

Lewes Landscape Sensitivity Assessment

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1. Introduction

- 1.1 In 2023, Lewes District Council commissioned AECOM to undertake a Landscape Sensitivity Assessment for areas of the district, outside of the South Downs National Park. The study areas include 7 defined specific sites from the *Land Availability Assessment* (LAA)¹ and 58 parcels, defined by AECOM, surrounding sixteen of the district settlements.
- 1.2 The Landscape Sensitivity Assessment will form part of the evidence base for the new Lewes District Local Plan and will assist in guiding and informing spatial planning and development management decisions regarding future land uses in respect of landscape and visual matters.

The Role of Landscape Sensitivity Assessment

- 1.3 'Landscape Sensitivity' is defined in Natural England's published guidance² as:
- "Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value – such as changes to valued attributes of baseline landscape character and the visual resource."*
- 1.4 For the purposes of this assessment, the term landscape also covers the term townscape, with landscape assessed as a resource in its own right. Landscape sensitivity is determined with consideration of landscape and visual value and landscape and visual susceptibility, as illustrated by Plate 1, reproduced from Natural England's published guidance².

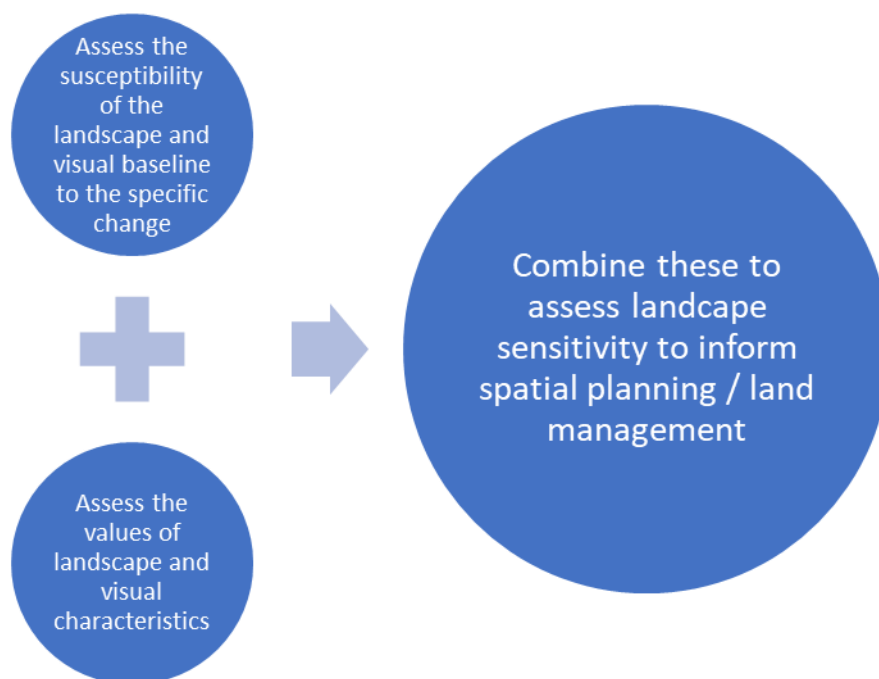


Plate 1: Reproduction of Figure 1: Assessing Landscape Sensitivity, An approach to landscape sensitivity assessment – to inform spatial planning and land management, Natural England²

¹ The *Lewes Land Availability Assessment 2023* was in progress at the time of writing. Available at: <https://www.lewes-eastbourne.gov.uk/article/1934/Land-Availability-Assessment?p=2>

² Natural England (2019) *An approach to landscape sensitivity assessment – to inform spatial planning and land management*. [online] Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf

- 1.5 Landscape Sensitivity Assessment is a process to inform the strategic spatial planning and development / land management. Landscape Sensitivity Assessment informs spatial planning by considering the principle of a particular type of change scenario.
- 1.6 This process differs to sensitivity defined within the *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA3)³, which refers to the sensitivity of the landscape in relation to a specific development, rather than the generic development types considered in this Landscape Sensitivity Assessment.
- 1.7 This Landscape Sensitivity Assessment does not assess capacity. Natural England's published guidance² sets out the distinction between Landscape Capacity Study and Landscape Sensitivity Assessment, which sets out that sensitivity relates to, 'to what' and capacity relates to 'how much'.

Planning Policy Context

- 1.8 The *European Landscape Convention* (ELC)⁴ was introduced in 2007 and is the first international treaty dedicated to the protection, management and planning of all landscapes in Europe. This Landscape Sensitivity Assessment responds to the ELC aims by *"informing decisions on where new development, and/ or changes in land management might be most appropriately directed/ located from a landscape point of view"*, as set out in the Natural England published guidance².
- 1.9 The *National Planning Policy Framework* (NPPF)⁵ was updated in September 2023. This document sets out the Government's planning policies within England and their application. The NPPF sets out in paragraph 119 that *"planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*. This Landscape Sensitivity Assessment responds to this by assessing landscape and visual sensitivity to inform suitable spatial planning and land management. At the time of undertaking the Landscape Sensitivity Assessment, proposed changes to the NPPF are being consulted upon. Proposed revisions include paragraph 11b:

"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; such adverse impacts may include situations where meeting need in full would mean building at densities significantly out of character with the existing area."
- 1.10 Proposed revisions to paragraph 20 include that strategic policies should set out an overall strategy to ensure outcomes support beauty and placemaking.
- 1.11 The *Lewes District Local Plan* (2010-2030)⁶ was adopted in May 2016 and sets the long-term spatial vision for the district and will guide development and change up to 2030. It forms a planning policy framework to direct growth and change to appropriate locations and includes a range of policies to inform the location, scale and appearance of development.
- 1.12 The *Lewis District Local Plan*⁵ recognises the need to protect and enhance the character and quality of the District's environment. Strategic Objective 6 of the Local Plan is concerned with future development, aiming *"to conserve and enhance the high quality and character of the district's towns, villages, and rural environment by ensuring that all forms of development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements"*. Strategic Objective 8 states that development should be built in *"highly sustainable locations without adversely affecting the character of the area"*.
- 1.13 This Landscape Sensitivity Assessment is intended to form a sound evidence base to support the landscape policy and development strategy within the new Local Plan for Lewes District. The way in which it can do this is set out in the Natural England guidance² as follows:

³ Landscape Institute and IEMA (2013) *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA3). [online] Available at: <https://www.landscapeinstitute.org/technical/glvia3-panel/>

⁴ Council of Europe (2020) *Council of Europe Landscape Convention* (ETS No. 176)

⁵ Ministry of Housing Communities and Local Government (2023) *National Planning Policy Framework*. [online] Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf

⁶ Lewes District Council (2016) *Lewes Core Strategy: Local Plan Part 1*. [online] Available at: <https://www.lewes-eastbourne.gov.uk/article/1832/Lewes-Core-Strategy-Local-Plan-Part-1>

- “Inform strategic landscape planning decisions, by contributing to the identification of opportunities and constraints/ other considerations and going on to inform policy objectives, and guidance”; and
 - “Assist in informing the direction of land use and landscape change which should be plan led and may focus on landscape planning objectives and management objectives”.
- 1.14 The southern part of Lewes District, excluding Peacehaven, Newhaven and Seaford, is covered by the South Downs National Park. The South Downs National Park was designated in 2010 (formerly the South Downs Areas of Outstanding Natural Beauty), and accounts for approximately 50% of the district's overall area.
- 1.15 The South Downs National Park Authority (South Downs National Park) adopted their own *South Downs Local Plan*⁷ (2014-2033) in 2019. The South Downs Local Plan objectives include conserving and enhancing the landscape, the large areas of high-quality and well-managed habitats and the villages and market towns of the National Park. It also notes that the South Downs National Park will:
- “work positively and in partnership with other local authorities to ensure that development outside of the National Park does not have a detrimental impact on its setting or otherwise prejudice the achievement of the National Park purposes”.*
- 1.16 The *South Downs Local Plan* also sets out the purposes of the National Park, which are to:
- “To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
 - To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public”.
- 1.17 The High Weald Area of Outstanding Natural Beauty is located to the north and north-east of the Lewes District. At the time of writing, the *High Weald Area of Outstanding Natural Beauty Management Plan*⁸ (2019-2024) sets out the long-term objectives for conserving this nationally important landscape, the special qualities and that the primary purpose of the Area of Outstanding Natural Beauty as “to conserve and enhance natural beauty”. It is a local authority planning policy document that guides local plan and decision making. This document should be read in conjunction with the *High Weald Area of Outstanding Natural Beauty Management Plan*, due to the proximity of the northern part of Lewes District to the High Weald Area of Outstanding Natural Beauty.
- 1.18 At the time of writing of this Landscape Sensitivity Assessment, the following parishes have adopted or draft Neighbourhood Plans and these have been reviewed in order to inform this study: Chailey Parish, Ditchling, Streat and Westmeston Parishes, Hamsey Parish, Newhaven Town, Newick Parish, Peacehaven and Telscombe Town, Plumpton Parish, Ringmer Parish, Seaford Town and Wivelsfield Parish. These documents generally set out the need to conserve and enhance the natural environment.

Relevant Information from Other Published Studies

- 1.19 The *Lewes District Council and South Downs National Park Authority Landscape Capacity Study*⁹ (2012) helps to identify where development might be accommodated within the district without unacceptably impacting on the landscape. The study focuses on areas surrounding towns and villages where there is likely to be future development pressures. This document has been referred to when undertaking this Landscape Sensitivity Assessment but acknowledging that it was published over a decade prior and a different focus to the assessment. This Landscape Sensitivity Assessment supersedes the capacity study as it reflects current pressures, includes defined specific sites and follows updated Natural England guidance².
- 1.20 *Lewes Landscape Character Assessment*¹⁰ (2023) forms part of the evidence base for the new Lewes District Local Plan. It identifies and describes variation in the character of the landscape and explains the

⁷ South Downs National Park Authority (2019) *South Downs Local Plan* (2014 – 2033). [online] Available at: https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf

⁸ High Weald Joint Advisory Committee (2019) *High Weald Area of Outstanding Natural Beauty Management Plan Forth edition*. [online] Available at: <https://www.highweald.org/downloads/publications/high-weald-aonb-management-plan-documents/2291-high-weald-management-plan-4th-edition-2019-2024/file.html>

⁹ Lewes District Council and South Downs National Park Authority (2012) *Lewes District Council and South Downs National Park Authority Landscape Capacity Study*. [online] Available at: https://www.lewes-eastbourne.gov.uk/media/2200/Landscape-Capacity-Study-2012/pdf/Landscape_Capacity_Study_2012.pdf?m=638253772574500000

¹⁰ Lewes District Council (2023) *Lewes Landscape Character Assessment*. [online] Available at: <https://www.lewes-eastbourne.gov.uk>

unique combination of elements and features that make the landscape distinctive. It can be used as a framework to help protect, manage and restore the landscape and guide future development.

- 1.21 Relevant Conservation Area Appraisals within the study area have also been reviewed as part of the assessment.
- 1.22 The South Downs National Park Authority published the *South Downs National Park: View Characterisation and Analysis*¹¹ study in 2015. This document should be considered when understanding specific inter-visibility between Lewes District and the South Downs National Park. Those viewpoints identified within the study which lie within 5km of the study area of this Landscape Sensitivity Assessment and that the description of the designation is relevant are as follows:
- Number 6: High and Over White Horse;
 - Number 7: Firle Beacon;
 - Number 13: Blackcap;
 - Number 20: South Hill;
 - Number 22: Ditchling Beacon;
 - Number 25: Brass Point, Seven Sisters;
 - Number 43: Iford Hill;
 - Number 46: Seven Sisters Country Park;
 - Number 49: Mount Caburn;
 - Number 51: Nore Down above Piddinghoe; and
 - Number 74: Telscombe Tye.
- 1.23 Viewpoints identified within the study which lie within 5km of the study area of this Landscape Sensitivity Assessment that are not considered to be relevant are as follows:
- Number 42: Balmer Down - the view is designated for its views to the south and the hills of the South Downs. The closest assessed area within this document is located 9km from the viewpoint;
 - Number 44: Long Burgh, Alfriston – the description of the designation of view is not relevant to the study area; and
 - Number 52: Hollingbury Hill - description of designation of view is not relevant to the study area.

2. Approach Stages

- 2.1 The Landscape Sensitivity Assessment follows the published guidance, '*An approach to landscape sensitivity assessment*' – to inform spatial planning and land management published by Natural England in 2019². This guidance sets out four key stages for Landscape Sensitivity Assessment, which are set out below, supplemented with a specific approach for this assessment.
- 2.2 **Step 1:** Define the purpose and scope of the Landscape Sensitivity Assessment and prepare the brief.
- **Purpose:** To inform the landscape and visual sensitivity of defined specific sites and parcels of land surrounding settlements to differing types of development. The location of these areas has been agreed with Lewes District Council. The desk and field work will also inform guidance for each of the 7 defined specific sites (DSS) and 59 settlement assessment parcels (SAPs) around 16 settlements.
 - **Scope:** The emphasis of the study is to assess DSSs and SAPs within the district against selected development typologies. The development typologies comprise small, medium and large-scale residential, small and large-scale employment, medium and large-scale strategic mixed use and solar

¹¹ South Downs National Park Authority (2015) *South Downs National Park: View Characterisation and Analysis*. [online] Available at: <https://www.southdowns.gov.uk/wp-content/uploads/2015/10/Viewshed-Study-Report.pdf>

development as set out in Table 1. The study area comprises Lewes District, excluding the South Downs National Park.

- **Brief:** The Landscape Sensitivity Assessment will follow a robust methodology informed by published Natural England guidance². Specific information relating to the development typologies and indicators of susceptibility will be discussed and agreed with Lewes District Council. Noting that the study area lies within the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, appropriate engagement will be undertaken with these organisations.

2.3 **Step 2:** Gather information to inform the Landscape Sensitivity Assessment (desk study and field study).

2.4 **Step 2A:** Describe the development types and scenarios to be considered.

2.5 The development typologies and scenarios included within this study are set out in **Table 1: Development Scenarios and Typologies**:

Table 1: Development Scenarios and Typologies

Development Typologies	Scenarios to be considered
Small-scale residential	<ul style="list-style-type: none"> – Height: Two storey residential dwellings (maximum height of 7.5 metres (m) from ground to ridge) – Number of dwellings: 30 residential dwellings or less – Density: 40 dwellings per hectare (dph) – Other: The dwellings are assumed to have gardens and associated parking and infrastructure, along with activity and lighting which is common for the land use
Medium-scale residential	<ul style="list-style-type: none"> – Height: Two storey residential dwellings (maximum height of 7.5m) – Number of dwellings: 31-100 residential dwellings – Density: 40 dph – Other: The dwellings are assumed to have gardens and associated parking and infrastructure, along with activity and lighting which is common for the land use
Large-scale residential	<ul style="list-style-type: none"> – Height: Two storey residential dwellings (maximum height of 7.5m) and three storey residential dwellings (maximum height of 12m) – Number of dwellings: 101 and higher residential dwellings – Density: 40 dph – Other: The dwellings are assumed to have gardens and associated parking and infrastructure, along with activity and lighting which is common for the land use
Small-scale employment	<ul style="list-style-type: none"> – Type: Small-scale office, light industry or small sheds – Scale: Distribution warehouses up to 9000 sqm – Height: Maximum height of 12m – Other: Areas of external hard standing along with vehicular movements, activity and lighting
Large-scale employment	<ul style="list-style-type: none"> – Type: Large scale distribution warehouses and open-air storage – Scale: 9000 sqm and higher – Height: Maximum height of 20m – Other: Areas of external hard standing along with vehicular movements, activity and lighting
Medium-scale strategic mixed-use	<ul style="list-style-type: none"> – Dwelling type and number: Two and three storey residential dwellings and 1000 and below residential dwellings – Height: Maximum height of 12m – Other: Development assumed to include residential development, educational infrastructure, small-scale office, light industry or small sheds, retail and leisure space and open space
Large-scale strategic mixed-use	<ul style="list-style-type: none"> – Dwelling type and number: Two and three storey residential dwellings and 1001 to 3000 residential dwellings – Height: Maximum height of 12m – Other: Development assumed to include residential development, educational infrastructure, small-scale office, light industry or small sheds, retail and leisure space and open space
Solar	<ul style="list-style-type: none"> – Capacity: Up to 50MW Solar Farm – Height: 4m maximum height of solar panels

2.6 **Step 2B:** Confirm assessment units and establish and review the landscape and visual baseline and identify associated values. Refer to the Planning Policy Context section above for information on planning policy context.

2.7 The Landscape Sensitivity Assessment follows a hybrid approach as it includes both DSS as well as edge of settlement parcels of land, named SAPs, around 16 settlements within the district.

Settlement Assessment Parcels

2.8 To ascertain the geographic extent of the SAPs, a 1km radius surrounding each of the defined settlement boundaries has been adopted as an initial starting point. Following this further refinement utilising environmental constraints mapping, aerial mapping, screened Zone of Theoretical Visibility (ZTV) mapping, ordnance survey mapping, landscape character information, the LAA¹ and professional judgement has been undertaken to establish each SAP based upon the specific and localised environmental constraints. The SAPs were then reviewed to ensure they were proportionate to the size and geographic area of their respective adjoining settlement.

2.9 The screened ZTVs were based upon a height of 12m on each individual settlement boundary. The ZTVs were generated using Ordnance Survey Terrain 5 data, woodland data from the National Forest Inventory, with vegetation assumed to have a height of 10m and existing building data from Ordnance Survey Mastermap assumed to have a height of 7.5m. The ZTVs have been presented to indicate higher and lower visibility.

2.10 From the above stages, the initial 1km radius around each of the settlement boundaries was then refined where appropriate to ensure a proportionate and representative assessment scale.

2.11 The initial SAP boundaries were then agreed with Lewes District Council and then refined where required via field work based upon existing features and inter-visibility.

2.12 The SAPs are based on areas of a similar character and land uses and also boundaries formed by existing physical features for natural defensible boundaries to potential development, for example woodland, railway lines, rivers and main roads. This has allowed SAPs to be identified within the physical and visual context of existing settlement patterns, whilst aiming for new development to be located within an existing landscape structure and settlement context.

2.13 In some cases, SAPs include areas of existing residential land use on the edge of settlement, to simplify the process by allowing the settlement boundary to be used as a SAP boundary. It is generally assumed that such properties and their gardens would remain in situ and are therefore typically excluded from consideration of change within the SAPs.

2.14 In some cases, SAP boundaries were extended to follow boundaries of sites identified within the LAA¹.

2.15 The SAPs exclude areas of land with an established land use which is unlikely to alter, for example Plumpton racecourse and land surrounding Newhaven Fort, where such land uses are assumed to remain for the long-term.

2.16 It should also be noted that whilst the SAPs take into account the screened ZTV mapping, these are theoretical in nature and therefore are interpreted with professional judgement both during desk study and field work and are not reflective of any specific development proposals.

2.17 **Table 2: Development Typologies for SAPs across the 16 settlements** sets out the development typologies for SAPs across the 16 settlements in green. A professional judgement has been made prior to assessing each SAP on whether the size of the parcel can accommodate the development typologies below. A precautionary approach has been adopted to allow for the worst-case assessment scenario. The white spaces indicate that the development typology has been scoped out, as instructed by Lewes District Council due to the Settlement Hierarchy Classification.

Table 2: Development Typologies for SAPs across the 16 settlements

Settlements	Settlement Hierarchy Classification	Small-scale residential	Medium-scale residential	Large-scale residential	Small-scale employment	Large-scale employment
Seaford	District Centre					

Settlements	Settlement Hierarchy Classification	Small-scale residential	Medium-scale residential	Large-scale residential	Small-scale employment	Large-scale employment
Newhaven	District Centre					
Peacehaven & Telscombe Cliffs	District Centre					
Barcombe Cross	Service Village					
Broyle Side	Local Village					
Chailey	Local Village					
Cooksbridge	Local Village					
Newick	Rural Service Centre					
North Chailey	Local Village					
Plumpton Green	Service Village					
Ringmer	Rural Service Centre					
South Chailey	Local Village					
South Street	Local Village					
Wivelsfield Green	Service Village					
Edge of Haywards Heath						
Edge of Burgess Hill						

Defined Specific Sites

- 2.18 As well as the SAPs, this Landscape Sensitivity Assessment also provides a landscape sensitivity assessment of DSS. Lewes District Council has requested four strategic mixed-use DSS and three solar DSS for assessment to inform the assessments of the sites in the LAA¹. The DSS are assessed separately from the SAP, even if they cover a similar geographic area.
- 2.19 With the DSS, Lewes District Council has highlighted that two of the DSS (51RG and 67RG) are adjacent to one another, with 67RG consisting of a potential large-scale residential site and 51RG consisting of a potential medium-scale strategic mixed-use site. As these are separate DSS and would not be reliant on one another to come forwards for development, the Landscape Sensitivity Assessment focuses on separate landscape and visual sensitivity assessment. However, the Landscape Sensitivity Assessment also provides light-touch cumulative ('combined') assessment should these two DSS be considered for development collectively.
- 2.20 Development typologies for the DSS are set out in **Table 3: Development Typologies for DSS** in green. The white spaces indicate that the development typology has been scoped out, as instructed by Lewes District Council.

Table 3: Development Typologies for DSS

DSS	Draft Land Availability Assessment Reference	Parish	Large-scale residential	Medium-scale strategic mixed-use	Large-scale strategic mixed-use	Solar
Land in between Plumpton	11EC	East Chilmington				

DSS	Draft Land Availability Assessment Reference	Parish	Large-scale residential	Medium-scale strategic mixed-use	Large-scale strategic mixed-use	Solar
Green and South Chailey						
Land north of Cooksbridge	19HY	Hamsey				
Land north of Ringmer	51RG	Ringmer				
Land off Broyle Lane	67RG	Ringmer				
Land north of Firle	02FL	Firle				
Land south east of Harveys Lane	62RG	Ringmer				
Land at Neaves Lane, Ringmer	63RG	Ringmer				

- 2.21 The identification of landscape and visual value is referred to within the Assessment Methodology.
- 2.22 **Step 2C:** Identify indicators of susceptibility to be used when assessing landscape and visual sensitivity to the development types.
- 2.23 The susceptibility of the DSSs and SAPs is relative to other landscapes within Lewes District, excluding the South Downs National Park. The identification of landscape and visual susceptibility is referred to within the Assessment Methodology. This has been reviewed both using desk study and field study.
- 2.24 **Step 3:** Assess Landscape Sensitivity of the Assessment Units (desk study and field study).
- 2.25 The assessment of landscape sensitivity of the DSSs and SAPs is informed by both desk study and field study. The scales used are referred to within the Assessment Methodology. As well as assessing the landscape sensitivity of each of the sites and SAPs to each relevant development typology, the Landscape Sensitivity Assessment also makes reference to interrelationships between the sites and SAPs.
- 2.26 In terms of scale, the following sizes of field enclosures have been adopted to assist in consistency of approach:
- Small-scale: up to 25,000 sqm (up to 2.5 hectares)
 - Medium-scale: 25,001 to 60,000 sqm (2.51 ha to 6 ha)
 - Large-scale: 60,001 sqm + (6.01 ha +)
- 2.27 The assessment of the DSSs and SAPs was informed by screened ZTVs which were run for each DSS and SAP at the maximum height set out in **Table 1: Development Scenarios and Typologies, Table 2: Development Typologies for SAPs across the 16 settlements and Table 3: Development Typologies for DSS**. In some cases, through the assessment process, development typologies have been scoped out, therefore the ZTVs sometimes represent worse case option. For example, for a SAP where large-scale employment was originally scoped in within **Table 2: Development Typologies for SAPs across the 16 settlements** and then scoped out during the assessment process, the ZTV would show visibility for the development height at 20m, whereas the other development typologies are limited to 12m. Therefore, actual visibility would be lower for the assessed development typologies.
- 2.28 The ZTVs were generated using Ordnance Survey Terrain 5 data, woodland data from the National Forest Inventory assumed to have a height of 10m and building data from Ordnance Survey Mastermap assumed to have a height of 7.5m. The ZTVs have been presented using stretched data to indicate higher and lower visibility. Woodland and building data within the DSS or SAP that the ZTV was being run for was excluded to avoid overlap.
- 2.29 It should be noted that Landscape Sensitivity Assessment includes descriptive text as well as a range of tables and figures within the assessment proforma to provide a further level of detail.

- 2.30 The initial desk-top assessment was reviewed following field work. Relating to the scoring process, if it was felt appropriate to increase the score to reach higher sensitivity levels then this was carried out and explained within the review and comments section of the assessment. It is acknowledged that some parts of the methodology may be very important in terms of sensitivity, but that on their own a maximum of five points can be attributed, therefore this increase can allow for this to be acknowledged through professional judgement within the review.
- 2.31 For example, if the landscape sensitivity score totalled 56 out of 90, resulting in a medium landscape sensitivity, but the inter-visibility with the South Downs National Park was so evident during fieldwork that it was felt that a high-medium sensitivity should be more appropriate, the overall score was then increased to 60 out of 90.
- 2.32 **Step 4: Reporting.**
- 2.33 The final report includes:
- Review of existing guidance and documents.
 - Defined areas of land (SAP and DSS) to define landscape sensitivity to specific development typologies.
 - Defined development typologies for the SAP and DSS, indicators of landscape and visual value and susceptibility to determine sensitivity and descriptors for the levels of sensitivity.
 - Desk-based work to determine draft landscape and visual sensitivity.
 - Field work to confirm landscape and visual sensitivity.
 - Review findings and finalisation of landscape sensitivity ratings. Mapping to show DSSs and SAPs based on landscape sensitivity for each of the development typologies.
 - Guidance for mitigation and recommendations for each SAP and DSS.

3. Assessment Methodology

Guidelines

- 3.1 The sensitivity assessment methodology is based upon Natural England's '*An approach to landscape sensitivity assessment – to inform spatial planning and land management*', 2019².
- 3.2 The assessment methodology also draws upon information within the *Guidelines for Landscape and Visual Impact, Third Edition, 2013 (GLVIA 3)*³ and *Technical Guidance Note 02-21: Assessing landscape value outside national designations, 2021*¹².

Methodology Overview

- 3.3 The sensitivity assessment is based upon identifying the landscape and visual attributes of the DSSs and SAPs which are most likely to be impacted by the development types and therefore considers both 'landscape' and 'visual' aspects of sensitivity.
- 3.4 In line with Natural England's guidelines², an overall conclusion on landscape sensitivity is based on the combined judgement of landscape sensitivity and visual sensitivity. The scale at which the Landscape Sensitivity Assessment has been undertaken sometimes results in areas of lower sensitivity located within each of the DSSs and SAPs. For example, if a SAP has been assessed to have an overall high-medium sensitivity, there may be small parts with a medium sensitivity and this is acknowledge within the assessment explanation. A precautionary approach has been adopted throughout.
- 3.5 Both landscape and visual sensitivity are informed by assessments of their respective landscape and visual susceptibility and landscape and visual value.

¹² Landscape Institute (2021) *Technical Guidance Note 02-21: Assessing landscape value outside national designations*. [online] Available at: <https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/>

- 3.6 The detailed criteria for landscape and visual susceptibility and value in relation to the development types are set out in **Appendix A**.
- 3.7 The assessment criteria for all of the development types are based upon a range of descriptors which represent a graded scale between attributes of higher and lower susceptibility or value.
- 3.8 A numerical point score is included to grade the assessment, based upon a five-point system, between 1 (i.e. a low susceptibility or value indicator) to 5 (i.e. the highest susceptibility or value indicator). This enables a greater differentiation of the DSSs and SAPs in a structured way, which a word scale does not.
- 3.9 In summary, and with reference to **Appendix A**, landscape sensitivity is based upon an assessment of the following criteria as set out in **Table 4: Landscape Sensitivity Assessment Criteria**:

Table 4: Landscape Sensitivity Assessment Criteria

Landscape Susceptibility Criteria	Landscape Value Criteria
Landform and Hydrology	Designations
Landcover	Recreational
Land Use, Scale and Pattern	Cultural Heritage and Association
Settlement and Identity	Functional (ecology, green infrastructure and place making)
Condition	Perception

- 3.10 In summary, and with reference to **Appendix A**, visual sensitivity is based upon an assessment of the following criteria as set out in **Table 5: Visual Sensitivity Assessment Criteria**:

Table 5: Visual Sensitivity Assessment Criteria

Visual Susceptibility Criteria	Visual Value Criteria
General visibility	Designations
Skylines	Recognition and association
Scenic quality	Purpose of the view
Inter-visibility	
Receptors	

- 3.11 The overall scores for susceptibility and value are then totalled to inform the overall judgement of relative sensitivity, that is the assessment or ranking of sites in comparison with each other.
- 3.12 This overall score is then reviewed to check whether any of the individual aspects of the landscape or visual baseline have been over or under weighted. If professional judgement considers that this is the case, then the rating is adjusted as required, with a reasoned explanation provided in the assessment narrative. This allows for the assessment to take account of both the numerical score and professional judgement.
- 3.13 For the DSSs, this will be a final judgement on landscape sensitivity based upon the one development type. For the settlement assessment parcels, a separate judgement will be made on landscape sensitivity specific to each relevant development typology.
- 3.14 The conclusions of sensitivity are based upon the following scoring system as set out in **Table 6: Summary of Landscape and Visual Sensitivity**:

Table 6: Summary of Landscape and Visual Sensitivity

Rating	Summary description	Scoring range (total)
Very High	Landscape and / or visual characteristics of the landscape are very susceptible to change and the Site / parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. Thresholds for significant change are very low.	74-90

Rating	Summary description	Scoring range (total)
High-medium	Landscape and / or visual characteristics of the landscape are susceptible to change and / or its values are high. The Site / parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. Thresholds for significant change are low.	60-73
Medium	Landscape and / or visual characteristics of the landscape are susceptible to change and / or its values are medium and the Site / parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Thresholds for significant change are intermediate.	46-59
Medium-Low	Landscape and / or visual characteristics of the landscape are resilient and of medium-low susceptibility to change and values and the Site / parcel can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects. Thresholds for significant change are high.	32-45
Low	Landscape and / or visual characteristics of the landscape are robust or degraded and are not susceptible to change and / or its values are low and the Site / parcel can accommodate the relevant type of development without significant adverse landscape or visual change. Thresholds for significant change are very high.	18-31

- 3.15 The ratings outlined in **Table 6: Summary of Landscape and Visual Sensitivity** have been allocated to reflect the context of the study area. The rating of Very High is given due to the potential relationship with the South Downs National Park and the High Weald Area of Outstanding Natural Beauty, which as designated landscapes are afforded the highest protection in landscape planning terms and for which there is the potential for the assessment DSS or SAP to be considered as part of their setting.
- 3.16 There is no defined geographic area which forms the setting of the South Downs National Park or High Weald Area of Outstanding Natural Beauty; however, for the purposes of this Landscape Sensitivity Assessment, the following criteria have been considered to established whether an assessment site is within the setting and are accounted for in the above assessments.
- Inter-visibility – whereby if an assessment site is visible from the designated landscape, or the designated landscape is visible from the assessment site, then it may be considered to be within the setting. The degree of visibility, including distance and the composition of views, i.e. the context in which the assessment site may be seen is then considered in relation to the degree to which it contributes to the setting of the designated landscape;
 - Landscape character – whereby if an assessment site exhibits the same or very similar landscape features as the designated landscape such that it may be the same landscape character, then it may be considered to be within the setting. The degree to which this character is influenced by distance and intervening features is assessed to refine the conclusion on the degree to which the assessment site contributes to the setting of the designated landscape. The landscape character also considered aspects of cultural or historic association between the assessments sites and the designated landscape; and
 - Perception – whereby an assessment site may have different landscape features to the designated landscape, but due to similar perceptual qualities, e.g., dark skies, tranquillity, remoteness or wildness, maybe be considered to form part of the setting of the designated landscape.

Stakeholder input

- 3.17 A virtual meeting was held in April 2023 with the South Downs National Park Authority to discuss the process and outputs of the Landscape Sensitivity Assessment. This was a joint meeting for both the Eastbourne and Lewes Landscape Sensitivity Assessments due to their locational proximity and timing of assessment. The meeting noted the importance of recognising opportunities within the DSSs and SAPs, as well as landscape and visual constraints.

- 3.18 The meeting also discussed the setting of the South Downs National Park. This included splitting the setting of the National Park and Area of Outstanding Natural Beauty into visual, landscape and perceptual types as set out in the methodology.
- 3.19 Contact has been made with The High Weald Area of Outstanding Natural Beauty Partnership regarding the Landscape Sensitivity Assessment, however no comments were received on the approach.

Limitations

- 3.20 Due to accessibility constraints, the entirety of the DSSs and SAPs were not able to be visited during field work in some cases. The field work undertaken, and desk-based reviews are considered to be suitable for the purposes of the Landscape Sensitivity Assessment.

4. Landscape Context

- 4.1 As set out within National England's guidance², landscape character assessments should form part of the baseline and evidence for landscape sensitivity assessment.
- 4.2 Lewes District is a complex and diverse landscape, with local variation representing physical, historical and cultural influences.
- 4.3 The district is covered by two of Natural England's National Character Areas (NCAs) with *NCA 121: Low Weald*¹³ comprising the north of the area and *NCA 125: South Downs*¹⁴ comprising the southern portion of the district. NCA 121 is described as a '*broad, low-lying clay vale, which largely wraps around the northern, western and southern edges of the High Weald*', whilst NCA 125 is underlain by a '*spine of chalk stretching from the Hampshire Downs in the west to the coastal cliffs of Beachy Head in East Sussex*'.
- 4.4 Much of the landscape today has been formed and maintained by human activity, creating a largely agricultural landscape, with blocks of dense woodland. The district has a distinctive chalk cliff coastal border in the south. Settlements are scattered across the area, including the larger settlements of Ringmer and South Chailey in the north, and Newhaven, Peacehaven and Seaford in the south, as well as smaller clusters of farmsteads dispersed across the district.
- 4.5 *Lewes Landscape Character Assessment*¹⁰ was published by Lewes District Council in 2023 and forms the district level of landscape character information, alongside national and county published Landscape Character Assessments. The study area includes the rural landscape within the district, outside of the South Downs National Park. It divides the district into seven Landscape Character Types (LCTs), which are each sub-divided into 15 Landscape Character Areas (LCAs). This provides a more local scale description of the distinctive features and characteristics of each of the LCTs and LCAs. For each of the DSSs and SAPs, the relevant LCAs are referred to within the assessment proforma.
- 4.6 Relevant landscape, historical and ecological designations can be referred to on the following figures and have been taken account of in the preparation of this assessment:
- **Figure 2: District Overview of Environmental Constraints – Heritage**
 - **Figure 3: District Overview of Environmental Constraints – Ecological and Geological**
 - **Figure 4: District Overview of Environmental Constraints – Landscape and Agricultural Land**

¹³ Natural England (2013) *NCA 121: Low Weald*. [online] Available at: <http://publications.naturalengland.org.uk/publication/12332031>

¹⁴ Natural England (2015) *NCA 125: South Downs*. [online] Available at: <http://publications.naturalengland.org.uk/publication/7433354>

5. Landscape Sensitivity Assessment for Defined Specific Sites

Summary tables of Defined Specific Sites Landscape Sensitivity Assessment

- 5.1** The following section summaries the assessments for the DSSs in respect of large and medium scale strategic mixed-use development, large scale residential development and solar development. These summaries should be read in combination with

5.2 **Tables of Defined Specific Sites Landscape Sensitivity** Assessment, which sets out the assessments in detail and **Figures 12 to 19**, which illustrate the conclusions.

Table 7: Large-Scale Strategic Mixed-Use Development

Site	Landscape Sensitivity Rating	Landscape Sensitivity Score
Site 11EC: Land in between Plumpton Green and South Chailey	Very high	74/90

Table 8: Medium Scale Strategic Mixed-Use Development

Site	Landscape Sensitivity Rating	Landscape Sensitivity Score
Site 51RG: Land north of Ringmer	Medium	54/90
Site 19HY: Land North of Cooksbridge	High-medium	64/90

Table 9: Large-Scale Residential Land Use Development

Site	Landscape Sensitivity Rating	Landscape Sensitivity Score
Site 67RG: Land off Broyle Lane	Medium	53/90

Table 10: Solar Development


Site	Landscape Sensitivity Rating	Landscape Sensitivity Score
Site 63RG: Land at Neaves Lane Ringmer	Medium	52/90
Site 02FL: Land North of Firlie	High-medium	60/90
Site 62RG: Land South East of Harvey's Lane	High-medium	60/90

Tables of Defined Specific Sites Landscape Sensitivity Assessment

5.3 The following tables set out the DSS in relation to their development types.

Defined Specific Sites for Large-Scale Strategic Mixed-Use Development

Table 11: Landscape Sensitivity Assessment for Site 11EC

Baseline Narrative		
Site Location	Site 11EC: Land in between Plumpton Green and South Chailey	
Representative photograph	<p>With reference to Figure 10.1, the Site covers land to the east of Plumpton Green. This lies to the south of South Road and Honeypot Lane. The majority lies to the north of the railway line, with a small amount of the Site to the south of the railway line.</p> 	
Character description	<p>Site 11EC covers a gently rolling area of land. The Site predominantly consists of medium-scale and large-scale field enclosures which are divided by hedgerows, linear tree belts and watercourses. Land use is predominantly grazing pasture. Watercourses are present within the south-western and western part of the Site. Outbuildings associated with an isolated farmstead are the only existing development within the Site, however occasional individual properties are located adjacent, limited to sections of the northern and south-eastern part of the Site. A small part of the southern part of the Site, south of the railway line, lies within the South Downs National Park.</p> <p>Site 11EC is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald South Downs National Park Landscape Character Assessment: J2: Adur to Ouse Scarp Footslopes 	
Landscape Sensitivity	Assessment Narrative	Score

<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The Site is gently rolling from approximately +50m AOD in the north-west to +35m AOD in the south-east. Watercourses are notable features within the south-western and western parts of the Site, as well as bordering the south-east part of the Site, such that these parts of the Site are located within flood zones 2 and 3, therefore resulting in a higher susceptibility to change. Minor watercourses cross the Site and are associated with small ponds.	4/5
Landcover	The landcover predominantly comprises grazing grassland fields which are divided by mature hedgerows with trees, linear tree belts, watercourses and post and wire fencing. A small mature woodland block, designated as ancient woodland, lies within the eastern part of the Site, increasing the susceptibility to very high. Field boundary vegetation connects to riparian vegetation as well as to National Forest Inventory woodland blocks within the wider green infrastructure network. Scattered mature trees are present within the field enclosures. There is a high degree of vegetation cover and likelihood of species diversity.	5/5
Land Use, Scale and Pattern	The land use includes managed agricultural and equestrian grazing land, with evidence of human activity, denoted by crop lines and field divisions. The Site consists of Grade 3 (Good to Moderate Quality) agricultural land. The field enclosures are irregular in shape and vary in size between medium-scale and large-scale. Watercourses provide natural field boundaries, particularly in the south of the Site.	3/5
Settlement and Identity	The Site has no physical relationship with nearby settlements, but is in relatively proximity to Plumpton Green, which is to the west of the Site and South Chailey to the east of the Site. Agricultural buildings associated with an isolated farmstead are the only existing development within the Site. Some individual properties and groups of properties are located adjacent to the Site along South Road, however these have little influence as they are scattered and partially screened by intervening vegetation. The Site forms most of the countryside between Plumpton Green and South Chailey and therefore contributes to the physical and visual separation between these two settlements. The railway line along the southern boundary of the Site, and crosses a small section, crosses rural land, such that it is more associated with the rural landscape in this locality.	5/5
Condition	The condition of the vegetation within and on the boundaries of the Site appears to be good, with a high degree of vegetation cover.	4/5
<i>B. Landscape Susceptibility Total</i>		21/25
<i>C. Landscape Value</i>		
Designations	The southern edge of the Site lies within the South Downs National Park and this forms a small part of the overall Site. The remainder of the southern boundary of the Site lies adjacent to the railway, with the South Downs National Park boundary along the southern side of the railway.	4/5
Recreational	The Site is publicly accessible with several PRoW network routes crossing the eastern and western parts of the Site, which connect the Site to nearby settlements and the wider countryside.	4/5


Cultural Heritage and Association	Parts of the eastern part of the Site appear to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	There is a high ecological value to the Site associated with the ancient woodland block in the east of the Site, which suggest high quality species diversity. A well-maintained hedgerow network with established mature trees and linear tree belts provide ecological value and connect to other biodiverse features including the riparian habitat and deciduous woodland present to the south. The Site involves functional value as part of undeveloped land between the settlements of Plumpton Green and South Chailey. This provides a rural gap which contributes to preventing coalescence of these settlements and retains their individual character and settlement pattern.	5/5
Perception	The Site is not visible in the context of nearby settlements and has a rural character. The Landscape Character Area within which the parcel lies is within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. Despite proximity to settlements, the Site has a sense of both remoteness and tranquillity, except for in proximity to the railway line.	4/5
<i>D. Landscape Value Total</i>		20/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the functional value of the Site as a rural landscape gap between Plumpton Green and South Chailey, perception as a tranquil landscape in parts of the Site, and the South Downs National Park designation covering a small part of the southern part of the Site. Indicators of low landscape sensitivity are the large-scale field patterns and proximity to the railway line to the south which reduces the sense of remoteness and tranquillity.	41/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The Site is not visible from surrounding settlements. There is visibility from various recreational clubhouses to the south-western of the Site. Road users on North Barnes Lane, a single-track lane connecting Station Road and South Road, has good visibility of the northern and southern parts of the Site to the west of the road. Road users on South Road have good visibility of the Site from the north. The east of the Site is less visible from South Road due to high intervening field edge vegetation and the presence of woodland blocks. Views of the South Downs National Park are highly visible from the PRoW within the Site, and the Site forms an important part of the view due to its rural undeveloped character. The Site is highly visible from recreational routes and roads in the South Downs National Park, especially the west of the Site which has a more open character than the eastern part of the Site.	5/5
Skylines	There are no important landmark features on the parcel and containment of the parcel by mature vegetation, such that susceptibility is very low.	1/5
Scenic Quality	There is limited influence on the Site from existing development and limited movement of vehicles on South Road due to intervening vegetation and topography. There is some movement along the railway line along the southern boundary of the Site however this is viewed in the context of a backdrop of South Downs National Park which dilutes its influence as they are backclothed	4/5

	by the rising landform. Scenic quality is provided by the wooded backdrop and rise in elevation across the South Downs National Park to the south of the Site. Susceptibility is considered to be high.	
Inter-visibility	The screened ZTV (Figure C.1) shows that the majority of theoretical visibility of development on the Site is shown in all directions surrounding Plumpton Green, on higher land within the South Downs National Park to the south and the High Weald Area of Outstanding Natural Beauty to the north at a distance. Fieldwork demonstrated that due to containment of the Site by existing vegetation and topography, inter-visibility with adjacent land is limited in all directions from the Site, except southwards. To the south, there is a high degree of inter-visibility with the South Downs National Park.	5/5
Receptors	Typical receptors would include those using the local PRoW network and potentially residential receptors on the edges of Plumpton Green and South Chailey. Receptors may also include recreational users of the railway line which travels along the southern Site boundary. Train passengers are likely to have views of both the Site and the South Downs National Park from train windows, however these would be transient views. Receptors also include recreational users of the South Downs National Park who have direct views towards the Site from an elevated vantage point, which increases the susceptibility to very high.	5/5
<i>G. Visual Susceptibility Total</i>		20/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Inter-visibility with the South Downs National Park was demonstrated during field work such that the parcel is considered to form part of the visual setting of the South Downs National Park and given the associated documents, the score is higher.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park, there is a strong sense of place and the location is likely to be visited for the view.	4/5
<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include a high number of receptors in the local landscape and further afield with a high degree of inter-visibility with the South Downs National Park to the south of the Site which provides a strong sense of place. Indicators of low visual sensitivity include a lack of apparent reference in art or literature to the Site and no formal planning designations in relation to the view.	29/40
K. Landscape Sensitivity Total (E+J)		70/90

L. Review and Comments	Large-scale strategic mixed-use: The Site is assessed as having a high-medium sensitivity to large-scale mixed-use development. However, the Site is unlikely to be able to accommodate the relevant type of development due to the change in character between the settlements of Plumpton Green and South Chailey. The high-medium sensitivity to change for the parcel is considered too low, and the assessment is increased to result in a very high landscape sensitivity.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it would need to respect the functional role of Site in preventing coalescence between the settlements of Plumpton Green and South Chailey. As such, development should retain and enhance a landscape buffer between the Site and adjacent settlement to create distinction between settlements in both landscape and visual terms. This should be achieved through appropriate siting of development within the Site and retention and enhancement of existing vegetation.</p> <p>The green infrastructure network on and surrounding the Site should be protected and enhanced to strengthen the local network where possible. Adjacent woodland and ancient woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided. Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible.</p> <p>Any development should limit degradation to the scenic quality, inter-visibility and recreational receptors visiting the Site for views of the South Downs National Park. There are opportunities to further enhance the local recreational access between nearby settlements and into the South Downs National Park. Any development on the Site should retain views south were possible and using open spaces to direct views towards the South Downs National Park.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald and South Downs National Park Landscape Character Assessment: J2: Adur to Ouse Scarp Foothills.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	74/90

Defined Specific Sites for Medium Scale Strategic Mixed-Use Development

Table 12: Landscape Sensitivity Assessment for Site 19HY

Baseline Narrative		
Site Location	Site 19HY: Land North of Cooksbridge	
Representative photograph	<p>With reference to Figure 10.2, the Site covers land to the north, east and south-east of Cooksbridge. The Site is bound by the railway line to the south-west and extends north to a watercourse. The majority of the Site lies to the east of the A275, with a small part to the west of this road.</p> 	
Character description	<p>Site 19HY covers gently rolling land. The Site consists of small, medium and large-scale fields, which are divided by hedgerows with mature trees and linear tree belts. Land use is agricultural. A watercourse runs along the northern Site boundary which is a tributary of the River Ouse. An isolated farmstead is the only existing development within the Site.</p> <p>Site 19HY is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The Site forms part of a sloping valley landscape from approximately +10m AOD at its lowest level in the northern part of the Site, rising to high points of +29m AOD and +35m AOD east of the A275 and is gently rolling. The southern part of the Site is within flood zone 1 and the northern boundary is lies within flood zones 2 and 3. This results in a high susceptibility to change.	5/5
Landcover	The landcover predominantly comprises grassland which is divided by hedgerows with mature trees and linear tree belts. The density and condition of vegetation across the Site varies from dense and well-maintained parts to	3/5


	others which are relatively sparse with gaps. In some places hedgerows are absent and fields are open to the local lane network. One medium-scale woodland block is present in the north-east of the Site. There are also several individual mature trees within the field enclosures. Vegetation condition overall appears to be average.	
Land Use, Scale and Pattern	The land use comprises agricultural land, which has evidence of human activity. The Site primarily consists of Grade 3 (Good to Moderate Quality) agricultural land, with a small area of Grade 4 (Poor Quality) land in the north-eastern corner of the Site. The landscape pattern is of small, medium, and large-scale fields of irregular shape. In some places boundaries have been removed or eroded and fields have amalgamated to form large fields with remnants of previous field boundary vegetation.	3/5
Settlement and Identity	<p>The western part of the Site lies immediately adjacent to Cooksbridge and therefore has a direct physical and visual relationship to the settlement. The western part of the Site is also intersected by the A275, but the road is partially screened by mature vegetation particularly along the eastern edge of the Site. An isolated farmstead is the only development within the Site and relates to the agricultural land use, which results in an undeveloped and open character across the Site. Recent development along the north-western edge of Cooksbridge increases the influence of the settlement on the approach to the village from the north. Hamsey is located to the south-east of the Site, however has limited influence due to screening by mature vegetation.</p> <p>The Site is bound to the south-west by a railway line, however its influence is limited due to intervening vegetation. Development in the context of the parcel has a limited influence on the character of the parcel due to screening by mature vegetation and a scattered low density settlement pattern. Despite a proximity to the existing residential land uses of Cooksbridge, the landscape is considered to have a medium susceptibility to change due to the current undeveloped character of the Site.</p>	3/5
Condition	The fields and vegetation appear in average condition, with evidence of loss of field boundaries and some poor condition vegetation. Some management is visible such as replanting of hedgerow gaps, however susceptibility is medium.	3/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory designations, however the south-western part of the Site lies adjacent to the South Downs National Park.	3/5
Recreational	The Site is publicly accessible through the local PRoW network which connects the area to nearby settlements and to the wider countryside resulting in high recreational value.	4/5
Cultural Heritage and Association	The Site appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The south-eastern part of the Site comprises a functional value by preventing coalescence of the settlements of Cooksbridge and Hamsey. The Site also	4/5

	forms a rural setting to Cooksbridge and functional links to the watercourse along the northern boundary of the Site.	
Perception	The Site is perceived as the surrounding agricultural landscape to Cooksbridge. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. Tranquillity and remoteness are reduced in the western part of the parcel near to the A275 and Cooksbridge but in general, tranquillity remains relatively high across the Site. A sense of remoteness is decreased around Cooksbridge and localised areas in proximity to the railway line south of Hamsey Lane, as well as to the east due to the sloping topography of the Site giving rise to influence from settlement within the surrounding landscape.	4/5
<i>D. Landscape Value Total</i>		18/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high sensitivity include the sloping and undulating landform across the Site, the functional value of the Site in terms of part of the agricultural land between Cooksbridge and Hamsey, as well as its perception as part of the wider agricultural landscape forming the setting to Cooksbridge. Indicators of low sensitivity include the large-scale field enclosures and influence of Cooksbridge, railway line and A275 in parts of the Site.	35/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The Site is screened in part adjacent to Cooksbridge by mature vegetation, however there are some less dense vegetation or vegetation gaps where views are allowed into the Site. The open character of the eastern part of the Site enables inter-visibility with surrounding settlements, particularly from areas of higher elevation within the Site. The Site is important in terms of views from the South Downs National Park in terms of forming part of the visual separation between the settlements and the rural setting to Cooksbridge.	5/5
Skylines	Relative to the landscape further south, the Site lies on low-lying landform and is not considered to form part of the skyline.	1/5
Scenic Quality	There is limited influence on the eastern part of the Site from existing development. Movement decreases away from the settlement edge of Cooksbridge and the A275, due to intervening vegetation and Site topography. There is some movement along the railway line along the southern boundary of the Site which is viewed in context of existing settlement in short- and long-range views. The open character of the Site overall allows long range views southwards and eastwards to nearby settlements, which are in prominent locations. Scenic quality is provided by the dramatic rise of the South Downs National Park to the south and a surrounding agricultural landscape context.	4/5
Inter-visibility	The screened ZTV (Figure C.2) shows that the majority of theoretical visibility of development on the Site is to the east of the parcel and on higher land within the South Downs National Park to the south and west of the parcel. Fieldwork demonstrated that containment by vegetation limits inter-visibility northwards due to intervening field edge vegetation and the	4/5

	watercourse which follows the northern edge of the parcel. Inter-visibility is relatively higher to the south and west of the parcel, resulting in a higher susceptibility overall.	
Receptors	Typical receptors include those using the local PRow network, road users of the A275 and residential receptors. A school lies adjacent to the Site on the eastern edge of the settlement. Receptors may also include recreational users of the railway line which travels along the southern Site boundary. Train passengers are likely to have views of both the Site and the South Downs National Park from train windows, allowing direct comparison of the landscape, however this impact would include transient views. Receptors also include recreational users of the South Downs National Park who have clear views towards the Site from an elevated vantage point.	5/5
<i>G. Visual Susceptibility Total</i>		19/25
<i>H. Visual Value</i>		
Designations	Views within the Site are identified within the Hamsey Cooksbridge Conservation Area Appraisal 'key views and vistas'. These identified views are south from Cooksbridge Farm towards South Downs National Park and views south from the PRow east of The Manor House. In the south and east of the parcel large-scale field enclosures and sloping landform create a more open landscape character and allow high levels of inter-visibility with the South Downs National Park, as well as glimpsed views of wooded hills in long range views west. There are long range views of the High Weald Area of Outstanding Natural Beauty from the north-east of the Site along the northern skyline. The parcel is considered to lie within the visual setting of both the South Downs National Park and High Weald Area of Outstanding Natural Beauty.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park, there is a strong sense of place, and the location is likely to be visited for the view.	5/5
<i>I. Visual Value Total</i>		10/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include a medium number of receptors in the local landscape and further afield due to the elevated nature of the South Downs National Park to the south which provides high levels of inter-visibility and a strong sense of place. Indicators of low visual sensitivity are the medium influence of settlement and movement on visual scenic quality.	29/40
K. Landscape Sensitivity Total (E+J)		64/90
L. Review and Comments	Medium-scale strategic mixed-use: The Site is assessed as having a high-medium sensitivity to medium-scale mixed use development. The Site is unlikely to be able to accommodate the relevant type of development overall	

