpenhurst Hill which lies outside the area to the west.

### Landscape Value

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

### Landscape Capacity

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

Due to the presence of urban edge influences in this area, together with its slightly eroded landscape condition and moderate visual sensitivity, it is considered that there is moderate capacity for large scale housing development. There is more limited capacity for large scale employment development as it would be more visually intrusive. It would be very important to maintain some open views to the wider countryside outwards from the settlement of Southwater if the area were to be developed to retain the connection with its rural setting.

## Assessment Summary

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

*Landscape Character Sensitivity*

- This area is characterised by the landmark buildings of Christ's Hospital set in attractive parkland and surrounded by a strong framework of woodland tree belts
- The landscape is in good condition notwithstanding some urbanising influences particularly adjacent to the settlement boundary, to the north of the area

*Visual Sensitivity*

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

*Landscape Value*

- Moderate tranquillity from presence of school and commuter traffic to station. The railway also generates some noise
- Historic Parkland and Listed buildings of Christ's Hospital School. The site is important for Horsham District as a whole
- Public access is limited due to the use of the site as a school but there are some public rights of way crossing the southern and the northern parts of the area including the Downs link, a long distance path

*Landscape Capacity*

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

**Assessment Summary**

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



### Zone 3: West and North West Horsham

This area extends from the north west of Horsham, and continues south around Broadbridge Heath, before extending down to the western edge of Two Mile Ash Road, north of Christ's Hospital School. The land is located in the Low Weald National Landscape Character Area, and in the Horsham District Landscape Character Areas P1 and K2.

The landscape comprises the valley of the River Arun and its tributary Boldings Brook. The river valleys are generally narrow and meandering and there are some urban influences from Horsham and Broadbridge Heath in this area. Outside the river valley, the landscape opens into a flat to gently undulating clay vale with medium to large scale arable fields. There is also some pasture and woodland. This landscape includes Warnham Park. The A24 is a dominant feature in this area. The location of Zone 3 and the results for each local landscape area can be viewed on Maps Zone 3a (housing) and Zone 3b (employment).

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

### *Landscape Character Sensitivity*

- This area forms part of the Arun river valley. It has a distinctive meandering course with dense riverside vegetation.
- Mostly the area is characterised by a small scale field pattern with small riverside pastures however the area to the west, and south of the river Arun, comprises of arable medium size field pattern,
- There are attractive cross valley views
- Unspoilt rural character and landscape in good condition

### *Visual Sensitivity*

Although well enclosed by a strong framework of hedgerows, copses and trees the prominence of valley side landform means that there is moderate sensitivity to large scale housing development, with a greater sensitivity to employment development due to the greater height and scale of this type of development. The area to the west is visually more sensitive as exposed from roads and public rights of way due to the larger fields pattern and slightly raised position.

### **Assessment Summary**

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

### *Landscape Value*

- Ecological interest of river, and adjacent habitats including woodland on valleysides. Ancient Woodland on High Wood Hill is designated as a Local Wildlife Site (former SNCI).
- There is an area of historic and archaeological interest around Broadbridge Farm.
- The area currently has a moderate to high degree of tranquillity due to traffic noise and suburban influences of the strategic development south of Broadbridge Heath and garden centre
- The area has good public access to an attractive landscape with amenity value, which has grown in importance as a result of the nearby strategic development.

### *Landscape Capacity*

Due to the predominantly attractive landscape character and qualities including features such as the river Arun and woodland areas, together with the generally good condition of the landscape, it is considered that there is no or very limited capacity to absorb small scale development. Development to the west would result in urban intrusion/sprawl and should be avoided.

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## **Assessment Summary**

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

## Local Landscape Character Area 34: Land at Rookwood

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Ecological interest from Boldings Brook. The area also adjoins Warnham Mill Local Wildlife Site (former SNCI) and Boldings Brook riverside vegetation
- Low tranquillity due to the A24

- Public Golf Course and footpaths provide good amenity access in this area.
- The landscape has a high amenity value due to the public golf course and footpaths crossing the area
- Important green setting to the western edge to the town

### Landscape Capacity

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

## Assessment Summary

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

*Landscape Character Sensitivity*

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

*Visual Sensitivity*

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

*Landscape Value*

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

*Landscape Capacity*

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

**Assessment Summary**

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

## Local Landscape Character Area 36: Warnham Mill Pond

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- This area contains a historic hammer/mill pond, which is also of ecological interest and is designated as a Local Wildlife Site (former SNCI). (Warnham Mill Pond )
- The area is a Local Nature Reserve and is valuable for recreational enjoyment of the landscape close to the town
- There is low tranquillity due to proximity of the A24
- The landscape also has a high amenity value due to the public golf course and a footpath crossing the area

### Landscape Capacity

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

## Assessment Summary

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

### Landscape Character Sensitivity

- This area has a flat to very gently undulating landform containing the meandering course of Boldings Brook
- There is a medium scale pattern of irregular arable and pasture fields together a few old parkland trees
- Some significant old and thick hedgerows on hedgerow banks
- The area is truncated by the railway and bounded to the south by the A264. The A24 also travels through the area
- Overall good landscape condition, except near the A264
- Important in retaining separation between the settlements of Horsham and Warnham once the North Horsham allocation site is implemented

### Visual Sensitivity

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

### Landscape Value

- Ecological interest of Boldings Brook, some

thick hedgerows and small woods

- Tranquillity varies through the area and is considered Medium to Low due to road and rail corridor
- Limited public access on rights of way through this area although there are a few footpaths that link the area to Warnham
- Overall makes a positive contribution to the green gap between Warnham and future North Horsham development

### Landscape Capacity

The table below reflects the general landscape capacity of the area for development. However, there is some capacity for housing or employment development to the east of the railway line due to its low-moderate landscape value, moderate visual sensitivity, and urban influence from the A264, railway corridor and future development at the North Horsham strategic site allocation. To the west there are some landscape features that would need to be conserved and enhanced and care needed to ensure that development does not extend too far to the west of the railway line as this could be perceived as a major incursion into the countryside and result in coalescence with Warnham.

### Assessment Summary

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



## Zone 4: Pulborough - Billingshurst

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Moderate tranquillity due to urban fringe influences in this area
- Some public access from footpaths crossing the area and amenity value from recreation ground at Cousins Way
- Limited ecological interest

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## **Assessment Summary**

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

## Local Landscape Character Area 41: Old Place

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Moderate-high tranquillity with a few urban influences along the eastern boundary.
- Ecological interest of large pond and stream (designated as an Local Wildlife Area)
- Historic interest of Old Place, which forms part of the Conservation Area of Pulborough
- A right of way passes through Old Place
- Provides an important green gap and visual setting between Pulborough and Codmore Hill

### Landscape Capacity

Due to the areas high landscape character sensitivity including the unspoilt rural character and good condition, together the historical interest and visual sensitivity, it is considered that this area result in no or very limited capacity for development in this area.

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## **Assessment Summary**

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Assessment Summary

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

### Landscape Value

- Moderate tranquillity due to the noise influence of the A29
- Some ecological interest from hedgerows in the area and ecological value from streams and ponds
- Some amenity value with few public footpaths in the area.

### Landscape Capacity

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## **Assessment Summary**

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



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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

A network of shaws, hedgerows, and woodlands provide some enclosure but visual sensitivity for housing development is higher on ridgelines and rising ground. Employment development would be more visually intrusive

due to the greater scale and height of this type of development.

### *Landscape Value*

- This area contributes strongly to the open countryside between Pulborough and Billingshurst
- Moderate-high tranquillity but with some localised intrusion from roads and rail corridor
- Ecological interest of hedgerows, woodlands (many of which are Local Wildlife Sites, Ancient Woodland) and small streams
- Some historical interest from the Conservation Area at Adversane
- Good network of public footpaths

### *Landscape Capacity*

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

## Assessment Summary

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

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

The area is considered to have no or very limited capacity for development due to its high landscape character sensitivity, which arises from the unspoilt rural and heavily wooded character, landscape good condition and moderate to high landscape value.

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

The visual sensitivity is moderate for housing or moderate-high for employment, as the landscape, whilst experiencing some

enclosure from trees and hedgerows, is visible in part from elevated sections of the sloping landform and from rights of way.

### *Landscape Value*

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

### *Landscape Capacity*

The area is considered to have some capacity to accommodate development however great care is needed in its siting to ensure unacceptable adverse impacts on landscape character are avoided including avoiding the impression of sprawl into the wider countryside to the east. Whilst there is some existing employment development bordering the edge of the area it is considered that further employment development would be likely to adversely affect the rural character.