	<p>or only in limited situations, without significant adverse character change or adverse visual effects. This would depend on avoiding coalescence between Cooksbridge and Hamsey and in relation to existing settlement pattern. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
<p>M. Final score, summary analysis and high-level guidance</p>	<p>Should development be brought forwards, it should respect existing settlement pattern. Development would be most appropriate sited to the east of Cooksbridge due to the close relationship of fields along the settlement edge to land use in Cooskbridge and the railway line as well as the existing nucleated settlement of the village. Sloping land towards the river is highly susceptible to change due to cut and fill, so development is less able to be accommodated here.</p> <p>Development should be sited strategically to avoid adverse impact on views from the South Downs National Park in the south. Taller massing would be appropriate near Cooksbridge, with the scale and density of new massing decreasing away from Cooksbridge. Development should be well integrated into the landscape context and screened by vegetation particularly along the southern slope to reduce the urbanising impact on the views from the South Downs National Park.</p> <p>The green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible. Adjacent woodland should be protected by ensuring development is offset in relation to root protection areas.</p> <p>Any development proposals should maintain and enhance the functional landscape gap between Cooksbridge and Hamsey. Any further development should retain appropriate separation and retain views set out in the Hamsey Cooksbridge Conservation Area Appraisal. This is particularly relevant in the south-eastern part of the Site which lies on elevated land.</p> <p>Development should site open green spaces strategically to allow framed views of the South Downs National Park from the key viewpoint set out in the Hamsey Cooksbridge Conservation Area Appraisal PRoW from Hamsey Manor.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>64/90</p>

Table 13: Landscape Sensitivity Assessment for Site 51RG

Baseline Narrative		
Site Location	Site 51RG: Land north of Ringmer	
Representative photograph	<p>With reference to Figure 10.2, the Site covers land to the north of Ringmer. The Site lies to the south of Norlington Lane. The Site partially crosses the watercourse which crosses Norlington Lane, but mainly is situated below the watercourse.</p> 	
Character description	<p>Site 51RG covers gently rolling low-lying land. The Site consists of medium and large-scale fields, which are divided by hedgerows and mature trees. Land use is agricultural. A watercourse runs along part of the northern Site boundary. An isolated farmstead is the only existing development within the Site.</p> <p>Site 51RG is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The Site is gently rolling from approximately +20m AOD on the southern edge to +15m AOD at the northern Site edge. The landform is largely flat and then falls towards the watercourse along the northern edge of the Site. A watercourse which runs along the northern edge of the Site is the only notable water feature, located in flood zones 2 and 3 in the north-west corner of the Site near Norlington Lane. The lowest points of the Site are associated with minor watercourses.	3/5
Landcover	The landcover predominantly grassland which is divided by hedgerows with scattered mature trees. Hedgerows vary in condition being either tall and dense or sparse and with gaps. Some new planting was evidenced during field work relating to gap filling in hedgerows. In some places hedgerows are absent increasing field scale and sense of openness. Scattered mature trees are present within the field enclosures, resulting in average vegetation cover.	3/5

Land Use, Scale and Pattern	The land use includes managed agricultural land which has evidence of some human activity, denoted by agricultural crop lines. The Site consists of Grade 3 (Good to Moderate Quality) agricultural land. The landscape pattern is predominantly large-scale, therefore the susceptibility is considered to be medium.	3/5
Settlement and Identity	The Site has a relationship with the residential land uses of Ringmer along the southern edge, however this is reduced in places by retained vegetation, settlement edge development pattern and density. The Site has a relationship with Broyle Side near to its north-eastern edge however this is lessened by intervening vegetation and field boundaries which screens views. Despite a relationship with surrounding development the Site retains an undeveloped character. An isolated farmstead is the only development within the Site. Proximity to existing land uses results in medium susceptibility to change. The parcel may contribute to the separate identity of Broyle Side and Ringmer, noting that the land between the two settlements lies to the south of the Site, resulting in a high susceptibility.	4/5
Condition	The fields and vegetation appear in fair condition with some gaps. Some management is visible such as replanting of hedgerow gaps, however susceptibility is medium.	3/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, it is therefore of lower landscape value.	1/5
Recreational	The Site is publicly accessible through the local PRoW network, which connect the Site to nearby settlements and the wider countryside.	4/5
Cultural Heritage and Association	The southern part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The Site has some functional value as part of an undeveloped agricultural landscape separating Ringmer and Broyle Side. This provides part of a landscape gap between the settlements and helps to retain and protect their individual character and settlement pattern, noting that the land between the two settlements lies to the south of the Site, resulting in a medium susceptibility to change.	3/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. The Site is perceived in the context of existing residential land uses, due the influence of Ringmer. Tranquillity and remoteness are reduced in proximity to Ringmer and the southern part of the Site due to proximity to the B2192. The value is considered to be medium.	3/5
<i>D. Landscape Value Total</i>		14/25

E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high sensitivity include functional value of the Site in terms of part of the agricultural land between Ringmer and Broyle Side. Indicators of low sensitivity include large-scale field enclosures, proximity to Ringmer and lack of landscape designation.	30/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The south-eastern part of the Site has limited visibility from the settlement edge of Ringmer and road networks due to a gap between the Site and the settlement edge as well as retained mature vegetation. The south-western part has a stronger relationship as it is immediately adjacent to the settlement edge. Limited topographic change across the majority Site increases visibility internally, however noting the falling topography towards the watercourse to the north which limits this in part. The Site is important in terms of views from the South Downs National Park in terms of separation between the settlement patterns.	5/5
Skylines	Due to the low-lying nature of the Site, it is not considered to form part of the skyline.	1/5
Scenic Quality	There is influence from development along the southern edge of the Site and glimpsed visible movement along the B2192 and Norlington Lane due to containment of the Site by vegetation. Scenic quality is limited by large-scale fields enclosures; however, scenic value is provided by a wooded backdrop north and the South Downs National Park south.	3/5
Inter-visibility	The screened ZTV (Figure C.3) shows that the majority of theoretical visibility of development on the Site is shown in all directions surrounding Ringmer, on higher land within the South Downs National Park to the south and west and the High Weald Area of Outstanding Natural Beauty to the north at a distance. Fieldwork demonstrated that despite containment of the Site by residential development and boundary vegetation there is inter-visibility with the surrounding landscape, which is considered to be medium due to inter-visibility with higher land further to the south.	3/5
Receptors	Receptors may include those using the local PRoW network within the large field scales allow open views across the Site. Other receptors may include residential receptors along the Ringmer settlement edge and those using the road networks, B2192 and Norlington Lane with glimpsed views into the Site. Receptors include those using the Site for recreational purposes, including those within the South Downs National Park on higher ground to the south.	5/5
<i>G. Visual Susceptibility Total</i>		17/25
<i>H. Visual Value</i>		
Designations	The Ringmer Neighbourhood Plan 'A Neighbourhood Plan for Ringmer 2010 – 2030' recognises the landscape around the settlement of Ringmer as being visibly connected to the South Downs National Park. Views of the South Downs National Park are possible from beyond the settlement edge of Ringmer and there are glimpsed and some framed views to a wooded undulating landscape north and east. The Site is considered to lie within the visual setting of the South Downs National Park. There are also distant views to the High Weald	4/5

	Area of Outstanding Natural Beauty, such that the parcel lies within the visual setting of this designation also.	
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park there is a sense of place, however the location is unlikely to be specifically visited for the view.	3/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include views from receptors through the Site and a visible connection between the Site and the South Downs National Park with the parcel seen as part of the separation between Ringmer and Broyle Side. Indicators of low visual sensitivity include a lack of influence on the skyline, no apparent reference to the view in published studies, literature and art and a low contribution in views of the wider landscape.	24/40
K. Landscape Sensitivity Total (E+J)		54/90
L. Review and Comments	Medium-scale strategic mixed-use: The Site is assessed as having a medium sensitivity to medium-scale mixed-use development. The Site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Development would need to be consistent with existing settlement pattern and avoid increasing the visibility or allowing coalescence between Ringmer and Broyle Side. The medium sensitivity is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should retain the Site's functional role as part of the landscape gap preventing coalescence between the settlements of Ringmer and Broyle Side by avoiding development in the eastern part of the Site, with the eastern part of the Site used for open space, new woodland planting and improved recreational opportunities. New planting along the northern edge of the Site should also be considered to aid in improving the connectivity with vegetation along the watercourse north of the Site boundary.</p> <p>Development should be concentrated along the southern and western parts of the Site, and appropriately integrated into the landscape, in keeping with the character of development along the settlement edge, including lower density, retention of open spaces and retained and enhanced edge vegetation to provide appropriate screening. Taller massing should be located adjacent to Ringmer in the western part of the Site and lower density development across the central part of the Site and towards its northern edge. The relatively level part of the Site is considered to be more appropriate for development than the falling landform towards the watercourse on the northern boundary.</p> <p>Existing PRoW through the Site should be protected and enhanced and views towards the South Downs National Park framed to maintain sense of place. Distant views to the High Weald Area of Outstanding Natural Beauty should also be protected.</p>	54/90


	For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	
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Cumulative Defined Specific Site Assessment for Medium-Scale Strategic Mixed-Use (51RG and 67RG)

- 5.4 Should both Sites 51RG and 67RG both come forwards, it is considered that the overall landscape sensitivity of the combined larger Site would be higher than the individual Sites alone. This is predominantly related to the coalescence of Ringmer and Broyle Side and the effects this would have on the landscape, visual and perceptual setting on the South Downs National Park and receptors within the local landscape. For detailed information on potential effects, a Landscape and Visual Impact Assessment would be required.

Defined Specific Sites for Large-Scale Residential Land Use Development

Table 14: Landscape Sensitivity Assessment for Site 67RG

Baseline Narrative		
Site Location	Site 67RG: Land off Broyle Lane	
Representative photograph	<p>With reference to Figure 10.4, the Site covers land to the north-west of Broyle Side extending towards Norlington Lane. A small part of the Site lies to the south-west of the watercourse.</p> 	
Character description	<p>Site 67RG covers a gently rolling area of land. The Site consists of small to medium-scale edge of settlement fields, which are divided by hedgerows and a linear tree belt. Land use is agricultural, with some unmanaged grassland. There is no development within the Site.</p> <p>Site 67RG is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The Site is gently rolling from approximately +20m AOD in the north-east to +15m AOD in the south. The topography dips to form a localised valley where the watercourse passes through within the south-western part of the Site. The southern part of the Site is associated with a watercourse which is located within flood zones 2 and 3. Small ponds are present. The resultant susceptibility is therefore high.	4/5
Landcover	The landcover comprises grassland, divided by mature hedgerows with trees and linear tree belts. Established mature trees are present along field boundaries. Well established field edge vegetation connects to riparian vegetation along the watercourse running through the Site. There is evidence of gaps or loss of some hedgerow vegetation. Woodland forming part of the northern boundary is identified within the National Forest Inventory, which	3/5


	suggests some species diversity of the boundary vegetation of the Site, susceptibility is therefore considered to be medium.	
Land Use, Scale and Pattern	The land use is primarily arable and grazing land which has evidence of some human activity denoted by agricultural crop lines in some places. There is also evidence of unmanaged grassland in part. The Site consists of Grade 3 (Good to Moderate Quality) agricultural land. The landscape pattern is small to medium-scale fields of regular shape.	4/5
Settlement and Identity	The eastern part of the Site is related to Broyle Side however the Site is not contiguous with the settlement boundary. There is some influence from the southern settlement edge of Ringmer but this is limited by intervening vegetation. This also limits the contribution of the Site in terms of the contributing to the separate identity of Ringmer and Broyle Side. The Site generally has a rural character which is supported by a lack of urbanising features or settlement within the Site.	3/5
Condition	Fields and vegetation appear in good condition and therefore exhibit a high susceptibility to change.	4/5
<i>B. Landscape Susceptibility Total</i>		18/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations, the resultant landscape value is low.	1/5
Recreational	The Site is publicly accessible due to two PRoW which connect the settlement of Broyle Side to Little Norlington and Ringmer. Recreational value is considered medium.	3/5
Cultural Heritage and Association	The Site appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The Site has some functional value as part of a wider landscape gap which prevents the coalescence of the settlements of Ringmer and Broyle Side and retains their individual character and protects the settlement pattern of Broyle Side to the east, however this is weakened somewhat with the lack of relationship with Ringmer due to intervening vegetation and the watercourse through the Site. There is also ecological function to the Site associated with the hedgerow network with established mature trees and linear tree belts provide ecological value and connects to other biodiverse features including the riparian habitat present in the south of the Site and woodland block to the north, suggesting contribution to ecological systems.	3/5
Perception	The parcel is perceived as a rural agricultural landscape due to the backdrop of undeveloped agricultural land to the north and west. The Landscape Character Area within which the parcel lies is considered to be within the landscape setting of the South Downs National Park and it has perceptual influence to the south. Fieldwork confirmed that the Site lies within the landscape setting. Tranquillity and remoteness are somewhat eroded by influence from the settlement edges of Broyle Side and some audible noise from Lewes Road and the A26, however remains high.	4/5

<i>D. Landscape Value Total</i>		14/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the localised valley landform and watercourse, perception in context of a surrounding undeveloped agricultural landscape of small to medium-scale and perceptual influences of the South Downs National Park. Indicators of low landscape sensitivity is some influence from the settlement edges of Broyle Side.	32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The Site has a limited degree of visibility due to the enclosure by vegetation. Glimpsed views are possible from outside the Site boundary such that public visibility is limited. There is visibility of the Site from individual properties along the Broyle Side and Ringmer settlement edge.	2/5
Skylines	Due to the low-lying nature of the Site, it is not considered to form part of the skyline.	1/5
Scenic Quality	There is limited influence on the Site from existing development due to screening by boundary and internal vegetation which limits movement. Scenic quality is provided by mature field edge vegetation and the South Downs National Park backdrop, the resulting susceptibility is high.	4/5
Inter-visibility	The screened ZTV (Figure C.4) shows that the majority of theoretical visibility of development on the Site is shown in all directions surrounding Broyle Side on higher land within the South Downs National Park to the south and west and the High Weald Area of Outstanding Natural Beauty to the north at a distance. Fieldwork demonstrated that due to containment of the Site by existing vegetation and field scale, the Site has a low contribution to the wider landscape in terms of inter-visibility. Views south are more open, due to the large field scales around the settlement edge of Broyle Side.	2/5
Receptors	Typical receptors may include those using the local PRow network. Individual receptors may also include individual residential properties along the settlement edge of Broyle Side and glimpsed views by road users. Receptors also include recreational users of the South Downs National Park who have views towards the Site from elevated vantage points resulting in a very high susceptibility.	5/5
<i>G. Visual Susceptibility Total</i>		14/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations, resulting in a lower susceptibility. There is inter-visibility with the South Downs National Park such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park, there is a sense of place however the location is not likely to be visited for the view.	3/5

<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high sensitivity include a high degree of scenic quality provided by the existing strong landscape framework and relationship with the South Downs National Park. Indicators of low landscape sensitivity are limited inter-visibility, lack of visual designations and high levels of enclosure provided by vegetation.	21/40
K. Landscape Sensitivity Total (E+J)		53/90
L. Review and Comments	Large-scale residential: The Site is assessed as having a medium sensitivity to large-scale residential development. The Site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This relates largely to aligning to the linear settlement pattern of Broyle Side and the localised valley landform and watercourse on the Site. The medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should align to the linear settlement pattern of Broyle Side. Development should be well integrated into the strong landscape context to retain a rural character and reflect the character of development and pattern of Broyle Side. There should be no development south of the watercourse and tall massing should be placed adjacent to the settlement edge. There are opportunities for the creation of open space and planting on the western edge of the Site to form a new buffer to the wider landscape.</p> <p>The green infrastructure network on and surrounding the Site should be protected and enhanced to strengthen the local network where possible, including adjacent to the watercourse. Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible. Existing vegetation should be retained and enhanced where possible with development set within the scale and extent of the field pattern as practicable.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	53/90

Defined Specific Sites for Solar Development

Table 15: Landscape Sensitivity Assessment for Site 02FL

Baseline Narrative		
Site Location	Site 02FL: Land North of Firle	
Representative photograph	<p>With reference to Figure 10.5, the Site cover land to the north of the A27, extending to the Glynde Reach and Lewes District Boundary. The railway line crosses through the centre of the Site.</p> 	
Character description	<p>Site 02FL covers a predominantly flat area of low-lying land. The Site comprises agricultural field enclosures which vary in size and are generally divided by low hedgerows and linear tree belts. Watercourses are located across the Site, and the northern and western parts of the Site are located within flood zones 2 and 3. There is limited existing development within the Site.</p> <p>Site 02FL is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 15 Eastern Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald and F2: Glynde Scarp Footslope • Lewes Landscape Character Assessment (2023), Landscape Character Area F2: Glynde Scarp Footslope 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The Site is located on low-lying, flat land at approximately +10m AOD. Parts of the southern part of the Site, between the A27 and railway line rise slightly to approximately +13m AOD. The landform is bisected by multiple watercourses including Glynde Reach which runs along the western edge of the Site boundary. Due to the topography, a large buffer of land either side of Glynde Reach is located within Flood Zones 2 and 3, which extends though the centre of the Site. Field work demonstrated evidence of standing surface water. Susceptibility to change is therefore high to the type of development proposed.</p>	4/5


Landcover	Land cover comprises grassland and marshland, which is identified within the Priority Habitats Inventory. This landcover is divided by hedgerows of various condition with mature hedgerow trees. Small woodland blocks are scattered across the Site and form field boundaries. Vegetation lines the banks of Glynde Reach and ruderal vegetation and shrubs are present around areas of standing water. There is considered to be average vegetation cover with some species diversity and therefore a medium susceptibility to change.	3/5
Land Use, Scale and Pattern	The Site is primarily agricultural land. The field scale varies between small to large-scale, with smaller fields concentrated within the centre of the Site. The field pattern is geometric in part however is influenced by the watercourses and railway line which dictate field boundaries in some places. The agricultural land use and field scale results in a high susceptibility to change due to the type of development proposed.	4/5
Settlement and Identity	Isolated farmsteads are the only development within the Site boundary, with the extent of fields resulting in an undeveloped and open character. The Site is located in proximity to the settlement of Glynde however intervening vegetation separates the Site. Development on the Site would link two Registered Parks and Gardens in the surrounding area, in Glynde to the north-west and Firle to the south, which increases the susceptibility to very high. The centre of the Site is bisected by a railway line and the Site is bound by the A27 along part of its southern edge, which reduces the susceptibility, however these are linear infrastructure with no built form or massing, which the type of development would introduce.	5/5
Condition	The fields and vegetation appear in good condition and therefore of a higher susceptibility to change.	4/5
<i>B. Landscape Susceptibility Total</i>		20/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations; however, lies adjacent to the South Downs National Park boundary.	3/5
Recreational	The Site is not publicly accessible. A National Cycle Network route runs along the southern edge of the Site, however the resulting susceptibility to change is very low.	1/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	There is an ecological value to the Site relating to woodland identified within the National Forest Inventory, which provide wildlife refuge and ecological connectivity, as well as grassland and marshland. A pocket of ancient woodland also contributes to the ecological value despite lying beyond the Site boundary due to its opportunity for wildlife. Otherwise, the green infrastructure network throughout the Site appears to be medium. The Site is considered to have a function of rural landform between two heritage assets, such that functional value is high.	4/5
Perception	The Site is located in proximity to the village of Glynde however topographic variation and intervening vegetation reduces physical and visual connectivity with the Site. The A27 runs along the southern border of	3/5

	the Site and the railway line runs through the Site, which somewhat reduces tranquillity and remoteness. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. The Site has the perception of a rural well vegetated landscape due to the presence of woodland blocks, intervening vegetation and low-lying landscape creating a wooded skyline. The perceived landscape value is therefore considered medium.	
<i>D. Landscape Value Total</i>		12/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of higher susceptibility are flood risk along the northern and western parts of the Site, the vegetation structure and identity of the landscape in relation to surrounding heritage assets. Indicators of low sensitivity include, lack of public access, varied landscape scale and the trainline which passes through the centre of the Site, reducing the sense of remoteness and tranquillity.	32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The Site is generally well enclosed due to the intervening boundary vegetation which lies adjacent to the A27, and lack of public accessibility around the Site. There is high visibility from the trainline across the Site due to the low-level field enclosure vegetation and predominantly flat topography. The Site is viewed in context of surrounding undeveloped agricultural land. The Site forms part of an important view from elevated landform to south as separation between heritage assets at Glynde and Firle.	5/5
Skylines	Due to the topography of the parcel, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	The Site has a limited relationship with development, due to the surrounding agricultural landscape. The scenic quality is considered to be medium with some movement from the A27 and the railway line.	3/5
Inter-visibility	The screened ZTV (Figure C.5) shows that the majority of theoretical visibility of development on the Site is shown in all directions on higher land, within the South Downs National Park to the south and west and the High Weald Area of Outstanding Natural Beauty to the north at a distance. From the fieldwork, the extent of visibility is less than suggested by the ZTV as there are partially screened views by mature trees along the southern edge of the Site adjacent to the A27. Views of the Site are possible in all directions due rising landform beyond the Site boundary, which provides a high contribution to the wider landscape due to inter-visibility. An existing solar farm north of the Site is visible in the surrounding landscape, such that views towards the Site would be seen in this context.	4/5
Receptors	The Site is not publicly accessible. Receptors include road users and users of the National Cycle Network along the A27, who have partial views into the parcel from the road however these are likely to be transient. Other receptors are recreational users of the South Downs National Park, High Weald Area of Outstanding Natural Beauty and local high points who are likely to have views of the Site.	5/5

<i>G. Visual Susceptibility Total</i>		18/25
<i>H. Visual Value</i>		
Designations	The view is not covered by planning policies or designations. There is inter-visibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty in the distance, such that the parcel is considered to form part of the visual setting of the designations. Due to the type of development proposed and the lack of screening potential, this increases the value to very high due to the proximity to the National Park.	5/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Sense of place is provided by both close and long-distance views including the South Downs National Park, High Weald Area of Outstanding Natural Beauty and local landscape, however the Site is unlikely to be visited specifically for the view and the sense of place is weakened somewhat by the existing land use, flat landform and railway line through the Site.	2/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, key indicators of high visual sensitivity include inter-visibility with the surrounding landscape and receptors in the local landscape. Indicators of low sensitivity include no apparent reference to the Site in art or literature, lack of visibility from publicly accessible places in close proximity and the Site does not form part of a skyline.	26/40
K. Landscape Sensitivity Total (E+J)		58/90
L. Review and Comments	Solar: The Site is assessed as having a medium sensitivity to solar development. Upon reflection, given the sensitivity of the Site in relation to the heritage assets at Firle and Glynde, a high-medium sensitivity is more appropriate. The Site is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. This would largely depend on consideration of views from surrounding landscape designations. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	Should development come forwards, it would need to consider flood risk within the northern and western parts of the Site. Views from recreational receptors in the local landscape should be considered. Particular consideration should be given to views from the South Downs National Park, due to the high levels of inter-visibility between the designation and the Site and likelihood of glint and glare from solar panels visible at long distances. Development should be avoided on the southern part of the Site where the landform rises and is in closer proximity to the South Downs	60/90

	<p>National Park. Development would need to respect the separation of the heritage assets at Glynde and Firle.</p> <p>The green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. Existing vegetation should be retained and enhanced where possible with development set within the scale and extent of the field pattern as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald and F2: Glynde Scarpe Footslope.</p> <p>For detailed information on development area and capacity, a Landscape and Visual Impact Assessment would be required.</p>	
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Table 16: Landscape Sensitivity Assessment for Site 62RG


Baseline Narrative		
Site Location	Site 62RG: Land South East of Harvey's Lane	
Representative photograph	<p>With reference to Figure 10.6, the Site covers land further to the north-east of Broyle Side, separated by agricultural land. The Site lies to the east and south of Harveys Lane and to the south of Lewes District Boundary.</p> 	
Character description	<p>Site 62RG covers part of a rolling landscape. The Site contains predominantly medium-scale and large-scale field enclosures, which are divided by hedgerows and hedgerow trees. The Site is absent of development.</p> <p>Site 62RG is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 15 Eastern Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The Site is part of a rolling landscape, rising from approximately +20m AOD at Harveys Lane on the western edge to +35m AOD along the eastern edge. There are no notable watercourses within the Site, however there are some minor watercourses and an associated pond in the central and north-western parts of the Site.	3/5
Landcover	The landcover comprises grassland and unmanaged meadow, which is divided by low-level hedgerows with some scattered hedgerow trees, watercourse vegetation and woodland blocks. The Site contains several woodland blocks, two of which are included within the National Forest Inventory. The largest woodland block lies on the eastern edge of the parcel and connects to adjacent landscapes with meadows identified within the Priority Habitat Inventory. Adjacent to the Site to the north-west is a large SSSI which includes ancient woodland, suggesting high levels of local	4/5

	species diversity within the vegetation on the Site boundaries. Vegetation appears in high condition, therefore susceptibility is high.	
Land Use, Scale and Pattern	The land use is primarily agricultural with evidence of human activity denoted by agricultural crop lines and gaps in field boundary vegetation. The Site consists of Grade 4 (Poor Quality) agricultural land. The field enclosures are irregular in shape and use minor watercourses and existing woodland as natural boundaries.	3/5
Settlement and Identity	The Site has very limited settlement influence and the Site is absent of development. In the wider landscape there are few scattered farmsteads and associated agricultural buildings and commercial buildings. For the type of development proposed, susceptibility is considered to be high.	4/5
Condition	The condition of the vegetation within and on the boundaries of the parcel appears to be good, with a high degree of vegetation cover.	4/5
<i>B. Landscape Susceptibility Total</i>		18/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations, such that value is low.	1/5
Recreational	The Site is publicly accessible as one PRow crosses the Site and connects Harvey's Lane to the B2192, resulting in medium susceptibility.	3/5
Cultural Heritage and Association	There appears to be no cultural or heritage association, resulting in a low susceptibility.	1/5
Functional (ecological and green infrastructure)	The vegetation on and immediately adjacent to the parcel connects into the wider green infrastructure network, including woodland identified within the Priority Habitats Inventory and as a SSSI, such that susceptibility is very high.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape setting of the South Downs National Park, however the landscape and perceptual relationship is slightly reduced due to distance and intervening built form between the parcel and the South Downs National Park. The Site is perceived as part of a tranquil and remote landscape, despite its relative proximity to the B2192. This is due to the presence of mature vegetation and lack of influence from development. Scenic quality is considered to be very high, provided by woodland blocks in and adjacent to the Site.	5/5
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of landscape sensitivity include functional value via the woodland and vegetation cover, relating to the contribution to the wider green infrastructure network, the perception of the Site as a remote and tranquil and detachment from settlement. Indicators of low sensitivity include an apparent lack of cultural association and no landscape designations.	33/50

Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The Site is visible from along Harveys Lane due to low height field boundary vegetation and rising landform to the east of the lane. From the Site is also visible from PRoW across adjacent agricultural fields to the south of the Site. From the north and east, the Site is less visible due to tall Site boundary hedgerows and woodland which screen views. Visibility is considered to be medium.	3/5
Skylines	Due to the visibility of the rising landform across the western part of the Site when viewed from Harveys Lane, the Site forms part of the skyline as it is on relatively higher land than the surrounding area. The large woodland block in the eastern part of the parcel is a landmark feature but is not considered distinctive.	4/5
Scenic Quality	The Site has very limited influence from development such that the composition of the view is of very high scenic quality with a very low degree of movement.	5/5
Inter-visibility	The screened ZTV (Figure C.6) shows that the majority of theoretical visibility of development on the Site is shown to the south-west due to the rising landform across the Site. The ZTV also showed theoretical visibility on higher land within the South Downs National Park to the south and the High Weald Area of Outstanding Natural Beauty to the north at a distance. Fieldwork demonstrated the visibility of the parcel was assessed as less than indicated by the ZTV due to low-level internal field enclosure vegetation and rising topography to the east there is good inter-visibility to the south and west. Inter-visibility north and east are limited by intervening woodland blocks, such that susceptibility is high.	3/5
Receptors	There are partially screened views by mature trees and tall hedgerows along the public footpath in the north of the Site. The remainder of views from the PRoW are open to the south-west with high visibility of the South Downs National Park in the context of an agricultural landscape. Other receptors may include road users along Harveys Lane as well as recreational receptors within the South Downs National Park at some distance.	4/5
<i>G. Visual Susceptibility Total</i>		19/25
<i>H. Visual Value</i>		
Designations	The view is not covered by planning policies or designations. Views towards the South Downs National Park are distinctive. From the South Downs National Park, the Site is likely to be highly visible in the long distance. The Site forms part of the visual setting of the South Downs National Park but at distance, which lowers the value.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	A strong sense of place is provided by the South Downs National Park which provides a backdrop to the south-west however the location is unlikely to be visited for the view.	3/5

<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, key indicators of visual sensitivity include inter-visibility with the South Downs National Park to the south-west, receptors along the PRoW with open views of the South Downs National Park and that the Site forms part of the skyline in relation to the local lane. Indicators of low sensitivity include lack of visual designation and not apparent reference in literature or art.	26/40
K. Landscape Sensitivity Total (E+J)		59/90
L. Review and Comments	Solar: The parcel is assessed as having a medium sensitivity to solar development. However, following the above assessment, it felt appropriate to increase the rating to high-medium sensitivity to this type of development. The Site is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. Development would depend on retaining the character of the landscape from receptors internally and externally from the South Downs National Park and protecting views towards and away from the Site. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should respect and enhance the existing rural undeveloped character. The green infrastructure network on and surrounding the Site should be protected and enhanced to strengthen the local network where possible. Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible. Vegetation should not be removed. Development which would damage or degrade high quality habitats such as designated and locally important spaces should be resisted, including the vegetation identified within the Priority Habitats Inventory and SSSI to the north-west.</p> <p>The PRoW network should be retained and enhanced. Open views towards the South Downs National Park should be retained. Particular consideration should be given to views from the South Downs National Park, due to the high levels of inter-visibility between the designation and the Site and likelihood of glint and glare from solar panels visible at long distances.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald.</p> <p>For detailed information on development area and capacity, a Landscape and Visual Impact Assessment would be required.</p>	60/90

Table 17: Landscape Sensitivity Assessment for Site 63RG

Baseline Narrative		
Site Location	Site 63RG: Land at Neaves Lane Ringmer	
Representative photograph	<p>With reference to Figure 10.7, the Site covers land to the south of Broyle Side and is separated by built form and agricultural fields. The Site is located to the west of Moor Lane and east of Neaves Lane.</p> 	
Character description	<p>The Site covers a predominantly flat landscape. The Site contains predominantly medium-scale field enclosures, which are divided by managed hedgerows. The northern part of the parcel contains a watercourse. The parcel is absent of existing development.</p> <p>Land at Neaves Lane Ringmer is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 15 Eastern Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The Site is predominantly flat at approximately +10m AOD throughout. A watercourse flows through the northern part of the Site associated with two small ponds, located within flood zones 2 and 3, resulting in a higher susceptibility to change.	4/5
Landcover	The landcover comprises grassland which is divided and bound by hedgerows with individual trees. Hedgerows are well maintained overall, with some evidence of gaps. Hedgerows become sparser and more degraded particularly within the centre of the Site. A small pocket of woodland is located along the eastern edge of the Site adjacent to the watercourse. The condition appears to be medium.	4/5
Land Use, Scale and Pattern	The land use is primarily grazing pasture, which has limited evidence of human influence. The Site consists of predominantly of Grade 3 (Good to Moderate Quality) agricultural land. Field enclosures are predominantly medium scale. Fields are regular in shape and have a notable landscape	3/5

	pattern, this is eroded in some places through vegetation loss. The watercourse to in the north of the Site creates a natural field division.	
Settlement and Identity	The Site has limited influence from settlement. There is no development present within the Site. Residential properties along Neaves Lane, Potato Lane and Laughton Road and the adjacent Water Treatment Works, have some influence on the Site due to the predominantly flat landscape and low field enclosure vegetation. Pylons within the southern part of the Site also lower the susceptibility.	3/5
Condition	The condition of the vegetation within and on the boundaries of the parcel appears to be fair with some evidence of positive management.	3/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations, it is therefore of very low value.	1/5
Recreational	There does not appear to be any public access onto the Site, resulting in very low recreational value.	1/5
Cultural Heritage and Association	Pockets of the Site appear to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The Site has a functional value in terms of forming a rural area of land to the north-east of the South Downs National Park and the watercourse through the Site.	3/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. The Site is perceived as part of the rural scenic landscape in close proximity to the South Downs National Park, however this is reduced somewhat due to the presence of pylons within the southern part of the Site. Despite proximity to Ringmer and road noise from the B2192, the Site has some sense of tranquillity and remoteness. Scenic quality is provided by the South Downs National Park which forms a backdrop to the south and the surrounding undeveloped agricultural landscape, resulting in a medium susceptibility to change.	3/5
<i>D. Landscape Value Total</i>		11/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high susceptibility include the perception of the Site as a relatively tranquil and remote landscape but noting the influence of pylons across the southern part of the Site and flood risk within the northern half of the Site. Indicators of low sensitivity include no public access across the Site.	28/50
Visual Sensitivity	Assessment Narrative	Score

<i>F. Visual Susceptibility</i>		
General Visibility	The Site is highly visible from the adjacent lane network due to low level field enclosure and Site boundary vegetation.	4/5
Skylines	Due to the low-lying topography of the Site, it does not form part of the skyline.	1/5
Scenic Quality	The Site has some influence from development, including pylons across the southern part of the Site, such that the composition of the view is medium. There is some movement visible along the adjacent lane network due to low height field enclosure vegetation. Scenic quality is provided by the wooded landmarks features of South Downs National Park to the south of the Site which increases susceptibility.	3/5
Inter-visibility	The screened ZTV (Figure C.7) shows that the majority of theoretical visibility of development on the Site is shown to the east and on higher land to the south. Field work demonstrated that due to the topography of the Site and low-level vegetation of field enclosures, the Site provides a medium contribution to the wider landscape due to inter-visibility and exhibits an open character as part of a wider landscape of undeveloped agricultural land particularly south and east. Inter-visibility north and west are reduced due to settlement and rising landform.	3/5
Receptors	The Site is not publicly accessible therefore receptors are likely to be generally transient from those in the surrounding landscape. Other receptors include from residential properties surrounding the Site as well as those using the South Downs National Park who due to the open landscape character would have direct views of the Site in context of a primarily agricultural landscape.	4/5
<i>G. Visual Susceptibility Total</i>		15/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. There is also inter-visibility with the South Downs National Park such that the parcel is considered to form part of the visual setting. Due to the type of development proposed and the lack of screening potential, this increases the value to very high due to the proximity to the National Park.	5/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park, there is a strong sense of place however the location is unlikely to be visited for the view.	3/5
<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	In summary, key indicators of high visual sensitivity include high visibility and inter-visibility between the Site and surrounding landscape including the South Downs National Park and strong sense of place provided by the	24/40

	South Downs National Park. Indicators of low visual sensitivity include lack of designation and the Site not part of the skyline.	
K. Landscape Sensitivity Total (E+J)		52/90
L. Review and Comments	<p>Solar: The Site is assessed to have a medium sensitivity to solar development. This Site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This would depend on the sensitive siting and integration of solar panels such that visibility from the surrounding landscape including the South Downs National Park was reduced. The Site is well positioned in relation to existing infrastructure, including a Water Treatment Works and pylons across the southern part of the Site. The medium sensitivity to change for the Site is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should take into consideration the flood zone in the northern part of the Site. The green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible.</p> <p>Development should be well integrated into the landscape structure. Particular consideration should be given to views from the South Downs National Park, due to the high levels of inter-visibility between the designation and the Site and likelihood of glint and glare from solar panels.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald.</p> <p>For detailed information on development area and capacity, a Landscape and Visual Impact Assessment would be required.</p>	52/90

6. Landscape Sensitivity Assessment for Settlement Assessment Parcels

Summary tables of Settlement Assessment Parcels Landscape Sensitivity Assessment

- 6.1 The following section summaries the assessments for the SAPs in respect of small, medium and large-scale residential development and small and large-scale employment development. These summaries should be read in combination with

6.2 Tables of Settlement Assessment Parcels Landscape Sensitivity Assessment, which sets out the assessments in detail and **Figures 12 to 19**, which illustrate the conclusions.

Table 18: Small-scale residential summary table

Settlement Assessment Parcel	Landscape Sensitivity Rating	Landscape Sensitivity Score
South Street A	Medium-low	37/90
South Chailey D	Medium-low	39/90
North Chailey E	Medium-low	41/90
North Chailey B	Medium-low	42/90
Seaford C	Medium-low	43/90
Broyle Side C	Medium-low	44/90
Wivelsfield Green G	Medium-low	45/90
North Chailey D	Medium	46/90
South Street B	Medium	46/90
Broyle Side B	Medium	47/90
South Chailey A	Medium	47/90
South Chailey B	Medium	47/90
Edge of Burgess Hill B	Medium	47/90
Seaford B	Medium	49/90
North Chailey C	Medium	49/90
South Chailey C	Medium	49/90
Broyle Side D	Medium	51/90
Plumpton Green B	Medium	51/90
South Street C	Medium	51/90
Newick B	Medium	52/90
Edge of Haywards Heath B	Medium	52/90
North Chailey A	Medium	53/90
Plumpton Green A	Medium	53/90
South Street D	Medium	53/90
Peacehaven and Telscombe Cliffs A	Medium	54/90
Ringmer B	Medium	54/90
Wivelsfield Green D	Medium	54/90
Plumpton Green D	Medium	55/90
Wivelsfield Green C	Medium	55/90
Barcombe Cross A	Medium	56/90
Newick A	Medium	57/90
Plumpton Green E	Medium	57/90
Wivelsfield Green A	Medium	57/90
Wivelsfield Green E	Medium	57/90
Edge of Burgess Hill A	Medium	57/90
Barcombe Cross C	Medium	59/90
Seaford A	High-medium	60/90
Newhaven C	High-medium	60/90
Newhaven D	High-medium	60/90
Newhaven E	High-medium	60/90
Peacehaven and Telscombe Cliffs C	High-medium	60/90
Broyle Side A	High-medium	60/90
Chailey A	High-medium	60/90

Chailey C	High-medium	60/90
Cooksbridge A	High-medium	60/90
Cooksbridge C	High-medium	60/90
Newick C	High-medium	60/90
Ringmer A	High-medium	60/90
Wivelsfield Green B	High-medium	60/90
Wivelsfield Green F	High-medium	60/90
Chailey B	High-medium	61/90
Plumpton Green C	High-medium	62/90
Edge of Haywards Heath A	High-medium	63/90
Barcombe Cross B	High-medium	64/90
Cooksbridge B	High-medium	64/90
Ringmer C	High-medium	70/90
Newhaven A	Very high	74/90
Newhaven B	Very high	74/90
Newhaven F	Very high	74/90
Peacehaven and Telscombe Cliffs B	Very high	74/90
Newick D	Very high	74/90

Table 19: Medium-scale residential summary table

Settlement Assessment Parcel	Landscape Sensitivity Rating	Landscape Sensitivity Score
South Chailey D	Medium-low	39/90
North Chailey E	Medium-low	41/90
North Chailey B	Medium-low	42/90
Broyle Side C	Medium-low	44/90
Wivelsfield Green G	Medium-low	45/90
North Chailey D	Medium	46/90
South Street B	Medium	46/90
Broyle Side B	Medium	47/90
South Chailey B	Medium	47/90
Edge of Burgess Hill B	Medium	47/90
South Chailey A	Medium	48/90
North Chailey C	Medium	49/90
South Chailey C	Medium	49/90
Broyle Side D	Medium	51/90
South Street C	Medium	51/90
Newick B	Medium	52/90
Edge of Haywards Heath B	Medium	52/90
North Chailey A	Medium	53/90
Plumpton Green A	Medium	53/90
Plumpton Green B	Medium	53/90
South Street D	Medium	53/90
Ringmer B	Medium	54/90
Wivelsfield Green D	Medium	54/90
Wivelsfield Green C	Medium	55/90
Barcombe Cross A	Medium	56/90

Wivelsfield Green E	Medium	57/90
Plumpton Green E	Medium	58/90
Wivelsfield Green A	Medium	58/90
Barcombe Cross C	Medium	59/90
Seaford B	High-medium	60/90
Newhaven D	High-medium	60/90
Broyle Side A	High-medium	60/90
Chailey A	High-medium	60/90
Chailey C	High-medium	60/90
Newick A	High-medium	60/90
Plumpton Green D	High-medium	60/90
Ringmer A	High-medium	60/90
Edge of Burgess Hill A	High-medium	60/90
Chailey B	High-medium	61/90
Cooksbridge A	High-medium	61/90
Seaford A	High-medium	62/90
Newick C	High-medium	62/90
Plumpton Green C	High-medium	62/90
Barcombe Cross B	High-medium	64/90
Cooksbridge B	High-medium	64/90
Ringmer C	High-medium	70/90
Newhaven A	Very high	74/90
Newhaven B	Very high	74/90
Newhaven F	Very high	74/90
Peacehaven and Telscombe Cliffs A	Very high	74/90
Peacehaven and Telscombe Cliffs B	Very high	74/90
Newick D	Very high	74/90
Wivelsfield Green B	Very high	74/90
Wivelsfield Green F	Very high	74/90
Edge of Haywards Heath A	Very high	74/90

Table 20: Large-scale residential summary table

Settlement Assessment Parcel	Landscape Sensitivity Rating	Landscape Sensitivity Score
Wivelsfield Green G	Medium	47/90
Barcombe Cross A	High-medium	60/90
Newick A	High-medium	60/90
Newick B	High-medium	60/90
Plumpton Green A	High-medium	60/90
Plumpton Green D	High-medium	60/90
Plumpton Green E	High-medium	60/90
Ringmer B	High-medium	60/90
Wivelsfield Green A	High-medium	60/90
Wivelsfield Green C	High-medium	60/90
Wivelsfield Green D	High-medium	60/90
Wivelsfield Green E	High-medium	60/90
Edge of Haywards Heath B	High-medium	60/90

Barcombe Cross C	High-medium	61/90
Plumpton Green C	High-medium	62/90
Newhaven A	Very high	74/90
Peacehaven and Telscombe Cliffs A	Very high	74/90
Barcombe Cross B	Very high	74/90
Newick D	Very high	74/90
Ringmer A	Very high	74/90
Ringmer C	Very high	74/90
Wivelsfield Green B	Very high	74/90
Wivelsfield Green F	Very high	74/90
Edge of Burgess Hill A	Very high	74/90
Edge of Haywards Heath A	Very high	74/90

Table 21: Small-scale employment summary table

Settlement Assessment Parcel	Landscape Sensitivity Rating	Landscape Sensitivity Score
Wivelsfield Green G	Medium	47/90
Newick B	Medium	52/90
Plumpton Green B	Medium	53/90
Ringmer B	Medium	54/90
Seaford B	High-medium	60/90
Newhaven D	High-medium	60/90
Barcombe Cross A	High-medium	60/90
Newick A	High-medium	60/90
Plumpton Green A	High-medium	60/90
Plumpton Green D	High-medium	60/90
Ringmer A	High-medium	60/90
Wivelsfield Green A	High-medium	60/90
Wivelsfield Green C	High-medium	60/90
Wivelsfield Green D	High-medium	60/90
Wivelsfield Green E	High-medium	60/90
Edge of Burgess Hill A	High-medium	60/90
Edge of Burgess Hill B	High-medium	60/90
Edge of Haywards Heath B	High-medium	60/90
Barcombe Cross C	High-medium	61/90
Plumpton Green E	High-medium	61/90
Seaford A	High-medium	62/90
Newick C	High-medium	62/90
Plumpton Green C	High-medium	62/90
Ringmer C	High-medium	70/90
Newhaven A	Very high	74/90
Newhaven B	Very high	74/90
Newhaven F	Very high	74/90
Peacehaven and Telscombe Cliffs A	Very high	74/90
Peacehaven and Telscombe Cliffs B	Very high	74/90
Barcombe Cross B	Very high	74/90

Newick D	Very high	74/90
Wivelsfield Green B	Very high	74/90
Wivelsfield Green F	Very high	74/90
Edge of Haywards Heath A	Very high	74/90

Table 22: Large-scale employment summary table


Settlement Assessment Parcel	Landscape Sensitivity Rating	Landscape Sensitivity Score
Edge of Haywards Heath B	High-medium	60/90
Newhaven A	Very high	74/90
Peacehaven and Telscombe Cliffs A	Very high	74/90
Edge of Burgess Hill A	Very high	74/90
Edge of Haywards Heath A	Very high	74/90

Tables of Settlement Assessment Parcels Landscape Sensitivity Assessment

6.3 The following section sets out the assessments of the SAPs.

Seaford

Table 23: Landscape Sensitivity Assessment for Seaford A

Baseline Narrative		
Site Location	Seaford A	
Representative photograph	<p>Northern extent: A259, settlement boundary of Seaford and South Downs National Park. Eastern extent: Settlement boundary of Seaford. Southern extent: Holiday park, coastal margin land and railway line. Western extent: Coastal margin land and railway line within the South Downs National Park.</p> <p>Due to the size of the parcel, large-scale residential and large-scale employment land uses are not considered to be practical due to the location of the railway line across the central part of the parcel, therefore are not considered within the assessment.</p> 	
Character description	<p>The parcel covers a gently sloping area of land. The parcel consists of small-scale and medium-scale fields which are divided by a railway line, which is on a slight embankment, as well as low-level scrub vegetation and drainage channels. Land use appears to be predominantly agricultural grazing marsh.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 125: South Downs East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 21: Firle Bishopstone Downs and Local Landscape Character Area 32: Seaford Lewes Landscape Character Assessment (2023), Landscape Character Area E3: Newhaven and Seaford Ouse Catchment 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		