## **Assessment Summary**

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

## Local Landscape Character Area 49: Land North East of Billingshurst

### Landscape Character Sensitivity

- This area comprises a distinctive, complex valley landform rising to a ridgeline along the A272 and higher land to the north
- There is a small to medium scale, irregular medieval field pattern interspersed with low hedgerows
- Hedgerowed pasture fields with prominent hedgerow oak trees
- There is a predominantly rural character for most of the area notwithstanding urban influences from the new development under construction
- The landscape is in good to moderate condition as a result of the pylon route passing through the area north-west to south-east
- There is an attractive historic approach route into Billingshurst on the A272, although this is abruptly disrupted by the new development under construction
- Woodland and trees provide a strong soft edge to Billingshurst

### Visual Sensitivity

The visual sensitivity of the area is considered to be moderate-high for housing and high for employment development. Although there is

### Assessment Summary

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

some enclosure provided by landform and hedgerows, development would be visually prominent, particularly on the higher valley sides.

### Landscape Value

- Moderate to low tranquillity due to proximity to road noise and construction works but also natural qualities of woodland
- Some ecological interest of hedgerows – many are classified as ‘Important’ under the Hedgerows Act and Local Wildlife Site
- Amenity and ecological value from Duckmoor Copse
- Amenity value of views from rights of way including important west-east footpath route providing access to the countryside from the eastern side of Billingshurst

### Landscape Capacity

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

Area deleted as the majority of the land is now committed for development

### **Local Landscape Character Area 51: Land North West of Billingshurst**

#### *Landscape Character Sensitivity*

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

#### *Visual Sensitivity*

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

employment development is greater due to the greater scale and height of this type of development.

#### *Landscape Value*

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

#### *Landscape Capacity*

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

### **Assessment Summary**

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

Due to the area moderate to high landscape and visual sensitivity there is only limited capacity for large scale housing development. Great care would be needed with development siting to avoid the impression of intrusion into the wider open countryside. Employment development is likely to be more visually prominent and therefore there is no or very limited capacity for this.

## Assessment Summary

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

This zone encompasses the settlement fringes around Storrington and West Chiltington Common, and the gap between them. West Chiltington Village will be addressed in phase 2 of the study. The landscape is located in the Wealden Greensand National Landscape Areas. Within Horsham District, the landscape falls within character areas F1, E1 and D1. Much of the landscape is characterised by sandstone ridges and river valleys. To the north of West Chiltington Common there are orchards and nurseries, with woodland, heathland and rough pasture further south between Storrington and West Chiltington Common. To the south of Storrington the landscape becomes more open, with views to the chalk escarpment to the south. Within all parts of this zone, distinctive sunken lanes can be found winding through the landscape. The results of the assessment of the Local Landscape Areas are illustrated visually on maps Zone 5a (housing) and Zone 5b (employment).



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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## Assessment Summary

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

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

Key features and qualities of the landscape are highly sensitive to large scale development.

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

## Assessment Summary

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Moderate tranquillity due to urban influences, the sewage works and the adjoining airfield

- The stream and woodland on the boundary provide some ecological interest. The woodland to the south is designated Ancient Woodland
- Some public access from a public footpath

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

- A small distinctive stream valley crosses the area
- Small-medium scale field pattern of pasture fields.
- There is a strong network of hedgerows and a wooded character
- The River Stor runs to the south of the area and forms a natural physical boundary to the settlement
- Historic farmstead of Fryern Home Farm
- There is a strong green edge to Storrington
- Views to Storrington Church and the South Downs
- The landscape is in good condition
- Unspoilt rural character

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

The area is assessed as having a combined high landscape sensitivity for development which arises from the rural character and unspoilt nature of the area, key landscape features and qualities, which are highly sensitive to development. It is therefore considered that there is no or very limited capacity for development.

## **Assessment Summary**

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

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

### *Landscape Character Sensitivity*

- This local landscape area has a gently sloping landform with a small–medium scale regular field pattern
- Streamside woodland, hedgerow oaks and hedgerows provide a mostly soft green edge to the existing urban area of Storrington
- The River Stor runs to the south of the area and forms a natural physical boundary to the settlement
- Heavily indented edge, is a landscape character area key characteristic, making a distinctive contribution to setting
- An avenue of large spreading oaks along Fryern Road is an important feature
- Moderate landscape condition due to some horsiculture influences west of Fryern Road
- Some very attractive views to the South Downs and towards open countryside and distant hills to the North West

### *Visual Sensitivity*

This area has variable enclosure from existing hedgerows and tree belts but also landform, which results in moderate-high visual sensitivity to housing. The greater

scale and height of employment development would result in development being more visually intrusive.

### *Landscape Value*

- Contributes to the strong green gap between Storrington and West Chiltington Common
- There is moderate tranquillity due to localised influence of traffic on Fryern Road but nevertheless the area retains a predominantly strong rural character
- Historic species rich hedgerows
- Attractive long distance views to and from the South Downs National Park
- Amenity value from public footpaths that cross the area

### *Landscape Capacity*

Many of the landscape features and qualities are sensitive to development and therefore there is no or very limited capacity for housing development in this area. Large scale employment development is likely to be more visually sensitive and the capacity is also assessed as no/low.

## Assessment Summary

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

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

- Moderate tranquillity due to proximity to roads
- Ecological interest of streams, pond and ancient woodland and meadows (a Local Wildlife Site (former SNCI))
- Contributes in part to the strong green gap between Storrington and West Chiltington Common

### *Landscape Capacity*

The area's landscape character with key landscape features and qualities is highly sensitive to large scale development. This together with the assessed moderate visual sensitivity, results in no/low capacity for housing development. Employment development is more highly sensitive due to the landform and likely to be more visually sensitive.

## Assessment Summary

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Moderate tranquillity due to the proximity of industrial development and housing development adjacent to Water Lane but also natural qualities provided by woodland and streams
- Ecological interest of hedgerows / woodland and the stream
- There is a single footpath that passes through this area
- Attractive historic cottages and farmsteads

### Landscape Capacity

The area is considered to have no or very limited capacity for development due to its high landscape character sensitivity, with many of the landscape features and qualities sensitive to development. Employment development is likely to be very visually sensitive and have an adverse impact on landform and as such there is very no capacity for this type of development.

## Assessment Summary

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

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## Assessment Summary

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



## Local Landscape Character Area 61: Sandgate Park

### Landscape Character Sensitivity

- This area comprises large sand quarries which are part working, part restored
- Attractive naturally regenerating woodland is present
- Existing industrial/warehouse buildings at Washington Workshop hidden by woodland
- Low density suburban housing adjoins the north of the character area however there are urbanising influences from Milford Grange development in the south eastern part of the area
- Landscape is in poor condition

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

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

**Assessment Summary**

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

The area has a varied visual sensitivity to development, reflecting some parts that are

fairly enclosed by trees and hedgerows and adjacent landform, other parts that are much less screened by vegetation and are more prominent on rising ground/slight ridgeline with high intervisibility with the South Downs.

### Landscape Value

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

### Landscape Capacity

Due to the areas high landscape character sensitivity, its mostly good condition and its moderate to high landscape value, it is considered that there is no or very limited capacity for development.

## Assessment Summary

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

This zone encompasses the landscape of the settlement fringes of Steyning and Bramber but excludes the very low lying Adur floodplain to the north of Upper Beeding and Bramber which would not be suitable for development due to the risk from flooding in this area. Land within the South Downs National Parks has also been excluded from the study. The landscape falls within the Low Weald National character areas, and at a District scale falls within landscape character areas D1, O3 and O4. The landscape close to the river is dominated by open floodplain grassland with some small hedgerows and scrubby areas and drainage ditches. The results of the analysis of landscape capacity in this area can be viewed on maps Zone 6a (housing) and Zone 6b (employment).

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Woodland belts along the bypass provide a well-defined settlement edge
- Low to moderate degree of tranquillity due to urban influences such as pylons and the

A283

- A lack of distinctive landscape features
- The Down's Link runs along the edge of the landscape character area and a network of footpaths passes through this area giving the area a high level of amenity value
- An archaeological site is present to the north of Kings Barn Lane
- Some ecological interest from stream, hedgerows and trees

### Landscape Capacity

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

## Assessment Summary

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

Whilst there is some enclosure from tree belts, the landscape is relatively visible from the surrounding roads, housing areas and from the South Downs National Park and is assessed as having moderate-high sensitivity to housing development. Employment development would be more visually intrusive due to its greater scale and height.

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

This zone comprises a broad swathe of land around the settlement of Henfield. It is located in the Low Weald National Landscape Character area, and in District Landscape Character Areas P2 and D2. The landscape comprises river valleys with pasture and mixed farmland. There is a steep visually prominent ridge at the southern edge of the village. There is a mix of arable, horticultural and pasture land uses and fields are intersected by hedgerows and some areas of woodland. The character is generally rural, but there are hard settlement edges and urban influences on the landscape in some places around the village. The results of the landscape capacity analysis can be found on map Zone 7a (Housing) and Zone 7b (Employment).



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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

The visual sensitivity of this area to housing and employment development varies due to some areas being more open and/or having

more elevated landform and other areas being more strongly enclosed by trees and hedgerows. On balance, it is assessed as of moderate-high sensitivity to housing and high sensitivity to employment due to its greater scale and height.

### Landscape Value

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

### Landscape Capacity

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

### Assessment Summary

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

very visually prominent however, the fields adjacent to the settlement boundary, east of the Downs Link, are more contained and therefore less visually sensitive.

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

- Moderate degree of tranquillity as a result of urban influences and views to pylons in the surrounding landscape
- Lack of distinctive landscape features limits the areas contribution to existing settlement setting
- Some amenity value from public rights of way in the area

### *Landscape Capacity*

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

## Assessment Summary

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

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

*Landscape Character Sensitivity*

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

*Visual Sensitivity*

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

*Landscape Value*

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

*Landscape Capacity*

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

**Assessment Summary**

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

## Zone 8: Mayfields

This zone comprises an area of land to the north east of Henfield. The land falls within the Low Weald Landscape National Character Area profile and at a District Level is covered by Landscape Character Areas J3 and P2. It broadly reflects the characteristics of the Low Weald Landscape, being predominantly gently undulating, comprising a mixture of pasture and farmland with irregular field pattern where the fields are defined by mature hedgerows, hedgerow trees and small woods.

The area is also characterised by the narrow shallow and meandering valleys of the River Adur and its tributaries which flow east to west across the study area.

There are some urban influences in this area including scattered business parks, farmsteads, pylons and electricity cables that form conspicuous features in the landscape.

The location of Zone 8 in relation to the rest of the District can be viewed on Map 1. The results of the assessment of the Local Landscape Areas are illustrated visually on Map Zone 8a (Housing) and Map Zone 8b (Employment).

### Landscape Character Sensitivity

- The area is characterised by gently undulating land and strong rural character
- Medium to large scale, irregular field pattern of arable land to the east of the area cut through by narrow meandering river bed with adjacent riverside trees and wetlands
- Landscape in moderate condition reflecting some loss of hedgerows and the medieval field pattern

### Visual Sensitivity

The combination of the relatively open nature of the land, with only partial enclosure from hedgerows and hedgerow trees, results in moderate visual sensitivity for medium housing development and moderate to high sensitivity for larger scale development. Woodland blocks at the edges of the study area contain some views from the wider landscape. The area is particularly exposed from Blackstone Ln. High quality views to the South Downs.

### Landscape Value

- Relatively tranquil with some sense of naturalness to the south of the area however there are localised urban influences to the north
- Ecological interest from the brook and its marginal vegetation, hedgerows, hedgerows trees and a small copse. Also close proximity to Ancient Woodland
- Some scenic value of attractive views towards the scarp slopes of the Downs and the Adur valley
- Amenity value from public right of way crossing the area. Prow 2534, which runs in a north south direction, allows for views of the area outside in, close to Blackstone.

### Landscape Capacity

This area has a strong rural character and some landscape features and qualities highly sensitive to development. The attractive riverside characteristics and visual relationship with the South Downs results in this area being assessed as having no or very limited capacity for large scale development. Any development will need to be carefully positioned to avoid unacceptable visual effects.

## Assessment Summary

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



## Local Landscape Character Area 74: Land South of Cuttlers Brook

### Landscape Character Sensitivity

- The area is characterised by gently undulating valley side rising to a low ridgeline that crosses the middle of the study area
- Large scale field pattern of arable land
- Strong rural character with limited urban influence of scattered farmsteads
- Attractive distinctive views south towards the South Downs escarpment
- Landscape in moderate condition reflecting loss of hedgerows and eroded medieval field pattern for intensive agricultural farming
- Presence of pylons and overhead lines at the edge of the character area but overall the area retains a strong rural character

### Visual Sensitivity

Mature hedgerows and trees provide some visual enclosure, but overall, the large scale field pattern and visual prominence of the landform results in an open landscape with high intervisibility with the wider countryside. The area is considered to have moderate to high sensitivity for housing development and high sensitivity for taller, larger scale employment development.

### Landscape Value

- Relatively tranquil with some naturalness detractors
- Ecological interest from field ponds, the brook along the boundaries, hedgerows and hedgerows trees. There is also Ancient Woodland to the east of the area
- Amenity value from many public footpaths crossing the area
- Attractive views towards the South Downs

### Landscape Capacity

The overall rural character, attractive views towards the South Downs escarpment and partial visual exposure results in moderate to high combined landscape sensitivity with limited capacity for housing development. Any development design will need to consider the proximity to Henfield along the western boundary and Blackstone to the south, and give due regard to potential intervisibility and visual coalescence.

## Assessment Summary

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

### *Landscape Character Sensitivity*

- The area is characterised mostly by flat to very gently undulating land towards the south of the study area
- Strong rural character with some urban influence from scattered farmsteads and modern agricultural buildings
- Landscape in moderate condition reflecting loss of hedgerows and medieval field patterns through the intensification of agriculture. Pylons and overhead electricity cables outside but can be seen from the study area
- Attractive distinctive views south towards the South Downs ridge
- Field ponds

### *Visual Sensitivity*

The landscape is of moderate to high sensitivity as although there are some existing hedgerows and hedgerow trees, the area remains mostly visually exposed, particularly to the north and west of the area also allowing for glimpses of the eastern edge of Henfield. The southern eastern part of the study area however is more enclosed and less visually sensitive to change.

### **Assessment Summary**

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

### *Landscape Value*

- Moderate tranquillity due to proximity to the road but also some natural qualities present closer to the western and southern boundaries and the watercourse
- Ecological interest from field ponds and brook along the southern boundary, hedgerows and hedgerows trees
- Amenity value from public footpaths crossing the area
- There are attractive views towards the South Downs

### *Landscape Capacity*

The majority of landscape features and qualities of this area are less sensitive to development however, there are rural views to and across the area from public rights of way and also long reaching views across undulating countryside to the South Downs escarpment which are considered sensitive and of value. Overall, the area is considered to be able to absorb a limited amount of well-placed development, which is mindful of these views and openness of the landscape. Employment development would be more visually conspicuous and therefore the area is unable or only has very limited capacity to accommodate it.

## Local Landscape Character Area 76: Land West of Wineham Ln/Henfield Rd

### Landscape Character Sensitivity

- The area is characterised by gently undulating landform
- Small to medium scale field pattern comprising a mix of arable and pasture fields, bounded mostly by hedgerows and interspersed with a number of small wood and copses
- The field pattern is partially intact to the south of the area but has suffered boundary loss to the north
- A number of scattered suburban features influence the character of the area such as rural businesses, residential development, pylons and overhead electric cables which are outside the area but can be seen within, resulting moderate landscape condition
- Field ponds

### Visual Sensitivity

The existing hedgerows and hedgerow trees, copses and woodland provide visual enclosure for most of the area and particularly within the southern and western part, however some of fields along Wineham Lane are more open and more visually sensitive.

### Assessment Summary

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

### Landscape Value

- Moderate tranquillity as result of the two main roads crossing the area (Wheatsheaf Road and Wineham Lane) and some development influences such as light industrial employment, kennels, caravan site, farmsteads and dispersed dwellings within the character area
- Ecological interest from field ponds and small areas of Ancient Woodland to the east
- Presence of two listed buildings
- Amenity value from public footpaths crossing the area
- The area is home to the designed Sussex Prairie Garden

### Landscape Capacity

This area has some capacity for development, provided it can respect the existing field pattern, reflecting the enclosed nature of the area in parts and also urban influences.

The fields adjacent to Wineham Lane however are more exposed and provide long attractive views of the rural countryside. It will be important to avoid the appearance of urban intrusion and sprawl into this more sensitive area.