Landform and Hydrology	The parcel is gently rising from approximately +2m AOD on the southern boundary to +9m AOD along the northern and eastern boundaries. The railway line crosses through the parcel on an embankment. Several drainage channels extend through the northern part of the parcel and along the western boundary. A small waterbody exists along the southern boundary. The entirety of the parcel lies within Flood Zone 2 and 3, increasing the susceptibility to change.	5/5
Landcover	The landcover comprises grassland which is divided by low-level scrub vegetation, notably adjacent to the railway line and pockets within the northern part of the parcel. Large sections of the parcel are also identified as coastal and floodplain grazing marsh within the Priority Habitats Inventory, which continues to the west of the parcel. The condition appears to be high. The parcel is also designated as a local wildlife site, which suggests a variety of species diversity and increases the susceptibility.	5/5
Land Use, Scale and Pattern	The land use appears to be grassland with some management. There is a gap in the field boundary vegetation due to poor condition, but otherwise intact. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The landscape pattern is small-scale and intricate in the eastern part, which increases the susceptibility for medium-scale development due to the scale at which development could be accommodated on the parcel.	Small-scale residential and employment: 4/5 Medium-scale residential: 5/5
Settlement and Identity	The parcel has a strong physical and visual relationship with the settlement edge of Seaford which lies almost immediately to the east and north of the parcel. This edge comprises two and two and a half storey residential development. The parcel has a strong relationship with the holiday park which also lies adjacent. Employment development would have a high susceptibility due to the surrounding residential land use.	Small-scale and medium-scale: 1/5 Small-scale employment: 3/5
Condition	The existing vegetation on the parcel appears to be in a good condition.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 19/25 Medium-scale residential and small-scale employment: 21/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations. The parcel is designated as a local wildlife site. The parcel lies adjacent to the South Downs National Park.	4/5
Recreational	A public footpath crosses through the parcel in the eastern part, as well as the Sussex Ouse Valley Way recreational route passing along the south-western boundary of the parcel. The National Cycle Network lies adjacent to the northern parcel boundary. This results in a high level of recreational value.	3/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage or association value on the parcel.	1/5

Functional (ecological and green infrastructure)	The parcel has functional value within the coastal landscape, including connectivity into the wider coastal and floodplain grazing marsh vegetation and coastal vegetated shingle.	5/5
Perception	The parcel is perceived as the coastal landscape between the settlement edges of eastern and north-west Seaford, although in the context of development and railway line. The parcel is within the landscape setting of the South Downs National Park but there is little sense of remoteness and tranquillity, due to proximity to development, the railway line passing through on an embankment and the A259 immediately to the north.	2/5
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include that the parcel lies within a flood zone, a local wildlife site and has functional value with the wider coastal and floodplain grazing marsh vegetation. Indicators of low landscape sensitivity were limited to a lack of evidence of cultural or association value and relationship with adjacent development, including the railway line across the Site.	Small-scale residential: 34/50 Medium-scale residential and small-scale employment: 36/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The land is highly visible both from the coastal landscape to the south and west and also from the relatively higher landscape to the north and east. The railway line embankment screens the southern part of the parcel from localised receptors in close proximity to the parcel. The parcel forms an important part of the view from the South Downs National Park as a greenspace between settlement areas and towards the coast.	5/5
Skylines	Due to the low-lying position of the parcel, it does not form part of a skyline and the susceptibility is very low.	1/5
Scenic Quality	The parcel has a strong visual relationship with the two and two and half storey residential properties on the edge of Seaford, as well as the adjacent holiday park. There is also a high degree of movement from the railway line passing through the parcel and A259 immediately to the north. The coastal landscape to the west and rising landform of the South Downs National Park to the north increases the susceptibility the medium.	3/5
Inter-visibility	The screened ZTV (Figure D.1) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, screened somewhat by the existing settlement areas and higher land within the South Downs National Park to the north, east and west. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork demonstrated that the parcel has a very high contribution to the wider landscape due to inter-visibility.	5/5

Receptors	Receptors include those using the local road network, including along Marine Parade and the A259. Receptors include those from residential dwellings on rising land to the north and east, as well as recreational users at the holiday park immediately to the east. Receptors include those using the local PRoW network through the parcel and the recreational route along the south-western boundary. Receptors include recreational users of the National Cycle Network adjacent to the northern parcel boundary.	5/5
<i>G. Visual Susceptibility Total</i>		19/25
<i>H. Visual Value</i>		
Designations	Within the Seaford Neighbourhood Plan 2017-2030, an identified view within the 'Significant Public Views' is directed towards the parcel. It is named 'view from near Blatchington Reservoirs looking south-west'. The parcel forms a small part of the view and is within the context of the railway line and holiday homes, such that visual value is therefore medium. Field work demonstrated that there is inter-visibility with the South Downs National Park such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There does not appear to be any recognition or association relating to the parcel.	1/5
Purpose of the view	Due to the open nature of the parcel and proximity to the coastline and adjacent recreational routes, there is a sense of place, however the location is unlikely to be visited for the view due to proximity to the railway line.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include a locally designated view directed towards the parcel and very high inter-visibility with the surrounding landscape. Indicators of low visual sensitivity includes the low-lying nature of the parcel, such that it does not form part of the skyline.	26/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 60/90 Medium-scale residential and small-scale employment: 62/90
L. Review and Comments	Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a high–medium sensitivity to small-scale residential and small-scale employment development. This is predominantly due to the constraints of the functionality of the parcel as part of the wider coastal and floodplain grazing marsh landscape. The parcel is unlikely to be able to accommodate the relevant type	

	of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it would need to respect the hydrological features on the parcel, the functionality of the parcel, the existing vegetation, the existing PRow network through and adjacent to the parcel, the locally identified view from the north and views from the wider landscape, including nearby residential receptors and from the South Downs National Park.</p> <p>Residential development should be two storey massing to reflect the existing settlement pattern. This should be set within new landscape planting, open space and buffers to the coastal landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area E3: Newhaven and Seaford Ouse Catchment.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale residential: 60/90</p> <p>Medium-scale residential and small-scale employment: 62/90</p>

Table 24: Landscape Sensitivity Assessment for Seaford B

Baseline Narrative		
Site Location	Seaford B	
Representative photograph	<p>Northern extent: Settlement boundary of Seaford. Eastern extent: South Downs National Park and Heritage Coast designation. Southern extent: South Downs National Park. Western extent: Settlement boundary of Seaford.</p> <p>Noting that this parcel includes one LAA site: 01SF.</p> <p>Due to the size of the parcel, it is not considered that large-scale residential or large-scale employment could be accommodated and therefore these development typologies are not considered further within the assessment.</p> 	
Character description	<p>The parcel covers a distinctly rising area of land. The parcel consists of a medium-scale edge of settlement field containing scrub vegetation. The land use appears to be unmanaged.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 125: South Downs • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 32: Seaford • Lewes Landscape Character Assessment (2023), Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	<p>The parcel includes a distinct landform change from approximately +26m AOD in the north-western corner to +37m AOD in the south-eastern corner. There are no notable water features on the parcel, and it is not located within a flood zone. Medium-scale residential and small-scale is considered to be more susceptible to the landform changes.</p>	<p>Small-scale residential: 4/5</p> <p>Small-scale employment and medium-scale residential: 5/5</p>


Landcover	The landcover comprises grassland with pockets of scrub across the majority of the parcel. The southern and western boundary vegetation is more mature consisting of individual trees. Further to the south-west, this vegetation connects into a SSSI, which suggests some species diversity. The condition appears to be poor.	3/5
Land Use, Scale and Pattern	Land use appears to be unmanaged scrub and bramble and little evidence of human activity other than fencing around the boundary. The eastern part of the parcel consists of Grade 3 (Good to Moderate Quality) agricultural land and the western part is identified as Urban within the Agricultural Land Classification. The landscape pattern is small-scale.	5/5
Settlement and Identity	The parcel has a strong relationship with the settlement edge of Seaford to the north, west and south and is bound to the north and east by the local road network. Development on the parcel would be consistent with the settlement pattern. Employment land use would be more susceptible due to the strong residential context.	Small-scale and medium-scale residential: 2/5 Small-scale employment: 4/5
Condition	The vegetation on the parcel appears to be poor with limited evidence of management.	2/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 16/25 Medium-scale residential: 18/25 Small-scale employment: 19/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations. The parcel lies adjacent to the South Downs National Park and Heritage Coast, which increases value to medium.	3/5
Recreational	The National Cycle Network runs along Chyngton Way along the northern boundary of the parcel and a public bridleway lies adjacent to the eastern parcel boundary. The Seaford Neighbourhood Plan (2019) identified the parcel as private amenity open space, however this does not increase recreational value as it is not publicly accessible so value is 1 due to no public access.	1/5
Cultural Heritage and Association	There is no notable evidence of cultural or association value on the parcel.	1/5
Functional (ecological and green infrastructure)	The parcel is considered to have a contribution to the functioning of natural and ecological systems, due to the scrub vegetation across the parcel and nearby ecologically designated land. The Lewes District Public Realm Framework (2013) identifies the eastern edge of the parcel as an 'existing entry to the South	5/5

	Downs National Park' and describes it as 'gateways to the South Downs National Park are under promoted, this increases the functional value.	
Perception	The parcel is perceived as part of the residential edge of Seaford, which is the transition into the relatively steeper landform of the rising South Downs National Park to the south. There is a little sense of remoteness and tranquillity on the edge of the settlement area, however some association with the wider landscape setting of the South Downs National Park.	3/5
<i>D. Landscape Value Total</i>		13/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the small-scale pattern of the landscape and rewilding land use. Indicators of low landscape sensitivity include the perception of the parcel as part of the residential edge of Seaford and poor management on the parcel.	Small-scale residential: 29/50 Medium-scale residential: 31/50 Small-scale employment: 32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is relatively open to the rising landform to the east and south. The parcel is partially contained to the south by agricultural buildings and mature trees. Views towards the parcel and any new development would generally be seen within the context of two storey properties, such that visual susceptibility is low.	2/5
Skylines	Due to the low-level topography of the parcel in comparison to the surrounding landscape, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	There is a high influence from adjacent development and movement along the local road network. The transition to the elevated South Downs National Park to the east and south increases the scenic quality to medium.	3/5
Inter-visibility	The screened ZTV (Figure D.2) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park to the north, east and west. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that the parcel is highly visible in short to medium distance but the rising landform to the south and east blocks any views to the wider South Downs National Park. The parcel is located within the visual setting of the South Downs National Park. Medium-scale residential and large-scale employment are considered to be more susceptible as the landform is relatively flat, then rises in the southern part upon which these scales of development would need to occupy.	Small-scale residential and employment: 3/5 Medium-scale residential: 4/5
Receptors	Receptors include residential dwellings adjacent to the parcel, users of the local road network, recreational users of the National Cycle Network adjacent to the	4/5

	parcel and users of the local PRoW network both adjacent to the parcel and within the local landscape on rising ground within the South Downs National Park.	
<i>G. Visual Susceptibility Total</i>		Small-scale residential and employment: 13/25 Medium-scale residential: 14/25
<i>H. Visual Value</i>		
Designations	Within the Seaford Neighbourhood Plan 2017-2030, two identified views within the 'Significant Public Views' are directed towards the parcel. They are named 'from Chyngton Way looking south east' and 'from South Hill Barn picnic area towards the Downs'. Field work demonstrated that views into the parcel from the South Downs National Park are limited to the short to medium distance due to intervening landform. The parcel is considered to be within the visual setting of the South Downs National Park. Visual value is therefore high.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the parcel to residential land uses, the sense of place is weakened. The location is unlikely to be visited specifically for the view.	2/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include residential and recreational receptors, identified views within the Seaford Neighbourhood Plan and the visual setting of the South Downs National Park. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and that the local is unlikely to be visited specifically for the view.	Small-scale residential and employment: 20/40 Medium-scale residential: 21/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 49/90 Small-scale employment and medium-scale residential: 52/90

<p>L. Review and Comments</p>	<p>Small-scale residential: The parcel is assessed above as having a medium sensitivity to small-scale residential development. This type of development may have the potential to be accommodated within the parcel relating well to the settlement edge of Seaford. The edge of the South Downs National Park forms a natural boundary. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Medium-scale residential and small-scale employment: The parcel is assessed above as having a medium sensitivity to these types of development. Upon review, it is considered that there is a high-medium sensitivity to these development types. This is due to reasons including the surrounding context and complex landform. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
<p>M. Final score, summary analysis and high-level guidance</p>	<p>Should development come forwards, the existing vegetation on the parcel should be protected where appropriate and new planting should connect into the wider green infrastructure network to create green links to nearby ecologically designated land where possible. The landscape strategy should enhance the parcel of land as a gateway into the South Downs National Park.</p> <p>Residential development should be two storey massing to reflect the existing settlement pattern. This should be set within new landscape planting, open space and buffers within the eastern part the parcel. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>Recreational routes surrounding the parcel should be protected and boundaries enhanced. There are opportunities to create new recreational routes through the parcel to connect into surrounding routes. Development should respect the adjacent South Downs National Park and Heritage Coast context and receptors within. Any new development should also protect locally promoted views.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale residential: 49/90</p> <p>Medium-scale residential and small-scale employment: 60/90</p>

Table 25: Landscape Sensitivity Assessment for Seaford C

Baseline Narrative		
Site Location	Seaford C	
Representative photograph	<p>Northern extent: Fields and golf course within the South Downs National Park. Eastern extent: Lane and golf course within the South Downs National Park. Southern extent: Settlement boundary of Seaford. Western extent: Fields within the South Downs National Park.</p> <p>Noting that this parcel includes two LAA sites: 08SF and 09SF.</p> <p>Due to the size of the parcel, it is not considered that medium-scale residential, large-scale residential, small-scale employment or large-scale employment could be accommodated and therefore these development typologies are not considered further within the assessment.</p> 	
Character description	<p>The parcel covers a gently sloping area of land. The parcel consists of a small field in agricultural use, a linear strip of garden land use and a lane.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 125: South Downs East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 21: Firle Bishopstone Downs Several of the very small areas of land between the settlement boundaries and South Downs National Park were not included within the Lewes Landscape Character Assessment (2023), however it is most relevant to Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The field enclosure within the parcel is gently rolling from approximately +62m AOD along the eastern edge to +65m AOD along the northern edge. There are no notable water features within the parcel, and it is not located within a flood zone, therefore resulting in a lower susceptibility to change.	2/5
Landcover	The landcover of the field enclosure comprises grassland with small parts of scrub and is bound by mature tree vegetation along two boundaries and fencing with several individual trees along the other boundary. The linear strip of land in garden	3/5


	land use comprises several individual mature trees and a dense belt of coniferous trees within the eastern edge of the parcel which is identified within the National Forest Inventory. The condition appears to be high. There appears to be a medium degree of vegetation cover on the parcel boundaries, such that susceptibility is medium.	
Land Use, Scale and Pattern	The land use appears to be grassland with low management and private garden land use. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The landscape pattern is small-scale and intricate, resulting in a very high susceptibility, notably within the eastern part of the parcel.	5/5
Settlement and Identity	The parcel has a strong relationship with the built-up edge of Seaford and development would broadly be consistent with the existing settlement pattern.	2/5
Condition	The condition of the mature tree vegetation on the parcel appears to be good.	4/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	The entirety of the eastern part of the parcel is covered by a tree preservation order (TPO). The parcel lies adjacent to the South Downs National Park, which increases the landscape value.	4/5
Recreational	A public bridleway extends adjacent to the eastern part of the parcel, resulting in no public access across the parcel itself.	1/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The parcel contains mature woodland and tree vegetation which continues as a green link into the wider green infrastructure network, therefore it has a high contribution to functioning of the natural systems. The north-western boundary is also identified within the Lewes District Open Space Strategy (2020) as a natural corridor, which increases the landscape value.	5/5
Perception	The parcel is within the landscape setting of the South Downs National Park but is perceived as part of the residential edge of Seaford. The backdrop of woodland vegetation increases the scenic quality, but there is a limited a sense of remoteness and tranquillity due to adjacent residential land use.	2/5
<i>D. Landscape Value Total</i>		13/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the functional value of the vegetation on the parcel integrating into the wider green infrastructure network and good condition. Indicators of low landscape sensitivity include a lack of hydrological features on the parcel and no notable evidence of cultural heritage association or value.	29/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		

General Visibility	The parcel is well enclosed due to mature boundary vegetation and views towards the parcel and any new development would generally be seen within the context of two storey properties, such that visual susceptibility is low.	
Skylines	Due to the containment of the parcel and the rising landform to the north, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	The parcel has a relationship with the wider landscape, including agricultural land, wooded backdrops and a golf course, however the parcel also has a high influence from adjacent development, resulting in a low susceptibility.	2/5
Inter-visibility	The screened ZTV (Figure D.3) shows that the majority of theoretical visibility of development on the parcel is shown in all direction, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park to the north, east and west. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork demonstrated that due to the containment of the site by residential development and mature woodland, inter-visibility with the wider landscape is low.	2/5
Receptors	Receptors include from adjacent residential dwellings and users of the short section of the local PRoW network that passes within the eastern part of the parcel, noting that these views are largely contained by mature vegetation.	2/5
<i>G. Visual Susceptibility Total</i>		9/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that potential inter-visibility with the South Downs National Park would largely be screened by intervening vegetation and within the context of the residential edge of Seaford, such that visual value is low. The parcel is within the visual setting of the South Downs National Park.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the parcel to residential land uses, the sense of place is weakened, and the location is unlikely to be visited specifically for the view due to the strong containment by mature vegetation. This results in a low visual value.	2/5
<i>I. Visual Value Total</i>		5/15
J. Visual Sensitivity Total (G+I)	In summary, there were no indicators of high visual sensitivity. Indicators of low visual sensitivity include the sense of place being weakened due to the proximity to existing residential development and the containment of the site by residential development and mature woodland.	14/40
K. Landscape Sensitivity Total (E+J)		43/90

L. Review and Comments	Small-scale residential: The parcel is assessed as having a medium-low sensitivity to small-scale residential development. The parcel can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects relating well to the settlement edge of Seaford. The medium-low sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be located within the western part of the parcel and set within a robust landscape framework. Existing vegetation on the parcel and adjacent should be retained and enhanced where possible, most notably the vegetation under TPOs which should also be protected in relation to root protection areas. The public bridleway adjacent to the eastern part of the parcel should be protected with an opportunity for public open space on this edge.</p> <p>Residential development should be two storey massing to reflect the existing settlement pattern. This should be set within new landscape planting and buffers within the northern part the parcel.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	Small-scale residential: 43/90

Newhaven

Table 26: Landscape Sensitivity Assessment for Newhaven A


Baseline Narrative		
Site Location	Newhaven A Northern extent: South Downs National Park and woodland. Eastern extent: River Ouse. Southern extent: The settlement boundary of Newhaven and woodland blocks. Western extent: South Downs National Park and woodland. Noting that this parcel includes two LAA sites: 15NH and 16NH.	
Representative photograph		
		
Character description	<p>The parcel is a gently undulating area of land. The parcel comprises a country park, which is also designated as a local wildlife site. There is notable public access across the parcel and vegetation cover.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 125: South Downs East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 19: Lower Ouse Valley and Local Landscape Character Area 34: Newhaven. Lewes Landscape Character Assessment (2023), Landscape Character Area E3: Newhaven and Seaford Ouse Catchment. 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	<p>The parcel gently undulates between approximately +1m AOD to +9m AOD and is characterised by marsh and minor watercourses. Several areas across the northern, southern and eastern parcel boundaries and a section in the central part, lie within flood zones 2 and 3. This is an area of complex landform and hydrology and therefore a very high susceptibility.</p>	5/5
Landcover	<p>The landcover comprises notable vegetation cover, including woodland identified within the National Forest Inventory, marshland identified in the Priority Habitats Inventory and the whole parcel comprising a local wildlife site, such that susceptibility is very high.</p>	5/5

Land Use, Scale and Pattern	The land use comprises a country park, with evidence of rewilding and a strong landscape structure. The susceptibility is considered to be very high.	5/5
Settlement and Identity	The parcel is located in a built-up area but is disconnected in parts due to intervening mature vegetation. There is some connectivity to the residential areas of Seaford and Newhaven and the adjacent large-scale energy building across the River Ouse, such that susceptibility is medium.	3/5
Condition	The condition appears to be fair with evidence of positive management but areas of overgrown bramble and scrub.	3/5
<i>B. Landscape Susceptibility Total</i>		21/25
<i>C. Landscape Value</i>		
Designations	The parcel is designated as a local wildlife site.	3/5
Recreational	The Newhaven Neighbourhood Plan (2019) identifies the parcel as formal and informal open space, named Riverside Park and Lewes Road Recreation Ground. There are a series of pathways across the parcel, both desire lines and made tracks, and the Sussex Ouse Valley Way recreational route lies along the eastern boundary, such that value is very high. The Egrets Way passes through the parcel to Piddinghoe.	5/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The entirety of the parcel is identified within the Lewes District Open Space Strategy (2020) as natural and semi-natural greenspace. The Lewes District Public Realm Framework (2013) identifies the western edge of the parcel as an 'existing entry to the South Downs National Park' and describes it as 'gateways to the South Downs National Park are under promoted', this increases the functional value. The parcel also has functional value as part of the gap between Newhaven and Piddinghoe.	5/5
Perception	Remoteness and tranquillity are limited in some parts of the parcel due to proximity to the densely residential area of Newhaven, noise from Lewes Road and proximity to the large-scale energy facility across the River Ouse to the east. However, there is some sense of tranquillity in parts of the parcel that are more enclosed due to vegetation cover.	3/5
<i>D. Landscape Value Total</i>		17/25
E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include recreational access, the functional value of the parcel, vegetation cover and complex landform and hydrology. Indicators of low landscape sensitivity are limited to no notable evidence of cultural heritage association or value.	38/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		

General Visibility	The parcel is highly visible due to surrounding higher land and forms an important part of the view from the South Down National Park to the north and west.	5/5
Skylines	Due to the low landform of the parcel, it is not considered to lie on the skyline.	1/5
Scenic Quality	There is minimal movement on the parcel itself, although noting some in the immediate landscape including along Lewes Road, and influence from surrounding development. The vegetation cover on and around the parcel increases scenic quality.	3/5
Inter-visibility	The screened ZTV (Figure D.4) shows that the majority of theoretical visibility of development on the parcel is shown to the north and south, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park to the north, east and west. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork demonstrated high levels of inter-visibility from rising areas of settlement and landform away from the parcel.	5/5
Receptors	Receptors include those using the country park across the parcel and other recreational users in the local landscape using the PRoW network and recreational routes. Receptors are also residential, which increases susceptibility to high.	4/5
<i>G. Visual Susceptibility Total</i>		18/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is a strong sense of place afforded by the proximity to the South Downs National Park and large-scale energy building to the east of the parcel across the River Ouse.	5/5
<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include a strong sense of place, the parcel forming an important part of the view and high levels of inter-visibility with the surrounding landscape. Indicators of low visual sensitivity include that it is not located on the skyline and no apparent reference to the view in published studies, literature and art.	27/40
K. Landscape Sensitivity Total (E+J)		65/90

L. Review and Comments	Small-scale, medium-scale and large-scale residential and small-scale and large-scale employment: The parcel is assessed as having a high-medium sensitivity to these types of development. Upon reflection, this is considered to be very high sensitivity due to factors including the ecological value of the parcel as a designated local wildlife site and recreational value as a country park. The parcel is very susceptible to change and the parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>It is not advised that development should come forwards on the parcel. There are opportunities to manage any vegetation on the parcel that is in a poorer condition and expand recreational opportunities where possible and appropriate. The landscape strategy should enhance the parcel of land as a gateway into the South Downs National Park.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area E3: Newhaven and Seaford Ouse Catchment.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	74/90

Table 27: Landscape Sensitivity Assessment for Newhaven B


Baseline Narrative		
Site Location	Newhaven B	
Representative photograph	<p>Northern extent: Railway line and South Downs National Park. Eastern extent: South Downs National Park. Southern extent: Coastal margin land. Western extent: Settlement boundary of Newhaven.</p> <p>Due to the size of the parcel, large-scale residential and large-scale employment land uses are not considered to be practical due to the location of the watercourse across the central part of the parcel, therefore are not considered within the assessment.</p> 	
Character description	<p>The parcel is a gently undulating area of land. The parcel is designated as a local wildlife site and comprises coastal scrub vegetation. There is a small-scale pattern across the parcel and a watercourse which crosses through the central part.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 125: South Downs East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 21: Firle Bishopstone Downs. Lewes Landscape Character Assessment (2023), Landscape Character Area E3: Newhaven and Seaford Ouse Catchment. 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The parcel comprises gently undulating land, between approximately +1m AOD to +5m AOD. A watercourse passes through the central part of the parcel and this lies within flood zones 2 and 3. The parcel comprises other smaller watercourses and marshland across the majority of the northern and central parts, resulting in a very high susceptibility.	5/5
Landcover	The landcover comprises coastal vegetation, with pockets of scrub across the parcel, notably in the southern part. The parcel lies within a local wildlife site and	4/5

	marsh identified within the Priority Habitats Inventory, such that there is considered to be species diversity.	
Land Use, Scale and Pattern	The parcel appears to be in low management and the pockets of scrub result in a small-scale pattern. The eastern part of the parcel is in Grade 3 (Good to Moderate) Agricultural quality and the western part is classed as Non-Agricultural.	4/5
Settlement and Identity	The parcel has a close relationship to Newhaven Port with large-scale industrial land uses and the settlement area of Seaford, which lowers the susceptibility.	2/5
Condition	The parcel appears to be in a fair condition with some vegetation structure.	3/5
<i>B. Landscape Susceptibility Total</i>		18/25
<i>C. Landscape Value</i>		
Designations	The parcel is located within a local wildlife site.	4/5
Recreational	The Vanguard Way recreational route passes through the parcel. The England Coast Path lies adjacent to the southern parcel boundary.	3/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The marshland vegetation identified within the Priority Habitats Inventory, presence of watercourses and local wildlife site designation indicate contribution of the vegetation within the parcel to the functioning of natural and ecological systems. The parcel also has functional value relating to the open coastal landscape between Newhaven and Seaford.	4/5
Perception	The parcel is perceived as the open coastal landscape between Newhaven and Seaford, which results in some sense of tranquillity and remoteness. However, this is limited by the railway line adjacent to the northern boundary of the parcel and nearby industrial land uses.	3/5
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include the functional value of the parcel in terms of the open coastal landscape and contribution to the functioning of natural and ecological systems. Indicators of low landscape sensitivity include the close relationship to Newhaven Port with large-scale industrial land uses and the settlement area of Seaford and no notable evidence of cultural heritage association or value.	33/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel forms part of highly visible land due to little enclosure and surrounding landform which rises away. The parcel also forms an important view from the South Downs National Park as the open coastal landscape between Newhaven and Seaford.	5/5

Skylines	Due to the low-lying nature of the parcel, it does not form part of the skyline.	1/5
Scenic Quality	There is a moderate degree of influence from development, including movement from the local road network and industrial activities associated with Newhaven Port in close proximity.	3/5
Inter-visibility	The screened ZTV (Figure D.5) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park to the north and east. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is a high inter-visibility with the surrounding landscape due to a lack of intervening vegetation and built form and rising landform.	5/5
Receptors	Receptors include residential on higher landform in the surrounding landscape, as well as recreational receptors through the parcel and on coastal margin land and along the England Coast Path immediately to the south of the parcel and within the South Downs National Park. Receptors also include those working in the industrial park to the west.	5/5
<i>G. Visual Susceptibility Total</i>		19/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is a strong sense of place afforded by the proximity to the South Downs National Park, Newhaven Port and longer distance views to Beachy Head, therefore one may visit specifically for the view.	5/5
<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include a strong sense of place, inter-visibility with the surrounding landscape and recreational receptors. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and that the parcel does not form part of the skyline.	28/40
K. Landscape Sensitivity Total (E+J)		61/90
L. Review and Comments	Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a high-medium sensitivity to these types of development. Upon reflection, this is considered to be very high sensitivity due to	

	factors including the ecological value of the parcel as a designated local wildlife site, hydrological conditions on the parcel and functional value as part of the open coastal landscape. The parcel is very susceptible to change and the parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>It is not advised that development should come forwards on the parcel. There are opportunities to manage any vegetation on the parcel that is in a poorer condition and expand recreational opportunities where possible and appropriate. The green and blue infrastructure should be protected and enhanced where possible.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area E3: Newhaven and Seaford Ouse Catchment.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	74/90

Table 28: Landscape Sensitivity Assessment for Newhaven C


Baseline Narrative		
Site Location	Newhaven C	
Representative photograph	<p>Northern extent: Settlement boundary of Newhaven. Eastern extent: Settlement boundary of Newhaven. Southern extent: Coastal margin land and Castle Hill Local Wildlife Site and local nature reserve. Western extent: Coastal margin land and local wildlife site.</p> <p>Due to the size of the parcel, medium-scale and large-scale residential and small-scale and large-scale employment land uses are not considered to be practical due, therefore are not considered within the assessment.</p> 	
Character description	<p>The parcel is a gently undulating area of land. The parcel comprises predominantly recreational land use, including sports pitches and built form associated with sports facilities. The parcel has vegetated boundaries.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 125: South Downs East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 34: Newhaven. Lewes Landscape Character Assessment (2023), Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland. 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The parcel gently undulates between approximately +2m AOD to +6m AOD. The entirety of the parcel lies within flood zone 2 and 3, which increases susceptibility.	5/5
Landcover	The landcover comprises grassland with limited vegetation across the parcel due to the recreational land use. The boundary of the parcel comprises some mature vegetation, identified within the National Forest Inventory, and managed hedgerow. The parcel lies adjacent to a local nature reserve and a local wildlife site, which suggests some species diversity on the boundaries of the parcel.	3/5

Land Use, Scale and Pattern	The land use comprises recreational use including sports pitches, bowls, tennis courts and a playground, as well as built form associated with sports facilities including hardstanding.	2/5
Settlement and Identity	The parcel lies adjacent to the settlement edge of Newhaven, with influence from residential development, including a high-rise building nearby, as well as from the Marina and Newhaven Port, which involves the movement of ferries.	1/5
Condition	The condition is considered to be very good with evidence of positive management.	5/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	There are no landscape designations on the parcel.	1/5
Recreational	The parcel is identified as outdoor sports facilities within the Lewes District Open Space Strategy (2020). The Newhaven Neighbourhood Plan (2019) identifies the parcel as formal and informal open space, named Fort Road Recreation Ground.	5/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	Due to the surrounding ecological designations, the vegetation on the boundaries of the parcel is considered to have a medium contribution to the functioning of the natural and ecological systems. This includes the mature trees on the south-western edge of the parcel which connects into the mature green infrastructure network on rising land.	3/5
Perception	The parcel is perceived as part of the residential edge of Newhaven. There is limited remoteness and tranquillity, due to the existing recreational land use on the parcel and adjacent Newhaven Port and settlement areas.	2/5
<i>D. Landscape Value Total</i>		12/25
E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include the recreational value of the parcel and location of the parcel within flood zones 2 and 3. Indicators of low landscape sensitivity include the perception of the parcel as part of the residential edge of Newhaven, no landscape designations and no notable evidence of cultural heritage association or value.	28/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is visible due to the nature of the low-lying landform and rising landform to the south associated with Castle Hill. Surrounding built form and mature vegetation somewhat screens views in the longer distance. The parcel is not considered to form an important part of the view.	3/5
Skylines	Due to the low-lying nature of the parcel, it does not form part of the skyline.	1/5

Scenic Quality	There is a high influence from surrounding development, including the residential edge of Newhaven and Newhaven Port, which reduces the scenic quality.	2/5
Inter-visibility	The screened ZTV (Figure D.6) shows that the majority of theoretical visibility of development on the parcel is shown to the north and east, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park to the north and east. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated a medium inter-visibility with the surrounding landscape, as some views are available from higher landform but screened somewhat by intervening vegetation and built form in the long-distance.	3/5
Receptors	Receptors include those using the adjacent coastal margin land and recreational users within and adjacent to the parcel itself. Receptors also include residential receptors on the edge of Newhaven, users of the local road network and those working and visiting Newhaven Port.	4/5
<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park in the long distance, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is a strong sense of place associated with Newhaven Port and views of white cliffs near to the parcel.	5/5
<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include a strong sense of place associated with Newhaven Marina and views of white cliffs and residential and recreational visual receptors. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and a high influence from surrounding development.	22/40
K. Landscape Sensitivity Total (E+J)		50/90
L. Review and Comments	Small-scale residential: The parcel is assessed as having a medium sensitivity to small-scale residential development. Upon reflection, this is considered to be high-medium sensitivity due to factors including the existing recreational uses across the parcel and hydrological sensitivities. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	

M. Final score, summary analysis and high-level guidance	<p>Any new development would be small-scale and located adjacent to Court Farm Road. It would need to be consistent with the scale and size of massing in the adjacent residential area. The complex hydrology of the parcel would need to be considered and retain and enhance the mature vegetated boundaries, notably along the south-western edge where mature trees link into the wider green infrastructure network. The mature vegetation and ecological designations outside of the parcel should also be respected and their boundaries enhanced where possible.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	60/90

Table 29: Landscape Sensitivity Assessment for Newhaven D


Baseline Narrative		
Site Location	Newhaven D	
Representative photograph	<p>Northern extent: Differing landform (which is also the boundary to the adjacent Landscape Character Area).</p> <p>Eastern extent: South Downs National Park.</p> <p>Southern extent: The settlement boundary of Newhaven.</p> <p>Western extent: South Downs National Park.</p> <p>Noting that this parcel includes one LAA site: 28NH.</p> <p>Due to the size of the parcel, large-scale residential and large-scale employment land uses are not considered to be practical due to the location of existing residential land uses across the central part of the parcel, therefore are not considered within the assessment.</p> 	
Character description	<p>The parcel is an undulating area of land, with a notably steep section of land in the southern part of the parcel which is highly visible in the surrounding area. The parcel comprises a variety of land uses, including an industrial estate, holiday park, recreational playing field and equestrian grazing land. There is mature vegetation cover, notably along the A26.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 125: South Downs East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 21: Firle Bishopstone Downs and Local Landscape Character Area 34: Newhaven. Lewes Landscape Character Assessment (2023), Landscape Character Area E4: South Heighton Ouse Catchment. 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	<p>The parcel is undulating, including land at approximately +9m AOD in the northern part of the parcel rising to +34m AOD in the south-eastern part. There are various hydrological features, including ponds within the eastern and northern parts and small watercourses. The northern part of the parcel lies within flood zones 2 and 3. The steep slope of Heighton Road is also noted as a key positive characteristic within the South Heighton Conservation Area Appraisal, which increases susceptibility.</p>	5/5

Landcover	Land cover comprises grassland and areas of hardstanding in the northern part of the parcel associated with the industrial estate and holiday park. The vegetation cover is varied, including woodland, mature trees, pockets of scrub and hedgerow. The parcel also lies adjacent to woodland identified within the National Forest Inventory and marshland within the Priority Habitats Inventory, which suggests some species diversity on the parcel boundaries.	2/5
Land Use, Scale and Pattern	The land use is varied, including a large industrial estate and holiday park in the northern part, a recreational playing field and equestrian grazing. The northern and eastern parts of the parcel comprises Grade 3 (Good to Moderate) Agricultural land and the western part comprises Grade 4 (Poor Quality) Agricultural land.	2/5
Settlement and Identity	The parcel lies within an area with human influence and activity and lies adjacent to the settlement boundary, such that susceptibility is low. Employment land use is considered to be the same susceptibility due to the context of the industrial estate within the parcel.	2/5
Condition	The condition of vegetation within the parcel is considered to be good, with new tree planting near to the recreational playing field observed during field work.	4/5
<i>B. Landscape Susceptibility Total</i>		15/25
<i>C. Landscape Value</i>		
Designations	The majority of the parcel is contained within the South Highton Conservation Area, which increases the landscape value to high. The South Highton Conservation Area Appraisal also notes the presence of trees and open space within the parcel, which protects the semi-rural character of the conservation area.	4/5
Recreational	The playing fields within the central part of the parcel are identified within the Lewes District Open Space Strategy (2020). There are also several other areas in the parcel identified, including amenity greenspace and an allotment in the northern part. CRoW Access Land and a recreational route lie adjacent to the parcel.	4/5
Cultural Heritage and Association	The majority of the parcel is contained within the South Highton Conservation Area, resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel is considered to have a contribution to the functioning of the natural and ecological systems, including adjacent marshland and woodland. The parcel has functional value as the approach to Newhaven along the A26, including a strong mature tree network adjacent to the A26 which screens some of the existing built form on and adjacent to the parcel.	4/5
Perception	The parcel is perceived as being part of the settlement edge of Newhaven. There is limited remoteness and tranquillity due to the existing built form on the parcel, movement and noise associated with the adjacent A26 and connectivity to Newhaven Port and large-scale energy building. Noting there is also some connectivity with the South Downs National Park through gaps in mature boundary vegetation.	2/5
<i>D. Landscape Value Total</i>		17/25
E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include recreational value on the playing fields, the hydrology and landform of the parcel and condition of existing vegetation.	32/50

	Indicators of low landscape sensitivity include the presence of the existing industrial estate and the human influence and activity.	
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The land has a varied degree of visibility, due to mature vegetation particularly along the A26. However, the rising landform in the southern part of the parcel is highly visible and forms an important part of the view on the approach from the north and in the South Downs National Park as equestrian grazing land.	5/5
Skylines	The landform continues to rise to the north, east and south of the parcel, such that it does not form the skyline.	1/5
Scenic Quality	The South Heighton Conservation Area Appraisal notes the dominance of trees and hedges from views into the parcel which increases susceptibility. The mature wooded edges increase scenic quality, however there are detracting features including the industrial estate, but this is generally well enclosed by mature vegetation. There is also movement along the A26.	3/5
Inter-visibility	The screened ZTV (Figure D.7) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park in all directions. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is a moderate contribution to the wider landscape in terms of inter-visibility. The majority of the parcel is well enclosed due to mature vegetation on the boundaries, with glimpsed views through. The southern part of the parcel increases the susceptibility to high.	4/5
Receptors	Receptors also include those using the adjacent CRoW Access Land and a recreational route, recreational users both within the parcel and outside along the local PRoW network, the local road network and also residential users within and outside of the parcel.	4/5
<i>G. Visual Susceptibility Total</i>		17/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	The South Heighton Conservation Area Appraisal notes the importance of views into the surrounding countryside and National Park.	3/5
Purpose of the view	There is some sense of place due to proximity to the rising land within the South Downs National Park however not visited specifically for the view due to the general containment of mature vegetation.	3/5
<i>I. Visual Value Total</i>		9/15

J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include the highly visible southern part of the parcel which forms an important part of the view and recreational and residential receptors. There are no indicators of low visual sensitivity.	26/40
K. Landscape Sensitivity Total (E+J)		58/90
L. Review and Comments	Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a medium sensitivity to these types of development. Upon reflection, this is considered to be high-medium sensitivity due to factors including the landform and hydrological features. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Any new development should respect the current settlement pattern of South Heighton. Development should be avoided within the central and southern parts of the parcel due to the rising landform, which forms an important part of the views from the South Downs National Park and approach to Newhaven along the A26, designation as a conservation area and recreational playing field. Reducing the scale of development to smaller scale and lower densities towards the edges of any new development would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>The hydrological features within the northern part of the parcel should be considered. The green and blue infrastructure within the parcel should be conserved and enhanced where possible, notably the mature tree network adjacent to the A26. There are also opportunities to enhance the recreational access across the parcel.</p> <p>Any development should respect views from the South Heighton Conservation Area into the wider rural landscape. Protection of presence of trees and open space within the parcel, which protects the semi-rural character of the conservation area.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area E4: South Heighton Ouse Catchment.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	60/90

Table 30: Landscape Sensitivity Assessment for Newhaven E


Baseline Narrative		
Site Location	Newhaven E	
Representative photograph	<p>Northern extent: Woodland, landform and settlement boundary of Newhaven. Eastern extent: South Downs National Park. Southern extent: South Downs National Park. Western extent: Woodland, landform and the settlement boundary of Newhaven.</p> <p>Noting that this parcel includes three LAA sites: 28NH, 27NH and 50NH.</p> <p>Due to the size of the parcel, medium-scale and large-scale residential and small-scale and large-scale employment land uses are not considered to be practical due to the existing residential built form across the central part of the parcel, therefore are not considered within the assessment.</p> 	
Character description	<p>The parcel is a steeply sloping area of land, which continues to rise to the eastern edge of the parcel. The parcel comprises equestrian grazing land, as well as an area of mature woodland vegetation. There are three PRoW which cross the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 125: South Downs • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 21: Firls Bishopstone Downs and Local Landscape Character Area 34: Newhaven. • Lewes Landscape Character Assessment (2023), Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland. 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The landform is steeply sloping, rising from approximately +34m AOD in the western part of the parcel to +70m AOD in the central part of the parcel. There do not appear to be any hydrological features on the parcel.	4/5
Landcover	The landcover within the parcel comprises grassland. The eastern part of the parcel contains areas of mature individual trees and scrubland, whereas the western part contains woodland and notable vegetation cover. The parcel also	5/5

	connects into and contains woodland identified within the National Forest Inventory and Priority Habitats Inventory, which suggests species diversity.	
Land Use, Scale and Pattern	The landscape pattern is typically small-scale, with equestrian grazing on the eastern edge and agricultural use within the central part. The western part is largely woodland with low management. The eastern part of the parcel comprises Grade 3 (Good to Moderate) agricultural land and the western part is classified as urban. The susceptibility is considered to be high due to the strong landscape structure.	4/5
Settlement and Identity	The parcel lies on the edge of a dense residential area with human influence and activity.	2/5
Condition	The condition is considered to be fair due to some degraded hedgerow in part.	3/5
<i>B. Landscape Susceptibility Total</i>		18/25
<i>C. Landscape Value</i>		
Designations	There are no landscape designations on the parcel itself.	1/5
Recreational	There are three PRoW that cross the parcel and connect into the South Downs National Park.	4/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The Lewes District Public Realm Framework (2013) identifies the edge of the parcel adjacent to Fairholme Road as an 'existing entry to the South Downs National Park' and describes it as 'gateways to the South Downs National Park are under promoted', this increases the functional value. The vegetation on and around the parcel also contributes to the functioning of the natural and ecological systems.	5/5
Perception	The parcel has connectivity with the settlement edge but also the wider, rising landform of the South Downs National Park. There is some sense of tranquillity, but remoteness is limited due to the sense of the adjacent dense settlement area. The scenic quality is increased by the woodland cover.	3/5
<i>D. Landscape Value Total</i>	Indicators of high landscape sensitivity include the functional value of the parcel as a gateway into the South Downs National Park and recreational access across the parcel. Indicators of low landscape sensitivity include no notable evidence of cultural heritage association or value and that the parcel lies on the edge of a dense residential area with human influence and activity.	14/25
E. Landscape Sensitivity Total (B+D)		32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		

General Visibility	The western and central parts of the parcel are fairly enclosed due to vegetation cover. The eastern part of the parcel is highly visible and forms an important part of the view as the land rises towards the South Downs National Park. From the south, the parcel has some softening of existing vegetation and appears attached to the settlement edge due to existing built form on the eastern part of the parcel, rather than the wider landscape.	4/5
Skylines	Due to the rising land surrounding the parcel, it is not considered to form part of the skyline.	1/5
Scenic Quality	This is varied as there are views towards the rolling, rural landscape of the South Downs National Park but also views of lower landform comprising the surrounding residential edges and industrial port of Newhaven.	3/5
Inter-visibility	The screened ZTV (Figure D.8) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park in all directions. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is a high degree of inter-visibility with the surrounding landscape, notably within the eastern part of the parcel due to a lack of screening features. The western part of the parcel has less inter-visibility due to containment from mature vegetation.	4/5
Receptors	Receptors include a considerable amount of recreational and residential receptors in the surrounding landscape as the parcel is located on rising land. This includes receptors within the South Downs National Park.	5/5
<i>G. Visual Susceptibility Total</i>		17/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is a strong sense of place afforded by the proximity to the South Downs National Park, views to the coastline and distant views to Beachy Head.	5/5
<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include the strong sense of place and recreational and residential receptors in the local landscape. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and that the parcel is not considered to form part of the skyline.	26/40
K. Landscape Sensitivity Total (E+J)		58/90

L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having a medium sensitivity to these types of development. Upon reflection, the sensitivity is increased to high-medium sensitivity as vegetation in the western part of the parcel does not allow development, the various PRow and as the parcel forms a gateway into the South Downs National Park. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Any new development should respect and align adjacent to the existing settlement pattern of Newhaven. Development should avoid the mature vegetation within the western part of the parcel and existing land uses within the central part. Any development in the western part of the parcel should respect the existing field pattern and retain mature vegetation. Reducing the scale of development to smaller scale and lower densities towards the eastern part of the parcel would ensure a more sympathetic transition in scale to the wider landscape.</p> <p>There is an opportunity to enhance the eastern edge of the parcel with new landscape planting, adjacent to the South Downs National Park. The landscape strategy should enhance the parcel of land as a gateway into the South Downs National Park. Any degradation to existing vegetation networks should be improved where possible. The various hydrological and landform changes within the parcel should be considered. The route of the PRow through the parcel should be enhanced where possible and further recreational access provided into the surrounding National Park.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	60/90

Table 31: Landscape Sensitivity Assessment for Newhaven F

Baseline Narrative		
Site Location	Newhaven F	
Representative photograph	<p>Northern extent: South Downs National Park. Eastern extent: Woodland and CRoW Access Land. Southern extent: Differing landform (which is also the boundary to the adjacent Landscape Character Area). Western extent: South Downs National Park.</p> <p>Due to the size of the parcel, large-scale residential and large-scale employment land uses are not considered to be practical due to the location of the cliffs across the central part of the parcel, therefore are not considered within the assessment.</p> 	
Character description	<p>The parcel is a varied landform, including a rising cliff edge in the eastern part of the parcel and a flatter area in the western part. The parcel comprises agricultural land, which is also designated as a local geological site. There is no public access across the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 125: South Downs East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 21: Firle Bishopstone Downs and Local Landscape Character Area 34: Newhaven. Lewes Landscape Character Assessment (2023), Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland. 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The parcel comprises a complex landform, including a flatter area at approximately +20m to +30m AOD in the eastern part and sloping down to +9m AOD in the southern part. The western part comprises a chalk cliff edge, forming the boundary of a former quarry, which rises steeply to +37m AOD in the central part of the parcel. The edges of the parcel just lie in flood zones 2 and 3.	5/5
Landcover	The landcover comprises grassland, as well as mature tree vegetation and scrubland on the boundaries of the parcel, including adjacent to the A26 and	3/5


	within the southern part of the parcel. The parcel lies adjacent to vegetation identified within the Priority Habitats Inventory and National Forest Inventory, which suggests species diversity on the boundaries of the parcel.	
Land Use, Scale and Pattern	The land use contains some agricultural use and other parts appear to be in low management. There is a weak landscape structure. The western part of the parcel lies within Grade 4 (Poor Quality) agricultural land and the eastern part within Grade 3 (Good to Moderate) agricultural land.	3/5
Settlement and Identity	The parcel is detached from the wider settlement areas due to landform and mature vegetation cover. The higher parts of the parcel have some relationship to the adjacent holiday park, overall resulting in a high susceptibility. Employment development is considered to have the same susceptibility due to surrounding industrial and farmstead land uses.	4/5
Condition	The condition of the parcel appeared to be fair, with some degradation to vegetation.	3/5
<i>B. Landscape Susceptibility Total</i>		18/25
<i>C. Landscape Value</i>		
Designations	The central part of the parcel is designated as a local geological site.	4/5
Recreational	CRoW Access Land lies adjacent to the parcel, however there is no public access onto the parcel itself.	1/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The parcel has functional value as a key feature on the approach to Newhaven along the A26 characterised by the chalk cliffs. The landform and mature vegetation within and surrounding the parcel also largely screen the existing settlement area on the approach. The parcel also contributes to the functioning of the natural and ecological systems associated with the adjacent Priority Habitats Inventory and National Forest Inventory vegetation.	5/5
Perception	Tranquillity and remoteness are limited due to the proximity to the A26, in terms of both movement and road noise.	2/5
<i>D. Landscape Value Total</i>		13/25
E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include that the parcel is designated as a local geological site, the functional value of the parcel on the approach to Newhaven along the A26 as distinctive white chalk cliffs and the complex landform. Indicators of low landscape sensitivity include no notable evidence of cultural heritage association or value and no public access onto the parcel itself.	31/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		

General Visibility	The western and southern parts of the parcel, on relatively lower ground, have limited visibility due to enclosure by mature vegetation cover adjacent to the A26, with one gap through, and also surrounding existing built form and landform. The eastern part of the parcel, on top of the cliff edge, is highly visible land on the approach to Newhaven and from the South Downs National Park, which results in a very high susceptibility.	5/5
Skylines	Despite the landform rising further to the north and east, the parcel forms a localised skyline due to a high point of +37m AOD in the central part on top of the cliff edge. The white cliff edge is an important landmark feature.	5/5
Scenic Quality	There is some movement afforded by the A26 and wider land uses, however noting separation from the parcel due to mature vegetation. There is a moderate influence from development in the wider landscape. Scenic quality is increased by the white chalk cliffs and mature vegetation edges.	3/5
Inter-visibility	The screened ZTV (Figure D.9) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park in all directions. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is a very high contribution of the higher, eastern part of the parcel in the wider landscape. This is less so for the western and southern parts of the parcel.	5/5
Receptors	Receptors include those using the local road network and recreational users of the local PRoW network, including those within the South Downs National Park. Receptors may also include those in the adjacent holiday park and residential receptors in scattered development to the west of the parcel. Receptors also include those using the adjacent CRoW Access Land.	4/5
<i>G. Visual Susceptibility Total</i>		22/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	The South Heighton Conservation Area Appraisal notes the importance of views into the surrounding countryside and National Park.	3/5
Purpose of the view	There is a strong sense of place afforded by the proximity to the South Downs National Park and white cliff edge on the parcel.	4/5
<i>I. Visual Value Total</i>		10/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include the strong sense of place and inter-visibility of the eastern part of the parcel with the surrounding landscape. Indicators of low visual sensitivity include little recognition and association relating to the view.	32/40

K. Landscape Sensitivity Total (E+J)		63/90
L. Review and Comments	<p>Small-scale and medium-scale residential and small-scale employment:</p> <p>The parcel is assessed as having a high-medium sensitivity to these types of development. Upon reflection, this is considered to be very high sensitivity as any development on the higher part of the parcel on the cliff edge would be highly visible and detract from the distinctive white cliff edge on the approach to Newhaven. Any development on the lower parts of the parcel would require vegetation removal, which is again distinctive on the approach to Newhaven along the A26 and is currently detached from settlement areas. The parcel is very susceptible to change, and the parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>It is not advised that development should come forwards on the parcel. There are opportunities to manage any vegetation on the parcel that is in a poorer condition and expand recreational opportunities where possible and appropriate. The landscape strategy should enhance the parcel of land in respect of the South Downs National Park and distinctive white cliff edge.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	74/90

Peacehaven and Telscombe Cliffs

Table 32: Landscape Sensitivity Assessment for Peacehaven and Telscombe Cliffs A

Baseline Narrative		
Site Location	Peacehaven and Telscombe Cliffs A Northern extent: Fields within the South Downs National Park. Eastern extent: Sewage treatment works, fields within the South Downs National Park and part of Peacehaven settlement boundary. Southern extent: The settlement boundary of Peacehaven. Western extent: The settlement boundary of Peacehaven. Noting that this parcel includes two LAA sites: 72PT and 77PT.	
Representative photograph		
		
Character description	The parcel consists of a variety of sized field enclosures, between small-scale and large-scale. The field boundaries are unvegetated in part. The parcel contains part of a larger recreational park, including sports facilities and a community orchard, as well as arable agricultural land. The parcel is covered by: <ul style="list-style-type: none"> • Natural England's National Character Area 125: South Downs • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 18: Falmer – Telscombe Downs • Lewes Landscape Character Assessment (2023), Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The parcel is undulating, between approximately +56m AOD in the north-western corner to +39m AOD in the south-western and south-eastern parcel corners. The parcel rises from recent residential development immediately to the west. There are no notable hydrological features.	3/5
Landcover	The landcover comprises grassland within minimal vegetation cover along field boundaries. There is relatively more vegetation in the southern part of the parcel, including new tree planting adjacent to recent residential development in	3/5


	the western part of the parcel and a community orchard which increases the susceptibility.	
Land Use, Scale and Pattern	The land use is varied, including part of a larger recreational park, including sports facilities with pitches, a playground and a community orchard. The parcel also contains arable agricultural land within large-scale, open fields. The parcel comprises Grade 2 (Very Good) agricultural land within the majority of the parcel, as well as a small part of Grade 3 (Good to Moderate) agricultural land within the eastern part of the parcel. Overall, there is a medium susceptibility.	3/5
Settlement and Identity	The parcel is located adjacent to a built-up area with human influence and activity both within and adjacent. Employment development would be less consistent with the existing settlement scale and pattern, noting the large-scale water treatment works in close proximity but due to the sunken nature this is not read as part of the immediate context.	Small-scale, medium-scale and large-scale residential: 2/5 Small-scale and large-scale employment: 4/5
Condition	The condition of the vegetation that is present is considered to be good.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale, medium-scale and large-scale residential: 15/25 Small-scale and large-scale employment: 17/25
<i>C. Landscape Value</i>		
Designations	There are no landscape designations present on the parcel.	1/5
Recreational	The southern part of the parcel is identified within the Lewes District Open Space Strategy (2020) as parks and gardens and also provision for children and young people. The southern part of the parcel is also identified as a public park or garden with play space and as a protected green space within the draft Peacehaven Neighbourhood Plan (2023). There are several PRoW which cross the parcel into the South Downs National Park.	5/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The Lewes District Public Realm Framework (2013) identifies the eastern and northern edges of the parcel as an 'existing entry to the South Downs National Park' and describes it as 'gateways to the South Downs National Park are under promoted', this increases the functional value. The orchard on the parcel also has functional value.	5/5

Perception	The parcel is perceived as part of the residential edge due to the surrounding land use in close proximity and landform at a similar topography to this land use. There is some sense of tranquillity within the north-eastern part of the parcel due to a connection to the surrounding rolling landscape of the South Downs National Park and some separation from the settlement edge.	3/5
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include the functional value of the parcel as a gateway to the South Downs National Park and recreational access and facilities. Indicators of low landscape sensitivity include no notable evidence of cultural heritage association or value.	Small-scale, medium-scale and large-scale residential: 30/50 Small-scale and large-scale employment: 32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is highly visible and is an important part of the view from the South Downs National Park as a gap between the boundary of the National Park and the settlement edge. This is due to a lack of boundary vegetation within the large-scale fields of the parcel in the east.	5/5
Skylines	The parcel is not considered to form part of the skyline as the landform rises further from the parcel.	1/5
Scenic Quality	Due to the connectivity with the settlement edge, there a high influence from development and movement associated with this land use. There is some scenic quality associated with the wider rolling landform of the South Downs National Park, resulting in a medium susceptibility.	3/5
Inter-visibility	The screened ZTV (Figure D.10) shows that the majority of theoretical visibility of development on the parcel is shown to the east and west, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park in all directions and within the High Weald Area of Outstanding Natural Beauty to the north at a considerable distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that the landform further to the north-east of the parcel restricts longer distance views in this direction. Inter-visibility is also screened somewhat by the settlement edge to the west and south, resulting in a moderate contribution to the wider landscape.	3/5
Receptors	Receptors would include those using the local PRoW network, within the parcel and the South Downs National Park in close proximity, and also those using recreational facilities. Receptors would also include residential on the settlement edge of Peacehaven.	4/5

<i>G. Visual Susceptibility Total</i>		16/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is a strong sense of place afforded by the proximity to the South Downs National Park and the adjacent water treatment works with a green roof. The parcel may be visited for the view.	4/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include a strong sense of place, surrounding residential and recreational receptors and the parcel forming an important gap in views between the edge of the South Downs National Park and settlement edge of Peacehaven. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and that the parcel is not considered to form part of the skyline.	24/40
K. Landscape Sensitivity Total (E+J)		Small-scale, medium-scale and large-scale residential: 54/90 Small-scale and large-scale employment: 56/90
L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having a medium sensitivity to small-scale residential development. The parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Medium-scale and large-scale residential and small-scale and large-scale employment: The parcel is assessed as having a medium sensitivity to these types of development. Upon reflection, this is considered to be very high sensitivity due to the recreational value within the southern part of the parcel which should not be developed upon and the remainder of the parcel forming an important gap between the settlement edge of Peacehaven and the South Downs National Park to the east and north. The parcel is very susceptible to change and the parcel is unable to accommodate the relevant type of</p>	

	development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Development should be avoided in the southern part of the parcel as this has recreational value and the orchard has value also. Development should be avoided in the central and eastern parts of the northern part of the parcel as any development on this rising landform would have a high connection with the South Downs National Park and would diminish the existing gap between the National Park and Peacehaven settlement edge.</p> <p>There are opportunities within the southern and eastern parts of the parcel to improve recreational access, open space and the green infrastructure network to connect into the South Downs National Park. This could include a new landscaped buffer but acknowledging that views out towards the South Downs National Park are important from within the parkland. The landscape strategy should enhance the parcel of land as a gateway into the South Downs National Park.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale, residential: 54/90</p> <p>Medium-scale and large-scale residential and small-scale and large-scale employment: 74/90</p>

Table 33: Landscape Sensitivity Assessment for Peacehaven and Telscombe Cliffs B


Baseline Narrative		
Site Location	Peacehaven and Telscombe Cliffs B	
Representative photograph	<p>Northern extent: Woodland blocks, South Downs National Park and the settlement boundary of Newhaven.</p> <p>Eastern extent: The settlement boundary and edge of Newhaven.</p> <p>Southern extent: The coastline, coastal margin land, a holiday park, local geological site and Site of Special Scientific Interest.</p> <p>Western extent: The settlement boundary of Peacehaven and a holiday park.</p> <p>Due to the existing residential development within the central parts of the parcel, large-scale residential and large-scale employment land uses are not considered to be practical, therefore are not considered within the assessment.</p> <p>Noting that this parcel includes nine LAA sites: 67PT, 71PT, 33PT, 30PT, 74PT, 63NH, 70NH, 41NH and 17NH.</p> 	
Character description	<p>The parcel covers an undulating area of land which comprises grassland and dense shrubs, woodland and coastal vegetation. The parcel contains pockets of agricultural land, but the majority is in low management with a high landscape structure.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 125: South Downs East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 18: Falmer – Telscombe Downs and 28: Saltdean - Peacehaven Lewes Landscape Character Assessment (2023), Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The parcel comprises an undulating landform from approximately +23m AOD in the south-eastern corner to +87m AOD in the central part of the parcel, which is a distinctive landform. There are no notable hydrological features within the parcel.	4/5

Landcover	The landcover comprises grassland, including large areas of semi-improved grassland identified within the Priority Habitats Inventory. The central and northern parts of the parcel comprise dense shrubs and trees and the southern part comprises coastal vegetation. The parcel comprises large areas of woodland identified within the National Forest Inventory. The parcel lies partly within a local wildlife site and adjacent to a SSSI, which suggest species diversity. Overall, there is a high susceptibility.	4/5
Land Use, Scale and Pattern	The north-western part of the parcel is Grade 3 (Good to Moderate) agricultural and the remainder is not classified. The land use is varied across the parcel, including pockets of agricultural land, but the majority is in low management with a high landscape structure resulting in a high landscape susceptibility.	4/5
Settlement and Identity	The parcel lies adjacent to the built-up area of Peacehaven to the west and Newhaven to the east, including tall buildings and associated infrastructure such as a communications mast. It should be noted that there is some detachment due to mature intervening vegetation. The parcel contributes to the separate identity of settlements, with dispersed and isolated pockets of development within the parcel, at a lower density than the surrounding settlements.	5/5
Condition	The condition of the vegetation within the parcel is considered to be good.	4/5
<i>B. Landscape Susceptibility Total</i>		21/25
<i>C. Landscape Value</i>		
Designations	There are TPOs within the eastern part of the parcel and part of the parcel is designated as a local wildlife site.	3/5
Recreational	The eastern part of the parcel, south of the A259, is identified within the Newhaven Neighbourhood Plan (2019) as local green space. The National Cycle Network and several PRoW cross through the parcel, such that value is high.	4/5
Cultural Heritage and Association	There is a Scheduled Monument designated in the southern part of the parcel, resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The north-eastern and southern parts of the parcel are identified as natural and semi-natural greenspace and part of the eastern edge is identified as amenity greenspace within the Lewes District Open Space Strategy (2020). The Lewes District Public Realm Framework (2013) identifies the two points in the northern part and another along the south-eastern edge of the parcel as an 'existing entry to the South Downs National Park' and describes it as 'gateways to the South Downs National Park are under promoted', this increases the functional value. The parcel forms an important gap with less dense development than the surrounding settlement areas of Peacehaven and Newhaven, which is particularly notable along the coastline.	5/5
Perception	Due the amount of vegetation within and surrounding the parcel, there is some detachment from the adjacent settlement areas, notably along the coastline. There is some sense of remoteness and tranquillity.	3/5
<i>D. Landscape Value Total</i>		18/25

E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include the functional value of the parcel as a gap between the densely settled areas of Peacehaven and Newhaven and the recreational access through the parcel. There are no indicators of low landscape sensitivity.	39/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The majority of the parcel has limited visibility due to containment of mature vegetation and existing built form. The coastal edge of the parcel has a higher degree of visibility as it is relatively open and forms an important part of the view between Peacehaven and Newhaven, resulting in very high susceptibility.	5/5
Skylines	The parcel forms an important coastal landscape between settlements on the skyline.	4/5
Scenic Quality	Due to the containment of mature vegetation, there is a moderate influence from surrounding development and movement. There is localised influence from development, including in close proximity to the A259 which passes through the parcel, the holiday park and industrial areas of coast. The coastal landscape and wooded edges enhance the scenic composition of the view, resulting in a high susceptibility.	4/5
Inter-visibility	The screened ZTV (Figure D.11) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park to the north, east and west and to the High Weald Area of Outstanding Natural Beauty to the north at a considerable distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is a moderate contribution of the parcel to the wider landscape, due to mature vegetation, landform further to the north which screens views beyond and existing built form. The inter-visibility is higher on the coastline where vegetation cover is lower.	4/5
Receptors	Receptors include those from the local road and National Cycle Network that pass through the parcel and glimpsed views from residential receptors within and surrounding the parcel. Receptors include those recreational users of the local PRoW network, including the England Coast Path to the south of the parcel and users of the holiday park adjacent to the parcel.	4/5
<i>G. Visual Susceptibility Total</i>		21/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5

Purpose of the view	There is a strong sense of place afforded by the proximity to the South Downs National Park and coastal landscape where views may be visited specifically for.	5/5
<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include a strong sense of place and coastal landscape and wooded edges enhancing the scenic composition of the view. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art.	30/40
K. Landscape Sensitivity Total (E+J)		69/90
L. Review and Comments	Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a high-medium sensitivity to these types of development. Upon reflection, this is considered to be very high sensitivity due to factors including the functional value of the parcel between the settlements of Peacehaven and Newhaven. The parcel is very susceptible to change and the parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>It is not advised that development should come forwards on the parcel. There are opportunities to enhance the green infrastructure within the parcel and expand recreational opportunities where possible and appropriate. The landscape strategy should enhance the parcel of land as a gateway into the South Downs National Park.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	74/90

Table 34: Landscape Sensitivity Assessment for Peacehaven and Telscombe Cliffs C

Baseline Narrative		
Site Location	Peacehaven and Telscombe Cliffs C	
Representative photograph	<p>Northern extent: South Downs National Park. Eastern extent: South Downs National Park. Western extent: South Downs National Park. Southern extent: The settlement boundary of Peacehaven.</p> <p>Noting that this includes areas of woodland blocks due to LAA sites. Noting that this parcel includes numerous LAA sites across the majority of the parcel.</p> <p>Due to the existing residential land uses within the parcel, medium-scale and large-scale residential and small-scale and large-scale employment land uses are not considered to be practical, therefore are not considered within the assessment.</p> 	
Character description	<p>The parcel covers an area of land with interspersed residential plots which are situated across an undulating area of land with some parts more steeply rising than others. The parcel also consists of pockets of agricultural use and fields in low management which form the basis of the assessment. The parcel comprises a mixture of vegetation, including semi-improved grassland, woodland, hedgerows and scrub and is typically small-scale.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 125: South Downs East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 28: Saltdean - Peacehaven Lewes Landscape Character Assessment (2023), Landscape Character Area B2: Peacehaven Residential 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The landform of the parcel is undulating, between approximately +60m AOD in the south-eastern corner to +82m AOD in the north-western corner. Some parts of the parcel have more steeply rising sections than others, resulting in a complex landform. There are no notable hydrological features.	4/5


Landcover	The landcover comprises grassland, some of which is identified within the Priority Habitats Inventory as good quality semi-improved grassland. Part of the parcel is located within a local wildlife site, woodland identified within the National Forest Inventory and blocks of trees subject to TPOs, resulting in a high degree of vegetation cover, species diversity and high condition. There are also pockets of scrub and hedgerow.	5/5
Land Use, Scale and Pattern	The land use comprises pockets of agricultural use and fields in low management within a strong landscape structure. The northern part of the parcel comprises Grade 3 (Good to Moderate) agricultural land and the southern part is not classified. The scale is typically small-scale.	4/5
Settlement and Identity	The parcel lies on the northern edge of the settlement of Peacehaven but due to intervening vegetation there is a limited influence apart from connectivity through gaps. There is human influence through the parcel, with properties and roads, such that susceptibility is considered to be low.	2/5
Condition	The condition of vegetation within the parcel is considered to be good.	4/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The eastern part of the parcel lies within a local wildlife site.	3/5
Recreational	There are several PROW which pass through the central part and edges of the parcel.	3/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The Lewes District Public Realm Framework (2013) identifies the eastern, northern and western edges of the parcel as an 'existing entry to the South Downs National Park' and describes it as 'gateways to the South Downs National Park are under promoted', this increases the functional value. The vegetation network within the parcel connects into the wider green infrastructure network in the South Downs National Park.	5/5
Perception	The parcel feels detached from the dense settlement area of Peacehaven to the south and wider South Downs National Park to the north due to vegetation cover. There is limited sense of tranquillity and remoteness due to existing development and tracks through the parcel. The woodland blocks increase scenic quality.	2/5
<i>D. Landscape Value Total</i>	Indicators of high landscape sensitivity include the functional value of the parcel as a gateway into the South Downs National Park and the mature green infrastructure network through the parcel. Indicators of low landscape sensitivity include no notable evidence of cultural heritage association or value and human influence through the parcel.	14/25
E. Landscape Sensitivity Total (B+D)		33/50

Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	Due to the containment of built form and mature vegetation, the parcel has limited visibility. Views to the settlement edge to the south are only available as framed views down tracks and from higher sections of the northern part of the parcel.	2/5
Skylines	The woodland on the parcel forms an important feature of the skyline.	5/5
Scenic Quality	Scenic quality is increased due to woodland edges within the parcel. There is limited influence from the settlement edge or movement due to mature vegetation, however there is influence from development within the parcel, including properties and tracks between mature vegetation.	3/5
Inter-visibility	The screened ZTV (Figure D.12) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, screened somewhat by the existing settlement areas and including higher land within the South Downs National Park in all directions. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is limited inter-visibility with the surrounding landscape due to intervening built form and mature vegetation.	2/5
Receptors	Receptors include residential receptors through framed views outside the parcel and from those within the parcel. Receptors also include a low number of recreational users using the local PRow network.	3/5
<i>G. Visual Susceptibility Total</i>		15/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the containment of vegetation, it is unlikely that the parcel would be visited for the view but there is a sense of place due to proximity to the South Downs National Park.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include the woodland on the parcel forming an important feature of the skyline. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and limited inter-visibility with the wider landscape due to intervening mature vegetation and built form.	22/40

K. Landscape Sensitivity Total (E+J)		55/90
L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having a medium sensitivity to these types of development. Upon reflection, due to the existing built form and vegetation network within the parcel, a high-medium sensitivity is considered to be most appropriate. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Any new development would be located within pockets of land between existing built form within the parcel. Development would respect the scale and density of existing residential dwellings. Development should be avoided within the eastern part of the parcel within the local wildlife site. The landform within the parcel should be considered, notably the steeper parts.</p> <p>Existing vegetation and field patterns within the parcel should be protected, including the woodland blocks and TPOs with appropriate stand offs given. Any new development should include a robust landscape strategy that protects and enhances the existing green infrastructure network. The landscape strategy should enhance the parcel of land as a gateway into the South Downs National Park. There are opportunities the improve recreational access within the parcel and out into the South Downs National Park.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area B2: Peacehaven Residential.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	60/90

Barcombe Cross

Table 35: Landscape Sensitivity Assessment for Barcombe Cross A

Baseline Narrative		
Site Location	Barcombe Cross A Northern extent: Bevern Stream. Eastern extent: Bevern Stream. Southern extent: Woodland blocks and the settlement boundary of Barcombe Cross and Spithurst Road, including defined educational land uses. Western extent: Dismantled railway line and associated mature vegetation within a local wildlife site.	
Representative photograph		
		
Character description	<p>The parcel is a gently undulating area of land. The parcel contains small-scale to large-scale field enclosures which are divided by mature hedgerows and woodland blocks. The Bevern Stream flows along the northern edge of the parcel, such that the northern and eastern parts of the parcel are located in flood zones 2 and 3. The parcel also contains a large allotment site.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The parcel is gently undulating from approximately +10m AOD in the majority of the parcel to +15m AOD along its eastern edge. A watercourse runs along the northern and eastern edge of the parcel and is located within flood zones 2 and 3, which increases the susceptibility.	4/5
Landcover	The landcover comprises unmanaged meadow and grassland which is divided by tall dense hedgerows, woodland blocks, linear mature trees and fencing. The parcel is bound predominantly by vegetation along the watercourse. One of the woodland blocks is identified within the National Forest Inventory. The parcel is	4/5


	connected to nearby ancient woodland, priority habitat orchard and local wildlife site through a linear tree belt which suggests good species diversity on the parcel boundaries. Vegetation is of high condition.	
Land Use, Scale and Pattern	The land use is predominantly agricultural and grazing pasture which has some evidence of human activity denoted by agricultural crop lines and fencing creating artificial field boundaries. The parcel consists of predominantly Grade 3 (Good to Moderate Quality) agricultural land, with a small section of Grade 4 (Poor Quality) agricultural land in the north-eastern part of the parcel. The field enclosures differ in size between small-scale and large-scale. An allotment is located in the southern part of the parcel. Susceptibility would be higher for large-scale residential and small-scale employment development as the likelihood of retaining field boundaries would be lower.	Small-scale and medium-scale residential: 3/5 Large-scale residential and small-scale employment: 5/5
Settlement and Identity	The parcel has influence from development along its eastern edge from the settlement edge of Barcombe Cross, which predominantly comprises of residential two-story properties, along with recreational facilities and allotments. Further to the north, there is limited settlement influence. The settlement pattern of Barcombe Cross is nucleated and has a rural village character, such that susceptibility would be higher for large-scale residential and small-scale employment development.	Small-scale and medium-scale residential: 3/5 Large-scale residential and small-scale employment: 4/5
Condition	The condition of the vegetation within and on the boundaries of the parcel appears to be good, as such susceptibility is higher.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale and medium-scale residential: 18/25 Large-scale residential and small-scale employment: 21/25
<i>C. Landscape Value</i>		
Designations	A TPO lies within the south-eastern part of the parcel.	3/5
Recreational	There is public access into the parcel via multiple PRoWs which connect the village to the wider countryside. An allotment site provides further recreational opportunity, resulting in a high susceptibility.	4/5

Cultural Heritage and Association	The parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel has a high evident contribution to the functioning of ecological systems due to the good quality vegetation which forms field enclosure and boundary vegetation and the parcel's link to the wider green infrastructure network.	4/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the South Downs National Park. The parcel is perceived as rural undeveloped land and part of the rural setting to the settlement, although seen in context of development along its eastern edge. The parcel has a general high sense of tranquillity and remoteness due to intervening mature vegetation and its strong landscape framework along the other edges of the parcel.	4/5
<i>D. Landscape Value Total</i>		18/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high landscape sensitivity include the perception of the landscape as remote and tranquil, high number of PRow and high ecological and hydrological functional value. Indicators of low landscape sensitivity include influence from the settlement edge of Barcombe Cross.	Small-scale and medium-scale residential: 36/50 Large-scale residential and small-scale employment: 39/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel has varied visibility. There is low visibility into the western part of the parcel due to enclosure by mature vegetation. Views are available into the east of the parcel from Spithurst Road due to low vegetation boundaries, and glimpsed views are available from the northern settlement edge of Barcombe Cross through mature vegetation on the settlement edge. The centre of the parcel is also visible from the landscape to the north due to rising topography. The parcel is not likely to form an important part of the view, as such the visual susceptibility is medium.	3/5
Skylines	The parcel does not form part of the skyline, as such the visual value is very low.	1/5
Scenic Quality	There is limited influence from development due to intervening mature vegetation, as such the composition of the view remains high. There is a strong relationship with the rural landscape to the north of the parcel, increasing the scenic value. This results in a high visual susceptibility. There is some influence from movement along Spithurst Road in the eastern part of the parcel, somewhat reducing the scenic quality. The Barcombe Conservation Area Appraisal notes the importance of the presence of agricultural land around the area and setting of a rural landscape with attractive views.	4/5

Inter-visibility	The screened ZTV (Figure D.13) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the east, including higher land within the South Downs National Park to the south and a small pocket within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that the central and eastern parts of the parcel have inter-visibility with landscape to the north, due to rising landform. The western part of the parcel has a low contribution to the wider landscape in terms of inter-visibility due to containment from mature vegetation and settlement to the south and southeast. This results in a medium visual sensitivity.	3/5
Receptors	Typical receptors include recreational users of the PRow network within the parcel and users of Spithurst Road on the eastern boundary of the parcel. Few residential receptors on the northern settlement edge of Barcombe Cross also have glimpsed views into the parcel. The view is not likely to be the reason for being present, but it may be part of the experience. As such, the visual susceptibility is medium.	3/5
<i>G. Visual Susceptibility Total</i>		14/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is unlikely to be inter-visibility with the South Downs National Park, such that the parcel is considered not to form part of the visual setting. As such, there is a very low visual value.	1/5
Recognition and association	The Barcombe Conservation Area Appraisal notes the importance of the presence of agricultural land around the area and setting of a rural landscape with attractive views.	3/5
Purpose of the view	The parcel comprises typical agricultural land, as such there is a weak sense of place. A few distinctive properties to the north of the parcel create some sense of place, however the location is unlikely to be visited specifically for the view. As such, the visual value is low.	2/5
<i>I. Visual Value Total</i>		6/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include high visual scenic quality and the likely presence of recreational receptors within the parcel. Indicators of low visual sensitivity include that the parcel does not form the skyline.	20/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential: 56/90 Large-scale residential and small-scale

		employment: 59/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. The parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential and small-scale employment: The parcel is assessed as having a medium sensitivity to these types of development. Upon reflection, this is considered to be high-medium sensitivity due to factors including protection of the existing field pattern and green infrastructure networks through the parcel. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Any new development should respect and align adjacent to the existing settlement pattern of Barcombe Cross, within the southern part of the parcel. Development should be avoided on the allotment site in the south of the parcel due to the proximity to the conservation area and ancient woodland, with opportunities for new open spaces and improved landscape structure in this part of the parcel. The existing field pattern should be retained and protected.</p> <p>Development should not extend further north than the new development just north of the settlement boundary, along The Willows. Reducing the scale of development to smaller scale and lower densities towards the northern part of the parcel would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. This includes the mature vegetation networks through the parcel and the TPO in the south-eastern part of the parcel. There are opportunities to enhance the green and blue infrastructure network, including adjacent to the watercourse along the northern edge of the parcel and adjacent to the local wildlife site to the west. There are also opportunities to enhance the recreational access across the parcel and with the dismantled railway becoming a new recreational resource.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale and medium-scale residential: 56/90</p> <p>Large-scale residential and small-scale employment: 60/90</p>

Table 36: Landscape Sensitivity Assessment for Barcombe Cross B

Baseline Narrative		
Site Location	Barcombe Cross B	
Representative photograph	<p>Northern extent: Bevern Stream and Spithurst Road. Eastern extent: Woodland blocks and Bevern Stream. Southern extent: Mature vegetation. Western extent: Barcombe Mills Road and the settlement boundary of Barcombe Cross.</p> <p>Noting that this parcel includes three LAA sites: 06BA, 09BA and 12BA.</p> 	
Character description	<p>The parcel is a strongly undulating area of land. The parcel contains generally medium-scale field enclosures which are divided by low hedgerows and hedgerow trees, and blocks of mature vegetation. The Bevern Stream flows along the northern and eastern edges of the parcel and the parcel includes a reservoir.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The southern and western parts of the parcel cover a strongly undulating landform, falling from approximately +28m AOD in the south-west to approximately +10m AOD in the south-east. There is a reservoir in the eastern part of the parcel. Flood zone 2 occupies the eastern edge of the parcel and flood zone 3 is located on the northern edge. This results in a very high landscape susceptibility. Landform in the northern part of the parcel is gently sloping.	5/5
Landcover	Landcover comprises predominantly grassland which is divided by low hedgerows and hedgerow trees, and blocks of mature vegetation. A reservoir is located within the eastern part of the parcel. The linear field boundaries connect to blocks of deciduous woodland identified in the Priority Habitats Inventory, in	4/5

	the western part of the parcel and on the eastern boundary. This indicates a high species diversity, which results in a high landscape susceptibility.	
Land Use, Scale and Pattern	The land use predominantly comprises a mixture of arable and pastoral agricultural land. The western part of the parcel comprises residential land uses, including residential properties and private garden land use, which are not considered within the assessment. The parcel comprises predominantly Grade 3 (Good to Moderate Quality) Agricultural land, with a small area of Grade 2 (Very Good Quality) Agricultural Land in the southern part of the parcel and an area of Grade 4 (Poor Quality) Agricultural Land in the northern part of the parcel. The field pattern is generally medium-scale, as such the landscape susceptibility is medium.	3/5
Settlement and Identity	The south-western part of the parcel has some influence from the settlement pattern of Barcombe Cross, such that development would be consistent with the existing settlement pattern. However, the southern part of the parcel is separated from the settlement edge of Barcombe Cross by mature vegetation. The southern part of the parcel has a strong relationship with the rural landscape to the east of the parcel, but is bound by the Barcombe Mills Road and therefore has a relationship to the transport infrastructure. As such, development would be inconsistent with the settlement pattern of Barcombe Cross. This results in a high landscape susceptibility to small-scale and medium-scale residential development. Large-scale residential and employment development would be very high due to the existing field pattern and scale and use of surrounding development as the settlement pattern of Barcombe Cross is nucleated and has a rural village character.	Small-scale and medium-scale residential development: 4/5 Large-scale residential and small-scale employment development: 5/5
Condition	The condition of mature vegetation is high, with pockets of mature woodland and evidence of positive management. This results in a very high landscape susceptibility.	5/5
<i>B. Landscape Susceptibility Total</i>		Small-scale and medium-scale residential development: 21/25 Large-scale residential and small-scale employment development: 22/25
<i>C. Landscape Value</i>		
Designations	The western part of the parcel contains numerous individual trees and groups under a TPO. There is also one tree within the southern part of the parcel subject to a TPO. The western part of the parcel is located within part of the Barcombe Cross Conservation Area, which increases the landscape value to high.	4/5
Recreational	Two PRoW are located within the parcel, which provides some public recreational access. As such, the landscape susceptibility is medium. CRoW Access Land lies adjacent to the parcel.	3/5


Cultural Heritage and Association	The western part of the parcel lies within Barcombe Cross Conservation Area, resulting in evidence of cultural or association value. The western part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel contains deciduous woodland that is identified in the Priority Habitats Inventory in the western part of the parcel. The parcel also contains linear vegetated field boundaries, with mature trees, that connect into a wider green infrastructure network, including deciduous woodland that is identified in the Priority Habitats Inventory on the eastern boundary of the parcel. As such, the parcel contributes to the functioning of natural and ecological systems. The north-western and southern parts of the parcel also contribute to the rural approach of Barcombe Cross. As such, the functional value is very high.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the South Downs National Park. The southern part of the parcel has high levels of scenic quality, due to the separation from Barcombe Cross and the connection with the rural landscape to the east. Road noise is audible within the parcel from Barcombe Mills Road and Spithurst Road, which reduces the tranquility. However, the influence is reduced in the southern part of the parcel due to mature vegetation and topography. As such, the landscape value is high. The sense of remoteness is lower in the north-western part of the parcel due to the proximity to the settlement edge of Barcombe Cross.	4/5
<i>D. Landscape Value Total</i>		19/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high landscape sensitivity include the high levels of scenic quality, functional value and condition of the mature vegetation. There are no indicators of low landscape sensitivity.	Small-scale and medium-scale residential development: 40/50 Large-scale residential and small-scale employment development: 41/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	There is varied visibility across the parcel. The northern part of the parcel is open to the landscape to the north, due to low hedgerows and rising topography. There are glimpsed views into the northern part of the parcel from Spithurst Road and Boast Lane, as well as from the eastern settlement edge of Barcombe Cross. The southern part of the parcel is enclosed by mature vegetation along the western boundary of the parcel. Barcombe Cross Village Hall overlooks the southern part of the parcel, as such it may form an important part of the view. This results in a high visual susceptibility.	4/5

Skylines	The parcel does not form part of the skyline, as such the visual value is very low.	1/5
Scenic Quality	There is limited influence from movement on Barcombe Mills Road on the southern part of the parcel due to mature vegetation on the western boundary of the parcel and the fact that the topography falls towards the reservoir and the wooded backdrop to the east. The separation of the southern part of the parcel from the settlement edge of Barcombe Cross also limits influence, such that the composition of the view is high. As such, there is a high visual susceptibility. There is some influence from the settlement edge of Barcombe Cross in the northern part of the parcel, which reduces the scenic quality. The Barcombe Conservation Area Appraisal notes the importance of the presence of agricultural land around the area and setting of a rural landscape with attractive views.	4/5
Inter-visibility	The screened ZTV (Figure D.14) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the east and south, including higher land within the South Downs National Park to the south and a small pocket within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that the southern part of the parcel has inter-visibility with landscape to the east, due to rising landform. However, there is less inter-visibility with surrounding landscapes in the middle distance in the northern part of the parcel. This results in a medium visual value.	3/5
Receptors	Typical receptors include recreational users of the PRow network within the parcel, as well as those using the adjacent CRow Access Land. Receptors also include users of Barcombe Cross Village Hall and residential receptors on the eastern settlement edge of Barcombe Cross. Road users of Barcombe Mills Road, Spithurst Road and Boast Lane also have glimpsed views of the parcel. The view is likely to be the reason for being present, especially in the southern part of the parcel, which results in a high visual value.	4/5
<i>G. Visual Susceptibility Total</i>		16/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is unlikely to be inter-visibility with the South Downs National Park, such that the parcel is considered not to form part of the visual setting. As such, there is a very low visual value.	1/5
Recognition and association	The Barcombe Conservation Area Appraisal notes the importance of the presence of agricultural land around the area and setting of a rural landscape with attractive views.	3/5
Purpose of the view	There is a strong sense of place within the parcel, created by the reservoir and distinctive building on higher landform to the east of the parcel. The location is likely to be visited for the view, which results in a high visual value.	4/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, high visual sensitivity is shown by a strong sense of place and surrounding typical receptors. Indicators of low visual sensitivity include that the	24/40

	parcel is not covered by any planning policies or designations relating to views specifically.	
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential development: 64/90 Large-scale residential and small-scale employment development: 65/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having a high-medium sensitivity to small-scale and medium-scale residential development. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential and small-scale employment: The parcel is assessed as having a high-medium sensitivity to these types of development. Upon reflection, this is considered to be very high sensitivity due to the existing field pattern, the relationship to the scale and extent of the existing settlement pattern, conservation area, green infrastructure networks through the parcel and hydrology limitations. The parcel is very susceptible to change in respect of these development types and the parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Any new development should respect the existing settlement pattern of Barcombe Cross and the conservation area, within the western part of the parcel. Development should be concentrated adjacent to the Road and not extend across the northern part of the Parcel due to the flood zone constraints and retaining green and blue infrastructure. The existing field pattern should be retained as practicable. Reducing the scale of development to smaller scale and lower densities would ensure a more sympathetic transition in scale to the wider landscape. The various hydrological and landform changes within the parcel should be considered.</p> <p>Should development come forwards, the green and blue infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. This includes the mature vegetation networks through the parcel and the TPOs within the western part of the parcel. There are opportunities to enhance the green and blue infrastructure network, including adjacent to the watercourse along the northern and eastern edges of the parcel. There are also opportunities to enhance the recreational access across the parcel.</p>	Small-scale and medium-scale residential development: 64/90 Large-scale residential and small-scale employment development: 74/90

	<p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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Table 37: Landscape Sensitivity Assessment for Barcombe Cross C

Baseline Narrative		
Site Location	Barcombe Cross C	
Representative photograph	<p>Northern extent: High Street and the settlement boundary of Barcombe Cross. Eastern extent: Barcombe Mills Road and Church Road. Southern extent: Mature vegetation and woodland blocks including ancient woodland adjacent a dismantled railway line. Western extent: Woodland blocks and part of conservation area.</p> <p>Noting that this parcel includes two LAA sites: 02BA and 10BA.</p> 	
Character description	<p>The parcel contains an area of rolling landscape which is agricultural in land use. The parcel comprises a medium-scale and large-scale field enclosure. The parcel is bound by a mixture of managed hedgerow and mature vegetation.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel comprises a rolling landscape, falling from a high point of approximately +34m AOD in the northern part to approximately +20m AOD in the south-western part of the parcel. There are no watercourses or flood zones within the parcel. As such, there is a medium landscape susceptibility.	3/5
Landcover	Landcover comprises grassland which is divided by a linear tree belt. The boundaries of the parcel include managed hedgerow and mature tree vegetation, some of which is identified within the Priority Habitats Inventory and ancient woodland, suggesting some species diversity within the parcel boundaries. There are also some individual trees in the western part of the parcel.	3/5

Land Use, Scale and Pattern	The land use is predominantly agricultural, with the large-scale field enclosure in the central and eastern parts of the parcel used for arable land use. The eastern part of the parcel comprises Grade 2 (Very Good Quality) agricultural land and the western part of the parcel comprises Grade 3 (Good to Moderate) agricultural land. The field pattern comprises a medium-scale and a large-scale field, as such susceptibility is medium.	3/5
Settlement and Identity	There is a strong relationship with the southern settlement edge of Barcombe Cross in the northern part of the parcel, which continues somewhat into the southern part due to a lack of boundary features and large-scale field. The susceptibility to large-scale residential and small-scale employment would be higher than small-scale and medium-scale residential development as they would be less consistent with the existing settlement pattern and land use as the settlement pattern of Barcombe Cross is nucleated and has a rural village character.	Small-scale and medium-scale residential: 2/5 Large-scale residential and small-scale employment: 4/5
Condition	The condition of vegetation within and on the boundaries of the parcel appeared to be good with evidence of positive management.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale and medium-scale residential: 15/25 Large-scale residential and small-scale employment: 17/25
<i>C. Landscape Value</i>		
Designations	The north-western part of the parcel is located within the Barcombe Cross Conservation Area, which increases the landscape value to high.	4/5
Recreational	Two PRoW are located within the parcel, which provides some public recreational access. As such, the landscape susceptibility is medium. CRoW Access Land lies adjacent to the parcel.	3/5
Cultural Heritage and Association	The northern part of the parcel lies within Barcombe Cross Conservation Area, resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The eastern part of the parcel has functional value attached to the rural approach to Barcombe Mills across a large-scale field enclosure. The parcel also has a medium contribution to the functioning of nature and ecological systems despite limited land cover within the parcel itself, it is connected to wider mature networks, including those identified within the Priority Habitats Inventory and ancient woodland.	3/5


Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the South Downs National Park. The sense of remoteness is reduced due to the proximity of the parcel to the settlement edge of Barcombe Cross. Road noise along Barcombe Mills Road is also audible which reduces tranquility. However, the sense of remoteness increases in the western and southern parts of the parcel, due to mature vegetation and sloping topography acting to reduce the influence of the settlement edge and Barcombe Mills Road. This results in a medium landscape value.	3/5
<i>D. Landscape Value Total</i>		16/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high landscape sensitivity include that part of the parcel is located within a conservation area. Indicators of low landscape sensitivity include the strong relationship with the southern settlement edge of Barcombe Cross in the northern part of the parcel.	Small-scale and medium-scale residential: 31/50 Large-scale residential and small-scale employment: 33/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The majority of the parcel would be visible in the immediate context of development, due to the open relationship with the southern settlement edge of Barcombe Cross to the north. There is a moderate degree of visibility but it is not considered to be an important part of the view.	3/5
Skylines	The parcel has a relatively high point of +34m AOD in the northern part of the parcel, which increases susceptibility but there are few landmark features therefore susceptibility remains as low.	2/5
Scenic Quality	The Barcombe Conservation Area Appraisal notes the importance of the presence of agricultural land around the area and setting of a rural landscape with attractive views. The parcel has high levels of scenic quality due to forming the visual setting of the South Downs National Park and having a strong connection to the rural landscape to the south. This results in a very high visual susceptibility.	5/5
Inter-visibility	The screened ZTV (Figure D.15) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the east and south, including higher land within the South Downs National Park to the south of the parcel and a small area of land within the High Weald Area of Outstanding Natural Beauty to the north of the parcel, at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that the majority of the parcel has high inter-visibility with raised land to the south of the parcel. This results in a high landscape susceptibility. The western field has low inter-visibility with the wider landscape due to enclosure from mature vegetation.	4/5

Receptors	Receptors also include those using the adjacent CRoW Access Land and residential receptors within Barcombe Cross and surrounding isolated development. Receptors also include recreational users across the parcel and within the location landscape, such that susceptibility is considered to be high.	4/5
<i>G. Visual Susceptibility Total</i>		18/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is likely to be inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting. As such, there is a medium visual value.	3/5
Recognition and association	The Barcombe Conservation Area Appraisal notes the importance of the presence of agricultural land around the area and setting of a rural landscape with attractive views.	3/5
Purpose of the view	There is a strong sense of place created through inter-visibility with the South Downs National Park. The location may be visited specifically for the view, as such there is a high visual value.	4/5
<i>I. Visual Value Total</i>		10/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include a sense of place created by the South Downs National Park and surrounding visual receptors. Indicators of low visual sensitivity include that it does not form an important part of the skyline.	28/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential: 59/90 Large-scale residential and small-scale employment: 61/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. The parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms</p> <p>Large-scale residential and small-scale employment: The parcel is assessed as having a high-medium sensitivity due to factors including the existing settlement pattern and rural approach to Barcombe Cross. The parcel is unlikely</p>	

	to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Any new development should respect and align adjacent to the existing settlement pattern of Barcombe Cross. The existing field pattern should be retained and protected as practicable and any reinstatement of historic field patterns explored. Reducing the scale of development to smaller scale and lower densities towards the southern part of the parcel would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. This includes allowing appropriate protection and stand offs to the adjacent ancient woodland and mature vegetation. There are opportunities to enhance the green infrastructure network. There are also opportunities to enhance the recreational access across the parcel.</p> <p>Any new development should enhance the rural setting to the Barcombe Cross Conservation Area, as advocated within the Barcombe Cross Conservation Area appraisal. Attractive views from the Barcombe Cross Conservation Area to the south of the parcel towards agricultural land should also be protected.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale and medium-scale residential: 59/90</p> <p>Large-scale residential and small-scale employment: 61/90</p>

Broyle Side

Table 38: Landscape Sensitivity Assessment for Broyle Side A

Baseline Narrative		
Site Location	Broyle Side A Northern extent: Mature vegetation, watercourses and fields. Eastern extent: The settlement boundary of Broyle Side (which is also the boundary to the adjacent Landscape Character Area). Southern extent: Lewes Road (which is also the boundary to the adjacent Landscape Character Area). Western extent: Mature vegetation, watercourses and fields. Noting that a LAA DSS extends further north-west, but this is covered within the DSS assessment. Noting that this parcel includes two LAA sites: 50RG and 08RG.	
Representative photograph		
		
Character description	<p>The parcel covers a gently undulating area of land forming a localised valley. The parcel contains small-scale and medium-scale field enclosures, divided by dense hedgerows and linear tree lines. A watercourse runs through the central and southern sections of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel is gently undulating from approximately +20m AOD at the northern edge of the parcel to +15m AOD at the southern edge, adjacent to Lewes Road. The landform forms a localised valley associated with a watercourse which runs through the centre of the parcel and is located in flood zones 2 and 3. The watercourse is associated with other water features including other minor watercourses and several ponds.</p>	4/5


Landcover	The landcover predominantly comprises grassland, which is divided by hedgerows with mature trees. Hedgerows are tall and dense towards the north of the parcel but more fragmented towards the south, vegetation cover is considered to be average.	3/5
Land Use, Scale and Pattern	The landcover includes managed agricultural land which has evidence of some human activity, denoted by agricultural crop lines. The Site consists of Grade 3 (Good to Moderate Quality) agricultural land. The landscape pattern is predominantly small-scale and medium scale and there is a strong landscape structure. The resultant the susceptibility is high.	4/5
Settlement and Identity	There is a limited relationship with the northern part of the settlement of Broyle Side due to an increase in height and density of vegetation towards the north of the parcel, despite being immediately adjacent to the settlement. The parcel retains an undeveloped character, due to limited development. Despite proximity to Lewes Road the parcel retains a rural agricultural character. Even though development in the parcel would be consistent with the settlement pattern, it would still erode the sense of separation between Broyle Side and Ringmer, such that the resultant susceptibility is considered to be high.	4/5
Condition	The fields and vegetation appear in fair condition and therefore exhibit a medium susceptibility to change.	3/5
<i>B. Landscape Susceptibility Total</i>		18/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, it is therefore of lower landscape value.	1/5
Recreational	The eastern part of the parcel, contains a small part of amenity greenspace, as identified within the Lewes District Open Space Strategy (2020). There is one PRoW through the centre of the parcel which connects Broyle Side to Ringmer.	4/5
Cultural Heritage and Association	The parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel comprises functional value as part of a predominantly undeveloped agricultural landscape around the settlement edge of Broyle Side to the west of Broyle Lane. Although the linear pattern has been breached close to Lewes Lane, the settlement pattern still has relevance to the character of the village. The functional aspect of forming the setting to Broyle Side is more pertinent to land adjacent Lewes Road, in the southern part of the parcel.	4/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. The parcel is perceived as a rural agricultural landscape away from Lewes Road due to the backdrop of undeveloped agricultural land to the north and west. Tranquillity and remoteness are partially eroded by influence from the settlement edges of Ringmer and Broyle Side in some places and some noise from Lewes Road and the A26. Field enclosures become smaller and more enclosed to the north, which increases remoteness, resulting in a medium susceptibility to change.	3/5

<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high sensitivity include the functional value of part of the parcel as the rural setting to the linear settlement pattern of Broyle Side and identification as an amenity green space in Lewes District Open Space Strategy (2020). Indicators of low sensitivity include the lack of landscape designation and the increase in field size towards the south of the parcel and that the land is adjacent to the settlement edge.	33/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The northern part of the parcel has limited visibility from the settlement edges of Ringmer and Broyle Side due to the strong landscape structure, particularly in the north of the parcel. The southern part of the parcel is visible from the B2192, Lewes Road across field enclosure vegetation and glimpsed views from individual properties along the northern settlement edge of Ringmer, resulting in localised but limited visibility, however noting the importance of the view in the southern part of the parcel between the settlements of Ringmer and Broyle Side, resulting in a medium susceptibility.	3/5
Skylines	Due to the low-lying nature of the parcel, it is not considered to form part of the skyline.	1/5
Scenic Quality	The northern part of the parcel has limited influence from surrounding development, due to intervening vegetation along the western edge of Broyle Side and a high scenic quality. In the south of Broyle Side, development breaches the linear settlement pattern to the west and there is influence from the B2192, however the influence of development remains low, and the scenic quality is higher.	4/5
Inter-visibility	The screened ZTV (Figure D.16) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south and west and small parts within the High Weald Area of Outstanding Natural Beauty to the north at a distance. Fieldwork demonstrated that due to the containment of the parcel from mature vegetation, inter-visibility is limited. There are some open views south towards the settlement edge of Ringmer and its backdrop of the South Downs National Park. The parcel is considered to have a low contribution to the wider landscape in terms of inter-visibility.	2/5
Receptors	Receptors may include those using the PRoW which crosses the parcel. Other receptors include glimpsed views from individual residential properties along the Ringmer and Broyle Side settlement edge, vehicles travelling along the Lewes Road. Receptors also include those using the adjacent South Downs National Park which lies to the south on an elevated vantage point, which increases susceptibility.	5/5
<i>G. Visual Susceptibility Total</i>		14/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. There is inter-visibility with the South Downs National Park such that the parcel is considered to form part of the visual setting.	3/5

Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park, which provides sense of place however the location is unlikely to be specifically visited for the view.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, key indicators of high visual sensitivity, include limited views of movement from surrounding development and receptors along the PRoW network. Indicators of low landscape sensitivity include a lack of visual designations, recognition or association in art or literature and a lack of inter-visibility, except to the south.	22/40
K. Landscape Sensitivity Total (E+J)		56/90
L. Review and Comments	Small-scale and medium-scale residential: The review of the parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. However, upon reflection, it is felt this should be increased to a high-medium sensitivity given the functional value of the southern part of the parcel between the settlements of Ringmer and Broyle Side. This parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, mainly across the northern part of the parcel to retain the open character of the landscape between Broyle Side and Ringmer. The extent of development would depend on the retention of mature field edge vegetation in limiting the visual and physical connection between settlements as well as respecting the existing linear settlement form. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards it should respect and enhance the linear settlement pattern of Broyle Side. Development should seek to avoid coalescence between Ringmer and Broyle Side through appropriate siting, massing and layout in the northern part of the Site and limiting development in the southern part of the Site. Consideration should be given to the Lewes District Open Space Strategy (2020) for guidance on development in relation to an amenity green space and potential green and blue infrastructure enhancements adjacent to the watercourse across the Site. Broyle Side has a rural character due to the surrounding agricultural landscape, any development should be screened from the approach to the village from the north to retain the existing rural character.</p> <p>The green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. Where the condition of vegetation is fair, this should be improved where possible. Views should be enhanced from local receptors, including the local PRoW network, such that the South Downs National Park remains a prominent feature in the view.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	60/90

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Table 39: Landscape Sensitivity Assessment for Broyle Side B


Baseline Narrative		
Site Location	Broyle Side B Northern extent: Mature vegetation and fields. Eastern extent: Watercourse and field boundary following the extent of an LAA site (29RG). Southern extent: B2192. Western extent: Broyle Lane and the settlement boundary of Broyle Side (which is also the boundary to the adjacent Landscape Character Area). Noting this parcel extends further east and north outside the screened ZTV slightly due to an LAA site (29RG). Noting that this parcel includes four LAA sites: 29RG, 64RG, 38RG and 30RG.	
Representative photograph		
		