### *Landscape Character Sensitivity*

- Very gently undulating topography that rises more steeply from a small wooded stream valley towards a low ridge north of the area
- Strong rural character with limited urban influence from the small cottages and agricultural building adjacent to Wheatsheaf road but also the pylons and overhead electricity cables that cross the area
- Mostly large post medieval arable fieldscape interspersed with small shaws containing scattered ponds
- Landscape condition is moderate to good but there has been some erosion of the historic landscape character as result of assarting

### *Visual Sensitivity*

Partial enclosure is provided by trees belts and woodland mostly to the north and west but the area is partially exposed from Wheatsheaf Road allowing for long views to the south towards the South Downs and rural countryside and long views towards the wooded character of the north. This combined with a slightly more prominent landform to the north, results in moderate to high sensitivity for development.

### **Assessment Summary**

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

### *Landscape Value*

- Moderate tranquillity as a result of proximity to the B2116 and views to pylons that cross the area but also some natural qualities closer to the northern boundary
- Ecological interest from field ponds, small copses, hedgerows and hedgerow trees along the field boundaries. Nine Acres Shaw is unregistered but with strong indicators of ancient woodland.

### *Landscape Capacity*

Notwithstanding the overall moderate-high landscape character sensitivity identified, mostly as result of the openness of the site to the east and available rural views, the area is considered to be able to accommodate some form of development.

The historic field mosaic has been lost as result of the continuing amalgamation of the fields and loss of hedgerow but there is also some visual intrusion from pylons and the road. Some of the landscape qualities of the area are however recognised and as result the landscape capacity considered to be moderate for medium scale housing development and low-moderate for large scale development.

## Local Landscape Character Area 78: Land South of the River Arun

### Landscape Character Sensitivity

- The area is characterised by mostly flat land to very gently undulating valleys
- Irregular pattern, medium and large wet pasture and arable fields interspersed with native woodlands and commercial plantations
- Strong undeveloped rural character with limited urban influence from scattered farmsteads, modern agricultural buildings, pylons and overhead electricity cables.
- Landscape in moderate to good condition reflecting some loss of hedgerows and eroded medieval field pattern
- Meandering river/streams and field ponds, with generally open character
- Sensitivity to change along the floodplain is high due to the mostly unspoilt rural character of valleys and their high intervisibility

### Visual Sensitivity

Partially enclosed landscape provided by landform, woodland and field boundaries. The floodplain has an open character and would be highly sensitive to change. Glimpses of the South Downs in the background is available in parts along the public right of way 2391 that sits to the eastern part of the area.

### Assessment Summary

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

### Landscape Value

- Relatively tranquil with a strong sense of naturalness although there are some detractors such as the pylons
- Distinctive views of the South Downs in places and distinctive riverside and floodplain characteristic views
- Historic interest from small farmsteads, some listed
- Ecological interest of wet pastures and marshy vegetation alongside water courses and field ponds, woodland, field hedgerows and trees
- Amenity value from public footpaths crossing the area

### Landscape Capacity

Although there are some areas highly sensitive to change around the water courses and floodplain, there is some capacity for housing and employment development in the more enclosed fields. The conclusions below are based on the assumption that these more sensitive areas would not be developed. Development should be carefully positioned to avoid the total loss of available views towards the South Downs and distinctive riverside views.

This zone comprises an area of land around Kingsfold and further to the east of the railway line. The study area falls within the Low Weald Landscape National Character Area profile, LW4 Low Weald Hills of the West Sussex Landscape Character Areas and at District Level is covered by Landscape Character Areas I2 and P1.

The land is predominantly undulating, comprising a mixture of pasture and farmland with irregular field pattern but also amalgamated large fields, defined by mature hedgerows and hedgerow trees, shaws or wooded areas.

The area is characterised by the narrow and meandering valleys of the Boldings Brook which flow north to south across the study area. Fine long views to and from ridges are a feature.

There are urban influences in this area including the settlement of Kingsfold, the A24, rail corridor that links Horsham to Dorking, scattered farmsteads and some light industrial units which form conspicuous features in the landscape.

Nonetheless, the area retains a predominant strong rural character overall. The location of Zone 9 in relation to the rest of the District can be viewed on Map 1. The results of the assessment of the Local Landscape Areas are illustrated visually on Map Zone 9a (Housing) and Map Zone 9b (Employment).

## Local Landscape Character Area 79: Large Open Fields West and East of the railway line and West of Great Benhams

### *Landscape Character Sensitivity*

- The area comprises gentle undulating to moderately steeply sloping valley sides
- Irregular field pattern of medium to large fields, originally medieval assarts. These are predominantly arable, intercepted by woodland strips
- The distinctive tightly meandering of Boldings Brook, tributaries and associated ponds run through the area and are wooded in character
- Overall rural character notwithstanding being adjacent to transport corridors such as A24, railway line and Friday Street
- Friday Street has a strong attractive rural character, narrow and bounded by hedgerow and hedgerow oaks
- Attractive views towards the wooded ridges surrounding the study area
- The landscape is in moderate to good condition as a result of some amalgamation of field pattern and loss of hedgerows but also its limited urban influence

### *Visual Sensitivity*

The landscape is mostly open and widely visible from the surrounding landscape due to the large field pattern, but most importantly undulating landform and valley sides. Some containment is provided on short distance views by strong framework of woodland strips, mainly to the centre of the area. The top northern part is however less visually exposed although there are still medium distance and short distance views from PRoWs that cross the area and Friday Street. The area also provides important views out of the southern edge of Kingsfold towards the wider and wooded countryside which positively contribute to its identity. The visual sensitivity of the landscape to development is therefore considered to be high.

### *Landscape Value*

- Mostly tranquil with a strong sense of natural qualities provided by features such as woodland and river however the railway corridor is an occasional detractor
- Distinctive scenic qualities of the wooded landscape across the area
- Brookhurst Wood Landfill site is noticeable from some parts of the area
- Ecological interest of marshy vegetation alongside Boldings Brook and tributaries, woodland and Ancient Woodland bordering the fields, field hedgerows and trees
- Some amenity value from public footpaths crossing the top half of the area
- Historic interest from the Medieval Moated Site, Moat Copse

### *Landscape Capacity*

The highly sensitive landscape character of this area arises from a combination of its attractive semi-natural features and qualities and distinctive views in which prominent valley sides and wooded character gives it a strong sense of place. Although the fields to the centre and north of the area, adjacent to the railway line are less visually sensitive, taking development to this area would increase the perception of development intruding into wider open countryside outside any existing urban influence. The area is considered unable or to have very limited capacity to accommodate development.

## Local Landscape Character Area 79: Large Open Fields West and East of the railway line and West of Great Benhams (cont)

### Assessment Summary

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



## Local Landscape Character Area 80: Land at Blackfriars Farm, Old Barn Cottage & East of Trueloves Farm

### *Landscape Character Sensitivity*

- Intricate patchwork of small, irregular pasture fields enclosed and connected to the wider landscape by a strong network of hedgerows, tree belts and small woods
- Intact medieval assarted fieldscape, in good condition
- The topography is gentle to more steeply undulating throughout the area
- The area is characterised by a strong sense of enclosure and rural qualities

### *Visual Sensitivity*

The land is generally well contained from the wider landscape by existing undulating landform, intervening woodland and field boundaries. Available views are limited to short distance from PRoWs that cross the area or adjacent roads therefore there is low-moderate sensitivity to housing and moderate sensitivity to employment development which has a greater height and scale.

### *Landscape Value*

- Mostly tranquil with a strong sense of naturalness due to the presence of thick vegetation. Some localised urbanising influences
- Intact medieval field pattern

### **Assessment Summary**

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

- Ecological interest from strong network of hedgerows and hedgerow trees, close proximity to Bolding Brooks to the east of the area
- Traditional orchard priority habitat
- Amenity value from a public footpath crossing parts of the area
- Historic interest from Cripplegate Farm (Grade II listed) to the east of the area, Moat Copse and Brookhouse Farm (Grade II listed) outside but adjacent to the north and west of the study area respectively

### *Landscape Capacity*

The predominantly rural character of the area which arises from the intricate field pattern and good landscape condition results in a moderate to high landscape sensitivity. The area is considered to only have very limited capacity to accommodate development without compromising the existing landscape character and landscape values attached to it.

There may be some capacity for small scale development, to the north parcel of the study area adjacent to the settlement boundary due to urban influences. Any development would need to be carefully positioned to allow for views from the settlement towards the eastern wooded ridge as these positively contribute to Kingsfold identity and sense of place.

### *Landscape Character Sensitivity*

- Medium scale, irregular pasture fields with gently undulating landform rising towards west
- Thin, well managed internal hedgerow boundaries but with strong woodland enclosure to the north and west
- Landscape in good condition with mostly intact medieval assarted fieldscape
- The original historic settlement pattern of historic farms and cottages has mostly entirely been overlaid by ribbon development of suburban style houses which reduces the sensitivity of the landscape to development. Some light industrial influences in and adjacent to the study area
- This landscape area contributes to the visual setting of Kingsfold

### *Visual Sensitivity*

This landscape area is well contained from the north and west by the Tickfold Gill, but visually exposed from Kingsfold to the east. Magnificent long views of the Surrey Hills in the background are available, particularly from Marshes road. The character area is considered to have moderate sensitivity to housing and medium-high sensitivity

### **Assessment Summary**

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

to employment development which has a greater height and scale.

### *Landscape Value*

- Mostly tranquil with a sense of naturalness that is more prominent closer to the Ancient Woodland as there are also some urban influences from the farm and development fringes
- Distinctive views of the wooded landscape and Surrey Hills
- Historic interest from Grade II listed Tickfold Farmhouse
- Ecological interest of Tickfold Gill Ancient Woodland and a Local Wildlife Site, field hedgerows and trees
- Amenity value from public footpaths crossing the area

### *Landscape Capacity*

Some characteristics of this area are sensitive to large scale development but there may be limited capacity to absorb some housing development adjacent to the settlement boundary and the road to the north east of the area, provided care is taken with siting and there are significant landscape enhancement measures.

## Zone 10: Land at Newhouse Farm

This zone comprises an area of land to the north east of the A24 and A274 crossroads. The land falls within the Low Weald Landscape National Character Area profile and within the Central Low Weald and High Weald Fringes of the West Sussex Landscape Character Areas. At a District Level the study area is covered by Landscape Character Areas M1 and G4.

To the south, the area broadly reflects the landscape characteristics of the Low Weald, being predominantly gently undulating, comprising a mixture of pasture and farmland with intrinsic irregular field pattern, defined by mature hedgerows and hedgerow trees. However to the north and east, the study area reveals steep wooded ridges and ghylls more characteristic of the High Weald fringes. There are some urban influences in the area including scattered farmsteads and the pylons that run west-east and which form conspicuous features in the landscape, but otherwise the area retains a strong rural character.

The location of Zone 10 in relation to the rest of the District can be viewed on Map 1. The results of the assessment of the Local Landscape Areas are illustrated visually on Map 10a (Housing) and Map 10b (Employment).

### Landscape Character Sensitivity

- The area presents an extensive, connected and varied semi-natural habitat which is sensitive to housing and employment development. The study area includes Cobsale Covert Ancient Woodland, Blake's Ghyll, Stead's plantation, Haven Bridge Ancient Woodland, The Emmets woods, Freeman's woods and other woodland which borders the main stream, a tributary to the River Arun running north to south
- Includes areas designated as Local Wildlife Site (registered as The Downs Link, Nutham Wood and Greatsteeds Farm Meadow)
- A couple of veteran trees can be found to the north east. Ponds are a feature
- The topography is very undulating with small and intimate, irregular field pattern comprising wet pasture and assarts
- Landscape in good condition, mostly intact medieval field pattern
- Strong undeveloped rural character with limited urban influence. There are modern buildings associated with Tuckmans Farm, although the farmhouse itself is Grade II listed. Pylons are also present and cut across the area.

### Visual Sensitivity

The landscape is mostly contained from the wider landscape by existing undulating landform

and intervening woodland and field boundaries. Available views are limited to short distance from PRowWs that cross the area therefore there is low-moderate sensitivity to housing and moderate sensitivity to employment development which has a greater height and scale.

### Landscape Value

- Mostly tranquil with a strong sense of naturalness although there are some detractors such as the pylons
- Distinctive views of the wooded landscape, riverside and floodplain
- Historic interest from Grade II listed Tuckman's Farm
- Ecological interest of wet pastures and marshy vegetation alongside water courses and field ponds, woodland and Ancient Woodland, field hedgerows and trees, Local Wildlife Site
- Amenity value from public footpaths crossing the area

### Landscape Capacity

This area is highly sensitive to development due to its recognisable key landscape features and qualities. The overall rural qualities of the area will result in the land to have no or very limited potential to accommodate development without resulting in unacceptable adverse effects.

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

## Local Landscape Character Area 83: Land South of Tuckman's Farm

### Landscape Character Sensitivity

- The area is characterised by undulating landform with a large scale arable field pattern
- Landscape in moderate to poor condition reflecting the loss of hedgerows and eroded medieval field pattern for agriculture
- Undeveloped rural character with limited urban influence from the pylons that run west to east
- Bar Lane on the western boundary is an attractive hedgerowed country lane
- Field ponds are a feature

### Visual Sensitivity

The area has a mixed range visual sensitivity for development, reflecting some parts that are fairly enclosed by mature vegetation and others quite exposed. The loss of the field pattern and hedgerows allows for long views across the area, between fields and towards the wooded landscape however the undulating landform and intervening woodland blocks generally contain the area from the wider landscape.

Views are allowed from Bar Lane and Cowfold Road but well contained to the east

due to intervening woodland and riverside vegetation.

### Landscape Value

- Tranquil with a strong sense of naturalness although there are some detractors such as the pylons and road noise to the southern part of the study area
- Ecological interest of hedgerows, field ponds and woodland
- Amenity value from public footpaths crossing the area

### Landscape Capacity

The area is considered to have capacity for development due to a lack of high quality and distinctive landscape features and the relatively poor landscape condition.

There is some capacity for large scale employment development if care is taken with siting to avoid unacceptable harm and there are significant landscape enhancement measures such as restoring historic field pattern and a connective green infrastructure. The land close to Bar Lane is more visually sensitive and would require a generous landscape buffer to mitigate the urbanisation or erosion of the rural character of the lane.

## Assessment Summary

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

### *Landscape Character Sensitivity*

- The area presents large blocks of plantation woodland and Ancient Woodland connected through a strong network of hedgerow and hedgerow trees
- The field pattern is small and irregular, predominantly arable land
- The area is characterised by mostly flat to very gently undulating land
- The landscape is in moderate condition reflecting some urban influence from modern farm buildings and road noise
- Field ponds are a feature in the area

### *Visual Sensitivity*

Mostly enclosed landscape due to intervening field boundaries and woodland which encloses the area to the west and north-east. However, the fields adjacent to the A272 are exposed, allowing views into the area and thus more visually sensitive to change. The tree line that visually links Model Farm to Park Farm is subject to TPO, of high amenity value to the area and positively contributes to the setting of the group of heritage assets

within Park Farm, all Grade II listed.

### *Landscape Value*

- Moderate tranquillity mostly as result of close proximity to the road
- Ecological interest of woodland and Ancient Woodland, field ponds, hedgerows and hedgerow trees
- Group of lined chestnuts trees subject to TPO
- Amenity value from public footpaths crossing the area

### *Landscape Capacity*

Although the fields adjacent to the A272 are more visually sensitive to change, there is moderate capacity for development within the area as result of the enclosed nature of the fields to the north but also the urban detractors such as traffic noise and modern agricultural buildings.

## **Assessment Summary**

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

## CAPACITY ASSESSMENT FOR MEDIUM OR SMALLER SETTLEMENTS

4.1 This section of the study sets out the assessment of the landscape sensitivity, value and overall capacity judgements for development around the smaller settlements in the District. In common with part 1, the results are set out in a format which introduces the broad landscape zone within which the local landscape character areas have been identified. For each landscape character area the key factors which influence the landscape character and visual sensitivity of the area to housing development are identified. The results then set out key factors in the area which contribute to the landscape value of the area. Finally an explanation of the results of the assessment is provided for the landscape capacity of the area. The results are also summarised in a table and are represented graphically on the Landscape Character Maps 100 to 112. Both the maps and the results set out in the table have been colour coded in accordance with the assessment of landscape capacity as illustrated in table six.

### Ashington

The landscape around Ashington that was assessed as part of this study encompasses the land west and north of the village and extends westwards within the approximate zone of visual influence of the village. The A24 forms a major physical barrier to development on the eastern side of the village and therefore land east of the A24 has been excluded from the assessment. The landscape around the village lies within the Low Weald National Character area, and falls within Horsham District Landscape Character area G1: Ashurst and Wiston Wooded Farmlands. The landscape of this area is very rural, and is characterised by gently undulating wooded farmland with fields separated by a network of hedgerows. Within the assessment area, four distinctive landscape study areas have been identified, and the results of the assessment are shown on Map 100.

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

Development would be likely to be visually prominent as a result of the relatively open character of the area and because of the visual prominence of ridgelines and rising ground, notably to the south of the area. To the north of the area and adjacent to the build-up area

boundary, some of the fields are more enclosed and therefore less visual sensitive.