Character description	The parcel covers a gently rolling area of land. The parcel contains predominantly medium-scale field enclosures divided by low hedgerows. The south-west part of the parcel is within a flood zone. The parcel is covered by: <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 15 Eastern Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is gently rolling from approximately +15m AOD from the settlement edge of Broyle Side in the south to +20m AOD in the northern and eastern parts of the parcel. A watercourse is located in the south of the parcel, located in flood zones 2 and 3, resultant susceptibility is higher. There is also the boundary of another watercourse adjacent to the north-eastern boundary of the parcel.	4/5
Landcover	The landcover predominantly comprises farmland which is divided by low managed hedgerows. Some scattered trees are present within hedgerows along the southern boundary adjacent to Yeomans and along field edges in the north of the parcel	3/5

	however overall, the parcel has an open character, such that there is average vegetation cover with some species diversity.	
Land Use, Scale and Pattern	The landcover includes managed agricultural land which has evidence of some human activity, denoted by agricultural crop lines and well managed hedgerows. The Site consists of Grade 3 (Good to Moderate Quality) agricultural land. The landscape pattern is medium scale with some small-scale field enclosures but has a sense of being larger scale due to a lack of intervening vegetation, susceptibility is therefore considered to be medium.	3/5
Settlement and Identity	The parcel has a close relationship to the settlement edge of Broyle Side due to its proximity to the settlement and road infrastructure. The remainder of the parcel is largely undeveloped except for an isolated farmstead in the north. Susceptibility is considered to be low due to the relationship with Broyle Side.	2/5
Condition	The field and vegetation appear in fair condition with some vegetation structure and well-maintained vegetation, therefore exhibits a medium susceptibility to change.	3/5
<i>B. Landscape Susceptibility Total</i>		15/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, it is therefore of lower landscape value.	1/5
Recreational	The parcel is not publicly accessible, therefore has a lower susceptibility to change.	1/5
Cultural Heritage and Association	The parcel is not likely to have any cultural or association value, therefore susceptibility is low.	1/5
Functional (ecological and green infrastructure)	The parcel has an ecological function in the presence of well-maintained hedgerows forming field boundaries which provide some value as wildlife habitat and corridors, resulting in a medium susceptibility to change. The parcel also has a functional role in providing a rural setting to Broyle Side from the east.	3/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. The parcel is perceived as a rural undeveloped agricultural landscape. There is a limited sense of both tranquillity and remoteness due to proximity and relationship to the settlement edge of Broyle Side and noise along the B2192 in proximity to the southern and eastern edges. Susceptibility is therefore low.	2/5
<i>D. Landscape Value Total</i>		8/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high sensitivity include the perception of the parcel as an agricultural rural landscape, the functional value of the parcel in the setting of Broyle Side from the east and flood risk in the southern part of the parcel. Indicators of low sensitivity include lack of landscape designations, lack of public access to the parcel and low likelihood of cultural heritage associations.	23/50
Visual Sensitivity	Assessment Narrative	Score

<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is highly visible due to low managed vegetation and land use but does not form an important feature within the view, therefore susceptibility is high.	4/5
Skylines	Due to the low-lying nature of the parcel, it is not considered to form part of the skyline.	1/5
Scenic Quality	There is influence from development along the western edge of the parcel which is visible from a distance due to low internal field edge vegetation. Movement is moderately visible along this edge as well as along Yeomans, however in some places this is lessened by the presence of mature trees along the southern parcel edge. Scenic quality is provided by the undeveloped character of the parcel, wooded backdrop north and the South Downs National Park south, susceptibility is considered to be medium.	3/5
Inter-visibility	The screened ZTV (Figure D.17) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south and west and the High Weald Area of Outstanding Natural Beauty to the north at a distance. Inter-visibility to the north, east and west is high due to the open character of the parcel and rising landform to the north. Field work demonstrated that inter-visibility to the south is limited by tree cover of adjacent field enclosures in the immediate landscape, but views are available from higher land, therefore contribution to the wider landscape is high.	4/5
Receptors	Receptors may include those driving along B2192 and individual properties on the settlement edge of Broyle Side. There are no PRoW within the parcel, however several routes within the local landscape enable views towards the parcel. The susceptibility is considered to be very high due to the open nature of the parcel, views in close proximity from the settlement edge and road network and elevated views from the landscape to the south.	5/5
<i>G. Visual Susceptibility Total</i>		17/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any local or statutory designations. There is also intervisibility with the South Downs National Park such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park, which provides sense of place however the location is unlikely to be specifically visited for the view.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, key indicators of high sensitivity include high levels of visibility into and within the parcel, and inter-visibility with the wider landscape. Indicators of low sensitivity include a very low likelihood of recognition or association and that the parcel is seen in the context of Broyle Side.	24/40

K. Landscape Sensitivity Total (E+J)		47/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. This parcel may have some potential to accommodate this type of development in some defined situations. Development would need to consider the existing settlement pattern of Broyle Side and be integrated in views on the approach to the village from the east to retain the rural character. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should respect and enhance the rural character of the settlement of Broyle Side on the approach to the settlement from the east. Views from this approach should be directed or screened by strategically located vegetation to soften the settlement edge and reducing the scale and massing along the eastern edge of any development. Development would be most appropriate along the existing settlement boundary and should respond to the existing pattern. There are opportunities within the northern part of the parcel for open space and new planting and also new recreational opportunities through the parcel to connect into the surrounding local PRoW network.</p> <p>Development should take account of flood risk within the southern part of the parcel and include appropriate drainage solutions into proposals from the outset. The green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. Where the condition of vegetation is fair, this should be improved where possible.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	47/90

Table 40: Landscape Sensitivity Assessment for Broyle Side C


Baseline Narrative		
Site Location	Broyle Side C Northern extent: B2192 Eastern extent: Half Mile Drove, fields, mature vegetation and woodland blocks. Southern extent: B2124. Western extent: The settlement boundary of Broyle Side (which is also the boundary to the adjacent Landscape Character Area). Noting that this parcel includes three LAA sites: 48RG, 60RG and 65RG.	
Representative photograph		
		
Character description	<p>The parcel covers a generally flat area of land. No notable watercourses are present, however there are two ponds in the south-western corner. The parcel contains a mixture of field enclosure sizes, which are divided by hedgerow and linear tree belts. There are pockets of existing development within the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 15 Eastern Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is on generally flat land at approximately +15m AOD. There are no notable watercourses within the parcel boundary, however there are two ponds in the south-west, overall susceptibility is low.	2/5
Landcover	The landcover is predominantly grassland, which is divided by hedgerows, linear tree lines and post and rail fencing. Field edge vegetation is sparse in some places but generally tall and dense including mature trees suggesting species diversity and providing a strong landscape framework.	4/5
Land Use, Scale and Pattern	The landcover includes managed equestrian land which has evidence of some human activity, denoted by manmade field boundaries. The parcel consists of Grade	4/5

	3 (Good to Moderate Quality) agricultural land. The field enclosures are a mixture in scale, resulting in a higher susceptibility to change.	
Settlement and Identity	The parcel has a limited relationship to the wider settlement pattern due to intervening vegetation internally and along the parcel's boundary edge, which also limits the influence of the B2192 on the parcel. However, the parcel is well connected to localised isolated development, road infrastructure and an industrial yard to the west.	3/5
Condition	The fields and vegetation appear in good condition, therefore exhibit a higher susceptibility to change.	4/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, it is therefore of lower landscape value.	1/5
Recreational	There does not appear to be public access into the parcel.	1/5
Cultural Heritage and Association	The parcel does not appear to have any evidence of cultural or association value.	1/5
Functional (ecological and green infrastructure)	There is an ecological function associated with the parcel due to the mature field edge boundaries which connect to a wider green infrastructure network and the ponds in the southern part of the parcel. This includes two woodland blocks on the boundary which are identified within the National Forest Inventory, therefore susceptibility is considered to be higher.	4/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. The parcel is perceived as part of a rural undeveloped agricultural landscape. Despite perceptible noise from the B2192, there is a sense of tranquillity due to the cover of vegetation particularly around the boundary of the parcel which provides a scenic quality. Remoteness is limited due to proximity to development and the surrounding road infrastructure. The landscape has an enclosed character and there is very limited settlement influence.	3/5
<i>D. Landscape Value Total</i>		10/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high landscape sensitivity include vegetation cover, a strong landscape framework and contribution to the wider green infrastructure network. Indicators of low sensitivity are the larger-scale field patterns and lack of landscape designation and that the parcel is well related to the existing settlement pattern and bound by road networks.	27/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel has limited visibility due to the enclosure provided by vegetation and lack of public access. Only glimpsed views are possible from the surrounding road network.	2/5

Skylines	The parcel has an enclosed character and does not feature within a skyline due to its low-lying nature.	1/5
Scenic Quality	The parcel has limited influence from development such that the composition of the view is of medium scenic quality with limited movement and woodland edges visible.	3/5
Inter-visibility	The screened ZTV (Figure D.18) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the east and south, including higher land within the South Downs National Park to the south and west and the High Weald Area of Outstanding Natural Beauty to the north at a distance. Fieldwork demonstrated that inter-visibility with the local landscape is considered to be limited due to intervening vegetation on the parcel boundary and enclosure provided by mature vegetation. There are views from higher landform further to the south.	2/5
Receptors	Receptors are limited, the parcel is not publicly accessible and there is limited visual interaction with the settlement edge of Broyle Side or surrounding properties, such that susceptibility is low.	2/5
<i>G. Visual Susceptibility Total</i>		10/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any statutory designations or local designations, as such susceptibility is low. There is intervisibility with the South Downs National Park such that the parcel is considered to form part of the visual setting. However, the value is reduced due to surrounding land uses in close proximity to the parcel.	2/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	The proximity of the South Downs National Park provides a sense of place however the location is unlikely to be specifically visited for the view.	3/5
<i>I. Visual Value Total</i>		6/15
J. Visual Sensitivity Total (G+I)	In summary, key indicators of high sensitivity include lack of movement and scenic quality provided by vegetation within the parcel. Indicators of low sensitivity include limited receptors due to lack of public access and no apparent reference to the view in published studies, literature and art.	17/40
K. Landscape Sensitivity Total (E+J)		44/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium-low sensitivity to small-scale and medium-scale residential development. This parcel site can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects. This would depend on retaining some perception of rural character along Half Mile Drove and consideration of the existing settlement pattern. The medium-low sensitivity to	

	change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should respect and enhance the settlement pattern of Broyle Side. Any development proposed should respect the character, including plot size and layout of properties adjacent to the south-west. Half Mile Drove has a rural character, a lack of settlement and properties set back from the road supports this rural character. Development should seek to respect this characteristic feature with new landscape features, reducing massing on this edge of the parcel and the potential for a new open space corridor adjacent to the eastern edge of the parcel.</p> <p>The green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. Where the condition of vegetation is fair, this should be improved where possible. Vegetation should be retained as far as practicable. Boundary vegetation is particularly important in screening views into the parcel along the B2192 north and Half Mile Drove along the eastern edge.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	44/90

Table 41: Landscape Sensitivity Assessment for Broyle Side D

Baseline Narrative		
Site Location	Broyle Side D	
Representative photograph	<p>Northern extent: Residential land uses, B2124 and the settlement boundary of Broyle Side</p> <p>Eastern extent: Neaves Lane and sewage works.</p> <p>Southern extent: Sewage works, Potato Lane and vegetation.</p> <p>Western extent: Chamberlaines Lane and the settlement boundary of Ringmer.</p> <p>Noting that this parcel includes two LAA sites: 04RG and 07RG.</p> 	
Character description	<p>The parcel covers a gently undulating area of land. The parcel contains small-scale and medium-scale field enclosures, which are divided by hedgerows and linear tree belts. A watercourse affects the central part of the parcel, located in flood zones 2 and 3.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 15 Eastern Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is on gently undulating land from approximately +10m AOD in the southern half of the parcel to +15m at the settlement edge along Laughton Road. A watercourse flows through the centre of the parcel, located within flood zones 2 and 3, and the resultant susceptibility is higher.	4/5
Landcover	The landcover predominantly comprises grassland and unmanaged meadow, divided by hedgerows of varying condition and linear tree belts. A mature line of conifers forms a boundary around the adjacent sewage works within the east of the parcel. Hedgerows are degraded or absent in some places and vegetation condition is considered to be average.	3/5


Land Use, Scale and Pattern	The land use includes agricultural land, which has evidence of human activity. The parcel primarily consists of Grade 3 (Good to Moderate Quality) agricultural land. The parcel also includes pockets of meadowland in low management. The landscape pattern is of small-scale to medium-scale field enclosures, such that susceptibility is considered to be medium.	3/5
Settlement and Identity	The northern part of the parcel has a close physical and visual relationship to the southern settlement edge of Broyle Side along the B2124, due to higher elevation of properties in comparison to the parcel. A Sewage Treatment Works is located directly adjacent to the parcel however has limited influence due to tall screening vegetation, however this is not characteristic of the local landscape character. The parcel in general has an open character due to land use. Despite the relationship with Broyle Side the parcel has a limited human influence. The parcel contributes to the separate identity of Broyle Side and Ringmer and intermittent residential development adjacent to Neaves Lane resulting in a high susceptibility.	4/5
Condition	The fields and vegetation appear in fair condition due to some degradation, therefore the parcel exhibits a medium susceptibility to change.	3/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, it is therefore of lower landscape value.	1/5
Recreational	The parcel is publicly accessible using one PRow along the western boundary, which connects Lewes Road to Potato Lane and the South Downs National Park, however there is no public access on the parcel itself.	1/5
Cultural Heritage and Association	The parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel has a functional value as undeveloped agricultural land within the setting of the South Downs National Park. The meadow vegetation increases functionality. The parcel protects the southern linear settlement pattern of Broyle Side along Laughton Road and provides a gap between Broyle Side and Ringmer and residential properties in Neaves Lane resulting in a higher susceptibility to change.	4/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. The parcel is perceived as undeveloped land. The sense of tranquillity is relatively high despite influence from the settlement edge of Broyle Side along the northern edge of the parcel and noise from the nearby B-roads. A sense of remoteness is reduced due to the adjacent Sewage Treatment Works.	3/5
<i>D. Landscape Value Total</i>		12/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high sensitivity include flood risk across the central section of the parcel, the perception of the parcel in relation to the adjacent South Downs National Park and its function as a gap between Ringmer and Broyle Side.	30/50

	Indicators of low sensitivity include a lack of landscape designation and average vegetation cover and quality and proximity to residential and infrastructure land uses in the northern part of the parcel.	
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel has a moderate degree of visibility, the parcel is seen in the context of the South Downs National Park in glimpsed views from Laughton Road, however the lower elevation of the parcel lessens its visibility. Along the western edge of the parcel, there is medium visibility from the local PRow network which passes along the western boundary of the parcel. There is also medium visibility from Potato Lane to the south, obscured in places by the sewage works and seen in context with the sewage works and development along the northern parcel edge, therefore not as an important part of the view.	3/5
Skylines	Due to the low-lying nature of the parcel, it is not considered to form part of the skyline.	1/5
Scenic Quality	There is some influence from development along the northern edge of the parcel and glimpsed views of movement along nearby B-roads. There is limited movement visible along Potato Lane however this appears to be infrequent. Scenic value is provided by a wooded backdrop north and the South Downs National Park south.	3/5
Inter-visibility	The screened ZTV (Figure D.19) shows that the majority of theoretical visibility of development on the parcel is shown to the east and south, including higher land within the South Downs National Park to the south and west and small parts of the High Weald Area of Outstanding Natural Beauty to the north at a distance. Fieldwork demonstrated that due to the general containment of the parcel from mature vegetation and existing development in the local landscape but considering open views south, the parcel is considered to have a moderate contribution to the wider landscape in terms of inter-visibility.	3/5
Receptors	Receptors may include those using the PRow adjacent to the boundary of the parcel, due to open gaps in hedgerows or low or absent field edge vegetation. Other receptors include individual properties along the northern edge of the parcel. Views from users of the road network including the B2124 are typically glimpsed and seen in context of existing development. Receptors also include those using the adjacent South Downs National Park to the south, which increases susceptibility particularly in the southern part of the parcel, however this would be seen in the context of surrounding settlement.	4/5
<i>G. Visual Susceptibility Total</i>		14/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. There is also inter-visibility with the South Downs National Park such that the parcel is considered to form part of the visual setting but seen in the context of residential land uses and the sewage works.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5

Purpose of the view	Due to the proximity of the South Downs National Park, which provides sense of place however the location is unlikely to be specifically visited for the view.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, key indicators of high visual sensitivity includes visibility from the PRoW through the parcel, scenic value and inter-visibility with the South Downs National Park to the south. Indicators of low visual sensitivity include, a lack of designations, limited degree of inter-visibility except to the south and lack of likelihood that the parcel will be visited for the view.	21/40
K. Landscape Sensitivity Total (E+J)		51/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. This parcel may have some potential to accommodate the relevant type of development in some defined situations. This would depend on protecting the character of the view to and from the South Downs National Park. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should respect the existing settlement edge of Broyle Side by being focused in the northern part of the parcel. Views should be screened or framed from the PRoW network by new planting and open spaces across the southern part of the parcel to limit the impact in views towards the South Downs National Park. Any development should avoid coalescence or perception of coalescence between Ringmer and Broyle Side and Neaves Lane, as such development should be located to the north of the watercourse and screened with new planting to provide physical and visual screening. Any development should take into consideration the flood zone through the centre of the parcel and opportunities to enhance the green and blue infrastructure.</p> <p>Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible. The uncharacteristic vegetation structure surrounding the sewage works could be improved to respond to the local landscape character.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	51/90

Chailey

Table 42: Landscape Sensitivity Assessment for Chailey A

Baseline Narrative		
Site Location	Chailey A Northern extent: The settlement boundary of Chailey. Eastern extent: The settlement boundary of Chailey and fields. Southern extent: Mature vegetation and small watercourses. Western extent: Mature vegetation.	
Representative photograph		
		
Character description	<p>The parcel covers a undulating area of land. The parcel contains small-scale and medium-scale field enclosures, which are split by a low-level hedgerow with several individual trees and linear mature trees. The parcel also contains a large garden associated with a dwelling on the southern edge of Chailey.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel is undulating from approximately +21m AOD in the west and +25m AOD in the south-east to +30m AOD in the central part of the parcel. The landform is relatively more sloping in the western part. The southern boundary of the parcel follows the line of a minor watercourse with two small ponds. The parcel is not located within a flood zone, therefore resulting in a medium susceptibility to change.</p>	4/5
Landcover	<p>The eastern part of the parcel has evidence of low management regime due to scrub and meadow vegetation cover. There is a managed low-level hedgerow adjacent to the A275, and within the western part of the parcel. The western part of the parcel comprises grassland. The parcel is bound predominantly by mature linear trees and hedgerow. This connects into a woodland block to the</p>	3/5


	west, which is identified within the Priority Habitat Inventory, and to the east with a vegetation subject to TPO. A local wildlife site also lies immediately to the north, which suggests good species diversity. The condition appears to medium, with some field boundary vegetation loss, which reduces the susceptibility to medium.	
Land Use, Scale and Pattern	The land use includes agricultural in the western part of the parcel which has evidence of human activity denoted by agricultural crop lines and gaps in field boundary vegetation and low management grassland in the east. The parcel consists of predominantly of Grade 3 (Good to Moderate Quality) agricultural land, with a small section of Grade 4 (Poor Quality) agricultural land in the north-western part of the parcel. The field enclosures are irregular in shape and differ in size between small-scale and medium-scale.	4/5
Settlement and Identity	The parcel has limited influence due to intervening vegetation from scattered development on the southern edge of Chailey and within the wider landscape, including two-storey residential dwellings, farm buildings and a public house. The parcel is in close proximity to the settlement pattern and broadly follows the linear nature of development alongside roadsides in the south-eastern part and nucleated nature of Chailey in the remainder of the parcel. The south-eastern part of the parcel has a relationship with the countryside between the settlements of South Street and Chailey, however noting that the settlement boundary does extend south to broadly the edge of this parcel which lessens susceptibility. The Chailey Green Conservation Area Appraisal notes that Chailey is one of the few nucleated historic settlements. From the above, the susceptibility is very high but noting a low susceptibility in the northern part of the parcel adjacent to the irregular boundary of Chailey.	5/5
Condition	The condition of the vegetation within and on the boundaries of the parcel appears to be fair with some hedgerow boundary gaps.	3/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational	CRoW Access Land lies adjacent to the parcel. There is no public access onto the parcel, resulting in very low recreational value.	1/5
Cultural Heritage and Association	The parcel lies adjacent to Chailey Green Conservation Area and within the context of St Peter's Church, Chailey, which is a Grade II* listed building. The western part of the parcel appears to have reference to ancient enclosed agricultural land and eastern part as parks and gardens, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The vegetation on and immediately adjacent to the parcel connects into the wider green infrastructure network, including woodland identified within the Priority Habitats Inventory. The meadowland also increases functional value. Despite the settlement boundary and existing built form extending south in line with the south-eastern boundary of the parcel, the parcel forms a small part of the agricultural landscape between the settlements of Chailey and South Street and therefore provides a high functional value.	4/5

Perception	The parcel is perceived as part of the wider countryside, due to the intervening vegetation and strong vegetation network on the southern edge of Chailey. This is most notable for the eastern part of the parcel. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. Tranquillity and remoteness are reduced due to the close proximity and relationship of the parcel with the settlement edge of Chailey and the A275 in the eastern part of the parcel. The scenic quality is considered to be medium due to the woodland edges in the local landscape. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value to high.	4/5
<i>D. Landscape Value Total</i>		14/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the functional value of the parcel in terms of integration into the wider green infrastructure network, proximity to Chailey Conservation Area and St Peter's Church, Chailey and part of the functional value of separating Chailey and South Street. Indicators of low landscape sensitivity include a lack of designations and no public access and proximity to existing residential land uses.	32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The western part of the parcel is partially enclosed by mature linear trees and hedgerow vegetation, both on the parcel boundaries and within the immediate landscape. The central and eastern parts of the parcel are also partially enclosed by existing development in the settlement of Chailey to the north and mature vegetation on the western boundary, however this part of the parcel is highly visible on the approach from South Street to Chailey along the A275 but less so in the surrounding landscape. The western part of the parcel is visible in the context of St Peter's Church, Chailey from receptors in the local landscape, such that visual susceptibility is very high.	5/5
Skylines	Due to the containment of the parcel, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	The parcel has a very limited influence from development and the composition of views have high scenic quality in the context of St Peter's Church, Chailey included in views. The movement along the A275 lessens the susceptibility to high.	4/5
Inter-visibility	The screened ZTV (Figure D.20) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south. Fieldwork demonstrated that due to the containment of the parcel from mature vegetation and existing development, the parcel is considered to have a low contribution to the wider landscape in terms of inter-visibility.	2/5
Receptors	There are partially screened views by mature trees along the northern edge of the parcel into the parcel from a public footpath. The remainder of views from the local PRoW network are unlikely due to intervening vegetation or built form. Receptors also include residential properties from the edge of Chailey and road	3/5

	users along local roads, including the A275. Receptors also include those using the adjacent CRow Access Land. The locally promoted Chailey Link Walk does not cross the parcel but lies near to the south-eastern edge of the parcel, which increases susceptibility.	
<i>G. Visual Susceptibility Total</i>		15/25
<i>H. Visual Value</i>		
Designations	Within the Chailey Neighbourhood Development Plan 2019-2034, an identified view within the 'Viewsapes across Chailey' is directed towards the parcel. It is named 'view south from St Peters Church to the South Downs'. Visual value is therefore high. Inter-visibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty appeared unlikely during field work such that the parcel is considered not to form part of the visual setting of the designations. Visual value is considered to be high.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the parcel to St Peter's Church, Chailey, there is a sense of place, and the location may be visited for the view.	4/5
<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include the proximity to St Peter's Church, Chailey and the designation of a view across the parcel within the Chailey Neighbourhood Plan. Indicators of low visual sensitivity include the fact that it does not form part of the skyline.	24/40
K. Landscape Sensitivity Total (E+J)		57/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. However, upon review it felt appropriate to increase the rating to high-medium sensitivity to these types of development. This is predominantly due to the connectivity of the parcel to the wider landscape, existing settlement pattern of Chailey and function of the parcel as part of the landscape between South Street and Chailey. The parcel is unlikely to be able to accommodate this type of development or only in limited situations without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	Should development come forwards, it should respect and enhance the context of St Peter's Church, Chailey., for example creation of view corridors to protect existing views from the local road and PRow network. The view identified within the Chailey Neighbourhood Plan should be protected and enhanced where possible. Views should be enhanced from local receptors, notably potential views from the Chailey Link Walk. Development should be consistent with the	60/90

	<p>existing nucleated settlement pattern of Chailey and avoid the perception of coalescence with South Street to the south, which could be reduced with new planting. Development could therefore be located in the northern part of the parcel where the adjacent boundary to Chailey is irregular. This should be set within a strong landscape framework.</p> <p>The green and blue infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable. The steeper landform in the parcel should be considered.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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Table 43: Landscape Sensitivity Assessment for Chailey B

Baseline Narrative		
Site Location	Chailey B	
Representative photograph	<p>Northern extent: Mature vegetation, woodland blocks and watercourse. Eastern extent: Mature vegetation and woodland blocks. Western extent: The settlement boundary of Chailey, woodland blocks and A275. Southern extent: The settlement boundary of Chailey and A275.</p> 	
Character description	<p>The parcel covers an undulating area of land. The parcel contains predominantly large-scale field enclosures, with one small-scale strip of land between the larger fields. Such fields are typically separated by mature tree lined boundaries with hedgerow. The parcel also appears to contain part of a garden associated with a dwelling on the southern edge of Chailey as a tennis court lies within the parcel area.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel is undulating from the highest point of approximately +32m AOD in the central part to a lowest point of +19m AOD in the north-eastern part of the parcel. The remainder of the parcel typically lies between +25m AOD and +30m AOD.</p> <p>There are several small ponds near to the parcel boundaries. The lowest points of the parcel are associated with the course of a minor watercourse which runs through the central and the north-eastern edge of the parcel. This minor watercourse is also within Flood Zone 2 and 3, which increases susceptibility but noting that it is only in a small part of the overall parcel.</p>	5/5
Landcover	<p>The landcover comprises grassland which is divided and bound by mature linear tree lined boundaries with hedgerow. The vegetation on the parcel connects into similarly mature linear tree belts and woodland blocks within the wider landscape, including riparian vegetation along watercourses. Several of the mature vegetated</p>	4/5


	blocks on the boundaries of the parcel are identified within the Priority Habitats Inventory and a local nature reserve lies adjacent to the north-western boundary, which suggests good species diversity of the boundary vegetation of the parcel. There are also individual parkland trees within the southernmost part of the parcel. The condition is high.	
Land Use, Scale and Pattern	The land use is agricultural overall which has evidence of some human activity denoted by agricultural crop lines, including arable land use in the northern part. The southern part includes evidence of low management regime due to grassland and meadow vegetation cover. The north-western and southern part of the parcel consists of Grade 3 (Good to Moderate Quality) agricultural land and the central part of the parcel consists of Grade 4 (Poor Quality) agricultural land. The scale of the parcel is typically large-scale with a relatively simplistic landscape structure of vegetated field boundaries, except the southernmost field with individual parkland trees which increases susceptibility.	3/5
Settlement and Identity	Whilst the parcel lies adjacent to the settlement boundary, due to the general containment of the parcel by mature vegetation and landform, there is a relatively weak relationship with the settlement of Chailey and surrounding development within the wider landscape. The settlement of Chailey is nucleated, however development of the parcel would considerably extend the settlement pattern eastwards and potentially merge with a cluster of existing development adjacent to Cinder Hill Road, this increases susceptibility. The Chailey Green Conservation Area Appraisal notes that Chailey is one of the few nucleated historic settlements, which increases the susceptibility to high.	45
Condition	The condition of the mature vegetation appears to be good with a few minor gaps.	4/5
<i>B. Landscape Susceptibility Total</i>		20/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational	A public footpath crosses through the southern part of the parcel, from within the settlement area of Chailey through to the wider countryside. There is also CRow Access Land on the north-western edge of the parcel, adjacent to the A275. The locally promoted Chailey Link Walk lies adjacent to the southern boundary of the parcel along Cinder Hill.	3/5
Cultural Heritage and Association	The southern part of the parcel appears to have reference to a historic park and garden, as evidenced in the East Sussex Historic Environment Record. The northern part of the parcel appears to have reference to ancient enclosed agricultural land and southern part as parks and gardens, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	4/5
Functional (ecological and green infrastructure)	The mature vegetation networks across the parcel link into a mature green infrastructure network in the surrounding area, including a local nature reserve and woodland identified within the Priority Habitats Inventory. The meadowland also increases functional value. The northern part of the parcel also has some functional value in terms of part of the agricultural landscape separating the settlements of Chailey and North Chailey, noting the intervening land, and also from wider pockets of development in the local landscape, such that susceptibility is high.	4/5

Perception	The parcel is generally perceived as being part of the wider agricultural landscape rather than the settlement edge of Chailey, due to the valley landform and vegetation patterns. The further from the settlement edge and A275, the stronger the sense of tranquillity and remoteness increases. The scenic quality is also high due to woodland edges and the watercourse corridor. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	4/5
<i>D. Landscape Value Total</i>		16/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the flood zone through the parcel, functional value of habitat connectivity and part of the agricultural landscape between Chailey and North Chailey, noting the intervening land, and a good condition of vegetation on the parcel. Indicators of low landscape sensitivity are limited to that the parcel is not covered by any statutory or local landscape designations.	36/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	Due to the undulating local landscape, views are available into the parcel framed by vegetation. The parcel is partially contained by mature vegetation on the boundaries and within the local landscape, which results in limited visibility. There are potentially views from higher land to the north of the parcel near to North Chailey, which increases the susceptibility.	3/5
Skylines	The vegetation on the parcel is very tall in the surrounding landscape and is considered to form part of the wooded skyline and is an important feature.	4/5
Scenic Quality	There is limited influence from development and movement due to general containment of the parcel. There is a high scenic quality from woodland edges and the watercourse which passes through the parcel.	4/5
Inter-visibility	The screened ZTV (Figure D.21) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south. Fieldwork demonstrated that due to the containment of the site by residential development and mature woodland, inter-visibility with the wider landscape is low.	2/5
Receptors	Receptors include views from residential receptors within scattered properties near to the boundaries of the parcel, however noting a lack of inter-visibility typically due to mature vegetation. Views from users of the local road network, including the A275, are also limited by vegetation into the northern part but partial views are available through mature trees and within their gaps into the southern part. Receptors also include those using the CRoW Access Land on the north-western edge of the parcel. There are views from the public footpath that passes through the parcel and PRoW in the local landscape on higher ground, however the majority of views from the local PRoW network and locally promoted Chailey Link Walk are heavily screened by intervening vegetation, which reduces susceptibility to medium.	3/5

<i>G. Visual Susceptibility Total</i>		17/25
<i>H. Visual Value</i>		
Designations	Within the Chailey Neighbourhood Development Plan 2019-2034, an identified view within the 'Viewscape across Chailey' is directed towards the parcel. It is named 'view south-west from the Chailey Link Walk overlooking Chailey Green and the South Downs in the distance'. Inter-visibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty appeared unlikely during field work such that the parcel is considered not to form part of the visual setting of the designations. Visual value is considered to be high.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	The parcel is often not viewed in the context of development due to mature vegetation on its boundaries and the sporadic nature of development in the vicinity. The view may be enjoyed by those present.	3/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include the limited influence of development and movement due to containment of the parcel and the identification of the view towards the parcel in Chailey Neighbourhood Plan. The indicators of low visual sensitivity include the no apparent reference to the view in published studies, literature and art.	25/40
K. Landscape Sensitivity Total (E+J)		61/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a high-medium sensitivity to small-scale and medium-scale residential development. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. This is due to the valley landform, adjacent settlement pattern, parkland landscape and functional value of the parcel. The high-medium sensitivity to change for the parcel is therefore considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	Should development come forwards, it should take into consideration the flood zone across the central part and north-eastern edge of the parcel. The mature vegetation on the parcel and its boundaries should be protected and enhanced to integrate further into the wider green infrastructure network. There is a notable opportunity for this within the northern part of the parcel, to further connect into the local wildlife site. Any new development should consider the northern part of the parcel's function as part of the agricultural landscape between Chailey and North Chailey, including a new strong landscape framework to limit the visual perception of merging. Development should not result in the merging of Chailey with pockets of development to the east of the parcel, as this would not be consistent with the scale and pattern of the existing nucleated, historic settlement pattern of Chailey. The	61/90

	<p>parkland trees and landscape within the southern part of the parcel should be protected.</p> <p>Views from the local PRoW network, including elevated views from the north from the Chailey Link Walk, should be protected and enhanced. The public footpath through the parcel should be protected. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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Table 44: Landscape Sensitivity Assessment for Chailey C

Baseline Narrative		
Site Location	Chailey C	
Representative photograph	<p>Northern extent: Mature vegetation, residential land uses and woodland blocks, including ancient woodland.</p> <p>Eastern extent: Settlement boundary of Chailey and the A275.</p> <p>Southern extent: Woodland blocks, a watercourse and the settlement boundary of Chailey.</p> <p>Western extent: Woodland blocks including ancient woodland.</p> 	
Character description	<p>The parcel covers an undulating area of land. The parcel consists of large-scale fields which are divided by a mature linear belt of trees broadly along one boundary and individual scattered trees along the other. Land use is predominantly agricultural. The parcel also contains a waterbody, identified as a 'moat' on Ordnance Survey mapping.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel is undulating between approximately +40m AOD in the north-eastern part to +20m AOD on the southern edge. There is a small pond along the northern edge of the parcel, as well as a larger waterbody along the southern edge, identified as a 'moat' on Ordnance Survey mapping. A minor watercourse forms the southern boundary of the parcel, and a tributary extends north-westerly, following the boundary of field enclosures within the parcel. The minor watercourse along the southern boundary is within Flood Zone 2 and 3, which increases susceptibility but noting that it is only in a small part of the overall parcel. The sloping land is very prominent on the parcel, increasing the susceptibility to very high.</p>	5/5
Landcover	<p>The landcover comprises grassland which is divided by a mature linear belt of trees broadly along one boundary and individual scattered trees along the other. There are also several scattered individual mature trees within the field enclosures. The</p>	4/5

	field enclosures are bound by predominantly mature tree and hedgerow vegetation, as well as sections of solely low-level hedgerow or individual trees. Adjacent to the boundaries of the parcel, pockets of woodland vegetation are identified within the Priority Habitats Inventory, as well as designations such as ancient woodland and a local wildlife site, which suggests good species diversity within the mature boundary vegetation of the parcel. The condition is high.	
Land Use, Scale and Pattern	The land use is primarily agricultural which has evidence of some human activity. This includes pastoral and equestrian use. The northern part of the parcel consists of Grade 3 (Good to Moderate Quality) agricultural land and the southern part consists of Grade 4 (Poor Quality) agricultural land. The pattern is large-scale, which is less susceptible to the types of development proposed.	2/5
Settlement and Identity	Despite the parcel being adjacent to the settlement boundary, due to the mature vegetation surrounding the parcel and isolated pockets of development surrounding the parcel, including a school, farmstead and residential dwellings set within large gardens, there is a limited human and settlement influence. Development of the parcel would also considerably expand the settlement area of Chailey northwards, potentially joining to an existing farmstead immediately north of the parcel and part of the agricultural land between Chailey and North Chailey. The Chailey Green Conservation Area Appraisal notes that Chailey is one of the few nucleated historic settlements in the area, which increases the susceptibility to high.	4/5
Condition	The condition of the vegetation within the parcel and its boundaries appears to be good.	4/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational	An area of CRoW Access Land lies along the eastern boundary of the parcel, as well as a public footpath which lies along the western boundary, however there is no public access on the parcel itself.	1/5
Cultural Heritage and Association	There is potentially some evidence of cultural heritage and association value in the southern part of the parcel, as there is a 'moat' identified on Ordnance Survey mapping. The parcel lies adjacent to Chailey Green Conservation Area and a Grade II listed building lies within the farmstead immediately to the north. The north-eastern part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	4/5
Functional (ecological and green infrastructure)	The mature vegetation within the parcel connects into the wider mature green infrastructure network, including woodland and a local wildlife site. The parcel also has a function in terms of part of the agricultural land separating Chailey and North Chailey but noting the intervening land. The parcel is considered to have a high functional value.	4/5
Perception	Due to the land use and mature vegetation across the parcel, the parcel is perceived to form part of the agricultural landscape surrounding Chailey. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to	4/5


	distance between the parcel and the High Weald Area of Outstanding Natural Beauty. Tranquillity and remoteness are partially reduced in the eastern part of the parcel alongside the A275 but remain relatively high across the remainder of the parcel due to intervening mature vegetation and no development. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high landscape sensitivity include functional value of the parcel in terms of mature vegetation connectivity and part of the agricultural land between Chailey and North Chailey, but noting the intervening land, as well as good condition and its perception as part of the wider agricultural landscape and landform. Indicators of low landscape sensitivity include the large-scale pattern of the field enclosures and a lack of landscape designation and no public access.	35/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is generally well enclosed by mature vegetation and existing development in the surrounding landscape, but with local visibility from the surrounding PRoW, notably to the south on relatively lower ground, resulting in a medium degree of visibility. There are unlikely to be views from higher land to the north of the parcel near to North Chailey due to tall, mature vegetation in the northern part of the parcel.	3/5
Skylines	The vegetation on the parcel is very tall in the surrounding landscape and is considered to form part of the wooded skyline and is an important feature.	4/5
Scenic Quality	Due to mature vegetation both within the parcel and the local landscape, there is limited influence from development and movement. There is also a high scenic quality from riparian mature vegetation along watercourses and woodland edges.	4/5
Inter-visibility	The screened ZTV (Figure D.22) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south. Fieldwork demonstrated that due to the containment of the parcel in the short to medium distance by mature woodland blocks, inter-visibility with the wider landscape is considered to be low.	2/5
Receptors	Receptors include partial views into the parcel from residential receptors in scattered properties near to the boundaries of the parcel. There may also be partial views from other users adjacent to the parcel, including road users along the A275 but noting mature vegetation adjacent which largely screens views and those using educational facilities at the school and workers at the farmstead. There are direct views into the parcel from the public footpath along the western boundary of the parcel. Receptors also include those using the area of CRoW Access Land lies along the eastern boundary of the parcel. The locally promoted Chailey Link Walk lies approximately 250m to the west of the parcel, where the vegetation is weaker on this edge therefore there are potential views into the parcel from this route, resulting in a high susceptibility.	4/5
<i>G. Visual Susceptibility Total</i>		17/25

<i>H. Visual Value</i>		
Designations	Within the Chailey Neighbourhood Development Plan 2019-2034, an identified view within the 'Viewscales across Chailey' is directed towards the parcel. It is named 'view south-west from the Chailey Link Walk overlooking Chailey Green and the South Downs in the distance'. Inter-visibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty appeared unlikely during field work such that the parcel is considered not to form part of the visual setting of the designations. Visual value is considered to be high.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	The parcel is often not viewed in the context of development due to mature vegetation on its boundaries and the sporadic nature of development in the vicinity. The location of the view may be enjoyed by those present.	3/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include the nature of the receptors surrounding the parcel, including from the locally promoted Chailey Link Walk and a high scenic quality. The indicators of low visual sensitivity include containment of the parcel in the short to medium distance which reduces inter-visibility with the wider landscape.	25/40
K. Landscape Sensitivity Total (E+J)		60/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a high-medium sensitivity to small-scale and medium-scale residential development. The parcel is unlikely to be able to accommodate this type of development or only in limited situations without significant adverse character change or adverse visual effects. Development would need to respect the existing settlement pattern of Chailey, avoid sensitive parts of the parcel and respect the gap between Chailey and North Chailey. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should take into consideration the flood zone along the southern edge of the parcel. The mature vegetation on the parcel and its boundaries should be protected and enhanced to integrate further into the wider green infrastructure network. There is a notable opportunity for this within the northern part of the parcel, to further connect into the local wildlife site. There are also opportunities to enhance the blue infrastructure within the parcel.</p> <p>Vegetation should be retained alongside the A275 to protect the tranquillity and scenic quality of the parcel. The tall, mature vegetation on the parcel should be retained as it forms an important part of the wooded skyline. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>Any new development should respect parcel's function as part of the agricultural landscape between development. This could include a new strong landscape framework alongside the northern edge of any proposed development. Development</p>	60/90

	<p>should be avoided within the western part of the parcel, where connectivity with the A275 and settlement edge of Chailey reduces. Cultural associations should be protected, including the 'moat' within the southern part of the parcel.</p> <p>Views from the local PRoW network, including elevated views from the north from the Chailey Link Walk, should be protected and enhanced. The public footpath adjacent to the parcel should be protected. Shorter distance views from users of the Chailey Link Walk to the west could be protected should development come forwards by strengthening landscape planting on the western boundary of the parcel, which would further enhance the local green infrastructure network. Adjacent woodland and ancient woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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Cooksbridge

Table 45: Landscape Sensitivity Assessment for Cooksbridge A

Baseline Narrative		
Site Location	Cooksbridge A	
Representative photograph	<p>Northern extent: Watercourse and mature vegetation. Eastern extent: A275. Southern extent: Settlement boundary of Cooksbridge. Western extent: Railway line and South Downs National Park.</p> <p>Noting this parcel contains one LAA site 11HY.</p> 	
Character description	<p>The parcel covers a low-lying area of land, with landform gently falling towards a watercourse that flows along the northern boundary. The parcel comprises small to medium scale irregular fields, divided by linear networks of mature hedgerow trees and hedgerows of variable quality and condition. Areas of riparian vegetation line the northern edge of the parcel. Land use is dominated by arable farming.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel is low-lying and gently undulating, situated between approximately +15m AOD in the north of the parcel to +22m AOD in the south of the parcel. The landform gently falls towards a tributary of the River Ouse that flows along the northern boundary. The eastern part of the parcel is located on higher land than the adjacent A275. The northern part of the parcel associated with the watercourse lies within Flood Zones 2 and 3, which increases susceptibility, but noting that it is only in a small part of the overall parcel.</p>	4/5


Landcover	Landcover comprises grassland, which is divided by linear vegetation and scrub, with scattered hedgerow trees. These linear boundaries are linked to blocks of riparian vegetation along the northern boundary and a linear tree belt which borders the railway line on the south-western boundary of the parcel. There is a medium degree of vegetation cover and species diversity, resulting in a medium susceptibility to change.	3/5
Land Use, Scale and Pattern	The land use comprises a mixture of arable and pastoral land, which is classified as Grade 3 (Good to Moderate) Agricultural Land. The field scale is generally small to medium-scale, with an irregular field pattern. The sinuous route of the tributary along the northern boundary of the parcel contributes to the irregularity of the parcel. Overall, this results in a medium susceptibility to change. Susceptibility to medium-scale residential development is higher, with a lower likelihood of retaining the field boundaries.	Small-scale residential development: 3/5 Medium-scale residential development: 4/5
Settlement and Identity	There is no settlement within the parcel, however there is a strong relationship with the settlement edge of Cooksbridge along the southern edge of the parcel. The parcel is also bound by road and rail transport routes to the east and west, which have an influence on the parcel by physically containing it. Overall, this results in a lower susceptibility to change.	2/5
Condition	Condition of the parcel appears to be average, with some gaps in hedgerows. As such, the landscape susceptibility is medium.	3/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 15/25 Medium-scale residential: 6/25
<i>C. Landscape Value</i>		
Designations	The South Downs National Park is very close proximity to the parcel on the south-western edge, as such the parcel is in the setting of the National Park. Overall, this results in a medium landscape value.	3/5
Recreational	There are a low number of public rights of way within the parcel which this results in a medium landscape value.	3/5
Cultural Heritage and Association	The Hamsey (Cooksbridge) Conservation Area Appraisal states that the rural setting of the village contributes to the character of the village which should be conserved and enhanced, which results in a medium landscape value given the majority of the parcel is not immediately adjacent to the conservation area. The eastern and western parts of the parcel appear to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	There is ecological value to the parcel via the network of hedgerows and hedgerow trees that are connected to riparian vegetation and the linear tree belt along the railway line. The linear networks of vegetation along field boundaries and the railway line contribute to the functioning of natural and ecological systems. The eastern part of the parcel has some functionality as a perceptual	5/5

	gap between Cooksbridge and Old Cooksbridge, as well as providing a rural context to the South Downs National Park. Overall, this results in a very high landscape value.	
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park. Field work confirmed this. The western part of the parcel has a sense of remoteness, due to layers of vegetation which create a sense of enclosure. However, the proximity to the railway line reduces tranquillity, as a result of movement and noise. The sense of remoteness in the south-eastern field is also reduced because of the influence from Cooksbridge settlement edge and movement along the A275. Overall, this results in a medium value.	3/5
<i>D. Landscape Value Total</i>		17/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the functional value of the parcel in terms of ecological systems and being within the landscape and perceptual setting of the South Downs National Park. The indicators of low landscape sensitivity include the close proximity to Cooksbridge settlement edge and the railway line and A road.	Small-scale residential: 32/50 Medium-scale residential: 33/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The visibility of the parcel is varied from the surrounding landscape. There are direct views into the parcel from the A275 route and the northern settlement edge of Cooksbridge, as well as glimpsed views through mature vegetation into the parcel from the South Downs National Park and the railway line to the south. The parcel is also visible from the scattered properties, which would be viewed in the context of the South Downs National Park. This results in a very high visual susceptibility.	5/5
Skylines	The parcel sits on a relatively low area of land and there are no important landmark features within the view, as such it does not form the skyline. This results in a very low susceptibility to change.	1/5
Scenic Quality	The settlement edge of Cooksbridge has medium influence on the parcel, especially in the east, such that the composition of the view is of average quality. High levels of movement associated with the A275 and the railway line reduces the scenic quality of views, which overall results in a medium susceptibility to change.	3/5
Inter-visibility	The screened ZTV (Figure D.23) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north and west, including higher land within the South Downs National Park to the south. Field work demonstrated that inter-visibility is high with adjacent landscapes, due to surrounding raised landform. However, views are often glimpsed as a result of mature vegetation. Overall, the parcel has a high contribution to the wider landscape in terms of inter-visibility.	4/5
Receptors	There are potentially a high number of receptors with views to the parcel, including motorists travelling on the A275 and users of the adjacent railway line. Receptors also include residential receptors on the northern boundary of	4/5

	Cooksbridge and recreational users of the adjacent South Downs National Park. As such, this results in a high susceptibility to change.	
<i>G. Visual Susceptibility Total</i>		17/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. There is inter-visibility with the South Downs National Park, as such the parcel forms the visual setting of the national park, which results in a medium visual value.	3/5
Recognition and association	In the Cooksbridge (Hamsey) Conservation Area appraisal, there is reference to the importance of local rural views in providing setting to the conservation area, noting that the majority of the parcel does not lie adjacent to the conservation area. Local reference to the view results in a low visual value.	3/5
Purpose of the view	Due to the proximity of the South Downs National Park, there is a strong sense of place, and the location is likely to be visited for the view.	5/5
<i>I. Visual Value Total</i>		11/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include high general visibility, inter-visibility with the South Downs National Park and the high number of receptors. Indicators of low visual sensitivity include the fact that it does not form part of the skyline.	28/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 60/90 Medium-scale residential: 61/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having medium-high sensitivity to small-scale and medium-scale residential development. This parcel is unlikely to be able to accommodate this type of development or only in limited situations, without adversely affecting the character of Cooksbridge and the setting of the South Downs National Park. The medium-high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	Should development come forwards, the mature vegetation, hedgerow trees and riparian vegetation within the parcel should be protected where possible and designs should conserve and enhance these landscape features. Any new development should acknowledge the existing settlement pattern of Cooksbridge and be sensitively designed in the context of the conservation area	Small-scale residential: 60/90

	<p>and the South Downs National Park. Development should be concentrated in the southern part of the parcel, accounting for requirements for the amenity value of new development in respect of the railway line, with open space and new planting across the northern part of the parcel to protect the perceived gap between Cooksbridge and Old Cooksbridge and setting to the conservation area. Reducing the scale of development to smaller scale and lower densities towards the northern part of the parcel would ensure a more sympathetic transition in scale to the wider landscape.</p> <p>Development should be avoided within the flood zones. The public rights of way should be protected and enhanced, to promote connectivity within the development and to the wider landscape.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Medium-scale residential: 61/90</p>
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Table 46: Landscape Sensitivity Assessment for Cooksbridge B