### *Landscape Value*

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

### *Landscape Capacity*

Some of the landscape features and qualities in this area are sensitive to housing development. The area also has a high visual sensitivity to the south, which is the primary factor for limited or no capacity to absorb housing development. To the north, there are some fields which are more enclosed and less visually sensitive however there is a risk that any development around the edge of the settlement in this area would create the impression of incursion into open countryside. Any development would need a strong buffer to mitigate this.

## **Assessment Summary**

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



## Local Landscape Character Area AS2

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

Many of the landscape features and qualities of the area are sensitive to housing development. The small scale hedgerowed field pattern and the attractive rural qualities of Rectory Lane are key factors that result in the area having only limited capacity for small scale development, as unacceptable impacts on these landscape features and qualities could easily arise. It would be essential to ensure that there is no visual intrusion into unspoilt rural countryside to the north of Rectory Lane.

## Assessment Summary

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

## Local Landscape Character Area AS4

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Low tranquillity due to the proximity of the A24
- Some ecological interest from hedgerow trees
- A number of listed buildings present
- Lack of footpaths through the area

### Landscape Capacity

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

## Assessment Summary

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

The land around Barns Green that has been included in this capacity study covers the land west and north of the village and incorporates the land within the approximate zone of visual influence of the village. The Arun Valley railway line runs along an embankment adjoining the eastern boundary of the village. It forms a major physical barrier to development on the eastern side and therefore land east of the village has been excluded from this assessment. The landscape around the village lies within the Low Weald National Character area, and predominantly within Horsham District Landscape Character Area G2 – Itchingfield and Barns Green Wooded Farmlands, with a small area of land to the north in H1 – Southwater and Christ’s Hospital farmlands. The area in LCA G2 in particular is generally enclosed and is characterised by small fields interspersed with areas of woodland and hedgerows. The landscape to the north has overall a more open character. Within this study, three distinctive landscape study areas have been identified. The location of these areas and the results are illustrated on Map 101.

## Local Landscape Character Area BG1

### Landscape Character Sensitivity

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

### Visual Sensitivity

Existing woodland, shaws and mature tree groups provide enclosure and as a result development would be mostly not visible from the wider landscape. However, it would be prominent in close views from footpaths through the site and in part from residential properties and Sandhills road. As result its visual sensitivity is assessed as moderate.

### Landscape Value

- Moderate tranquillity due to sporadic railway and road noise, but the area has some strong natural qualities as result of the strong presence of woodland, meadows and streams
- Ecological character and interest of Ancient Woodland
- Historic lanes and drove routes
- Some amenity value from one footpath running through the area

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## Assessment Summary

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

## Local Landscape Character Area BG3

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

As there are no strong physical boundaries to development around Cowfold, all the countryside around it was included within the capacity assessment. Overall, the landscape around the village falls on the boundary between the Low and High Weald National character areas, and within Landscape Character Area J3: Cowfold and Shermanbury farmlands. This landscape character area is gently undulating and comprises a mix of smaller and larger scale fields with some scattered woodlands. Five distinctive landscape study areas have been identified. The locations of these areas and the results of the assessment are illustrated on Map 102.



## Local Landscape Character Area CF1

### Landscape Character Sensitivity

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

### Visual Sensitivity

Any housing development would be likely to be relatively well screened by existing copses, hedgerows and hedgerow trees although there would be close views from adjacent residential properties and from the A272. This results in the area being assessed as having a moderate to moderate high visual sensitivity as there are also open views towards the open countryside and St Hugh's Monastery which are more sensitive.

### Assessment Summary

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

### Landscape Value

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

### Landscape Capacity

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

### Assessment Summary

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

## Local Landscape Character Area CF3

### Landscape Character Sensitivity

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

### Visual Sensitivity

Despite the presence of shaws and woodland providing some enclosure from the wider landscape, to the north the area is prominent to view from the A272 and existing residential properties along it and as a result even small scale development would likely to be quite visually prominent. The area is assessed as of moderate visual sensitivity as there is some scope for mitigating impacts.

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

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

**Assessment Summary**

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

## Local Landscape Character Area CF5

### Landscape Character Sensitivity

- Gently undulating landform
- Medium scale, irregular field pattern
- Pasture fields bounded by hedgerows and fences
- Existing village edge mostly softened by woodland and hedgerows
- Woodland subject to TPO to the western part of the character area positively contributes to the setting of the village
- Moderate condition due to some loss of hedgerows in the area and dispersed development around Field House Farm
- Some historic features present in the form of historic farmstead, woodland and medieval and post medieval fieldscapes

### Visual Sensitivity

Whilst some enclosure is provided by hedgerows and hedgerow trees in parts of this area, it is predominantly very open and exposed to views from the A272. Open views towards the countryside to the south. As such its visual sensitivity is high.

### Landscape Value

- Land with parkland character in the north of the study area provides an attractive green approach into the village
- Ecological interest of species rich hedgerows, woodland and hedgerow trees
- Some noise influence near the A272 but this noise diminishes and there is some sense of tranquillity
- Amenity value from footpath route

### Landscape Capacity

Although the landscape character sensitivity is assessed as moderate-high with some landscape features and qualities sensitive to development, and the landscape value is moderate, the high visual sensitivity of the area results in an assessment of no/low landscape capacity for housing development. Any development could easily be perceived as an incursion into open countryside unrelated to the current natural defensible settlement boundary of Eastland's woods.

## Assessment Summary

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

The land included in the capacity assessment around Lower Beeding extends around the village, incorporates the land within the approximate zone of visual influence of the village and any sites well related to the build-up area boundary put forward within the SHLAA. The landscape around Lower Beeding falls within the High Weald National Character Area, and Horsham District Landscape Character area N1: Mannings Heath farmlands. Overall there is a fairly open character with a medium to large scale field pattern, fragmented hedgerows and few woodlands. Within the assessment area two distinctive landscape study areas have been identified. The locations of these areas and the results of the assessment are illustrated on Map 103.

## Local Landscape Character Area LB1

### Landscape Character Sensitivity

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

### Visual Sensitivity

The area has moderate visual sensitivity reflecting the extent to which the landscape is open from the east, but enclosed on other sides by woodland. Any proposed development however would have to provide a landscape buffer to mitigate any potential views from Handcross Road and AONB.

### Landscape Value

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

### Landscape Capacity

The Landscape Capacity of the area is assessed as moderate reflecting the moderate character, with few landscape features and qualities sensitive to housing development. There is a moderate visual sensitivity and despite being in the AONB only moderate landscape value. It would however be very important to ensure that any housing development does not appear visually prominent in wider views of the area from the AONB to the east. Medium scale development would require careful siting and significant landscape enhancement measures such as restoring historic field pattern and a connective green infrastructure that would also act as visual landscape buffer.

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

The area has been assessed as having a low to moderate visual sensitivity. This reflects the overall degree of enclosure by hedgerows and hedgerow trees and woodland however development has the potential to be relatively prominent from Church Lane and residential properties along it.

### *Landscape Value*

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

### *Landscape Capacity*

Whilst the area is of relatively low visual sensitivity, the fine grained pattern of small hedged pasture fields generally in good condition and the historic features which are sensitive to housing development, give the area a moderate to high landscape character sensitivity. This results in only limited locations where development could be accommodated.

## **Assessment Summary**

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



## Mannings Heath

The land that has been included in this assessment extends around the village of Mannings Heath, excluding only a small area of dense woodland on the northern edge which forms a large physical boundary. Some of this area is also designated as ancient woodland.

The land around Mannings Heath included in the study falls within the High Weald National Character Area, and within Horsham District Character area N1: Mannings Heath farmlands. Overall this character area has a fairly open landscape with a medium to large scale field pattern, fragmented hedgerows and few woodlands, but there is a greater degree of enclosure around Mannings Heath itself. Within the assessment area four distinctive landscape study areas are identified. The location of the assessment areas and the results are illustrated on Map 104.

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

Whilst the area is of relatively low visual sensitivity, the fine grained pattern of small hedged pasture fields generally in good condition and the historic features which are sensitive to housing development, give the area a moderate to high landscape character sensitivity. This results in only limited locations where development could be accommodated.

## **Assessment Summary**

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

## Local Landscape Character Area MH4

### Landscape Character Sensitivity

- Undulating landform
- Landscape is in a moderate-good condition reflecting some erosion of character from the golf course land use
- Semi-wooded character influenced by surrounding attractive deciduous woodland

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

As there are no strong physical boundaries to development around Partridge Green, all the countryside around the settlement has been included within the capacity assessment. The landscape falls within the Low Weald National Character area, Horsham District Character Areas J3: Cowfold and Shermanbury Farmlands and P2: Upper Adur Valley.

Overall the landscape is gently undulating and comprises a mix of smaller and larger scale fields with some scattered woodlands. To the south of the village, the course of the river Adur has narrow valleys with gentle sides.

Within the assessment area four distinctive landscape study areas are identified. The location of this area and the results of the assessment are shown on Map 105.

## Local Landscape Character Area PG1

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

- Ecological interest of hedgerows and small copses. Ash Wood is registered ancient woodland
- Moderate tranquillity due to lack of road noise except close to the B2116
- Some amenity value as result of a footpath that runs through the area and positive contribution that the area makes to settlement setting

### *Landscape Capacity*

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

## **Assessment Summary**

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

## Local Landscape Character Area PG3

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

This area has a moderate-high landscape character sensitivity, with many landscape features and qualities sensitive to housing development. Together with the moderate landscape value it is considered there is low-moderate capacity for small scale housing development. Development into the west of the area would create the appearance of incursion into the countryside. The larger open fields in the south of the area would be more visually sensitive but there may be some capacity in the field adjacent to the settlement between Church Road and the Downs link. Care would be needed to avoid coalescence and retain Jolesfield separate identity. There is no/low capacity for medium scale development.

## Assessment Summary

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



## Rudgwick & Bucks Green

The assessment area for Rudgwick and Bucks Green broadly covers land within the approximate zone of visual influence of the village. However, the extensive dense woodland which surrounds the steep sided gills e.g. Gravatt's Hanger and Greathouse Hanger are excluded, as these form a strong physical barrier to development.

The landscape around the village falls within the Low Weald National Landscape Character area, and area I1 (Rowhook and Rusper Wooded Ridge) and P1 (Upper Arun Valley) of the Horsham District Landscape Character Area assessment. The area is characterised by a strong network of woodlands and hedgerows which enclose small pasture fields. The river valley to the south of Bucks Green is characterised by a narrow valley containing wet pasture and occasional strips of woodland.

Within the area six distinctive study areas are identified. The location of these areas together with the results are illustrated on Map 106.

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

- Some ecological interest of hedgerow trees
- Moderate tranquillity due to the presence of woodland but lessening close to the A281
- Amenity value of footpath route running through the centre of the area and that connects to the Downs Link which runs adjacent to the north east of the area.

**Landscape Capacity**

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

**Assessment Summary**

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

## Local Landscape Character Area RW2

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Ecological interest of hedgerows and

woodland, including ancient woodland which adjoins the landscape area.

- Historic settlement pattern with part of the area adjoining Rudgwick Conservation Area
- Mostly tranquil apart from very localised noise and intrusion from Rudgwick brickworks industrial estate on Lynwick Lane.

### Landscape Capacity

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

## Assessment Summary

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

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

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

**Assessment Summary**

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

## Local Landscape Character Area RW4

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

Many landscape features and qualities are sensitive to housing development. The attractive rural landscape character of the area and moderate landscape value results in a low-moderate capacity to absorb small scale housing development. Any development is likely to need to be closely related to the existing settlement edge and it will be essential to minimise hedgerow loss. There is no or very limited capacity for medium scale development.

## Assessment Summary

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

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

Many landscape features and qualities are sensitive to housing development. The attractive rural character of the area and its contribution to settlement setting, together with its moderate-high visual sensitivity results in no/low capacity for housing development. Any development would likely result in coalescence between the two settlements or be perceived as an incursion into the open countryside unrelated to the current settlement boundaries.

**Assessment Summary**

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

## Local Landscape Character Area RW6

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Ecological interest of hedgerows and woodland. Significant number of butterflies of less common species spotted
- Moderate tranquillity. The area has some natural qualities but parts are also close to the main A281 road noise, some noticeable aircraft noise and an existing sports/ recreation area has some intrusive features
- Some amenity value from the public footpath on the boundary of the area east of Loxwood Road.

### Landscape Capacity

Many landscape features and qualities are sensitive to housing development. The attractive rural character of the area and its contribution in some sections to settlement setting, together with its moderate-high visual sensitivity results in low-moderate capacity for small scale housing development. If there were to be any development it would need to be closely related to the existing settlement edge, avoid coalescence between the two settlements and loss of hedgerows would need to be minimised. There is no/low capacity for medium scale development.

## Assessment Summary

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

Rusper village is located in the Low Weald National Character Area, and area I2 – Warnham and Rusper Wooded Ridge of the Horsham District Landscape Character Assessment.

The landscape in this area is generally characterised by small irregular fields surrounded by woodlands and hedgerows. Within this study, the overall assessment area covers land within the approximate zone of visual influence of the village and any other land promoted through the SHELLA. Within this area four distinctive landscape study areas are identified. The location of these areas together with the results are illustrated on Map 107.



## Local Landscape Character Area RS1

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## Assessment Summary

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

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

Taking into consideration the rural character of the area and moderate to high visual sensitivity, it is considered that there is limited capacity for small scale housing development. If development were to take place, it would have to be closely related to the existing settlement edge and loss of hedgerows would need to be minimised. There is no/low capacity for medium scale development.

**Assessment Summary**

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

## Local Landscape Character Area RS3

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

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

**Assessment Summary**

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

## Slinfold

Slinfold is located in the Low Weald National Landscape Character Area, and falls within areas G2 – Itchingfield and Barns Green Wooded Farmlands and G3 – Slinfold and Five Oaks Wooded Farmlands, of the Horsham District Landscape Character Assessment.

The landscape is characterised by an undulating landscape of fields and woodlands. The overall assessment area covers land mainly within the approximate zone of visual influence of the village, although land to the east of the village has also been included in the study as the hedgerow/shaw on the east of the village is a more limited physical barrier to development than is present around other settlements in the study. The assessment has excluded land at Madywell Avenue Industrial Estate/ Business Park, as this land is developed and currently operational. Within the assessment area five distinctive landscape areas are identified. The location of these, together with the results are illustrated on Map 108.

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

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

**Assessment Summary**

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

## Local Landscape Character Area SF2

### Landscape Character Sensitivity

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

### Visual Sensitivity

Whilst hedgerows and woodland provide enclosure, the area is highly visible from the A29 to the west but also from the public footpaths, surrounding lanes and roads, giving it high visual sensitivity.

### Landscape Value

- Ecological interest of hedgerows and woodland
- Adjoins Slinfold Conservation area along some of the southern boundary
- Contributes to the landscape setting of the village and character of the area
- Amenity value of bridleway footpath which runs northwest–southeast through this area

### Landscape Capacity

Some landscape features and qualities are sensitive to housing development. The high visual sensitivity, together with the rural character and its proximity to the Conservation Area, gives the area a no/low capacity for housing development.

## Assessment Summary

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

*Landscape Character Sensitivity*

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

*Visual Sensitivity*

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

*Landscape Value*

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

*Landscape Capacity*

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

**Assessment Summary**

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



## Local Landscape Character Area SF4

### *Landscape Character Sensitivity*

- Very gently undulating landform
- Small pasture fields close to the village and one large arable field
- Fields partially bounded by hedgerows and woodland
- Some intrusive modern farm buildings
- Landscape in moderate condition due to loss of hedgerows
- Provides some contribution to setting of the village and views out to the wider countryside

### *Visual Sensitivity*

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

### *Landscape Value*

- Some ecological interest is provided by trees, hedgerows and woodland
- Amenity value of bridleway route at the boundaries of this area

### *Landscape Capacity*

The fairly high visual sensitivity of this landscape area, together with its partial contribution to settlement setting has resulted in a low-moderate assessment of capacity for small scale housing development and no/low capacity for medium scale development.

## Assessment Summary

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

## Local Landscape Character Area SF5

Area deleted as result of Neighbourhood Plan allocation, Policy 3.

*Landscape Character Sensitivity*

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

*Visual Sensitivity*

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

*Landscape Value*

- Ecological interest of woodland
- Amenity value of the Downs Link
- Some historic interest from Grade II listed Gaskyns Lyons

*Landscape Capacity*

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

**Assessment Summary**

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

## Small Dole

The village of Small Dole is located in the Low Weald National Character Area and area D2 – Henfield and Small Dole Farmlands, in the Horsham District Landscape Character Assessment. The landscape is characterised by an undulating landform with variable scale fields interspersed with hedgerows, many of which have become fragmented around Small Dole. This assessment includes land to the west of the village. Land to the south and east is located in the South Downs National Park. Within the assessment area two distinctive landscape study areas are identified. The location of these areas, together with the results is illustrated on Map 109.