Baseline Narrative		
Site Location	Cooksbridge B	
Representative photograph	<p>Northern extent: Watercourse and mature vegetation. Eastern extent: Fields and mature vegetation. Southern extent: Mature vegetation, railway line, and fields and settlement edge of Cooksbridge. Western extent: A275.</p> <p>Noting that a DSS in the LAA extends further to the south-east outside the screened ZTV, however this is covered within the DSS assessment within the Landscape Sensitivity Assessment. Noting that this parcel includes one LAA site: 11HY.</p> 	
Character description	<p>The parcel is gently rolling, with landform generally falling towards a tributary of the River Ouse along the northern boundary of the parcel. The parcel comprises agricultural land, with a range of enclosure sizes and irregular field boundaries which are divided by linear networks of mature hedgerow trees and hedgerows of variable quality and condition.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023)- LCA C2: Barcombe, Plumpton and Cooksbridge Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The landform is gently rolling, falling from approximately +30m AOD in the south to +15m AOD in the north. A tributary of the River Ouse flows in an easterly direction along the northern boundary of the parcel, which is located within flood zones 2 and 3. The flood zones increase susceptibility but noting that they are only in a small part of the overall parcel.	4/5
Landcover	The main landcover comprises grassland, enclosed by low hedgerows containing scattered, mature hedgerow trees which are more evident within the northern part of the parcel. These hedgerow boundaries link to deciduous	3/5


	woodland blocks to the north and north-east of the parcel which are identified within the Priority Habitat Inventory, and linear riparian vegetation along the northern boundary, which indicates high species diversity of boundary vegetation. The southern part of the parcel comprises more individual trees within field enclosures and less dense boundary vegetation. There is an average vegetation cover in varying condition, resulting in a medium susceptibility to change.	
Land Use, Scale and Pattern	Land use comprises grazing pasture in the east and arable land in the west and south of the parcel. Most of the parcel is classified as Grade 3 (Good to Moderate) Agricultural Land, with a small area of Grade 4 (Poor Quality) Agricultural Land in the north-east. Fields are a range of sizes and the sinuous route of the tributary along the north-eastern boundary and the winding lane running through the centre of the parcel contributes to the irregular pattern. The field scale is generally larger in the southern part of the parcel. On balance, the varied scale and pattern of agricultural land and a mid-range agricultural land classification result in medium susceptibility.	3/5
Settlement and Identity	Development within the parcel is limited to a small-scale sewage works in the centre of the parcel and a road passing through. The parcel is bound by the A275 on the western extent and a railway line and settlement boundary of Cooksbridge on the southern boundary. There is a strong relationship with the settlement pattern of Cooksbridge in the south and west of the parcel. However, due to the rising landform towards the east and intervening vegetation, the eastern part of the parcel is visually and physically separated from Cooksbridge settlement pattern.	3/5
Condition	The vegetation on the parcel appears in generally good condition, with evidence of positive management. There are however some gaps in hedgerows in the east of the parcel. As such, there is a high susceptibility to change.	4/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The parcel is located within the setting of the South Downs National Park, with the National Park located on the western boundary of the parcel. This increases the value of the landscape and results in a medium-high landscape value. A very small part of the northern edge of the parcel lies just within the Hamsey (Cooksbridge) Conservation Area, however due to the size this is not considered to affect the scoring.	3/5
Recreational	A low number of PRow are located within the parcel, which results in limited public access into the parcel, as such the landscape value is medium.	3/5
Cultural Heritage and Association	The Hamsey (Cooksbridge) Conservation Area Appraisal states that the rural setting of the village contributes to the character of the village which should be conserved and enhanced, which results in a medium landscape value given the majority of the parcel is not immediately adjacent to the conservation area. The parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The network of hedgerows and hedgerow trees within the parcel, that are connected to riparian vegetation and deciduous woodland blocks identified	4/5

	within the Priority Habitat Inventory, contribute to the functioning of rich natural and ecological systems. The north-western part of the parcel also acts as a perceptual gap between Cooksbridge and Old Cooksbridge. As such, the landscape value is high.	
Perception	There is a sense of remoteness in the eastern part of the parcel, due to limited influence from surrounding development, as a result of landform and intervening vegetation. The parcel is within the perceptual setting of the South Downs National Park, which increases the scenic qualities of the parcel. However, the proximity to Cooksbridge settlement edge in the south and western part of the parcel reduces the sense of remoteness. Tranquillity is also limited in the north-western part of the parcel as a result of the proximity to the A275 and railway line. Overall, there is a medium value.	3/5
<i>D. Landscape Value Total</i>		17/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the functional value of the parcel in terms of natural and ecological systems and the high scenic qualities as a result of the parcel being in the setting of the South Downs National Park. The indicators of low landscape sensitivity include limited public access into the parcel and proximity of part of the parcel to Cooksbridge and that it is crossed by a road.	34/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The visibility of the parcel is varied from surrounding landscape. The parcel is screened in part adjacent to Cooksbridge by mature vegetation, however there are some less dense vegetation or vegetation gaps where views are allowed into the parcel. The north-eastern part of the parcel is visible from the wider landscape as a result of the rising landform in the parcel and the surrounding rolling landscape. There are limited views to the bare ground of the parcel from the A275 due to tall hedgerows on the western boundary of the parcel. However, new development would likely be visible. The parcel forms part of the rural visual setting of the South Downs National Park. As such, the visual susceptibility is very high.	5/5
Skylines	The parcel sits on relatively low-lying land and there are no landmark features present, as such it does not form part of the skyline, resulting in a very low susceptibility.	1/5
Scenic Quality	Surrounding development has limited influence on the north-eastern part of the parcel, due to intervening vegetation and landform and there is a strong connection to the surrounding rural landscape, as such the composition of the view is high. This results in a high visual susceptibility. However, noting that the settlement edge of Cooksbridge and the railway line on the southern boundary, as well as the A275 on the western boundary, have an influence on the composition of the view in the south and west of the parcel, with some movement visible through vegetation.	4/5
Inter-visibility	The screened ZTV (Figure D.24) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south. Field work demonstrated high inter-visibility with the surrounding landscape due to rising landform in the north-east of the parcel and higher land to the south of the parcel. As such, the	5/5

	parcel is considered to have a very high contribution to the wider landscape in terms of inter-visibility, which results in a very high susceptibility to change.	
Receptors	Typical receptors include users of the A275 and users of the railway line on the southern boundary, but these are transient users passing through the landscape relatively quickly. Receptors also include recreational receptors along the ProW within the parcel and in the South Downs National Park to the south. As such, the view may be the reason for being present which overall results in a high susceptibility to change.	4/5
<i>G. Visual Susceptibility Total</i>		19/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. There is inter-visibility with the South Downs National Park, as such the parcel forms part of the visual setting of the South Downs National Park. This results in a medium visual value.	3/5
Recognition and association	In Cooksbridge Conservation Area appraisal there is reference to the importance of local rural views in providing setting to the conservation area, noting that the majority of the parcel does not lie adjacent to the conservation area. Local reference to the view results in a low visual value.	3/5
Purpose of the view	Due to the proximity of the South Downs National Park, there is a strong sense of place, and the location is likely to be visited for the view.	5/5
<i>I. Visual Value Total</i>		11/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include the high contribution to the wider landscape in terms of inter-visibility, high general visibility and a sense of place created through the setting of the South Downs National Park. Indicators of low sensitivity include the fact that it does not form part of the skyline.	30/40
K. Landscape Sensitivity Total (E+J)		64/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having high-medium sensitivity to small-scale residential development. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms with the medium sensitivity reflective of land to the south of the Hamsey Lane and the higher sensitivity reflective of land to the north of Hamsey Lane.	
M. Final score, summary analysis and high-level guidance	If the parcel was brought forward for development, the hedgerows and mature trees within the parcel should be protected and enhanced where possible to strengthen the local green network. Development should be concentrated in the southern part of the parcel to the south of Hamsey Lane due to the larger	64/90

	<p>scale field pattern, proximity to Cooksbridge and the railway line. This would also assist in protecting the perceptual gap between Cooksbridge and Old Cooksbridge. There should be open space and new planting across the northern edge of any new development to protect the perceived gap between Cooksbridge and Old Cooksbridge. Reducing the scale of development to smaller scale and lower densities towards the northern edge of any new development would ensure a more sympathetic transition in scale to the wider landscape.</p> <p>The PRoWs should be retained and enhanced, and opportunities to extend the ProW network should be considered. Any new development should protect the setting of the South Downs National Park and the rural context, through sympathetic design that remains in character with the scale and typologies of surrounding development.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to LCA C2: Barcombe, Plumpton and Cooksbridge Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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Table 47: Landscape Sensitivity Assessment for Cooksbridge C

Baseline Narrative		
Site Location	Cooksbridge C	
Representative photograph	<p>Northern extent: South Downs National Park and residential edge of Cooksbridge and a lane. Eastern extent: The A road. Southern extent: Fields and PRow in the South Downs National Park. Western extent: Fields in the South Downs National Park.</p> <p>The assessment includes the woodland as this has come forward as a site in the LAA. Noting that this parcel includes two LAA sites: 18HY and 06HY.</p> <p>Due to the size of the parcel, it is considered that medium-scale residential development could not be accommodated and therefore this development typology is not considered further within the assessment.</p> 	
Character description	<p>The parcel covers a generally flat area of land. The northern area of the parcel comprises a block of woodland and the southern area comprises a small-scale grassland field, with scattered mature trees.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023) – LCA C2: Barcombe, Plumpton and Cooksbridge Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is gently sloping, covering approximately +23m to +25m AOD. There are no rivers within or adjacent the parcel. The parcel does not sit within a flood zone. The flat landform and lack of flood zone results in a very low susceptibility to change.	1/5
Landcover	The southern part of the parcel comprises grassland, scattered with individual mature trees which is bound to the east and west by hedgerow and individual hedgerow trees. A small woodland block, identified within the Priority Habitat	5/5

	Inventory, comprises the northern part of the parcel, which indicates high species diversity. Overall, there is considered to be a high degree of vegetation cover which has the potential to provide good species diversity, resulting in a high susceptibility to change.	
Land Use, Scale and Pattern	The southern part of the parcel is classified as Grade 3 (Good to Moderate) Agricultural Land, with a small-scale pattern and strong landscape structure. Land use in the north of the parcel comprises a small woodland block, that is designated as a Local Green Space, named Platt Woodland, in the Hamsey Neighbourhood Plan, but during field work it did not appear to be in public use. Small-scale field pattern and woodland land use results in a very high susceptibility.	5/5
Settlement and Identity	The land is in close proximity to the settlement pattern of Cooksbridge, on the south-western edge, however the parcel feels detached from the settlement edge due to mature vegetation. There is limited influence from settlement which results in a medium susceptibility to change.	3/5
Condition	The condition of vegetation appears to be good overall, with dense mature boundaries and a woodland block. This results in very high susceptibility to change.	5/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The northern part of the parcel is designated as Platt Woodland, a Local Green Space, in the Hamsey Neighbourhood Plan. The parcel is in the setting of the South Downs National Park. The parcel also contains TPOs. Overall, this results in a medium landscape value.	3/5
Recreational	The woodland block in the north is designated as a Local Green Space in the Hamsey Neighbourhood Plan, which states that it is publicly accessible. However, during fieldwork the woodland did not appear to be in public use and the south of the parcel is in private use, with no public access. As such, the landscape value is very low.	1/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The block of deciduous woodland in the north of the parcel provides high ecological value, being a potential habitat for bats, birds and reptiles, as noted in the Hamsey Neighbourhood Plan. The woodland is connected to surrounding landscapes by linear connections of hedgerows and hedgerow trees, contributing to a functional ecological system. In addition, this dense vegetation cover provides functional value in terms of carbon capture. The southern approach to Cooksbridge is currently well vegetated until the start of the built form, as such development in the south of the parcel would alter the character of the approach as well a perceived gap to Offham to the south. The TPOs within the parcel also contribute to the functional value of the parcel. Overall, this results in a very high landscape value.	5/5
Perception	The parcel lies within the landscape and perceptual setting of the South Downs National Park. The parcel has a rural and scenic quality, with little influence from surrounding development. The proximity of the A275 along the eastern boundary reduces the sense of remoteness, however the high density of vegetation within	4/5


	the parcel provides a physical and visual separation from adjacent residential uses and transport routes, which increases tranquillity and results in a high landscape value.	
<i>D. Landscape Value Total</i>		14/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the small-scale field enclosure, high functionality in terms of ecological systems and creating the southern approach to Cooksbridge and the parcel being within the South Downs National Park. Indicators of low landscape sensitivity include no evidence of cultural or association value and that the parcel sits on a gently sloping area of land with no watercourses or flood zones present.	33/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	A strong hedgerow boundary and mature vegetation on the western boundary and in the northern part of the parcel creates heavily glimpsed views to the ground plane of the parcel from the A275 and the South Downs National Park. However, there would be direct views to any new development in the south of the parcel on the approach to Cooksbridge, as such the visual susceptibility is medium.	3/5
Skylines	Due to the containment of the parcel and the lack of landmark features, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	Surrounding development has limited influence on the parcel and is not visually detracting or intrusive. The A275 transport route creates high levels of movement adjacent to the parcel, which has a medium influence on the southern part of the parcel. The high density of vegetation within the northern part of the parcel provides enclosed and intimate views of high scenic quality that are not influenced by detracting elements in the surrounding landscape. Overall, this results in a high susceptibility to change.	4/5
Inter-visibility	The screened ZTV (Figure D.25) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north, west and south, including higher land within the South Downs National Park to the south. Field work demonstrated that due to the containment of the parcel from mature vegetation, the parcel is considered to have a low contribution to the wider landscape in terms of inter-visibility.	2/5
Receptors	Typical receptors include a residential receptor on the northern boundary. Users of the A275 and recreational receptors on the western boundary would likely have very glimpsed views into the parcel. Due to the transient nature of the receptors and the fact that receptors are not likely to be focused on the view, the visual value is low.	2/5
<i>G. Visual Susceptibility Total</i>		12/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. There is potentially some inter-visibility with the South Downs	3/5

	National Park, but field work demonstrated that this would be limited due to intervening vegetation. The parcel is considered to be within the visual setting. Overall, this results in a medium visual value.	
Recognition and association	There is no apparent reference to the view in published studies, literature or art, which results in a very low visual value.	1/5
Purpose of the view	The woodland block within the parcel, that is located on the settlement edge, creates some sense of place. However, the location is unlikely to be visited specifically for the view and the woodland is not publicly accessible, as such the value of the view is low.	2/5
<i>I. Visual Value Total</i>		6/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include the high levels of scenic quality. Indicators of low visual sensitivity include that the parcel does not form part of the skyline and that there is no reference to the view in published studies, literature or art.	18/40
K. Landscape Sensitivity Total (E+J)		51/90
L. Review and Comments	Small-scale residential: The parcel is assessed as having a medium sensitivity to small-scale residential development. Upon reflection, this has been increased to high-medium due to the TPOs within the parcel and woodland block. This parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. This would largely depend on creating a sensitive development in the context of the surrounding development and the setting of the South Downs National Park. Development should avoid the northern woodland block. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>If the parcel was brought forward for development, the deciduous woodland block should be protected, and development should not be located on this area of the parcel. The woodland and TPOs should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided. Mature vegetation and hedgerows should be protected and enhanced to strengthen the local green network where possible. There are opportunities to reinstate local public access routes within the woodland area.</p> <p>Any new development should be consistent with the existing surrounding settlement pattern and typology and the character and scale of the development should reflect the surrounding context. Sympathetic design should also ensure that the development does not impose on the adjacent South Downs National Park. Opportunities to extend the PRoW to the west of the parcel should be considered to promote connectivity within the development and to the wider landscape.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to LCA C2: Barcombe, Plumpton and Cooksbridge Western Low Weald.</p>	60/90

	For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	
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Newick

Table 48: Landscape Sensitivity Assessment for Newick A

Baseline Narrative		
Site Location	Newick A Northern extent: The settlement boundary of Newick and A272. Eastern extent: Mature vegetation and the settlement boundary of Newick. Southern extent: Mature vegetation, woodland blocks including ancient woodland and large-scale fields. Western extent: Mature vegetation and residential land uses. Noting that this extends further west due to LAA sites including 34CH. Noting that this parcel includes numerous LAA sites, including: 34CH, 21CH, 24CH, 26NW, 24NW, 03NW, 16NW, 34NW, 30NW, 09NW, 13NW, 32NW, 20NW and 01NW.	
Representative photograph		
		
Character description	<p>The parcel covers a rolling area of land. The land use is mixed, including agricultural land field enclosures, fields in low management, equestrian grazing and a playing field. The parcel generally includes small-scale and medium-scale field enclosures, a strong landscape structure and there are several PRoW which cross the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald. East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 3: Upper Ouse Valley and Local Landscape Character Area 14: Western Low Weald. Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald. 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is rolling from approximately +29m AOD in the south-eastern part of the parcel to +55m AOD on the northern edge, which forms a distinctive landform and increases susceptibility. There are several ponds within the parcel and a minor watercourse runs along the southern edge of the parcel.	4/5
Landcover	The landcover comprises grassland which is divided by hedgerow and mature linear tree belts. There are blocks of woodland, some of which are identified within the Priority Habitats Inventory and National Forest Inventory, and ancient	5/5


	woodland which suggest species diversity. This results in a very high susceptibility due to the ancient woodland.	
Land Use, Scale and Pattern	The land use is mixed, including agricultural land field enclosures, fields in low management, equestrian grazing and a playing field. The parcel comprises Grade 3 (Good to Moderate) agricultural land and there is a strong landscape strategy. The field enclosures are predominantly linear and are small-scale and medium-scale in size, resulting in a high landscape susceptibility. The susceptibility is considered to be higher for medium-scale and large-scale residential development and small-scale employment development, in which the field patterns are less likely to be retained.	Small-scale residential: 4/5 Medium-scale and large-scale residential and small-scale employment: 5/5
Settlement and Identity	The north-eastern part of the parcel has a strong relationship with the southern settlement edge of Newick as this part of the parcel lies adjacent to the settlement boundary and also contains residential land uses. The southern part of the parcel has less of a relationship due to the land use, mature intervening vegetation following the route of the PRoW which crosses east to west through the northern part of the parcel and its lower elevation in the landscape. The susceptibility is considered to be higher for medium-scale and large-scale residential development and small-scale employment development, which would be required to extend into the southern part of the parcel which is less consistent with the existing settlement pattern and scale.	Small-scale residential: 2/5 Medium-scale and large-scale residential and small-scale employment: 4/5
Condition	The condition of the vegetation within the parcel is considered to be good with evidence of positive management.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 19/25 Medium-scale and large-scale residential and small-scale employment: 22/25
<i>C. Landscape Value</i>		
Designations	The parcel comprises TPOs and ancient woodland.	4/5
Recreational	The sports fields in the eastern part of the parcel are identified within the Lewes District Open Space Strategy (2020). The Newick Neighbourhood Plan (2015) notes the heavy use of the playing fields in the eastern part of the parcel. CRoW Access Land lies within the parcel. There are also several PRoW which cross through the parcel, resulting in a high value.	4/5

Cultural Heritage and Association	The south-eastern part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel has functional value in terms of contribution to the functioning of the natural and ecological systems, including TPOs, ancient woodland, Priority Habitat and National Forest Inventory vegetation and various hydrological features.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, which the parcel is considered to lie within. The parcel has a limited sense of remoteness and tranquillity due to existing development within and adjacent to the parcel, associated with the settlement of Newick. The wooded edges and falling landform towards the watercourse on the southern edge of the parcel increases the scenic quality to medium.	3/5
<i>D. Landscape Value Total</i>		19/25
E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include the functional value of the parcel in terms of contribution to the functioning of the natural and ecological systems and recreational value across the parcel, such as the local PRoW network and playing fields. Indicators of low landscape sensitivity include the relationship of the northern edge of the parcel to the southern settlement edge of Newick.	Small-scale residential: 38/50 Medium-scale and large-scale residential and small-scale employment: 41/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel has a limited visibility predominantly due to enclosure from mature vegetation and woodland both within the parcel and within the local landscape, notably from the smaller scale parcels adjacent to the settlement edge. The northern part of the parcel is also contained by existing built form within the surrounding area, including the settlement of Newick. Views of the parcel would generally be seen within the context of development.	2/5
Skylines	The parcel lies within a landscape where skylines are not prominent due to the local undulating landscape and mature vegetation in the local landscape and there are few landmark features on the skyline.	2/5
Scenic Quality	There is a high influence from development on the parcel due to physical and visual connectivity to the settlement edge of Newick. There is some movement from the A272 and local road network. This diminishes somewhat in the southern part of the parcel which has less of a connection with the settlement edge, such that susceptibility is medium.	3/5
Inter-visibility	The screened ZTV (Figure D.26) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south at a distance and within the	2/5

	High Weald Area of Outstanding Natural Beauty to the north. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is limited inter-visibility with the wider landscape due to containment by existing mature vegetation and built form.	
Receptors	Receptors include residential receptors on the southern edge of Newick and within the local landscape and the local road network, including the A272. Receptors include those using the local PRow network across the parcel, recreational users of the local facilities and the CRoW Access Land within the parcel. The footpaths which run through the parcel have filtered views to the settlement edge and southern part of the parcel.	4/5
<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is unlikely to be inter-visibility with the High Weald Area of Outstanding Natural Beauty, such that the parcel is considered not to form part of the visual setting. As such, there is a very low visual value.	1/5
Recognition and association	The Newick (Church Road) Conservation Area Appraisal notes that the rural surroundings provide fine views out from the conservation area.	3/5
Purpose of the view	The sense of place is weakened by the settlement edge and typical agricultural fields. Due to the containment of mature vegetation, the location is unlikely to be visited specifically for the view.	2/5
<i>I. Visual Value Total</i>		6/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include residential and recreational receptors. Indicators of low visual sensitivity include no planning policies or designations relating to views specifically, a lack of sense of place and limited inter-visibility with the wider landscape.	19/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 57/90 Medium-scale and large-scale residential and small-scale employment: 60/90

L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having a medium sensitivity to small-scale development. The parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Medium-scale and large-scale residential and small-scale employment: The parcel is assessed as having a high-medium sensitivity to these types of development. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Any new development should respect and align adjacent to the existing settlement pattern of Newick. Development should be concentrated in the north-eastern part of the parcel, to the north of the public footpath which runs east to west, as this has a stronger relationship to the settlement edge of Newick. Development should be avoided within the various playing fields and recreational facilities in the eastern part of the parcel and orchard. The field pattern should be protected.</p> <p>Reducing the scale of development to smaller scale and lower densities towards the southern part of the parcel would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape. The various hydrological and landform changes within the parcel should be considered.</p> <p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. This includes the mature vegetation networks through the parcel, the TPOs and ancient woodland with an appropriate standoff. There are opportunities to enhance the green and blue infrastructure network, including adjacent to the watercourse along the southern edge of the parcel. There are also opportunities to enhance the recreational access across the parcel.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale residential: 57/90</p> <p>Medium-scale and large-scale residential and small-scale employment: 60/90</p>

Table 49: Landscape Sensitivity Assessment for Newick B

Baseline Narrative		
Site Location	Newick B	
Representative photograph	<p>Northern extent: Watercourse and woodland blocks including ancient woodland. Eastern extent: Field boundary where the landform rises considerably, the sewage works and mature vegetation. Noting that this extends further east due to LAA site 29NW. Southern extent: The settlement boundary of Newick, A272 and woodland blocks. Western extent: Jackie's Lane, existing development, mature vegetation and woodland blocks.</p> <p>Noting that this parcel includes four LAA sites: 02NW, 33NW, 29NW, and 23NW.</p> 	
Character description	<p>The parcel covers an undulating area of land. The parcel comprises mainly agricultural land in the eastern part and fields in low management. The scale is small-scale in the western part of the parcel and mainly large-scale field enclosures in the eastern part of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 3: Upper Ouse Valley. Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald. 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The landform of the parcel is undulating, from approximately +19m AOD in the south-eastern corner of the parcel to +40m AOD on the central western edge of the parcel. There are several small watercourses and ponds, including within the southern part of the parcel associated with mature vegetation and along the northern boundary of the parcel.	3/5
Landcover	The landcover comprises grassland, which is divided in the eastern part of the parcel by mainly sparsely vegetated boundaries. This is except for a dense woodland boundary including ancient woodland and woodland identified in the Priority Habitats Inventory and National Forest Inventory in the eastern part of the parcel, which also suggests species diversity and a very high susceptibility.	5/5


	The western part of the parcel includes hedgerow and mature individual trees, resulting in average vegetation cover across the parcel.	
Land Use, Scale and Pattern	The land use comprises mainly agricultural land in the eastern part and fields in low management closer to the settlement boundary. The scale is small-scale in the western part of the parcel and mainly large-scale field enclosures in the eastern part of the parcel. The majority of the parcel is Grade 3 (Good to Moderate) agricultural land and a smaller part of the northern area of the parcel is Grade 4 (Poor Quality) agricultural land. The susceptibility is considered to be medium.	3/5
Settlement and Identity	The majority of the parcel has human influence from the built-up area of Newick due to a low hedgerow and scrub intervening. This includes the settlement edge and the A272 along the southern edge of the parcel. The parcel is also influenced by the sewage treatment works immediately to the east and nearby 400kv overhead power line. Employment development is considered to be the same susceptibility due to the context of the sewage works and large-scale farm buildings in the local landscape.	2/5
Condition	The condition is considered to be poor in parts due to gaps in the hedgerow network and a limited vegetation structure.	2/5
<i>B. Landscape Susceptibility Total</i>		15/25
<i>C. Landscape Value</i>		
Designations	A small section of woodland within the south-western part of the parcel is located within the Newick (The Green) Conservation Area. There are TPOs within the south-western part of the parcel and ancient woodland within the southern part of the parcel.	4/5
Recreational	A low number of PRow cross the parcel, including the Sussex Ouse Valley Way recreational route along Newick Hill in the western part of the parcel. CRow Access Land lies adjacent to the parcel.	3/5
Cultural Heritage and Association	A small section of woodland within the south-western part of the parcel is located within the Newick (The Green) Conservation Area, resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel has functional value attributed to the functioning of the natural and ecological systems, including the watercourses through and adjacent to the parcel and mature vegetation, including ancient woodland, TPOs and woodland identified within the Priority Habitats Inventory and National Forest Inventory.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty. The wooded edges and watercourses increase the scenic quality. Remoteness and tranquillity are limited by proximity to the settlement edge of Newick, 400kv overhead power line, sewage works and A272.	2/5
<i>D. Landscape Value Total</i>		17/25

E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include the functional value of the parcel associated with the functioning of the natural and ecological systems. Indicators of low landscape sensitivity include a lack of remoteness and tranquillity, proximity to the residential edge of Newick and poor condition of some vegetation within the parcel.	32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	Visibility is varied within the parcel, the western part of the parcel has limited visibility due to containment of mature vegetation and built form. The eastern part of the parcel is relatively open within the large-scale open field enclosures but does not form an important part of the view.	3/5
Skylines	The parcel lies within a landscape where skylines are not prominent due to the local undulating landscape and mature vegetation and there are few landmark features on the skyline.	2/5
Scenic Quality	The Newick (The Green) Conservation Area Appraisal notes the trees within the conservation area which provide an attractive setting, which lies partially within and adjacent to the parcel. Scenic quality is reduced by the 400 kv overhead power line and adjacent sewage works. There is also movement from the A272, resulting in a high influence from development.	2/5
Inter-visibility	The screened ZTV (Figure D.27) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north, east and west, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there are framed views through blocks of woodland and linear tree belts to the surrounding wider agricultural landscape. There is considered to be a moderate contribution to the wider landscape.	3/5
Receptors	Receptors include those using the adjacent CRoW Access Land and those using the local PRoW network through the parcel, including the Sussex Ouse Valley Way recreational route along Newick Hill in the western part of the parcel. Receptors also include residential on the edge of Newick, workers at the sewage works and users of the local road network, including the A272.	4/5
<i>G. Visual Susceptibility Total</i>		14/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is likely to be inter-visibility with the High Weald Area of Outstanding Natural Beauty, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5

Purpose of the view	The settlement edge and typical agricultural fields limit the sense of place. Due to the urbanising features and some containment by mature vegetation and built form, the location is unlikely to be visited specifically for the view.	2/5
<i>I. Visual Value Total</i>		6/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include residential and recreational receptors. Indicators of low visual sensitivity include that the location is unlikely to be visited specifically for the view, no apparent reference to the view in published studies, literature and art and that the parcel lies in a landscape where landscapes are not prominent.	20/40
K. Landscape Sensitivity Total (E+J)		52/90
L. Review and Comments	<p>Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a medium sensitivity to these types of development. The parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential: The parcel is assessed as having a medium sensitivity to large-scale residential development. Upon reflection, this is considered to increase to a high-medium sensitivity due to factors including potential alteration of the existing field pattern and existing settlement pattern and scale of Newick. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Any new development should respect and align adjacent to the existing settlement pattern of Newick. Development should be concentrated in the western part of the parcel adjacent to the settlement edge and the southern part of the parcel adjacent to the A272, to the south of the mature woodland belt. Development should be avoided within the large-scale field enclosure within the central part of the parcel, which has higher inter-visibility and connectivity with the surrounding agricultural landscape.</p> <p>Reducing the scale of development to smaller scale and lower densities towards the eastern part of the parcel would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>The trees within and adjacent to the Newick (The Green) Conservation Area should be protected and enhanced to protect the rural setting of the conservation area. Any vegetation that is in a poorer condition should be enhanced where possible. The TPOs and ancient woodland should have appropriate stand offs and protection measures implemented.</p> <p>There are opportunities to enhance the green and blue infrastructure network through the parcel, including the watercourse on the northern edge which could</p>	<p>Small-scale and medium-scale residential and small-scale employment: 52/90</p> <p>Large-scale residential: 60/90</p>

	<p>benefit from further landscape planting, recreational access and open space. The various hydrological and landform changes within the parcel should be considered.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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Table 50: Landscape Sensitivity Assessment for Newick C

Baseline Narrative		
Site Location	Newick C	
Representative photograph	<p>Northern extent: A272 and woodland blocks including Ancient Woodland. Eastern extent: Mature vegetation. Southern extent: Mature vegetation and woodland blocks. Western extent: The settlement boundary of Newick.</p> <p>Noting that this parcel includes two LAA sites: 27NW and 28NW.</p> <p>Due to the size and existing residential use within the central part of the parcel, large-scale residential land use is not considered to be practical as existing residential uses are assumed to remain, therefore it is scoped out of the assessment.</p> 	
Character description	<p>The parcel comprises an undulating area of land. The land use includes agricultural land and sports facilities and there is a strong landscape structure. The landscape pattern is varied and is typically small-scale in the northern part of the parcel and medium-scale and a large-scale field in the southern part of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 3: Upper Ouse Valley. Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald. 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The landform of the parcel is undulating, from approximately +20m AOD along the southern and northern parcel boundaries to +38m AOD along the western edge. There are several small watercourses that flow across the parcel.	3/5
Landcover	The landcover comprises grassland, which is separated by mature linear belts of trees and managed hedgerows. There are also individual trees within field enclosures, mainly in the southern part of the parcel. There	4/5


	are areas of orchards and the parcel lies adjacent to an area of woodland to the north-east of the parcel which is designated as ancient woodland and identified within the National Forest Inventory and Priority Habitats Inventory, suggesting species diversity.	
Land Use, Scale and Pattern	The land use includes agricultural land and sports facilities. The scale of the field enclosures is varied, typically small-scale in the northern part of the parcel and medium-scale and a large-scale field in the southern part of the parcel. The parcel comprises Grade 3 (Good to Moderate) agricultural land and there is a strong landscape structure resulting in a high susceptibility. There would be a higher susceptibility to medium-scale residential and small-scale employment as these types of development are less likely to retain this scale of landscape.	Small-scale residential: 4/5 Medium-scale residential and small-scale employment: 5/5
Settlement and Identity	The parcel contains dispersed pockets of development and has some influence from the settlement edge of Newick but this is limited in places due to intervening mature vegetation and built form. Small-scale residential development is considered to be consistent with the settlement pattern, but medium-scale residential and small-scale employment would be less so.	Small-scale residential: 3/5 Medium-scale residential and small-scale employment: 4/5
Condition	The condition appears to be good.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 18/25 Medium-scale residential and small-scale employment: 20/25
<i>C. Landscape Value</i>		
Designations	A large proportion of the western edge of the parcel is located within or adjacent to the Newick (Church Road) Conservation Area which increases value.	4/5
Recreational	The sports facilities in the western part of the parcel are identified within the Lewes District Open Space Strategy (2020). Other recreational access includes several PRow routes through the parcel.	4/5
Cultural Heritage and Association	A large proportion of the western edge of the parcel is located within or adjacent to the Newick (Church Road) Conservation Area and the setting of the parcel results in a high degree of cultural or association value. The eastern part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record.	4/5
Functional (ecological and green infrastructure)	The parcel has functional value associated with the functioning of the natural and ecological systems, including adjacent to ancient woodland and woodland identified within the National Forest Inventory and Priority Habitats Inventory, mature vegetation networks that integrate into the wider green infrastructure networks and watercourses through the parcel. The Newick (Church Road) Conservation Area Appraisal also notes that	5/5

	Blind Lane, which runs through the parcel, leads out towards open countryside.	
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty. The wooded edges increase the scenic quality, however this is reduced in some parts of the parcel, including along the northern edge adjacent to the A272. The built form within the parcel and road network passing through also reduces the tranquillity and remoteness.	2/5
<i>D. Landscape Value Total</i>		19/25
E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include the functional value associated with the functioning of the natural and ecological systems, mature vegetation connecting into the wider green infrastructure network and recreational access within the parcel. Indicators of low landscape sensitivity include a low perception of tranquillity and remoteness and existing residential development within the parcel.	Small-scale residential: 37/50 Medium-scale residential and small-scale employment: 39/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is considered to have a moderate degree of visibility due to containment by mature vegetation and pockets of existing built form. The parcel is not considered to be an important part of the view as it comprises typical agricultural and edge of settlement land uses.	3/5
Skylines	The parcel is not considered to be part of the skyline due to rising land in the immediate landscape.	1/5
Scenic Quality	Scenic quality is increased by wooded edges and mature vegetation within the parcel. There is a moderate influence from development due to built form and mature vegetation. There is some movement, including the road passing through the parcel and the A272 along the northern edge.	3/5
Inter-visibility	The screened ZTV (Figure D.28) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north, east and south, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is a moderate contribution to the wider landscape due to mature vegetation on the parcel and within the short to medium distance in the local landscape. The southern part of the parcel has a relatively open feel, however contained from the long distance due to a rising landform and wooded edges away from the parcel.	3/5
Receptors	There is strong inter-visibility in the western part of the parcel with the historic parish church, which increases susceptibility due to such receptors involved in recreation. The Newick (Church Road) Conservation Area Appraisal notes that there are clear views towards the Church from footpaths running through the parcel to the east and north-	5/5

	east. Receptors also include residential on the edge of Newick and road users.	
<i>G. Visual Susceptibility Total</i>		15/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is likely to be inter-visibility with the High Weald Area of Outstanding Natural Beauty, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	The Newick (Church Road) Conservation Area Appraisal notes that the rural surroundings provide fine views out from the conservation area and states the importance of this in terms of the setting of the church.	3/5
Purpose of the view	The sense of place is weakened by the settlement edge and typical agricultural fields. Due to the containment of mature vegetation, the location is unlikely to be visited specifically for the view.	2/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include the nature of receptors within the parcel and local landscape, including those with inter-visibility in the western part of the parcel with the historic parish church. Indicators of low visual sensitivity include a weak sense of place due to existing residential land uses in the parcel and that the parcel is not considered to be part of the skyline.	23/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 60/90 Medium-scale residential and small-scale employment: 62/90
L. Review and Comments	Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a high-medium sensitivity to these types of development. This parcel is unlikely to be able to accommodate the relevant type of development or only in limited situations, without significant adverse landscape or visual effects. The high-medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	Any development should respect and fit into the existing pockets of small-scale development within a robust vegetation structure. The existing field pattern should be retained where possible. Development should be avoided within existing sports facilities. Development should	Small-scale residential: 60/90

	<p>be concentrated in the northern part of the parcel, near to the settlement edge of Newick and the A272, to reflect the existing settlement pattern. Reducing the scale of development to smaller scale and lower densities towards the southern and eastern parts of the parcel would ensure a more sympathetic transition in scale to the wider landscape. Development should be avoided in the south-western part of the parcel, in and adjacent to the Conservation Area.</p> <p>There are opportunities to protect and enhance the existing green and blue infrastructure network in the parcel. There should be an appropriate stand off from the ancient woodland in the north-eastern part of the parcel. The pockets of orchard should also be protected. The various hydrological and landform changes within the parcel should be considered. There are also opportunities to enhance the recreational access across the parcel.</p> <p>Any development should protect the rural surroundings adjacent to the Newick (Church Road) Conservation Area as views out into the open countryside enhances its setting. Inter-visibility with the adjacent parish church and its rural setting should also be protected.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Medium-scale residential and small-scale employment: 62/90</p>
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Table 51: Landscape Sensitivity Assessment for Newick D

Baseline Narrative		
Site Location	Newick D	
Representative photograph	<p>Northern extent: Jackie's Lane, woodland blocks and the settlement boundary of Newick. Eastern extent: The settlement boundary of Newick. Southern extent: A272 and mature vegetation. Western extent: Jackie's Lane, vegetation and residential land uses.</p> 	
Character description	<p>The parcel comprises an undulating area of land. The majority of the parcel is designated as a Suitable Alternative Natural Greenspace and has recreational access across it. There is mature vegetation within and on the boundaries of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 3: Upper Ouse Valley. • Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald. 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel covers undulating land, from approximately +30m AOD on the northern edge of the parcel to +53m AOD in the western part of the parcel. The parcel also contains a minor watercourse along the northern edge with several ponds.	3/5
Landcover	The landcover comprises grassland and meadowland. The parcel contains pockets and linear belts of mature trees and several distinctively tall, mature trees on the boundaries. The parcel lies adjacent to woodland identified within the Priority Habitats Inventory and National Forest Inventory which suggests species diversity on the parcel boundaries.	4/5
Land Use, Scale and Pattern	The land use comprises predominantly a Suitable Alternative Natural Greenspace with recreational access. The scale is typically medium-scale and large-scale and the parcel lies within Grade 3 (Good to Moderate) agricultural land. There is a very strong landscape structure, and the susceptibility is considered to be high.	4/5


Settlement and Identity	Despite the proximity to the settlement pattern, there is limited influence from settlement and human influence due to containment from mature vegetation.	3/5
Condition	The parcel appears to be in a very good condition with a high degree of vegetation cover and positive management.	5/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The parcel contains TPOs and is predominantly designated as Suitable Alternative Natural Greenspace.	3/5
Recreational	The parcel contains extensive recreational access with mown access routes through the parcel. CRoW Access Land lies adjacent to the parcel.	5/5
Cultural Heritage and Association	The parcel appears to have reference to parks and gardens, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel is identified within the Lewes District Open Space Strategy (2020) as natural and semi natural green space. The parcel has functional value associated with the functioning of the natural and ecological systems, including connectivity into woodland identified in the Priority Habitats Inventory and National Forest Inventory. There is also functional value attributed to the meadows within the parcel.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, which the parcel is considered to lie within. The scenic quality is increased due to wooded edges. There is a sense of remoteness and tranquillity due to containment by vegetation, which is lowered in localised areas of the parcel, including adjacent to Western Road.	3/5
<i>D. Landscape Value Total</i>		19/25
E. Landscape Sensitivity Total (B+D)	Indicators of high landscape sensitivity include the functional value of the parcel in terms of the functioning of the natural and ecological systems and recreational value associated with the Suitable Alternative Natural Greenspace designation. There are no indicators of low landscape sensitivity.	38/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	Due to the surrounding mature vegetation, there is limited visibility of the parcel, and any views are likely to be within the immediate context of development.	2/5
Skylines	The parcel lies within a landscape where skylines are not prominent due to the local undulating landscape and there are few landmark features on the skyline.	2/5
Scenic Quality	The Newick (The Green) Conservation Area Appraisal notes the trees within the conservation area which provide an attractive setting. There is a limited influence from surrounding development such that the composition of views of a high quality	4/5

	with wooded edges. There is a small section in the southern part of the parcel where road movement is visible through a gap in mature vegetation.	
Inter-visibility	The screened ZTV (Figure D.29) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north within the High Weald Area of Outstanding Natural Beauty and including higher land within the South Downs National Park to the south at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is a moderate contribution to the wider landscape due to inter-visibility. This is limited in the short to medium distance due to surrounding vegetation and built form, however there is some contribution in the long distance.	3/5
Receptors	Receptors also include those using the adjacent CRoW Access Land and those across the parcel using it recreationally as the parcel is specific to people being present and involved with recreation, resulting in a very high susceptibility. Receptors also include very heavily filtered views from surrounding residential receptors and from the local road network.	5/5
<i>G. Visual Susceptibility Total</i>		16/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is likely to be inter-visibility with the High Weald Area of Outstanding Natural Beauty, such that the parcel is considered to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is a sense of place due to the rolling meadowland and dense woodland within the designated Suitable Alternative Natural Greenspace. The location may be visited for the short to medium distance view.	4/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include a strong sense of place, residential and recreational receptors and relating to scenic quality. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and that the parcel lies in a landscape where skylines are not prominent.	24/40
K. Landscape Sensitivity Total (E+J)		62/90
L. Review and Comments	Small-scale, medium-scale and large-scale residential and small-scale employment: The parcel is assessed as having a high-medium sensitivity to these types of development. Upon reflection, this is considered to be very high sensitivity due to factors including the mature vegetation across the parcel and recreational value within the designated Suitable Alternative Natural Greenspace. The parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to	

	change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>It is not advised that development should come forwards on the parcel. There are opportunities to manage any vegetation on the parcel and expand recreational opportunities where possible and appropriate.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	74/90

North Chailey

Table 52: Landscape Sensitivity Assessment for North Chailey A


Baseline Narrative		
Site Location	North Chailey A Northern extent: The existing school, A272 and the settlement boundary of North Chailey Eastern extent: Chailey Common and SSSI land. Southern extent: CRoW Access land, Woodland blocks, Chailey Common (CRoW Access Land) and B2183. Western extent: Woodland blocks.	
Representative photograph		
		
Character description	<p>The parcel covers a rolling area of land. The parcel consists of two main areas of land, connected by a narrow tract of land. The eastern part of the parcel consists of a field and allotment. The western part of the parcel consists of land within the school.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area G1: Chailey Common Heathland (adjacent to the boundary of Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald) 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is rolling from +60m AOD in the north to +45m AOD in the south. There are no notable water features present on the parcel and it is not located within a flood zone, therefore resulting in a moderate susceptibility to change.	3/5
Landcover	The landcover predominantly comprises grassland which is divided by fencing along one boundary and a linear belt of mature trees in another. This belt of mature vegetation connects into mature woodland blocks in the local landscape, woodland and lowland heathland. The adjacent woodland blocks on the boundary of the parcel are identified within the Priority Habitats Inventory, which suggests some species diversity within the mature boundary vegetation of the parcel. There are also several individual mature trees within the field enclosures. The north-eastern part of the	3/5

	parcel contains an allotment, which is varied in terms of land cover. There are also tracks and hard standing in the western part of the parcel, which lowers the susceptibility.	
Land Use, Scale and Pattern	The land use includes agricultural land, hard standing and allotments, which have evidence of human activity. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The landscape pattern is small-scale and includes a linear block of mature vegetation, resulting in a medium susceptibility to change.	3/5
Settlement and Identity	The western part of the parcel has a close relationship to existing development. The eastern part of the parcel has less of an influence due to intervening mature vegetation. Apart from the school complex there is limited settlement influence in the local landscape, resulting in a medium susceptibility.	3/5
Condition	The condition of mature vegetation on the parcel appears to be good.	4/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations and is of very low landscape value.	1/5
Recreational	There are allotments on the northern part of the parcel which allows public access, which are also identified within the Lewes District Open Space Strategy (2020).	3/5
Cultural Heritage and Association	The western part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The vegetation around the perimeter of the parcel is mature and established and connects similar vegetation patterns to the north and south of the parcel, so has a functional value in terms of habitat connectivity.	4/5
Perception	The eastern part of the parcel is perceived as being the gap between Chailey Commons to the east and development to the west of the parcel. The western part of perceived as part of the school grounds. There is a limited sense of remoteness and tranquillity due to the adjoining land use and proximity to the A272 and B2183 roads, notably in the eastern part. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	3/5
<i>D. Landscape Value Total</i>		14/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the functional value of the parcel and its connectivity with surrounding ecological designations, the small-scale pattern and condition of the vegetation. Indicators of low landscape sensitivity include no statutory or local landscape designations.	31/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		

General Visibility	Due to mature vegetation in the local landscape, visibility is limited as views are only available through less dense sections of vegetation. Views towards the parcel and any new development would generally be seen within the context of two and three storey development. The western part of the parcel is very well contained.	2/5
Skylines	Whilst the parcel is generally contained, it does lie on relatively high land in the surrounding landscape and there are several landmark features nearby which development on the parcel could be seen in connection with, including Chailey Windmill and St Martins Chapel, such that the susceptibility is high.	4/5
Scenic Quality	There is a high influence on the parcel from existing development and partially from movement along the A272 and B2183 roads. However, there is also scenic quality due to a backdrop of woodland edges. Susceptibility is considered to be medium for the eastern part of the parcel but noting that this is somewhat reduced for the western part due to a high influence from development.	3/5
Inter-visibility	The screened ZTV (Figure D.30) shows that the majority of theoretical visibility of development on the parcel is mainly to the south and east of the parcel and is localised to within close proximity of the parcel, before becoming more intermittent across the wider landscape to the south of the parcel, including higher land within the South Downs National Park. Field work demonstrated that due to the containment of the parcel by mature vegetation and existing built form but noting the elevated nature of the parcel, there is considered to be a low contribution to the wider landscape in terms of inter-visibility.	2/5
Receptors	Typical receptors include those using the local PRoW network and CRoW Access Land, which surround the parcel but noting the intervening mature vegetation and built form which lessen the number of people. Receptors with views in the eastern part of the parcel include partial visibility from road users along the A272, available through breaks in the mature vegetation. Views from these receptors are largely screened to the western part of the parcel. Receptors would include those in education within the school immediately to the north. This results in a moderate number of people with receptors involved in recreation with views into the parcel.	3/5
<i>G. Visual Susceptibility Total</i>		14/25
<i>H. Visual Value</i>		
Designations	Within the Chailey Neighbourhood Development Plan 2019-2034, an identified view within the 'Views across Chailey' is directed towards the parcel. It is named 'view south from Chailey Windmill across Chailey Common and the South Downs'. Visual value is therefore high. Field work demonstrated that the South Downs National Park is visible above the tree line on the southern boundary of the eastern part of the parcel. The western part of the parcel also had inter-visibility with the South Downs National Park but noting the context of the school. Therefore, the parcel is considered to be within the visual setting of the South Downs National Park but not the setting of the High Weald Area of Outstanding Natural Beauty. Visual value is considered to be high.	4/5
Recognition and association	There are no known references to the view in published studies, literature or art, such that visual value is very low.	1/5
Purpose of the view	Due to the proximity to Chailey Common, there is some sense of place, and the location is unlikely to be visited for the view due to containment of mature vegetation.	3/5

<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include a high number of receptors in the local landscape and further afield due to the elevated nature of the parcel, but also noting its containment in part by mature vegetation and existing development immediately to the north. Indicators of low visual sensitivity are limited to low general visibility.	22/40
K. Landscape Sensitivity Total (E+J)		53/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to these types of development. The parcel may have some potential to accommodate the relevant type of development in some defined situations, including consideration of receptors in the local landscape and functional value of the parcel. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it would need to be set within a strong landscape framework to restrict views from the wider landscape. This should also enhance the wider green infrastructure network and surrounding ecologically designated areas. Development would be more appropriate in the western part of the parcel due to the stronger relationship with existing development to the north.</p> <p>Any development should not detract from the scenic quality and recreational receptors visiting Chailey Common. There are opportunities to further enhance the local recreational access from the surrounding CRoW Access Land. Any development on the parcel should respect key views, including from Chailey Windmill to the north and the proximity to cultural heritage assets. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area G1: Chailey Common Heathland.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	53/90