*Landscape Character Sensitivity*

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

*Visual Sensitivity*

Parts of the area are very enclosed by existing hedgerows and hedgerow trees, but the fields on slightly rising ground to the north are likely to be more visually sensitive and the presence of a public footpath running through the site will result in a moderate to moderate-high visual sensitivity.

*Landscape Value*

- Some ecological interest of hedgerows and hedgerow trees
- Moderate tranquillity, some noise on the edge of Small Dole from Shoreham Road
- Some amenity value from one public footpath that runs through the area
- Views of the South Downs escarpment in the background in parts of the area

*Landscape Capacity*

This area has a rural character, and it is moderately visually sensitive to small scale development. This coupled with the low-moderate landscape value results in an assessment of moderate capacity for small scale housing development. There is limited capacity for Medium Scale housing and this would need to be carefully positioned to avoid adverse harm.

**Assessment Summary**

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

## Local Landscape Character Area SD2

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

suburbanising influences

- Open views over Roman Road towards the South Downs on the northern part of the area

### Landscape Capacity

Whilst the area has a mostly rural character, there are some suburban influences and the landscape value is considered low-moderate. Therefore, although there is a moderate to high visual sensitivity, the overall capacity for small scale development has been assessed as moderate and for medium scale development as low-moderate. Any proposed development would need to be carefully positioned to avoid the more visually sensitive areas of exposed open ground and restricted to the settlement edge.

## Assessment Summary

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

Thakeham and Abingworth are located in the Wealden Greensand National Character Area, and area F1 – Pulborough, Chiltington and Thakeham Farmlands of the Horsham District Landscape Character Assessment. Overall the landscape is characterised by an undulating landscape comprising a mix of arable and horticultural uses. The overall assessment area covers land to the north and east of the settlements within their approximate zone of visual influence. Within the assessment area four distinctive landscape study areas are identified. The location of these areas together with the results is illustrated on Map 110.

## Local Landscape Character Area TA1

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## Assessment Summary

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

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

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

**Assessment Summary**

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



## Local Landscape Character Area TA3

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

Due to the moderate to high visual sensitivity and proximity of the Conservation Area, it is considered there is very limited capacity for housing development in this area. The field also contributes to the separation between the settlements of Abingworth and Thakeham and recently designated as a green gap on the made Neighbourhood Plan. There is no/ low capacity for medium scale housing.

## Assessment Summary

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

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

The sloping topography of the field and consequential high visual sensitivity results in an assessment of no/low capacity for housing development. Furthermore, with the new development at Abingworth, the field takes on an important settlement separation role and has been recently designated as a green gap on the made Neighbourhood Plan.

**Assessment Summary**

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

## Warnham

Warnham village is located in the Low Weald National Character Area, and area I2 – Warnham and Rusper Wooded Ridge. The landscape in this area is generally characterised by small irregular fields surrounded by woodlands and hedgerows. The overall assessment area covers land within the approximate zone of visual influence of the village. The parkland around Warnham Court is excluded as it is a registered historic park and garden. Within this area four distinctive landscape study areas have been identified. The location of these areas together with the results is illustrated on Map 111.

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

Many landscape features and qualities are sensitive to housing development. As a result of the rural character of the area, its contribution to village setting and its moderate-high visual sensitivity, the area is assessed as having very limited or no capacity for development.

**Assessment Summary**

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

## Local Landscape Character Area WN2

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Some ecological value of trees and hedgerows
- Lack of footpaths providing amenity value
- Moderate tranquillity due to busy rural lanes
- Adjoins and contributes to the landscape setting of Warnham Conservation Area

### Landscape Capacity

Due to the moderate to high visual sensitivity and proximity of the Conservation Area, it is considered there is very limited capacity for housing development in this area. The field also contributes to the separation between the settlements of Abingworth and Thakeham and recently designated as a green gap on the made Neighbourhood Plan. There is no/ low capacity for medium scale housing.

## Assessment Summary

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

*Landscape Character Sensitivity*

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

*Visual Sensitivity*

Visual sensitivity is low to moderate due to enclosing hedgerows and shaws, although it is sits somewhat on higher valleyside slopes. There are some glimpses of the settlement and Conservation Area.

*Landscape Value*

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

*Landscape Capacity*

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

**Assessment Summary**

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

## Local Landscape Character Area WN4

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

- Adjoins Warnham Conservation Area at Knob Hill
- Ecological interest of trees and hedgerows

### Landscape Capacity

Many landscape features and qualities are sensitive to housing development. As result of the combination of the rural character of the area, its contribution to the village setting and high visual sensitivity, the landscape capacity for housing development is null or very limited.

## Assessment Summary

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

West Chiltington village is located in the Wealden Greensand National Character Area, and area F1 – Pulborough, Chiltington and Thakeham Farmlands of the Horsham District Landscape Character Assessment.

Overall the area is characterised by an undulating landscape comprising a mix of arable and horticultural uses. The assessment area in the study covers land within the approximate zone of visual influence of the village. Land north of WC1 has been excluded as the northern boundary equates approximately to a small ridgeline. Land between the southern boundary of WC2 and the settlement of West Chiltington Common is also excluded as it is assessed in Part 1 of the Landscape Capacity Study. Within the assessment area three distinctive landscape study areas are identified. The location of these areas together with the results is illustrated on Map 112.



## Local Landscape Character Area WC1

### *Landscape Character Sensitivity*

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

### *Visual Sensitivity*

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

### *Landscape Value*

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

### *Landscape Capacity*

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

## Assessment Summary

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

**Landscape Character Sensitivity**

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

**Visual Sensitivity**

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

**Landscape Value**

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

**Landscape Capacity**

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

**Assessment Summary**

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

## Local Landscape Character Area WC3

### Landscape Character Sensitivity

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

### Visual Sensitivity

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

### Landscape Value

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

### Landscape Capacity

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

## Assessment Summary

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

5.1 It is clear from the detailed assessments of landscape capacity for both large and smaller scale development that there is a limited landscape capacity for development in many of the local landscape character areas covered by this study. Even very close to settlement edges many landscapes have features, characteristics and qualities that in combination makes them sensitive to development. These include the predominantly small-medium scale field pattern that is common in the District, together with the strong network of hedgerows, shaws and woodlands. Much of the landscape is in good condition, and strongly rural in character (i.e. limited intrusion from road, rail or other urban influences) all of which increase the sensitivity of the landscape to development. A number of landscape character areas in the District (particularly those between Horsham and Crawley, Horsham and Southwater and between Storrington and West Chiltington Common also have an important role to play in maintaining a sense of separation between these settlements. Some landscape areas also play an important role in the setting of a particular town or village, often creating a rural approach or feel to the entrance to a particular area.

5.2 It should be recognised that whilst relatively few local landscape character areas fall within a nationally protected landscape, many areas still have a high landscape value which again limits the capacity of the landscape to accept development. Many areas are still relatively tranquil, and contain historic landscape features, including parklands, ancient buildings and areas of archaeological interest. Also of historic and

ecological interest is the extensive network of ancient woodland that is present in much of the landscape of the District (particularly in the north). Much of the countryside also has a high amenity value, accessible to residents through the network of rights of way or strategic routes such as the Downs Link.

5.3 Whilst many areas of the District have features which limit the capacity of the landscape for development, there are some areas where it is considered the landscape has the capacity to accommodate development (taking account of appropriate mitigation). In general terms, most of these areas have already been impacted on by urbanising influences, including larger scale development at Gatwick airport and Warnham Brickworks or more cumulative development such as the combination of road and rail network, pylons, storage uses, or are impacted by an existing harsh urban edge. The landscape value of areas which have a greater capacity for development is also generally lower; with for example low levels of tranquillity, and the loss of important landscape features such as hedgerows which result in a lower landscape condition.

5.4 The general finding that much of the landscape has limited capacity for development is also applicable to the landscape around the District's medium or smaller settlements. Most settlements do however have at least some areas of moderate capacity for small scale housing development without unacceptable adverse landscape impacts, and a few such as Partridge Green and West Chiltington have areas of moderate-high or high capacity. The nature of small scale housing development

will be that it will be more often possible for it to be accommodated within small scale field patterns but nonetheless it will still require very careful consideration of specific sites. Respect for rural settlement patterns and minimising the loss of hedgerows will be very important. Particular care will also be needed to avoid cumulative adverse impacts from additional traffic using narrow rural lanes.

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