Table 53: Landscape Sensitivity Assessment for North Chailey B


Baseline Narrative		
Site Location	North Chailey B	
Representative photograph	<p>Northern extent: Local nature reserve, woodland block, SSSI and Chailey Common (CRoW Access Land). Eastern extent: Woodland block and SSSI, part of the North Chailey settlement boundary Western extent: Local nature reserve, Chailey Common (CRoW Access Land) and SSSI. Southern extent: Local nature reserve and Chailey Common (CRoW Access Land)</p> <p>Noting that this parcel includes one LAA site: 22CH.</p> 	
Character description	<p>The parcel covers a gently rolling area of land. The parcel consists of two small-scale field enclosures which appear to be in use as gardens. The two field enclosures are separated by the route of the A272 and lie adjacent to Chailey Common. The parcel also contains a few residential properties on the edge of North Chailey, which are beyond the existing settlement boundary.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area G1: Chailey Common Heathland 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is gently rolling from +66m AOD in the north to +60m AOD in the south. There are no notable water features present on the parcel and it is not located within a flood zone, therefore resulting in a low susceptibility to change.	2/5
Landcover	The landcover predominantly comprises grassland in two field enclosures, which are divided by existing residential development, the A272 and Mill Lane. The boundary vegetation consists of mature trees and low-level hedgerow. There are several individual mature trees within the field enclosure. The adjacent woodland blocks on the boundary of the parcel are identified within the Priority Habitats Inventory, which	3/5

	suggests some species diversity within the mature boundary vegetation of the parcel.	
Land Use, Scale and Pattern	The land use appears to be gardens, which have evidence of human activity. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The landscape pattern is small-scale and intricate, resulting in a medium susceptibility.	3/5
Settlement and Identity	The parcel contains two-storey ribbon residential development along the A272 and is otherwise surrounded by Chailey Common which has limited development. Development would generally be consistent with the existing linear settlement pattern.	2/5
Condition	The condition of the mature vegetation on the parcel and its boundaries is fair due to some degradation on the boundaries in the northern part.	3/5
<i>B. Landscape Susceptibility Total</i>		13/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations and is of lower landscape value.	1/5
Recreational	The parcel is not publicly accessible.	1/5
Cultural Heritage and Association	There is no evidence of cultural heritage or association in relation to the parcel.	1/5
Functional (ecological and green infrastructure)	The parcel borders a local nature reserve, SSSI and lowland heathland identified within the Priority Habitats Inventory, therefore the boundary vegetation has functional value in terms of the functioning of natural and ecological systems.	3/5
Perception	The parcel is perceived as being part of the residential edge of North Chailey, with a limited sense of remoteness and tranquillity. Due to the mature vegetation separating the parcel from the Commons, it has a stronger relationship with development. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	2/5
<i>D. Landscape Value Total</i>		8/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the species diversity on the edges of the parcel given its proximity to ecologically designated land and the small-scale, intricate nature of the parcel. Indicators of low landscape sensitivity include no notable water features or flood zone on the parcel and the residential land uses and perception of being part of the settlement pattern.	21/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The settlement of North Chailey to the east and west of the parcel lies at a similar height to the southern part of the parcel and slightly lower than the northern part of the parcel. Views of the parcel would generally be seen in the context of development with North Chailey. Vegetation in the local landscape results in some filtered views in the surrounding area and it should be noted that the parcel forms an	4/5

	important part of views where possible due to proximity near to Chailey Windmill.. This is particularly notable on the southern part of the parcel due to low-level hedgerow vegetation on the southern and western boundaries, such that the susceptibility would be high.	
Skylines	The parcel lies on relatively high land in the surrounding landscape and there are several landmark features nearby which development on the parcel could be seen in connection with, including Chailey Windmill and St Martins Chapel, such that the susceptibility is high.	4/5
Scenic Quality	There is a high influence on the parcel from existing development and movement along the A272. However, there is also scenic quality due to a backdrop of woodland edges. Susceptibility is considered to be lower.	2/5
Inter-visibility	The screened ZTV (Figure D.31) shows that the majority of theoretical visibility of development on the parcel is shown to the south, east and west, including higher land within the South Downs National Park to the south at a distance and a small pocket within the High Weald Area of Outstanding Natural Beauty to the north. Field work demonstrated that noting the containment of the northern part of the parcel and partially of the southern part by mature vegetation, there is considered to be a moderate contribution to the wider landscape due to inter-visibility due to the elevated position of the parcel.	3/5
Receptors	Typical receptors may include those on the local PRow network and CRow Access Land, which lie adjacent to the parcel. Receptors would also include road users along the A272, less so relating to the northern part of the parcel due to intervening vegetation and built form, and those within residential properties adjacent to the parcel. This results in a moderate number of people where the view is involved in recreation.	3/5
<i>G. Visual Susceptibility Total</i>		16/25
<i>H. Visual Value</i>		
Designations	Within the Chailey Neighbourhood Development Plan 2019-2034, an identified view within the 'Viewscales across Chailey' is directed towards the parcel. It is named 'view south from Chailey Windmill across Chailey Common and the South Downs'. Field work demonstrated that mature vegetation on the western edge of the parcel largely screens views to the South Downs National Park, however during winter there may be heavily filtered views to high land that is visible from the public footpath on the western edge of the northern part of the parcel. There is also inter-visibility at a distance in the southern part of the parcel. Therefore, the parcel is considered to be within the visual setting of the South Downs National Park but not the setting of the High Weald Area of Outstanding Natural Beauty.	3/5
Recognition and association	No evidence of recognition or association.	1/5
Purpose of the view	Due to the proximity to Chailey Common, there is a sense of place, and the location is visited for the view.	1/5
<i>I. Visual Value Total</i>		5/15

J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include the location on relatively higher ground than the surrounding landscape in close proximity to Chailey Windmill and the potential visibility and the recreational, road and residential receptors in close proximity. There are no indicators of low visual sensitivity.	21/40
K. Landscape Sensitivity Total (E+J)		42/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium-low sensitivity to small-scale and medium-scale residential development. The parcel can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects. The medium-low sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it would need to be set within a strong landscape framework to restrict views from the wider landscape. This is particularly important for the southern part of the parcel due to intervisibility with the surrounding landscape. This should also enhance the wider green infrastructure network and surrounding ecologically designated areas. The existing vegetation, notably the individual mature trees, should be protected. Any degradation to the existing vegetation network, notably in the northern part of the parcel, should be enhanced.</p> <p>Any development should not detract from the scenic quality and recreational receptors visiting Chailey Common. There are opportunities to further enhance the local recreational access from the surrounding CRoW Access Land. The public footpath which lies on the eastern edge of the parcel should be protected. Any development on the parcel should respect key views, including from Chailey Windmill to the north and the proximity to cultural heritage assets. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>Any development should respect the small-scale, intricate pattern of the parcel, as well as being consistent with the existing linear settlement pattern. This is particularly important in the northern part of the parcel.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area G1: Chailey Common Heathland.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	42/90

Table 54: Landscape Sensitivity Assessment for North Chailey C


Baseline Narrative		
Site Location	North Chailey C	
Representative photograph	<p>Northern extent: A272. Eastern extent: Woodland block and mature vegetation. Southern extent: Ancient woodland. Western extent: The settlement boundary of North Chailey and part of Parcel North Chailey E.</p> <p>Noting that this parcel includes one LAA site: 31CH.</p> 	
Character description	<p>The parcel covers a gently rolling area of land. The parcel consists of a small-scale field and two medium-scale fields. The fields are divided by mature trees and hedgerows. The parcel also includes a residential property and garden, and farm buildings, some of which have been converted to commercial uses, to the south of the A272. Therefore, the land use is a mix of agriculture and residential.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is gently rolling from approximately +47m AOD in the south-east to +54m AOD in the north-west. A small waterbody lies within the eastern part of the parcel, near to existing farm buildings, which increases the susceptibility to change to moderate. The parcel is not located within a flood zone.	3/5
Landcover	The landcover predominantly comprises grassland which is divided by mature trees and hedgerow. A low height hedgerow lies adjacent to the A272 in the eastern part of the parcel, with mature vegetation in the western part of the parcel adjacent to the road. The western boundary of the parcel contains overgrown scrub adjacent to North Chailey. The eastern part of the parcel contains several individual mature trees, which increases the vegetation cover. The adjacent woodland blocks on the	4/5

	boundary of the parcel are identified within the Priority Habitats Inventory, which suggests some species diversity within the mature boundary vegetation of the parcel. The TPO within the central part of the parcel increases the vegetation cover.	
Land Use, Scale and Pattern	The land use is a mixture of gardens associated with residential dwellings off the A272 and fields, subject to a low management regime due to grassland and meadow vegetation cover. The land has evidence of human activity due to these land uses. The parcel consists predominantly of Grade 3 (Good to Moderate Quality) agricultural land, with a small section of Grade 4 (Poor Quality) agricultural land on the northern edge. There is notable field pattern due to the field boundary vegetation and form of the fields.	4/5
Settlement and Identity	The parcel lies adjacent to the A272 and associated development, as well as between residential properties and commercial buildings to the west and east of the parcel. Residential land uses within the northern part of the parcel are not consistent with the linear settlement pattern along the northern side of the A272, but the position of the parcel between these land uses results in it being consistent with the settlement pattern.	2/5
Condition	The condition of mature vegetation and hedgerow on the parcel appears to be good.	4/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The parcel contains a TPO on the northern edge within the parcel.	3/5
Recreational	The locally promoted Chailey Link Walk passes adjacent to the parcel on its western boundary along a public footpath. This route connects into the woodland to the south of the parcel. The recreational value is considered to be high.	4/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The meadowland increases functional value. The parcel contains and lies adjacent to mature green infrastructure, including blocks of woodland, ancient woodland and deciduous woodland identified within the Priority Habitats Inventory. The parcel therefore integrates into the wider green infrastructure network and has functional value, such that the landscape value is high.	4/5
Perception	The parcel is perceived as part of the developed edge of the A272, as it has development immediately to the north, east and west. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. The woodland edge to the south increases the scenic quality, however there is a limited sense of remoteness and tranquillity due to surrounding development and movement along the A272 in close proximity. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	3/5
<i>D. Landscape Value Total</i>		15/25

E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the vegetation cover within the eastern part of the parcel and connectivity with the wider green infrastructure network. Indicators of low landscape sensitivity include the proximity to development to the north, east and west.	32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	Due to the landform rising in the wider landscape in all directions and the containment at a local level of the parcel by mature vegetation to the south and development to the north, east and west, visibility is limited. Views towards the parcel and any new development would generally be seen within the context of two storey development. Woodland and mature vegetation are common in the wider landscape.	2/5
Skylines	Due to the containment of the parcel, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	There is a high influence on the parcel from existing development and movement along the A272. However, there is also scenic quality due to a backdrop of woodland edges. Susceptibility is considered to be medium.	3/5
Inter-visibility	The screened ZTV (Figure D.32) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north and south, including higher land within the South Downs National Park to the south at a distance and small pockets within the High Weald Area of Outstanding Natural Beauty to the north. Field work demonstrated that due to the containment of the parcel by mature vegetation and existing built form, there is a low contribution to the wider landscape due to inter-visibility.	2/5
Receptors	Typical receptors include those using the local PRoW network as a public footpath along the western edge of the parcel. This route also forms part of the locally promoted Chailey Link Walk, however noting that visibility to the ground plane of the parcel is limited from this route due to overgrown scrub but new development would be visible. Road users include those along the A272, with views available into the eastern part of the parcel, as well as residential receptors in the surrounding properties. Receptors also include those using the adjacent CRoW Access Land.	4/5
<i>G. Visual Susceptibility Total</i>		12/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Intervisibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty appeared unlikely during field work such that the parcel is considered not to form part of the visual setting of the South Downs National Park.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the parcel to residential land uses, the sense of place is weakened. The location may be visited for enjoyment, but not specifically for the	3/5

	view due to the containment by existing built form and mature vegetation, this results in a medium visual value.	
<i>I. Visual Value Total</i>		5/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include that receptors along the locally promoted Chailey Link Walk have close proximity views into the parcel. Indicators of low visual sensitivity include containment of the parcel by landform, mature vegetation and existing built form, limiting inter-visibility with the wider landscape.	17/40
K. Landscape Sensitivity Total (E+J)		49/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small and medium-scale residential development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects, as long as the development is consistent with the existing development pattern of North Chailey and is well contained within a strong landscape framework from existing visual receptors. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the TPOs on the northern edge of the parcel and near to the western boundary should be protected. The functionality of the existing mature vegetation within and on the boundaries of the parcel should be enhanced where possible. Adjacent ancient woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>Development should be avoided within the small-scale, intricate eastern part of the parcel. Any new development should also be consistent with the existing linear nature of North Chailey along the A272 in the northern part of the parcel, therefore vegetation within the southern part of the parcel should be avoided. The public footpath and route of the Chailey Link Walk on the western edge of the parcel should be protected and enhanced. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	49/90

Table 55: Landscape Sensitivity Assessment for North Chailey D


Baseline Narrative		
Site Location	North Chailey D	
Representative photograph	<p>Northern extent: Fields and mature vegetation including ancient woodland and priority habitats. Eastern extent: Residential land uses, mature vegetation including ancient woodland (which is also the boundary to the adjacent Landscape Character Area). Southern extent: Ribbon development along the A272 and woodland block. Western extent: Local nature reserve, mature vegetation and woodland blocks including ancient woodland and residential development forming part of South Warren Farm</p> <p>Noting that this parcel includes one LAA site: 35CH.</p> 	
Character description	<p>The parcel covers a rolling area of land. The parcel consists of small-scale to medium-scale fields, which are divided by small copses of woodland, individual trees, a local track and hedgerow vegetation. Land use includes agricultural and gardens of residential properties. The parcel also contains several residential properties on the northern edge of North Chailey and several large-scale poultry sheds.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 3: Upper Ouse Valley • Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald (adjacent to Landscape Character Area G1: Chailey Common Heathland) 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is rolling from approximately +37m AOD along the eastern edge to a local high point of +57m AOD on the western edge of the parcel. A minor watercourse is present within the southern part of the parcel, but it is not located within a flood zone, therefore resulting in a medium susceptibility to change.	3/5
Landcover	The landcover comprises grassland with a local track passing through and several areas of hard standing associated with the poultry land use. There are	3/5

	several woodland copses, linear strips of mature trees and hedgerow cover separating the various field enclosures. The adjacent woodland blocks on the boundary of the parcel are identified within the Priority Habitats Inventory, which suggests some species diversity within the mature boundary vegetation of the parcel. The condition appears to be varied due to damaged field boundaries but intact woodland resulting in a moderate susceptibility.	
Land Use, Scale and Pattern	The land use appears to be a mixture of agriculture and residential gardens. The majority of the parcel comprises poultry farming with evidence of human influence. The northern part of the parcel consists of Grade 3 (Good to Moderate Quality) agricultural land and the southern part of Grade 4 (Poor Quality) agricultural land.	2/5
Settlement and Identity	The parcel has a connection with existing built form, including the settlement edge of North Chailey, albeit limited due to intervening mature vegetation, and agricultural buildings. Development of the entirety of the parcel would not be consistent with the existing settlement pattern of pockets of development interspersed within the landscape.	3/5
Condition	The condition of vegetation on the parcel is varied. There is some boundary vegetation loss and hedgerow degradation due to the land use.	2/5
<i>B. Landscape Susceptibility Total</i>		13/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational	A public footpath crosses through the parcel through residential development in the north-west into further residential development to the south-east, such that recreational value is medium.	3/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The woodland on the parcel has some functional value as it forms part of the rural setting on the northern edge of North Chailey.	2/5
Perception	The parcel is set back from the local road network, however the perception of remoteness and tranquillity is reduced by the current poultry land use. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance and separation between the parcel and the High Weald Area of Outstanding Natural Beauty. Scenic quality is increased by wooded backdrops. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	3/5
<i>D. Landscape Value Total</i>		10/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the functional value of the parcel in terms of connectivity into the wider green infrastructure	23/50

	network. Indicators of low landscape sensitivity include the potential for small-scale development to be consistent with the existing settlement pattern and the lack of landscape designations within the parcel itself.	
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is well enclosed due to considerable mature woodland blocks in the short and medium distance. There is also containment from dense existing built form along the A272 to the south and pockets of development to the north. A PRoW extends across the entirety of the parcel, such that there is a moderate degree of visibility but not an important part of the view.	3/5
Skylines	Due to the containment of the parcel, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	The scenic quality is low due to the backdrop of mature vegetation in part but the presence of development on the parcel in the form of agricultural buildings and residential dwellings.	2/5
Inter-visibility	The screened ZTV (Figure D.33) shows that the majority of theoretical visibility of development on the parcel is shown in all directions in a limited area, including higher land within the South Downs National Park to the south at a distance and small pockets within the High Weald Area of Outstanding Natural Beauty to the north. Field work demonstrated that due to the containment of the parcel by existing development and mature woodland, inter-visibility with the wider landscape is low.	2/5
Receptors	Receptors include those using the local PRoW network, which extends through the center of the parcel and users would experience short-distance views over a relatively long distance. Receptors include those using the adjacent CRoW Access Land. Receptors also include those from residential properties within and on the boundaries of the parcel, as well as those at work using the agricultural buildings within the parcel. Susceptibility is considered to be high.	4/5
<i>G. Visual Susceptibility Total</i>		12/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Intervisibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty appeared unlikely during field work such that the parcel is considered not to form part of the visual setting of the designations.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the parcel to residential and agricultural land uses, the sense of place is weakened, and the location is not considered to be visited specifically for the view due to the strong containment by mature vegetation. This results in a low visual value.	2/5

<i>I. Visual Value Total</i>		4/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include views from the public footpath which passes through the majority of the central part of the parcel. Indicators of low visual sensitivity include a lack of planning policies or designations relating to views specifically and enclosure from the wider landscape by mature vegetation and existing built form.	16/40
K. Landscape Sensitivity Total (E+J)		39/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium-low sensitivity to small and medium-scale residential development. Upon reflection, this has been increased to medium sensitivity, due to reasons including the woodland and vegetation pattern across the parcel and the importance of this to be retained. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Any development would need to be consistent with the existing development pattern and is well contained within a strong landscape framework. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be consistent with the pattern of development in the immediate area. It should retain and enhance the existing vegetation, notably the woodland copses and avoid areas of the parcel with a more intricate and small-scale landscape pattern. The ancient woodland on the boundary of the parcel should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>The condition of vegetation on the parcel should be improved where possible and hedgerow networks reinstated where parts have been degraded. The public footpath through the parcel should be protected and enhanced. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	46/90

Table 56: Landscape Sensitivity Assessment for North Chailey E

Baseline Narrative		
Site Location	North Chailey E	
Representative photograph	<p>Northern extent: The settlement boundary of North Chailey. Eastern extent: Woodland blocks including ancient woodland. Southern extent: Woodland blocks. Western extent: The settlement boundary of North Chailey and A275 (which is also the boundary to the adjacent Landscape Character Area).</p> 	
Character description	<p>The parcel covers a sloping area of land. The parcel consists of a large-scale agricultural field.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald (adjacent to Landscape Character Area G1: Chailey Common Heathland) 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is sloping from +30m AOD near to the southern boundary of the parcel to +56m AOD at the northern boundary. There are no notable water features present on the parcel and it is not located within a flood zone, therefore resulting in a medium susceptibility to change.	3/5
Landcover	The parcel is devoid of vegetation other than a single mature tree within the northern part of the field and mature linear tree belts along the field boundaries. The adjacent woodland blocks on the boundary of the parcel are identified within the Priority Habitats Inventory, which suggests some species diversity within the mature boundary vegetation of the parcel.	2/5
Land Use, Scale and Pattern	The land use comprises agricultural land. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The landscape pattern is large scale. The susceptibility is considered to be medium.	3/5


Settlement and Identity	The northern part of the parcel has a relationship with the settlement edge of North Chailey, however this is lowered with increased distance from North Chailey. In the southern part of the parcel there is mature vegetation separating the parcel from a small-scale residential development to the south. The parcel forms part of the rural setting to North Chailey.	3/5
Condition	The condition of the mature vegetation on the boundaries of the parcel appears to be fair, including a break in the vegetation along the A275 for agricultural purposes and some vegetation structure.	3/5
<i>B. Landscape Susceptibility Total</i>		14/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational	The locally promoted Chailey Link Walk passes adjacent to the parcel on its eastern boundary along a public footpath. This route connects into the woodland to the east of the parcel. The recreational value is considered to be high.	4/5
Cultural Heritage and Association	There does not appear to be any cultural or association value within the parcel.	1/5
Functional (ecological and green infrastructure)	The parcel has functional value in terms of connectivity on its boundaries to the surrounding mature green infrastructure network. The southern part of the parcel has some functional value in terms of being part of the rural setting to Chailey.	3/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. The northern part of the parcel has the perception as being part of the settlement edge of North Chailey, this perception is reduced to the south where it has the perception of being connected to the wider agricultural landscape. Remoteness and tranquillity are reduced throughout due to the proximity of the A275 but noting the mature vegetation separating the parcel from the A275. The mature woodland backdrop increases the value. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, also increasing landscape value.	3/5
<i>D. Landscape Value Total</i>		12/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the functional value of the rural setting between North Chailey and Chailey and the good quality of boundary vegetation. Indicators of low landscape sensitivity includes the lack of remoteness and tranquillity and large-scale landscape pattern.	26/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is very well contained by mature vegetation along the boundaries of the parcel as well as large blocks of mature woodland in the local landscape. The	1/5

	northern part of the parcel would be seen within the context of existing development, but the southern part would not.	
Skylines	Due to the containment of the parcel, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	Movement along the A275 has a limited influence due to intervening mature vegetation. The woodland backdrop increases the scenic quality somewhat.	3/5
Inter-visibility	The screened ZTV (Figure D.34) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the east, south and west, including higher land within the South Downs National Park to the south at a distance and a small pocket within the High Weald Area of Outstanding Natural Beauty to the north. Field work demonstrated that due to the containment of the parcel by mature vegetation, inter-visibility with the surrounding landscape is low. There may be some inter-visibility due to the rising nature of the landform from lower parts of the wider landscape to the south-west and south.	2/5
Receptors	Receptors include a short section of the local PRow network and locally promoted Chailey Link Walk on the north-eastern boundary of the parcel, however views are heavily screened by intervening vegetation. Views towards the parcel from road users along the A275 and users of Chailey Common to the west are also heavily screened by intervening vegetation. There are short-distance views into the northern part of the parcel from residential receptors on the edge of North Chailey. Receptors also include those using the adjacent CRoW Access Land.	3/5
<i>G. Visual Susceptibility Total</i>		10/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated this to be unlikely, such that the parcel is not considered to be within the setting of the designations.	1/5
Recognition and association	There is no evident recognition or association to the parcel.	1/5
Purpose of the view	Due to the proximity to Chailey Common, there is a sense of place, and the location is unlikely to be visited for the view due to containment.	3/5
<i>I. Visual Value Total</i>		5/15
J. Visual Sensitivity Total (G+I)	There are no indicators of high visual sensitivity. Indicators of low visual sensitivity include no evident recognition or association to the parcel, that parcel is not covered by any planning policies or designations relating to views specifically and that the parcel does not form part of the skyline.	15/40
K. Landscape Sensitivity Total (E+J)		41/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium-low sensitivity to small and medium-scale residential development. This	

	<p>parcel can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects, as long as the development is consistent with the existing development pattern of North Chailey. The medium-low sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
<p>M. Final score, summary analysis and high-level guidance</p>	<p>Should development come forwards, it should be concentrated within the northern part of the parcel, as this has the strongest relationship with the existing settlement pattern. Development should therefore be avoided within the southern part of the parcel, with extensive new planting to form a physical and visual buffer.</p> <p>Development should respect the context of Chailey Common and protect the public footpath and section of Chailey Link Walk that lies on the north-eastern boundary. There are recreational opportunities between the Chailey Link Walk and Chailey Common to the west.</p> <p>The mature boundary vegetation should be protected. Development should also be sensitive to any inter-visibility with the landscape to the lower ground on the south and south-west. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>41/90</p>

Plumpton Green

Table 57: Landscape Sensitivity Assessment for Plumpton Green A

Baseline Narrative		
Site Location	Plumpton Green A Northern extent: Mature vegetation and fields. Eastern extent: Station Road, woodland blocks and settlement edge of Plumpton Green. Southern extent: Extended to the railway line to the south as site defined in LAA (09PL) in this section of land, also included parts of woodland here to reflect the LAA site (09PL) that has come forwards. Western extent: Woodland blocks including ancient woodland forming a logical north-south boundary of development and fields. Noting that this parcel contains five LAA sites: 19PL, 18PL, 08PL, 16PL and 09PL.	
Representative photograph		
		
Character description	<p>The parcel covers a very gently falling area of land. The parcel contains small and medium-scale field enclosures, which are divided by hedgerows with individual trees and linear tree belts. The parcel contains a few isolated dwellings with associated outbuildings, forming a largely undeveloped character.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel gently falls from approximately +45m AOD in the north-west to +35m AOD in the south-east. The Bevern Stream flows through the southern part of the parcel, and flood zones 2 and 3 are associated with the route of the watercourse. The presence of flood zones results in a higher susceptibility to change in the south of the parcel.</p>	4/5

Landcover	The parcel comprises grassland, which is divided by hedgerows and individual hedgerow trees in places. The linear boundaries connect to surrounding blocks of deciduous woodland, identified within the Priority Habitats Inventory, which suggests good species diversity. Overall, this results in a medium susceptibility to change.	3/5
Land Use, Scale and Pattern	The land use is predominantly agricultural, which is classified as Grade 3 (Good to Moderate) Agricultural Land. The field pattern is small and medium-scale with hedgerows, which include linear belts of hedgerow trees in the southern part of the parcel, dividing field enclosures and connecting to the adjacent woodland blocks. Susceptibility to large-scale residential and small-scale employment development is higher as the likelihood of retaining field boundaries is more susceptible than for small and medium-scale residential development.	Small and medium-scale residential: 3/5 Large-scale residential and small-scale employment: 4/5
Settlement and Identity	Settlement within the parcel is limited to a few isolated dwellings and associated outbuildings and farm buildings. The parcel is adjacent to the settlement edge of Plumpton Green, following the western edge of the linear settlement, and the A road continuing north. However, a section of the southern part of the parcel is physically and visually separated from the settlement edge by woodland blocks, increasing the susceptibility to change in these areas. Overall, the susceptibility to change is medium, with a higher susceptibility to large-scale residential and small-scale employment development, which would be less consistent with the existing surrounding settlement pattern and typology.	Small and medium-scale residential: 3/5 Large-scale residential and small-scale employment: 4/5
Condition	The condition is generally good, with evidence some landscape degradation, such as gaps in hedgerows from human activity. Overall, this results in a fair condition and a medium susceptibility to change.	3/5
<i>B. Landscape Susceptibility Total</i>		Small-scale and medium-scale residential: 16/25 Large-scale residential and small-scale employment: 18/25
<i>C. Landscape Value</i>		
Designations	A small linear belt of trees are subject to TPOs in the south-eastern part of the parcel. The eastern part of the parcel is designated within the Plumpton Parish Neighbourhood Plan as a Local Green Space, named Fields on Little Inholmes Farm to the north of West Gate, which increases value.	3/5
Recreational	There are a high number of public rights of way within the parcel, which results in high susceptibility to change.	4/5
Cultural Heritage and Association	There does not appear to be any evidence of cultural or association value which results in a very low landscape value.	1/5
Functional (ecological and green infrastructure)	The vegetation on and immediately adjacent to the parcel, which includes deciduous woodland identified in the Priority Habitats	4/5


	Inventory and ancient woodland, connects to the wider green infrastructure network. This contributes to the functioning of rich natural and ecological systems. The northern part of the parcel also functions to provide a landscape gap between the linear settlement of Plumpton Green and clustered properties to the north, as such retaining the existing settlement pattern. Overall, this results in a high landscape value.	
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park which was confirmed during fieldwork but noting the separation of the railway line. The parcel has a generally high level of scenic quality, as a result of the layers of linear trees and hedgerows that create separation from the surrounding settlement and transport routes. Remoteness and tranquillity is somewhat decreased by development on the parcel and in close proximity. The eastern edge of the parcel is more likely to be influenced by movement associated with Station Road and Plumpton Green, reducing the sense of remoteness and tranquillity. Overall, this results in a medium value.	3/5
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the functional value of the parcel in terms of connectivity with the wider green infrastructure network, limited development within the parcel and the linear pattern of adjacent settlement, as well as the scenic quality. Indicators of lower landscape sensitivity include a lack of heritage and association value with the parcel and the gently rolling landform.	Small-scale and medium-scale residential: 31/50 Large-scale residential and small-scale employment: 33/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	There are partially screened views from the west and north along Station Road and from the settlement edge of Plumpton Green through scattered trees. Views from residential buildings on the western edge of Plumpton Green are possible. Views from the west and south of the parcel are screened by woodland blocks and thick linear tree belts. Overall, there is medium visibility into the parcel, resulting in a medium susceptibility to change.	3/5
Skylines	Due to the containment of the parcel and the landform, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	The parcel has a visual relationship with the settlement of Plumpton Green and movement associated with Station Road to the east of the parcel. The layers of linear vegetation within the parcel and the thicker tree belts and woodland blocks in the south reduce the visual influence of surrounding development on the composition of the view. Overall, this results in medium influence from development and medium susceptibility to change.	3/5

Inter-visibility	The screened ZTV (Figure D.35) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south and within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that low hedgerows and scattered trees along the eastern boundary results in inter-visibility between the parcel and settlement edge, and a high contribution to the wider landscape in terms of inter-visibility. This results in a high susceptibility to change. However, dense tree belts and woodland blocks on the southern and western boundary and to the south-east, reduce inter-visibility in this location.	4/5
Receptors	The presence of PRoW within the parcel are likely to increase recreational receptors within the parcel, where the view may be part of the experience. However, the view is not likely the reason for being present. There are many residential receptors along the eastern edge of the parcel, and a few within the parcel. Overall, this results in a high susceptibility to change.	4/5
<i>G. Visual Susceptibility Total</i>		15/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. There is inter-visibility with the South Downs National Park such that the parcel is considered to form part of the visual setting. This results in a medium visual value.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature or art, which results in a very low visual value.	1/5
Purpose of the view	Due to the layered vegetation and agricultural uses, there is a sense of place to the view. The view may be enjoyed by those present, but unlikely to be visited specifically for the view. Overall, this results in a medium visual value.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of high visual sensitivity include the high contribution to the wider landscape in terms of inter-visibility and the high numbers of residential and recreational receptors likely to view the parcel. The indicators of lower visual value include a lack of designated views associated with the parcel and no apparent reference to the view in published studies, literature and art.	22/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential: 53/90

		Large-scale residential and small-scale employment: 55/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having medium sensitivity to small-scale and medium-scale residential development. The parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This would largely depend on creating a sensitive development, that remains consistent with the existing settlement pattern and retains the field boundaries and green infrastructure network on and surrounding the parcel as practicable. The medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential and small-scale employment: The parcel is assessed as having a medium sensitivity to these types of development. Upon reflection, the sensitivity is increased to high-medium. This is due to factors including reflecting the scale and form of the linear settlement pattern of Plumpton Green and importance of retaining vegetation within the parcel and the potential sensitivities of residential amenity and change in land use in respect of employment. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be concentrated in the eastern part of the parcel, as this has the strongest relationship with the existing settlement and A road. Development should protect the linear settlement pattern of Plumpton Green, including from views from the South Downs National Park from the south. Any development should protect the historic part of Plumpton Green, including the setting of the church. Larger-scale residential development would be most appropriate in the northern part of the parcel. New development could form a localised northern extension to the settlement, including development on the eastern edge of the A road.</p> <p>Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape in which development is relatively less dense and retain a break between the northern edge of the parcel and development in the wider landscape. This should be concentrated in the north-eastern part of the parcel where there is some context of larger buildings.</p> <p>Development should be avoided within the flood zone on the southern edge of the parcel. The existing PRoW network should be protected and enhanced, to promote active travel within the development and into the wider landscape.</p> <p>The green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. TPOs should also be protected and integrated into the new</p>	<p>Small-scale and medium-scale residential: 53/90</p> <p>Large-scale residential and small-scale employment: 60/90</p>

	<p>landscape design. Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible. Adjacent ancient woodland should be protected, and an appropriate stand-off provided.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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Table 58: Landscape Sensitivity Assessment for Plumpton Green B

Baseline Narrative		
Site Location	Plumpton Green B	
Representative photograph	<p>Northern extent: Fields and isolated farmstead. Eastern extent: Fields, mature tree and hedgerow boundary. Southern extent: Settlement edge of Plumpton Green and Station Road. Western extent: Station Road.</p> <p>Noting that this parcel includes one LAA site: 20PL.</p> <p>Due to the size of the parcel, large-scale residential is not considered to be practical due to the size of the parcel, therefore is not considered within the assessment.</p> 	
Character description	<p>The parcel covers a gently undulating landform, comprising predominantly grassland enclosed by hedgerows and scattered individual mature trees, and a small block of trees in the centre of the parcel. The parcel contains small-scale field enclosures, with a small cluster of dwellings and associated outbuildings in the northern part of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	Landform is gently undulating, with a high area in the centre of the parcel at approximately +45m AOD, falling to +40m AOD to the north of the parcel and +35m AOD in the south. A pond is located within the south-east of the parcel, but it is not located within any flood zones, which results in a medium susceptibility to change.	3/5
Landcover	Landcover predominantly comprises grassland, which is divided by hedgerows with scattered individual mature trees. A pond is located within the south-east of the parcel, surrounded by riparian vegetation and dense	4/5


	blocks of mature trees. The linear field boundaries link to a deciduous woodland block, identified within the Priority Habitats Inventory, in the centre of the parcel, indicating high species diversity. Overall, this results in a high susceptibility to change.	
Land Use, Scale and Pattern	The land use appears to be a mixture of pastoral grazing and fields with evidence of low management regime due to meadow vegetation cover. In addition, private gardens associated with a cluster of dwellings in the north of the parcel occupy pockets of land in the north. The land is classified as Grade 3 (Good to Moderate) Agricultural Land, with a relatively small-scale field pattern. Overall, as a result of the small field pattern and strong landscape structure, there is a high landscape susceptibility to small-scale residential and very large to medium-scale residential and small-scale employment.	Small-scale residential: 4/5 Medium-scale residential and small-scale employment: 5/5
Settlement and Identity	A small cluster of properties are located in the northern part of the parcel, which are largely agricultural buildings associated with the surrounding land. The majority of the parcel is located to the north of the settlement pattern of Plumpton Green. The northern part of the parcel, setback from the road, is physically and visually separated from Plumpton Green by mature vegetation and trees on the southern boundary of the parcel. However, the southern part of the parcel has a stronger connection with the existing settlement pattern and new development would be more consistent in this location. Employment development would be less consistent with the scale and use of existing surrounding development, as such susceptibility is higher to this development type. Due to the size of the southern part of the parcel, all development types other than small-scale residential would be located in the northern part, which increases susceptibility.	Small-scale, residential: 4/5 Medium-scale residential and small-scale employment: 5/5
Condition	The vegetation within the parcel appears in fair condition, with some gaps in hedgerows. Overall, there is a strong landscape structure with tree blocks and hedgerows which results in high susceptibility to change.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 19/25 Medium-scale residential and small-scale employment: 21/25
<i>C. Landscape Value</i>		
Designations	There are no landscape designations associated with the parcel, as such there is a very low landscape value.	1/5
Recreational	There is one PRoW within the parcel, as such there is limited public access, resulting in a medium landscape value.	3/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The meadowland increases functional value. The vegetation within the parcel, which includes deciduous woodland identified within the Priority Habitats Inventory and wetland habitats associated with the pond,	4/5

	contribute to the functioning of diverse ecological and natural systems. Vegetation within the parcel connects to a wider green infrastructure network, including blocks of deciduous woodland to the south of the parcel. The parcel also functions to provide a landscape gap between the linear settlement of Plumpton Green and clustered properties in the north. Overall, this results in high landscape value.	
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park which was confirmed during fieldwork but noting the separation of agricultural land and a railway line. The sense of remoteness and tranquillity is reduced due to the presence of residential buildings in the northern part of the parcel and the close relationship with Plumpton Green settlement edge in the southern part of the parcel, as well as some noise associated with Station Road. The southern part of the parcel does however have a strong relationship with the surrounding rural landscape and is separated from the settlement edge of Plumpton Green by vegetation, as such increasing the sense of remoteness. Overall, some sense of remoteness and tranquillity results in medium landscape value.	3/5
<i>D. Landscape Value Total</i>		12/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the functional value of the parcel in terms of the diverse ecological and natural systems, the presence of deciduous woodland identified within the Priority Habitats Inventory and a pond. The indicators of low landscape sensitivity include the fact that there are no landscape designations associated with the parcel.	Small-scale residential: 31/50 Medium-scale residential and small-scale employment: 33/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	As a result of low hedgerows and gently undulating landform, the northern part of the parcel is visible from the surrounding landscape to the north and east of the parcel, notably from South Road. These views would be seen in the context of agricultural buildings and clustered properties, as such reducing the visual susceptibility. The southern part of the parcel is more contained than the north, due to blocks of woodland. Glimpsed views of the parcel are possible from the PRow on the southern boundary, but views would be seen in the context of the settlement edge of Plumpton Green.	2/5
Skylines	The parcel does not form part of the skyline, as such the visual susceptibility is very low.	1/5
Scenic Quality	Buildings in the northern part of the parcel contribute to the rural character of the parcel due to the farm style buildings, as such the composition of views remain high. There is a limited influence from movement on Station Road, as only glimpsed views are available to the road in the north-western part of the parcel. The connection to the rural landscape in the northern part of the parcel and the woodland backdrop in the south increases scenic quality, however is influenced by the settlement edge, resulting in a medium visual susceptibility.	3/5

Inter-visibility	The screened ZTV (Figure D.36) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south and within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that due to the open character in the northern part of the parcel, there is inter-visibility with higher landform to the south, however the parcel would be seen in the context of adjacent settlement and views may be glimpsed due to intervening vegetation. There is also good inter-visibility with surrounding landscapes to the north and east. However, containment in the south of the parcel from mature tree blocks limits inter-visibility in this location in the immediate landscape, as such there is a medium contribution to the wider landscape in terms of inter-visibility.	3/5
Receptors	Typical receptors include residential receptors on the edge of Plumpton Green and within the cluster of properties in the northern part of the parcel. Receptors also include recreational users of the PRoW network, with one PRoW crossing east to west in the northern part of the parcel and the other on the southern boundary. Overall, this results in a high visual susceptibility.	4/5
<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	There are no designated views associated with the parcel. There is some inter-visibility with the South Downs National Park, but this would be in the context of adjacent settlement and views may be glimpsed due to intervening vegetation. The parcel is considered to be within the setting of the National Park and as such, this results in medium visual value.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature or art, as such the visual value is very low.	1/5
Purpose of the view	Some sense of place is created by glimpsed views to the South Downs National Park, however the parcel is unlikely to be visited specifically for the view. Overall, this results in a medium visual value.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of high visual sensitivity include the scenic quality of the parcel and the surrounding residential and recreational receptors. The indicators of low visual sensitivity include no apparent reference to the view in published studies, literature or art and the fact that it does not form part of the skyline.	20/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 51/90 Medium-scale residential and

		small-scale employment: 53/90
L. Review and Comments	<p>Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having medium sensitivity to these types of development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This would largely depend on any new development retaining the existing field boundaries and enhancing the green infrastructure network on and surrounding the parcel. The medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be concentrated in the southern part of the parcel, as this has the strongest relationship with the existing settlement pattern. This is likely to be limited to small-scale residential development only due to the size of this part of the parcel and utilisation of existing access to avoid removal of the existing vegetation network.</p> <p>The northern extent of any new development in the northern part of the parcel should be limited by the existing farmstead to limit any perceived merging with further development to the north. There are opportunities for the northern part of the parcel including a new landscaped edge to the northern part of Plumpton Green, as well as open space. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>Any new development should protect the setting of the South Downs National Park and the rural context of the settlement, through sympathetic design that remains in character with surrounding development. The PRoW within the parcel should be protected and enhanced, and opportunities to extend PRoWs through the parcel should be explored to promote connectivity within the development and to the surrounding landscape.</p> <p>The blue-green infrastructure network on and surrounding the parcel, notably the pond in the south of the parcel and the mature tree blocks, should be protected and enhanced in order to strengthen the habitat structure and species diversity within the area.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale residential: 51/90</p> <p>Medium-scale residential and small-scale employment: 53/90</p>

Table 59: Landscape Sensitivity Assessment for Plumpton Green C

Baseline Narrative		
Site Location	Plumpton Green C	
Representative photograph	<p>Northern extent: Railway line (which is also the boundary to the adjacent Landscape Character Area).</p> <p>Eastern extent: Block of woodland and the defined land use of Plumpton racecourse.</p> <p>Southern extent: Fields within the South Downs National Park.</p> <p>Western extent: Watercourse, mature vegetation, fields and woodland blocks.</p> <p>Noting that this parcel includes one LAA site: 23PL.</p> 	
Character description	<p>The parcel covers a rolling landform, comprising medium and large-scale field enclosures which are divided by mature hedgerows and hedgerow trees. Land use comprises a combination of arable land and equestrian grazing, with the Plumpton Green Racecourse located directly east of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area F1: Plumpton Scarp Footslope 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel covers a rolling landform, that rises from approximately +35m AOD in the north-eastern part of the parcel to +55m AOD in the southern part of the parcel. The southern part of the parcel has a steeper slope, which increases susceptibility. A watercourse flows through the north-western part of the parcel.	4/5
Landcover	Landcover predominantly comprises grassland, which is enclosed by mature hedgerows and trees, which creates a strong landscape structure. Individual mature trees are scattered within the field enclosures in the southern part of the parcel. The linear field boundaries connect to blocks of deciduous woodland, identified within the Priority Habitats Inventory, which indicates a high species	4/5


	diversity on the boundaries of the parcel. This results in a high landscape susceptibility.	
Land Use, Scale and Pattern	The land use comprises large-scale arable fields in the western part of the parcel, with medium-scale field enclosures comprising equestrian grazing in the east. Land in the east of the parcel is sub-divided by post and wire fencing. The parcel is classified as Grade 3 (Good to Moderate) Agricultural Land. This results in a medium landscape susceptibility.	3/5
Settlement and Identity	The parcel is visually and physically separated from the settlement of Plumpton Green by the railway line to the north of the parcel, as such development would be inconsistent with the existing settlement pattern, which results in a high landscape susceptibility for both residential and employment development. A cluster of farm buildings are located in the south-eastern part of the parcel and Plumpton Green Racecourse is located to the east of the parcel. Plumpton Green Racecourse is however visually separated from the parcel by dense vegetation.	5/5
Condition	The vegetation in the parcel is generally in good condition, with dense, mature field boundaries and limited gaps in hedgerows.	4/5
<i>B. Landscape Susceptibility Total</i>		2025
<i>C. Landscape Value</i>		
Designations	There are no designations within the parcel, as such landscape value is very low.	1/5
Recreational	There are three PRoW within the parcel, which provides relatively good public access within the parcel. This results in a high landscape value.	4/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The vegetation within the parcel contributes to the functioning of diverse ecological and natural systems. The hedgerows and mature trees within the parcel connect to a wider green infrastructure network, including blocks of deciduous woodland to the south and east of the parcel. Additionally, the parcel functions to provide a rural setting to the South Downs National Park and to protect the existing settlement pattern of Plumpton Green to the north of the railway line. This results in a very high functional value.	5/5
Perception	The parcel is within the landscape and perceptual setting of the South Downs National Park and has a strong connection to the wider rural landscape to the south and west of the parcel. This creates a sense of tranquillity, resulting in a high landscape value. Movement and noise from the railway line on the northern boundary of the parcel reduces remoteness and tranquillity levels, however vegetation on the northern boundary acts to limit influence from the railway line in part.	4/5
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include that the parcel is visually and physically separated from the settlement pattern of Plumpton Green by the railway, the functional value of the parcel, the high perceptual quality of the	35/50

	parcel as a result of the setting within the South Downs National Park and the rising landform across the southern part of the parcel. The indicators of low landscape sensitivity include the lack of designations and no notable evidence of cultural heritage association or value.	
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	There is low visibility from adjacent landscapes to the north, east and west due to mature vegetation. However, visibility of the parcel is high from elevated land to the south and it would be seen in the context of a rural landscape. There are also glimpsed views from the railway line, and the parcel would be seen in the context of the South Downs National Park.	5/5
Skylines	The parcel does not form part of the skyline, as such the visual susceptibility is very low.	1/5
Scenic Quality	There is limited influence from development within the parcel due to the physical separation from surrounding settlement. However, there is some influence from the railway line on the northern boundary, but this is intermittent. As such, the visual susceptibility is high.	4/5
Inter-visibility	The screened ZTV (Figure D.37) shows that theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south and within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is high inter-visibility with the rising land to the south of the parcel, however as a result of mature vegetation on the boundary of the parcel, the parcel has a relatively lower contribution to the wider landscape to the east, west and north in terms of inter-visibility.	4/5
Receptors	Typical receptors include recreational receptors along the PROWs within the parcel and in the South Downs National Park, as well as users of the railway line. The view may be the reason for being present, which results in a high visual susceptibility.	4/5
<i>G. Visual Susceptibility Total</i>		18/25
<i>H. Visual Value</i>		
Designations	There are no designated views associated with the parcel. However, there is inter-visibility with the South Downs National Park to the south of the parcel, such that the parcel is considered to form part of the visual setting. This results in a medium visual susceptibility.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature or art, as such the visual value is very low.	1/5
Purpose of the view	There is a strong sense of place created by high inter-visibility with the South Downs National Park and the location is somewhere that may be specifically visited for the view.	5/5

<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high landscape sensitivity include the inter-visibility with the South Downs National Park, the potential recreational receptors who may be present for the view and the strong sense of place related to the South Downs National Park. The indicators of low landscape sensitivity include the fact that there is no apparent reference to the view in published studies, literature or art and that it does not form part of the skyline.	27/40
K. Landscape Sensitivity Total (E+J)		62/90
L. Review and Comments	Small-scale, medium-scale and large-scale residential and small-scale employment: The parcel is assessed as having high-medium sensitivity to all types of development. The parcel is unlikely to be able to accommodate these types of development or only in limited situations without significant adverse character change or adverse visual effects. The parcel has sensitivities regarding the setting of the South Downs National Park and inconsistency with the linear settlement pattern of Plumpton Green as the current southern settlement boundary is defined by the railway line. Development of the parcel would fundamentally alter the existing settlement pattern. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Any new development should be focused on the northern part of the parcel, as this has a stronger relationship with Plumpton Green. Development should be avoided on the boundary of the South Downs National Park to the south of the parcel where the landform begins to rise. Any new development should protect the setting of the South Downs National Park and the rural context, through sympathetic design that remains in character with the scale and typologies of surrounding development. This would include a strong landscaped buffer on the southern edge of the development to form physical and visual separation from the South Downs National Park.</p> <p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced in order to strengthen the habitat structure and species diversity within the local landscape. The PRoW network should also be protected and opportunities to extend these networks should be considered to strengthen connectivity with the development and to surrounding landscapes, including the South Downs National Park to the south.</p> <p>Reducing the scale of development to smaller scale and lower densities towards the southern part of any new development would assist in creating a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area F1: Plumpton Scarp Footslope.</p>	62/90

	For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	
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Table 60: Landscape Sensitivity Assessment for Plumpton Green D

Baseline Narrative		
Site Location	Plumpton Green D	
Representative photograph	<p>Northern extent: Railway line (which is also the boundary to the adjacent Landscape Character Area).</p> <p>Eastern extent: Fields and mature vegetation.</p> <p>Southern extent: Ashurst Lane, woodland block and South Downs National Park.</p> <p>Western extent: Defined land use of Plumpton Racecourse.</p> <p>Noting that this parcel includes one LAA site: 22PL.</p> 	
Character description	<p>The parcel covers sloping land, comprising medium and large-scale field enclosures which are divided by mature hedgerows and hedgerow trees. Land cover comprises equestrian and pastoral grazing, along with residential properties and associated private gardens.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area F1: Plumpton Scarp Footslope 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The landform rises from approximately +35m AOD in the northern part of the parcel to +50m AOD in the south-western part of the parcel. There are no watercourses or flood zones located within the parcel. The landform within the southern part of the parcel rises relatively steeply, which increases the susceptibility. This results in a medium landscape susceptibility.	4/5
Landcover	The landcover comprises predominantly grassland, with clusters of trees in the northern and southern parts of the parcel, as well as a linear mature tree belt in the centre of the parcel. Hedgerows and mature hedgerow trees bound the parcel to the east and west, and small, individual trees are scattered within the field enclosures in the centre of the parcel. This results in a high landscape susceptibility.	4/5


Land Use, Scale and Pattern	The land use predominantly comprises equestrian and pastoral grazing to the within the northern and central parts of the parcel. The land is classified as Grade 3 (Good to Moderate) Agricultural Land. The field pattern is varied, with a large-scale field enclosure in the northern part of the parcel and medium scale enclosures in the central and southern parts. The centre of the parcel is divided into equestrian grazing enclosures by post and wire fencing. This results in a low landscape susceptibility.	2/5
Settlement and Identity	The parcel is visually and physically separated from Plumpton Green by the railway line on its northern boundary. The location of the racecourse and road to the west of the parcel reduces the susceptibility, as there is some influence from development. Development within the parcel would be inconsistent with the existing settlement pattern of Plumpton Green for both residential and employment development, as such the susceptibility to change is -high.	4/5
Condition	Perimeter boundaries are generally in good condition, comprising mature vegetation and hedgerow trees. However, there is evidence of some gaps within hedgerows in the parcel. This results in a medium susceptibility to change.	3/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The parcel is located within the setting of the South Downs National Park as the National Park is located adjacent to the southern boundary of the parcel. This results in a medium landscape value.	3/5
Recreational	There are two PRoW within the parcel that connect to the wider landscape and into the South Downs National Park. This results in a high landscape value.	4/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	The vegetation within the parcel contributes to the functioning of diverse ecological and natural systems. The hedgerows and mature trees within the parcel connect to a wider green infrastructure network, particularly to the south of the parcel. Additionally, the parcel functions to provide a rural setting to the South Downs National Park and to protect the existing settlement pattern of Plumpton Green to the north of the railway line. This results in a very high functional value.	5/5
Perception	The parcel lies within the landscape and perceptual setting of the South Downs National Park. There is a strong connection with the rural landscape to the east of the parcel, as such increasing remoteness. However, influence from the racecourse to the west of the parcel and the railway line on the northern boundary, reduces the sense of remoteness and tranquillity within the parcel. As such, this results in a medium landscape value.	3/5
<i>D. Landscape Value Total</i>		16/25

E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the functional value of the parcel, that new development would be inconsistent with the existing settlement pattern of Plumpton Green and that the parcel is in the setting of the South Downs National Park. Indicators of low landscape sensitivity include the lack of watercourses and flood zones within the parcel and the field pattern.	33/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	Visibility is varied across the parcel as a result of vegetation and landform. The centre of the parcel is visible to landscape to the east, as a result of low hedgerows and rising landform. However, dense and tall vegetation on the western boundary generally encloses the parcel from Plumpton Lane. Glimpsed views from Plumpton Green Racecourse and properties within Plumpton Green are possible, with the parcel forming a rural context to the South Downs National Park. The northern field is enclosed by vegetation. This results in a medium visual susceptibility.	3/5
Skylines	The parcel does not form part of the skyline, as such the visual susceptibility is very low.	1/5
Scenic Quality	Due to mature vegetation on the boundary of the parcel, the influence of Plumpton Green and Plumpton Green Racecourse on the composition of the view is limited. There is incidental movement from the railway line on the northern boundary, but this is reduced as a result of vegetation. As such the scenic quality of the view is considered to be high due to the generally rural composition of the view.	4/5
Inter-visibility	The screened ZTV (Figure D.38) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south and within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that vegetation on the southern boundary screens some inter-visibility to the south. There is inter-visibility with adjacent landscape to the east in the local landscape.	3/5
Receptors	Typical receptors include recreational receptors using the PROWs within the parcel and potentially on higher land to the south. Receptors include residential receptors from scattered properties within the parcel and in Plumpton Green to the north. Receptors also include users of the railway line along the northern boundary, however the parcel would be viewed at speed.	4/5
<i>G. Visual Susceptibility Total</i>		15/25
<i>H. Visual Value</i>		
Designations	There are no designated views associated with the parcel. However, there is inter-visibility with the High Weald Area of Outstanding Natural Beauty, noting this would be viewed at distance. Inter-visibility with the South Downs National Park with close proximity is limited due to intervening mature vegetation, however is possible from higher land to the south. The parcel is also considered to be within the visual setting of the South Downs National Park.	3/5

Recognition and association	There is no apparent reference to the view in published studies, literature or art, as such the visual value is very low.	1/5
Purpose of the view	Some sense of place is created through long distance rural views to the High Weald Area of Outstanding Natural Beauty. This view is likely to be enjoyed by those present, but not specifically visited for the view. This results in a medium visual value.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of high visual sensitivity include the high visual scenic qualities and inter-visibility with the rural landscape to the east and long-distance views to the High Weald Area of Outstanding Natural Beauty and shorter views of the South Downs National Park. Indicators of low visual sensitivity include the fact that there is no apparent reference to the view in published studies, literature or art and that it does not form part of the skyline.	22/40
K. Landscape Sensitivity Total (E+J)		55/90
L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having medium sensitivity to small-scale residential development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This type of development would reflect current land uses in the parcel, be located adjacent to a road and racecourse and the railway station. This would largely depend on any new development respecting the existing settlement pattern of Plumpton Green and retaining the field boundaries and green infrastructure network on and surrounding the parcel. The medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.</p> <p>Medium-scale and large-scale residential and small-scale employment: The parcel is assessed as having a medium sensitivity to these types of development. Upon reflection, this is considered to increase to high-medium due to reasons including the existing scale of development and existing linear settlement boundary of Plumpton Green. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced in order to strengthen the habitat structure and species diversity within the area. The PRoW network should also be protected and opportunities to extend these networks should be considered to strengthen connectivity with the development and to surrounding landscapes.</p> <p>Any new development should protect the setting of the South Downs National Park and the rural context, through sympathetic design that remains in character with the scale and typologies of surrounding development. Development should be focused in the northern part of the parcel, due to the</p>	<p>Small-scale residential: 55/90</p> <p>Medium-scale and large-scale residential and small-scale</p>

	<p>enclosure from mature vegetation, lower landform in relation to the surrounding landscape and proximity to Plumpton Green, the railway station and railway line. This part of the parcel is also located away from the boundary of the South Downs National Park.</p> <p>Reducing the scale of development to smaller scale and lower densities towards the southern edge of any new development would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape. High quality building design, including green roofs should be considered to reduce perceptions of new massing.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area F1: Plumpton Scarp Footslope.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>employment: 60/90</p>
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Table 61: Landscape Sensitivity Assessment for Plumpton Green E

Baseline Narrative		
Site Location	Plumpton Green E	
Representative photograph	<p>Northern extent: Mature vegetation, the settlement edge of Plumpton Green and watercourse. Parcel extends north as this site is within the LAA (29PL). Eastern extent: Mature vegetation, fields and Bevern Stream. Southern extent: Mature vegetation, Bevern Stream and the settlement edge of Plumpton Green. The parcel does not extend further south as the playing fields are considered to be a defined land use that is unlikely to be developed. Western extent: Settlement edge of Plumpton Green.</p> <p>DSS in the LAA (11EC) extends further to the east, however this is covered within the DSS assessment within the Landscape Sensitivity Assessment. Noting that this parcel includes six LAA sites: 29PL, 06PL, 26PL, 02PL, 30PL and 21PL.</p> 	
Character description	<p>The landform is gently rolling with a varied field pattern. Land use comprises a combination of arable land and grassland with limited evidence of management, divided by hedgerows and linear mature trees of varying condition.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	<p>The landform is gently rolling, rising from approximately +30m AOD in the south-western part of the parcel to +35m AOD in the northern part. The Bevern Stream flows along the southern and eastern boundaries of the parcel, with flood zones 2 and 3 located on the southern boundary of the parcel, increasing the susceptibility. It should be noted that the flood zones are within a small area of the overall parcel.</p>	4/5

Landcover	Landcover comprises predominantly grassland, which is enclosed by hedgerows and linear mature trees. Vegetation within the parcel is connected to the wider green infrastructure network, including deciduous woodland identified within the Priority Habitats Inventory to the north and west of the parcel, which indicates good species diversity within the boundaries of the parcel. Overall, there is evidence of average vegetation cover, as such there is medium susceptibility to change.	3/5
Land Use, Scale and Pattern	The parcel comprises a combination of arable land use and grassland that has little evidence of management. The land is classified as Grade 3 (Good to Moderate) Agricultural Land and generally has a medium and large-scale field pattern. The field pattern in the north-western part of the parcel is smaller in scale than the remainder of the parcel. As such, there is a medium landscape susceptibility. Susceptibility is higher to medium-scale and large-scale residential and small-scale employment development as the likelihood of retaining the smaller-scale field pattern in the western part of the parcel would be less likely with these development types.	Small-scale residential: 3/5 Medium-scale residential: 4/5 Large-scale residential and small-scale employment: 5/5
Settlement and Identity	The parcel is in close proximity to the settlement pattern of Plumpton Green and the western part of the parcel has a strong connection with a few properties on the eastern settlement edge of Plumpton Green. However, influence from the settlement is reduced in the east of the parcel due to intervening vegetation. This results in a medium susceptibility to change. There is higher susceptibility to employment development as this would be less consistent with the scale and use of surrounding settlement.	Small-scale and medium-scale residential: 3/5 Large-scale residential: 4/5 Small-scale employment development: 5/5
Condition	The condition of vegetation is varied across the parcel. Generally, the condition of hedgerows is good but there are some gaps in the northern boundary hedgerow. As such, the landscape susceptibility is medium.	3/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 16/25 Medium-scale residential: 17/25 Large-scale residential: 19/25 Small-scale employment: 20/25
<i>C. Landscape Value</i>		
Designations	Trees on the south-western boundary are subject to TPOs. Overall, this results in a medium landscape value.	3/5

Recreational	There is one PRoW located within the parcel, which results in limited public access, as such there is medium landscape value.	3/5
Cultural Heritage and Association	There is no notable evidence of cultural heritage association or value, such that the landscape value is very low.	1/5
Functional (ecological and green infrastructure)	Mature vegetation and hedgerow trees that connect to a wider green infrastructure network and Priority Habitat deciduous woodland blocks identified within the Priority Habitats network, notably in the north-western part of the parcel, contribute to the functioning of a rich and diverse ecological system. As such, the landscape value is high.	4/5
Perception	The parcel is within the landscape and perceptual setting of the South Downs National Park, which increases the scenic quality and the sense of remoteness, which results in a high landscape susceptibility. In the western part of the parcel, the influence from the eastern settlement edge of Plumpton Green reduces the sense of remoteness. There is distant noise from the road and intermittent noise from the railway line to the south. There is some sense of tranquillity due to connectivity with the wider rural landscape, resulting in a medium landscape value.	3/5
<i>D. Landscape Value Total</i>		14/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the presence of flood zones, landform, the functional value of the parcel in terms of ecological systems and that the parcel is within the setting of the South Downs National Park. The indicators of low landscape sensitivity include that there is no notable evidence of cultural heritage association or value.	Small-scale residential: 30/50 Medium-scale residential: 31/50 Large-scale residential: 33/50 Small-scale employment: 34/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is highly visible from the South Downs National Park due to the open character of the parcel and rising landform to the north of the parcel, which results in a very high visual susceptibility. However, visibility is limited to the north and east of the parcel due to the rolling landform and vegetation. There is some visibility from properties on the western edge of the parcel, however in places vegetation screens views of the settlement edge.	5/5
Skylines	The parcel does not form part of the skyline, as such the visual susceptibility is very low.	1/5


Scenic Quality	There is limited influence from development across the majority of the parcel, with higher influence in the west. The railway line has some influence on tranquillity, with glimpsed intermittent movement through vegetation. As such, this results in a high visual susceptibility.	4/5
Inter-visibility	The screened ZTV (Figure D.39) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south and small pockets within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that due to landform rising in the northern part of the parcel, there is considered to be a very high contribution to the wider landscape due to inter-visibility with the rural landscape to the south. As such the visual susceptibility is very high.	5/5
Receptors	Receptors are limited to recreational users of the PRoW within the parcel and in the South Downs National Park to the south of the parcel, some of whom are likely to be present for the view. There are likely to be a few residential receptors on the western edge of the parcel, with views into the west of the parcel.	4/5
<i>G. Visual Susceptibility Total</i>		19/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. There is inter-visibility with the South Downs National Park, such that the parcel is considered to form part of the visual setting. As such, the visual value is medium.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature or art, as such the visual value is very low.	1/5
Purpose of the view	There is a sense of place to the view because of high levels of inter-visibility with the South Downs National Park. The location may be visited for views of the South Downs National Park, as such the visual value is high.	4/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of high visual sensitivity include a high contribution with the wider landscape in terms of inter-visibility, especially with the South Downs National Park, the sense of place created through the parcel being within the setting of the South Downs National Park and potential recreational receptors associated with the view. The indicators of low visual sensitivity include the fact that there is no apparent reference to the view in published studies, literature or art and that it does not form part of the skyline.	27/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 57/90

		Medium-scale residential: 58/90 Large-scale residential: 60/90 Small-scale employment: 61/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having medium sensitivity to small-scale and medium-scale residential development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This would largely depend on any new development remaining consistent with the settlement pattern of Plumpton Green and being sympathetic to the setting of the South Downs National Park. The medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential and small-scale employment: The parcel is assessed as having high-medium sensitivity to small-scale employment and large-scale residential development. This parcel is unlikely to be able to accommodate the relevant type of development or only in limited situations, without significant adverse landscape or visual effects. The high-medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be concentrated within the western part of the parcel, near to the PRoW which passes through the parcel and adjacent to the settlement edge of Plumpton Green. The western field pattern should be retained where possible. There are opportunities within the southern part of the parcel for recreational opportunities, open space and landscaping.</p> <p>The green infrastructure network on and surrounding the parcel should be protected and enhanced in order to strengthen the habitat structure and species diversity within the area. In addition, any gaps in hedgerows should be reinstated. The PRoW network should also be protected and opportunities to extend these networks should be considered to strengthen connectivity within the development and to surrounding landscapes.</p> <p>Any new development should protect the setting of the South Downs National Park and the rural context, through sympathetic design that remains in character with the scale and typologies of surrounding development. Reducing the scale of development to smaller scale and lower densities towards the eastern edge of any new development would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald.</p>	Small-scale residential: 57/90 Medium-scale residential: 58/90 Large-scale residential: 60/90 Small-scale employment: 61/90

	For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	
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Ringmer

Table 62: Landscape Sensitivity Assessment for Ringmer A

Baseline Narrative		
Site Location	Ringmer A Northern extent: Watercourse and mature vegetation. Eastern extent: Norlington Lane and the settlement boundary of Ringmer. Southern extent: Ham Lane and fields within the South Downs National Park. Western extent: A26. The parcel extends further north as an adjacent DSS come forwards within the LAA (51RG), so this side of Norlington Road could then be under pressure also. Noting that this parcel includes three LAA sites: 24RG, 66RG and 39RG.	
Representative photograph		
		
Character description	<p>The parcel covers a gently rolling area of land. The parcel contains a mixture of small, medium and large-scale field enclosures, which are divided by hedgerows of varying quality and hedgerows and individual trees. The land use is predominantly agricultural. A watercourse follows the northern boundary. Some scattered development is present along the edges of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	<p>The parcel is on gently rolling land at a low elevation rising from approximately +15m AOD at the north-eastern edge of the parcel to +20m AOD at northern settlement edge of Ringmer at the southern edge. A watercourse runs along the entirety of the northern edge of the parcel, which is within flood zones 2 and 3, noting that it is only influences a small part of the parcel. The lowest points of elevation are associated with other minor watercourses and a pond. Part of the</p>	3/5


	parcel is located within a flood zone therefore there is a higher susceptibility to change.	
Landcover	The landcover comprises grassland which is divided by hedgerows with scattered individual and hedgerow trees and post and wire fencing. Hedgerows vary in condition in some places these are degraded or absent, particularly in the west of the parcel, and in others they are tall and dense. There are also individual mature trees scattered within field enclosures to the south-east and along the banks of the watercourse. The condition appears to be average, with some field boundary loss. The trees in the south-eastern and eastern parts of the parcel are mature and increase susceptibility.	4/5
Land Use, Scale and Pattern	The land use is primarily agricultural which has evidence of human activity denoted by agricultural crop lines and gaps in field boundary vegetation. There is some equestrian grazing pasture in the west of the parcel. The landscape character is open in the west of the parcel gaining a sense of increased enclosure and stronger landscape pattern towards the east due to an increase in vegetation height and density. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The northern parcel boundary is influenced by the watercourse. The field enclosures are irregular in shape and differ in size between small-scale and large-scale.	3/5
Settlement and Identity	The parcel has influence from pockets of development on the north-eastern edge of Ringmer and along Norlington Lane. Development within the parcel comprises a few scattered farmsteads, a small, nucleated development on the north-eastern edge of Ringmer and scattered properties along Norlington Lane. The parcel is in close proximity to the settlement, due to encroachment into the parcel. The northern part of the parcel has a relationship with the countryside north of Ringmer between the settlement edge and the A26. New development along the A26 north-west of the parcel, has a greater influence on the parcel due to being located on higher ground which lessens susceptibility. Due to surrounding isolated farmsteads, the context is present for the scale of built form for employment development, therefore susceptibility is not considered to be different. The susceptibility is considered to be increased to medium due to some potential coalescence between Ringmer and development to the north-west.	3/5
Condition	The condition of the vegetation within and on the boundaries of the parcel appears to be fair.	3/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory designations, however the South Downs National Park lies adjacent to the southern edge of the parcel, which increases the landscape value to medium.	3/5
Recreational	The parcel is accessible using the local PRoW network which crosses through the west and north of the parcel, connecting Ham Lane to the A26 and Norlington Lane. There are a low number of PRoW therefore susceptibility is medium.	3/5
Cultural Heritage and Association	The western part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5

Functional (ecological and green infrastructure)	The vegetation on and immediately adjacent to the parcel connects into the wider green infrastructure network, including woodland identified within the National Forest Inventory, suggesting good ecological value. The parcel is considered to have a medium contribution to the functioning of the natural and ecological systems. The parcel also has some functional value relating to a gap between Ringmer and development to the north-west alongside the A26.	4/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. Due to the nature of the existing built form in the local landscape and mature vegetation, the parcel is perceived to lie within the surrounding agricultural landscape. From the edge of the South Downs National Park at Ham Lane the parcel is perceived as part of a large northern tract of rural agricultural land. Tranquillity and remoteness are reduced in the western part of the parcel due to the audible impact of the A26, susceptibility is considered to be medium.	3/5
<i>D. Landscape Value Total</i>		17/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high sensitivity include the likelihood of cultural heritage value, flood risk and proximity to the South Downs National Park. Indicators of low sensitivity include large-scale field enclosures in some places, and the degraded condition of vegetation in parts of the parcel and proximity to existing development and road networks.	32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is enclosed by mature linear vegetation along its western edge and sloping topography. The southern and eastern boundaries of the parcel are relatively open due to low hedgerows and scattered trees, adjacent to Ham Lane and Norlington Lane. The northern boundary comprises riparian vegetation, somewhat limiting visibility. Therefore, visibility is varied. New development in the eastern part of the parcel would be seen in context of existing two-storey development. The parcel is considered to have importance relating to a rural tract of land from the adjacent to the South Downs National Park.	4/5
Skylines	Due to the low-lying nature of the parcel, is it not considered to form part of the skyline.	1/5
Scenic Quality	The parcel has a relationship with development within and near to the settlement of Ringmer, as well as some movement along Norlington Lane adjacent to the eastern boundary of the parcel. There is limited movement along the western boundary at the A26 due to screening by mature vegetation. Scenic quality is provided by the South Downs National Park to the south as well as tree cover along the settlement edge of Ringmer. The susceptibility is considered to be medium.	3/5
Inter-visibility	The screened ZTV (Figure D.40) shows that theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south and small pockets within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV	3/5

	is based on the maximum employment development height. Fieldwork demonstrated that there is containment of the parcel by mature vegetation and settlement within the east of the parcel, however inter-visibility increases to the north and west where field boundary vegetation is absent and degraded. Overall, there is a medium contribution to the wider landscape.	
Receptors	Receptors may include those using the local PRow network, which has direct views across the parcel due to a lack of screening vegetation. Receptors also include residential properties from the edge of Ringmer and road users along local roads, including Ham Lane and Norlington Road. There are unlikely to be receptors from the A26 due to screening. Receptors also include those using the adjacent South Downs National Park which lies along the southern edge, which increases susceptibility.	4/5
<i>G. Visual Susceptibility Total</i>		15/25
<i>H. Visual Value</i>		
Designations	The Ringmer Neighbourhood Plan 'A Neighbourhood Plan for Ringmer 2010 – 2030' recognises the landscape around the settlement of Ringmer as being visibly connected to the South Downs National Park. There is intervisibility with the South Downs National Park such that the parcel is considered to form part of the visual setting. This is reduced in some areas in the eastern part of the parcel.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park, there is a sense of place, but the location is unlikely to be visited for the view.	3/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, key indicators of high sensitivity include the sense of place provided by the South Downs National Park, open views of the South Downs National Park and a medium number of receptors. Indicators of low sensitivity include a lack of designation and lack of reference in literature or art.	23/40
K. Landscape Sensitivity Total (E+J)		55/90
L. Review and Comments	Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a medium sensitivity to all development types, however upon reflection due to the location next to the South Downs National Park and logistics of where development could go on the parcel to respond to the existing settlement pattern, protect trees along the eastern edge of the parcel and avoid merging of Ringmer and development further to the north-west, the sensitivity is considered to be high-medium. This parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	

	<p>Large-scale residential: The parcel is assessed as having a medium sensitivity to large-scale residential development, however upon reflection this is considered to be a very high sensitivity due to the reasons above. The parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
<p>M. Final score, summary analysis and high-level guidance</p>	<p>Should development come forwards it should take into consideration the flood risk across the north boundary of the parcel. The mature vegetation on the parcel and its boundaries should be protected and enhanced to integrate further into the wider green infrastructure network. There is notable opportunity to reinstate and improve field enclosure boundaries as well as the watercourse bank side vegetation for ecological value. Existing field enclosures and vegetation should be retained.</p> <p>Any new development should respect the existing settlement pattern and character of Ringmer. There is cultural heritage association within the west of the parcel in term of agricultural field enclosures and sensitivities relating to potential coalescence with development adjacent to the A26. Employment development should consider offsets to residential amenity and low height massing where possible.</p> <p>Views south along the PRoW network should be protected and enhanced due to the relationship of the South Downs National Park in views. The public footpath through the parcel should be protected. Parts of the eastern edge of the parcel are likely to be less sensitive to development due to the enclosed character and lack of inter-visibility with the South Downs National Park. However, any development should retain and integrate the mature tree planting in the part of the parcel. Massing should be reduced on the edges of the parcel, to create a soft transition into the wider landscape.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale and medium-scale residential and small-scale employment: 60/90</p> <p>Large-scale residential: 74/90</p>

Table 63: Landscape Sensitivity Assessment for Ringmer B

Baseline Narrative		
Site Location	Ringmer B	
Representative photograph	<p>Northern extent: The watercourse and mature vegetation and field to the north of the watercourse.</p> <p>Eastern extent: Fields and mature vegetation</p> <p>Southern extent: Lewes Road (which is also the boundary to the adjacent Landscape Character Area) and the settlement boundary of Ringmer.</p> <p>Western extent: Norlington Lane.</p> <p>Noting that a LAA DSS lies within the parcel, but this is covered within the DSS assessment.</p> <p>Noting that this parcel includes five LAA sites: 55RG, 56RG, 21RG, 57RG and 42RG.</p> 	
Character description	<p>The parcel covers a gently rolling area of land. The parcel consists of medium and large-scale fields, which are divided by hedgerows and mature trees. Land use is predominantly agricultural. A watercourse runs along the northern parcel boundary.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel is gently rolling from approximately +20m AOD at the settlement edge of Ringmer to +15m AOD at the northern parcel boundary. The landform is largely flat and then falls towards the watercourse along the northern edge of the parcel. A watercourse which runs along the northern boundary edge is located in flood zones 2 and 3.</p> <p>The lowest points of the parcel are associated with minor watercourses.</p>	3/5
Landcover	<p>The landcover predominantly comprises grassland which is divided by hedgerows with scattered individual trees. Hedgerows vary in condition, in some places these are degraded or absent and in others there is</p>	3/5


	evidence of management. New planting was evidenced during field work relating to gap filling in hedgerows. Some individual trees are present within field enclosures. The condition appears to be average.	
Land Use, Scale and Pattern	The land use is primarily agricultural which has evidence of some human activity denoted by agricultural crop lines. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The scale of the parcel is typically large-scale with a relatively simplistic landscape structure of vegetated field boundaries.	3/5
Settlement and Identity	The southern part of the parcel lies adjacent to the settlement edge of Ringmer and has a relationship with it, despite some mature vegetation along the settlement boundary. The settlement of Ringmer has a concentrated pattern between the road networks, such that development on the parcel could extend the settlement pattern north merging Ringmer with linear historic development along Norlington Lane and towards Broyle Side. Small and medium-scale development may therefore be less susceptible than larger scale. There is limited influence from the settlement of Broyle Side to the north due to intervening vegetation, which increases susceptibility to change. Due to surrounding isolated farmsteads, the context is present for the scale of built form for employment development, therefore susceptibility is not considered to be different. The parcel contributes to the separate identity of Broyle Side and Ringmer and Ringmer and Norlington Lane, resulting in a very high susceptibility.	5/5
Condition	The condition of the vegetation within and on the boundaries of the parcel appears to be fair.	3/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, it is therefore of lower sensitivity.	1/5
Recreational	The parcel is publicly accessible through several PRow which typically connect Ringmer to adjacent settlements and road network. There are a high number of public rights of way therefore susceptibility is medium.	4/5
Cultural Heritage and Association	The southern part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel forms a functional value as part of an undeveloped agricultural landscape surrounding Ringmer and to a lesser degree Broyle Side. This protects their individual character and settlement pattern, resulting in a high susceptibility to change.	4/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. The parcel is perceived in the context of existing residential land uses, due the influence of Ringmer. Tranquillity and remoteness are reduced in proximity to	3/5

	Ringmer and the southern part of the Site due to proximity to the B2192. The value is considered to be medium.	
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high sensitivity include protecting the landscape setting of Ringmer and Broyle Side, the likelihood of cultural heritage association, and flood risk along the northern parcel boundary and the number of recreational routes. Indicators of low sensitivity include large-scale field enclosures and the proximity of the southern parcel to the settlement edge and its containment by the road networks, such that it reflects the existing settlement pattern.	32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is generally enclosed on the northern and southern edges by the mature field enclosure vegetation and the settlement edge of Ringmer. The parcel is more open to the east and west, due to low field enclosure and boundary vegetation, however to the west individual trees and properties along Norlington Lane reduce visibility in some places. Views towards the parcel and any new development would generally be seen within the context of two storey properties. Internally visibility is high due to low field boundaries and limited individual trees. The parcel is important in terms of views from the South Downs National Park in terms of contribution towards the separation between the settlement patterns.	5/5
Skylines	Due to the low-lying nature of the parcel, it is not considered to form part of the skyline.	1/5
Scenic Quality	The parcel has a relationship with development within and near to the settlement of Ringmer, as well as some movement along the B2192 adjacent to the eastern boundary of the parcel and Norlington Lane adjacent to the western boundary. The susceptibility is considered to be medium.	3/5
Inter-visibility	The screened ZTV (Figure D.41) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south and small pockets within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork demonstrated that due to the containment of the parcel from mature vegetation and existing development, the parcel is considered to have a low contribution to the wider landscape in terms of inter-visibility.	2/5
Receptors	There are views from the local PRoW network into the parcel due to large-scale fields and a lack of intervening vegetation which allow open views. Receptors also include residential properties from the edge of Ringmer and road users along local roads, including the B2192 but noting the hedgerow boundary along this route which partially screens views. Receptors include those using the parcel for recreational purposes and there are a moderate number of people, such that	Small-scale and medium-scale residential and small-scale employment: 3/5

	susceptibility is medium. This would be increased for large-scale residential development.	Large-scale residential: 4/5
<i>G. Visual Susceptibility Total</i>		Small-scale and medium-scale residential and small-scale employment: 14/25 Large-scale residential: 15/25
<i>H. Visual Value</i>		
Designations	The Ringmer Neighbourhood Plan 'A Neighbourhood Plan for Ringmer 2010 – 2030' recognises the landscape around the settlement of Ringmer as being visibly connected to the South Downs National Park. The Site is considered to lie within the visual setting of the South Downs National Park. There are also distant views to the High Weald Area of Outstanding Natural Beauty, such that the parcel lies within the visual setting of this designation also.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park, there is a sense of place and however the location is not likely to be visited for the view.	3/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	Indicators of high visual sensitivity include the visual setting of the South Downs National Park and the importance of the parcel in views from the South Downs National Park relating to the separation of settlements. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and that the parcel does not form part of the skyline.	Small-scale and medium-scale residential and small-scale employment: 22/40 Large-scale residential: 23/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential and small-scale employment: 54/90 Large-scale residential: 55/90
L. Review and Comments	Small-scale and medium-scale and small-scale employment: The parcel is assessed as having a medium sensitivity to the types of development. This parcel may have some potential to accommodate this type of development in some defined situations. This would be	

	<p>dependent on retaining the character of the settlement edge of Ringmer and avoid any perception of coalescence between Ringmer, Broyle Side and properties along Norlington Lane. The watercourse on the edge of the parcel forms a natural boundary. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential: The assessment indicated a medium sensitivity to large-scale residential, however upon review this is considered to be more appropriate to be high-medium. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. Reasons include avoiding any perception of coalescence between Ringmer, Broyle Side and properties along Norlington Lane.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards it should respect and enhance the settlement edge character of Ringmer. Development should avoid any perceived coalescence between Ringmer and Broyle Side as well as the linear settlement along Norlington Lane. The approach to Ringmer along Norlington Lane has a rural character due to the surrounding agricultural landscape, any development should respect this approach to retain character. Employment development should consider offsets to residential amenity and low height massing where possible.</p> <p>The green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible. There are opportunities for the extension of the northern part of the settlement set within a new landscape buffer, extensive open space and improvements to the green and blue network.</p> <p>Views should be enhanced from local receptors, including public footpaths, notably in those that contain views of the South Downs National Park and distant views to the High Weald Area of Outstanding Natural Beauty.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale and medium-scale residential and small-scale employment: 54/90</p> <p>Large-scale residential: 60/90</p>

Table 64: Landscape Sensitivity Assessment for Ringmer C

Baseline Narrative		
Site Location	Ringmer C	
Representative photograph	<p>Northern extent: Lewes Road (which is also the boundary to the adjacent Landscape Character Area).</p> <p>Eastern extent: Mature vegetation, watercourses and fields and Chamberlaines Lane.</p> <p>Southern extent: Potato Lane and fields within the South Downs National Park.</p> <p>Western extent: The settlement boundary of Ringmer.</p> <p>Noting that this parcel includes one LAA site: 01RG, 47RG and 46RG.</p> 	
Character description	<p>The parcel covers predominantly flat land. The parcel contains predominantly medium-scale field enclosures, which are divided by hedgerows with individual trees. Land use is predominantly agricultural. Several minor watercourses cross the parcel. Small buildings associated with a school, playing fields and isolated farmsteads are the only development in the parcel.</p> <p>Land north of Ringmer is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 15 Eastern Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is on predominantly flat land at approximately +15m AOD. Several minor watercourses cross the parcel and areas within the northern and central parts of the parcel lie within flood zones 2 and 3. Other water features include several small ponds.	4/5
Landcover	The landcover predominantly comprises grassland and unmanaged meadow, which is divided by hedgerows with mature trees and post and rail fencing. Hedgerows are generally tall and dense, however there are some gaps and loss of hedgerow causing amalgamation of fields.	3/5

Land Use, Scale and Pattern	The land use comprises unmanaged grassland and agricultural land, which has limited evidence of human activity denoted by crop lines. The parcel consists of predominantly Grade 3 (Good to Moderate Quality) agricultural land and a small amount of Grade 2 (Very Good Quality) land along the south-western boundary. The field enclosures are irregular in shape and are predominantly medium scale.	4/5
Settlement and Identity	The parcel has influence from the settlement edge of Ringmer along the western edge, including several educational institutions. The parcel contributes to the identity of Ringmer and Broyle Side and also Ringmer and ribbon development along Neaves Lane, such that susceptibility is very high. Due to surrounding isolated farmsteads and a business centre, the context is present for the scale of built form for employment development, therefore susceptibility is not considered to be different.	5/5
Condition	The condition of the vegetation within and on the boundaries of the parcel appears to be fair. Some boundary loss is evident.	3/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory designations, however the South Downs National Park lies adjacent to the southern edge of the parcel	3/5
Recreational	A PRoW is located adjacent to the eastern edge of the parcel along Chamberlaines Lane which connects the B2192 to Potato Lane. The western part of the parcel contains institutional open space, as identified within the Lewes District Open Space Strategy (2020).	3/5
Cultural Heritage and Association	The eastern part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	Meadow increases functional value. The parcel forms part of the agricultural landscape between the settlements of Ringmer and Broyle Side, Ringmer and ribbon development along Neaves Lane and in separating the B2192 from the edge of the South Downs National Park. This provides a landscape gap which prevents the perceived coalescence of settlements and retains and protects the character and settlement pattern, providing a high functional value.	4/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park and fieldwork demonstrated this. Despite proximity to existing land uses along its western edge the parcel maintains a sense of both tranquillity and remoteness due to field edge vegetation and field enclosure scale. Tranquillity is eroded with proximity to the B2192. The perception of the parcel as part of a remote agricultural landscape is increased in the context of the adjacent rising landform of the South Downs National Park south. The scenic quality is considered to be high due to the rising landform of the adjacent landscape.	4/5
<i>D. Landscape Value Total</i>		17/25


E. Landscape Sensitivity Total (B+D)	In summary, key indicators of high sensitivity include recognition as institutional open space as part of the Lewes District Open Space Strategy (2020) and high scenic quality provided by proximity with the South Downs National Park. Indicators of low sensitivity include lack of landscape designation and flood risk within the northern and central parts of the parcel and that the parcel is well related to the settlement edges of Ringmer.	36/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	Due to mature vegetation along the boundaries of the parcel, there are limited views into the parcel, however glimpsed views are possible along Potato Lane. Internally visibility is greater due to absent or degraded hedgerows in some places. The western edge of the parcel is enclosed by the settlement edge of Ringmer. The parcel is not publicly accessible however there are glimpsed views through established boundary edge vegetation along an adjacent PRow. The Site is important in terms of views from the South Downs National Park in terms of separation between the settlement patterns.	5/5
Skylines	Due to the low-lying nature of the parcel, it is not considered to form part of the skyline.	1/5
Scenic Quality	The parcel has a relationship with development along the settlement edge of Ringmer, as well as glimpsed movement along the B2192, Lewes Road and Potato Lane due to intervening vegetation. Scenic quality is provided by the distinctive landscape features of the adjacent South Downs National Park, such that susceptibility is considered to be medium.	3/5
Inter-visibility	The screened ZTV (Figure D.42) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north, east and south, including higher land within the South Downs National Park to the south and small pockets within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork demonstrated that due to the containment of the parcel from mature vegetation and existing development, the parcel is considered to have a low contribution to the wider landscape in terms of inter-visibility. However, open views south across boundary vegetation to higher landform within the South Downs National Park increases susceptibility such that the parcel has a medium contribution to the wider landscape.	3/5
Receptors	Due to the screening of the parcel along its boundary edges, receptors are limited. Receptors may include those using the adjacent PRow with glimpsed views into the parcel. Other receptors potentially include residential receptors within properties along the Ringmer settlement edge and adjacent to the parcel. Users of the road network including the B2192 and Potato Lane have limited views into the parcel due to intervening vegetation. Receptors also include those using the adjacent South Downs National Park to the south, which increases susceptibility particularly in the southern part of the parcel, however this would be seen in the context of surrounding settlement.	3/5
<i>G. Visual Susceptibility Total</i>		15/25

<i>H. Visual Value</i>		
Designations	The Ringmer Neighbourhood Plan 'A Neighbourhood Plan for Ringmer 2010 – 2030' recognises the landscape around the settlement of Ringmer as being visibly connected to the South Downs National Park. The South Downs National Park is highly visible to and from the parcel, particularly in the south which has a more open character, such that parcel is considered to form part of the visual setting.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the South Downs National Park, there is a strong sense of place however the location is unlikely to be visited for the view.	3/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, key indicators of high visual sensitivity include inter-visibility with the South Downs National Park to the south. Indicators of low visual sensitivity include the fact that it does not form part of the skyline, the enclosure provided by boundary vegetation and lack of public access.	35/40
K. Landscape Sensitivity Total (E+J)		70/90
L. Review and Comments	<p>Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a high-medium sensitivity to the types of development. This parcel is unlikely to be able to accommodate the relevant types of development overall or only in limited situations. This would depend on protecting the character of the view to and from the South Downs National Park. Mature vegetation on the parcel boundary forms a natural boundary. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential: The parcel is assessed as having a high-medium sensitivity to large-scale residential development. Upon reflection, this is considered to be very high sensitivity due to reasons including proximity to the South Downs National Park and relationship to the setting. The parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should respect and enhance the existing settlement edge of Ringmer via high quality design set within a new landscape framework to limit the impact in views from the South Downs National Park and adjacent PRoW. Employment development should consider offsets to residential amenity and low height massing where possible.</p> <p>Any development should avoid perceived coalescence between Ringmer, ribbon development along Neaves Lane and Broyle Side, by concentrating development in the south-west of the parcel and implementing new open</p>	<p>Small-scale and medium-scale residential and small-scale employment: 70/90</p> <p>Large-scale residential: 74/90</p>

	<p>spaces and planting along the northern and eastern edges of development to provide physical and visual buffers. Any development should take into consideration the flood zone in the northern and central parts of the parcel.</p> <p>The green and blue infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local network where possible. Where field boundary vegetation has been lost and the condition of vegetation is fair, this should be reinstated and improved where possible. Ancient field enclosures should be protected and enhanced. Opportunities for improving the recreational value of the parcel should be included within the layout, to link the PRoW to the south of the parcel with those to the north.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald.</p> <p>.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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South Chailey

Table 65: Landscape Sensitivity Assessment for South Chailey A

Baseline Narrative		
Site Location	South Chailey A	
Representative photograph	<p>Northern extent: Settlement edge of South Chailey and route of the A275 (which is also the boundary to the adjacent Landscape Character Area).</p> <p>Eastern extent: Settlement edge of South Chailey and route of the A275 (which is also the boundary to the adjacent Landscape Character Area).</p> <p>Southern extent: Mature woodland.</p> <p>Western extent: Mature woodland including ancient woodland.</p> <p>Noting that this parcel includes three LAA sites: 10CH, 27CH and 25CH.</p> 	
Character description	<p>The parcel covers a gently sloping area of land. The parcel consists of small-scale fields which are divided by areas of mature woodland, mature tree lined boundaries, fencing and a local track. Land use is predominantly agricultural along with a residential property and small-scale farm building.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald (adjacent to the boundary of Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald) 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is gently rolling from approximately +30m AOD in the south-east to +37m AOD in the north-west. A minor watercourse is present along the entirety of the western edge of the parcel, but it is not located within a flood zone, therefore resulting in a medium susceptibility to change.	3/5
Landcover	The landcover comprises grassland which is divided by mature vegetated boundaries, including woodland areas and linear mature trees. The north-western	4/5


	part of the parcel contains marsh and reed vegetation. The woodland areas are connected to the larger deciduous woodland areas adjacent to the parcel and are thicker than average field boundaries. The connectivity and adjacent deciduous woodland identified within the Priority Habitat Inventory and ancient woodland suggests good species diversity of the mature vegetated boundaries of the parcel. The condition appears to be good, other than one field boundary where there are gaps in the vegetation to allow for agricultural access. There is therefore a high degree of vegetation cover and a generally high condition.	
Land Use, Scale and Pattern	The land use includes agricultural which has evidence of some human activity such as a gap in the field boundary vegetation. The northern part of the parcel is in pastoral use indicated by the field with agricultural sheds and fencing. The southern part of the parcel has evidence of a low management regime due to marsh and reed cover. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The field pattern is small-scale with a relatively complex pattern consisting of pockets and linear strips of mature vegetation cover dividing field enclosures and connecting into adjacent woodland. This would increase the susceptibility for medium-scale residential development due to the notable field pattern and smaller scale fields such that this type of development would be less able to be accommodated in comparison to small-scale residential development.	Small-scale residential: 3/5 Medium-scale residential: 4/5
Settlement and Identity	Despite the enclosure of parts of the parcel due to containment of mature vegetation, notably in the western part, the parcel has a physical connection with properties off Swan Close and the A275. The parcel extends westerly in part, but the majority is broadly within the linear settlement pattern of South Chailey concentrated along the A275. Therefore, susceptibility would be higher for medium-scale residential where development would extend outside of the typical settlement pattern and where there is human influence and activity.	2/5
Condition	The condition of the woodland and mature vegetation appears to be good, noting that there is a gap in boundary vegetation within the southern part of the parcel.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 16/25 Medium-scale residential: 17/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational	Two public footpaths cross the southern and northern parts of the parcel, resulting in a high landscape value due to recreational value.	4/5
Cultural Heritage and Association	The western part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record, therefore resulting in evidence of cultural or association value.	3/5

Functional (ecological and green infrastructure)	The parcel contains and lies adjacent to mature green infrastructure, including blocks of woodland, ancient woodland and deciduous woodland identified within the Priority Habitats Inventory. The marshland and reed cover also increase functional value. The parcel therefore integrates into the wider green infrastructure network and has functional value, such that the landscape value is high.	4/5
Perception	The parcel is perceived as part of the residential edge of South Chailey. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the South Downs National Park, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the South Downs National Park. Tranquillity and remoteness are reduced due to the close proximity and relationship of the parcel with the settlement edge of South Chailey and the A275. The scenic quality is considered to be medium due to the strong woodland edge. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	4/5
<i>D. Landscape Value Total</i>		16/25
E. Landscape Sensitivity Total (B+D)	In summary, a key indicator of high landscape sensitivity is the functionality of green infrastructure networks which the parcel links into and recreational access. The indicators of low landscape sensitivity include the perception of the parcel as part of the residential edge of South Chailey and proximity to the A275.	Small-scale residential: 32/50 Medium-scale residential: 33/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is well enclosed due to mature woodland vegetation within and immediately adjacent, as well as containment by the residential edge of South Chailey to the east. The northern part of the parcel is in close range views from the PRoW network that passes through the parcel. Views towards the parcel and any new development would generally be seen within the context of two storey properties, such that visual susceptibility is low.	2/5
Skylines	Due to the containment of the parcel, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	The parcel has a relationship with two storey properties and the A275 on the eastern edge, resulting in some influence from development with some movement along the road. Otherwise, scenic quality is of medium susceptibility due to the containment of mature woodland blocks.	3/5
Inter-visibility	The screened ZTV (Figure D.43) shows that the majority of theoretical visibility of development on the parcel is shown to the south and east of South Chailey and on higher land within the South Downs National Park to the south at a distance. Fieldwork demonstrated that due to the containment of the parcel by residential development and mature woodland, inter-visibility with the wider landscape is low.	2/5
Receptors	Receptors include recreational users of the short section of PRoW network that passes through the parcel, which are more open in the northern part. Views from	3/5

	the wider PRoW network are largely screened due to intervening vegetation. There are also residential views from the eastern edge, screened in part by intervening vegetation, such that visual susceptibility is low. Receptors include users of the CRoW Access Land adjacent to the parcel. There is one small section adjacent to the A275 where there are partial views through vegetation into the parcel from road users.	
<i>G. Visual Susceptibility Total</i>		11/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Inter-visibility with the South Downs National Park appeared unlikely during field work, such that the parcel is considered not to form part of the visual setting of the South Downs National Park.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the parcel to residential land uses, the sense of place is weakened, and the location is not considered to be visited specifically for the view due to the strong containment by mature vegetation which limits any views of the wider landscape and the generally common features within the parcel. This results in a very low visual value.	1/5
<i>I. Visual Value Total</i>		3/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of higher visual sensitivity are generally limited to scenic quality associated with the woodland blocks within and on the boundary of the parcel. Indicators of low visual sensitivity include proximity to residential land uses and containment of the parcel resulting in a low visual relationship with the surrounding landscape.	15/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 47/90 Medium-scale residential: 48/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. This type of development may be accommodated within the parcel in some defined situations. The woodland on the boundary of the parcel forms a natural boundary. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	

<p>M. Final score, summary analysis and high-level guidance</p>	<p>Should development come forwards, it should be concentrated within the southern part of the parcel, due to a stronger physical and visual relationship with existing two storey built form within South Chailey and the A275. The strong green infrastructure network both within and adjacent to the parcel should be retained and enhanced where possible with development set within the scale and extent of the field pattern as practicable.</p> <p>The PRoW network on the edges of the parcel should be retained with new development suitably offset to retain their amenity value. Adjacent woodland and ancient woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General development guidance notes should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale residential: 47/90</p> <p>Medium-scale residential: 48/90</p>
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Table 66: Landscape Sensitivity Assessment for South Chailey B

Baseline Narrative		
Site Location	South Chailey B	
Representative photograph	<p>Northern extent: Ancient woodland. Eastern extent: Mature vegetation. Southern extent: Watercourse and vegetation. Western extent: The settlement boundary of South Chailey and A275 (which is also the boundary to the adjacent Landscape Character Area) and mature woodland.</p> <p>Noting that this parcel includes one LAA site: 23CH.</p> 	
Character description	<p>The parcel covers a sloping area of land. The parcel generally consists of medium-scale fields adjacent to the edge of South Chailey. Such field enclosures are generally bound by hedgerows with occasional hedgerow trees, as well as a local track lined with mature trees. Land use is predominantly agricultural. The parcel also includes edge of settlement properties with smaller-scale gardens on the western edge of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald (adjacent to the boundary of Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald) 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is gently rising from approximately +20m AOD in the south to +32m AOD in the north-west. A minor watercourse is located along the southern and northern edges of the parcel, but it is not located within a flood zone, therefore resulting in a lower susceptibility to change.	2/5
Landcover	The landcover in the southern part of the parcel comprises medium to large-scale grassland field enclosures, which are divided by hedgerows with occasional hedgerow trees. The northern part of the parcel comprises a medium-scale	4/5


	grassland and meadowland enclosure, bound to the south by a local track lined with mature trees. Mature vegetation on the boundaries of the parcel connects into large deciduous woodland blocks, including identified within the Priority Habitat Inventory to the south and local wildlife site and ancient woodland to the north, such that there is a high degree of vegetation cover and susceptibility is high. The condition appears to be high, apart from several small gaps in the field boundary vegetation for agricultural access.	
Land Use, Scale and Pattern	The land use is primarily agricultural with the majority of the parcel in pastoral use. The northern part of the parcel has evidence of low management regime due to grassland and meadow vegetation cover, which increases the susceptibility. The northern and eastern parts of the parcel consist of Grade 4 (Poor Quality) agricultural land and the south-western part of the parcel consists of Grade 3 (Good to Moderate) agricultural land. The landscape structure is generally weak due to the medium-scale pattern, although the northern most field is small-scale. Due to the medium-scale of the landscape and the varied land use, the susceptibility is considered to be medium.	3/5
Settlement and Identity	The parcel has a very limited physical and visual relationship with the settlement edge of South Chailey, A275 to the west, small to medium-scale farm buildings to the south and a cluster of residential properties associated with Balneath Manor to the east due to intervening mature vegetation. Development of the parcel would widen the otherwise linear settlement pattern of South Chailey and would be inconsistent.	4/5
Condition	The condition of the vegetation appears to be medium. There is some boundary vegetation loss due to agricultural use and degraded hedgerow within the central part of the parcel.	3/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore it is of lower landscape value.	1/5
Recreational	One public bridleway crosses the northern part of the parcel, which is a low number of PROW, resulting in a medium landscape value due to recreational value. CROW Access Land lies adjacent to the parcel.	3/5
Cultural Heritage and Association	The northern part of the parcel includes a tree-lined avenue to Balneath Manor which appears to exhibit some designed landscape attributes. To the south of Balneath Manor, it appears that the southern part of a field enclosure has been lost. The southern part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record. Therefore, it is likely that the parcel contains evidence of cultural heritage association or value, such that the landscape value is medium.	3/5
Functional (ecological and green infrastructure)	The parcel contains and lies adjacent to mature green infrastructure, including blocks of woodland, ancient woodland, a Local Wildlife Site and deciduous woodland identified within the Priority Habitats Inventory. The meadowland increases functional value. The parcel therefore integrates into the wider green infrastructure network and has functional value, such that the landscape value is high.	4/5

Perception	The parcel is not perceived as part of the residential edge of South Chailey due to intervening vegetation. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. There is some sense of remoteness and tranquillity away from the A275 and residential properties. The wooded edge to the north is considered to partially enhance the scenic quality. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	3/5
<i>D. Landscape Value Total</i>		14/25
E. Landscape Sensitivity Total (B+D)	In summary, a key indicator of high landscape sensitivity is the functionality of green infrastructure networks which the parcel links into and very limited physical and visual relationship to surrounding development. The indicators of low landscape sensitivity include that the parcel is not covered by any statutory or local landscape designations.	30/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The northern part of the parcel is fairly well enclosed due to adjacent mature vegetation and built form. The southern part of the parcel is relatively open in the near distance, with layered woodland blocks providing enclosure in the middle to long distance. The residential edge of South Chailey to the west also provides enclosure. The PRoW network that runs through and adjacent to the northern part of the parcel is open to the south with views across the parcel and relatively screened to the north. Views towards the parcel and any new development would not generally be seen within the context of existing two storey properties and farm buildings due to intervening vegetation, such that visual susceptibility is medium.	3/5
Skylines	Due to the containment of the parcel in the middle to long distance, it is unlikely to form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	The parcel has a limited relationship with two storey properties and the A275 on the western edge, Balneath Manor to the east and farm buildings to the south, resulting in a low influence from development with movement along the road. Scenic quality is also increased by woodland edges.	4/5
Inter-visibility	The screened ZTV (Figure D.44) shows that the majority of theoretical visibility of development on the parcel is shown to the south and east of South Chailey and on higher land within the South Downs National Park to the south at a distance. Fieldwork demonstrated that due to the containment of the parcel by residential development and mature woodland, inter-visibility with the wider landscape is medium as there are woodland blocks in the local landscape but inter-visibility is more open in some directions to the south through gaps in this vegetation network.	3/5
Receptors	Receptors include recreational users of the short section of PRoW network that passes through and adjacent to the parcel as well as CRoW Access Land adjacent also. Views from the wider PRoW network are partially screened due to intervening vegetation. There are residential views from the western and eastern edges and workers from the southern edge where views are not focused on the landscape. Views towards the parcel are partial due to some intervening vegetation, such that visual susceptibility is low.	2/5

<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Inter-visibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty appeared unlikely during field work and therefore the parcel is not part of the visual setting of these designations.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	The location of the view may be enjoyed due to the rural views available through blocks in woodland from the parcel, but not visited specifically for the view. This results in a low visual value.	2/5
<i>I. Visual Value Total</i>		4/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of higher visual sensitivity are generally limited to scenic quality associated with the woodland blocks within and on the boundary of the parcel. Indicators of low visual sensitivity include that there does not appear to be inter-visibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty.	17/40
K. Landscape Sensitivity Total (E+J)		47/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. The parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. The woodland block to the north, woodland block and existing development to the east and watercourse and farm buildings to the south provide natural boundaries. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be concentrated within the northern and western parts of the parcel, due to a stronger physical and visual relationship with existing two storey built form within South Chailey, built form associated with Balneath Manor and the A275. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>The strong green infrastructure network both within and adjacent to the parcel should be retained and enhanced where possible. The woodland block to the south of Balneath Manor could be extended to provide a strong edge to development where it appears that a historic field boundary has been lost. The PRoW network through the northern part of the parcel should be retained with new development suitably offset to retain their amenity value. Adjacent woodland and ancient</p>	47/90

	<p>woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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Table 67: Landscape Sensitivity Assessment for South Chailey C


Baseline Narrative		
Site Location	South Chailey C	
Representative photograph	<p>Northern extent: Mature woodland and edge of small field enclosures. Eastern extent: A275. Southern extent: Honey Pot Lane and the settlement boundary of South Chailey. Western extent: Mature vegetation and extent of existing development.</p> <p>Noting that this parcel includes two LAA sites: 30CH and 17CH.</p> 	
Character description	<p>The parcel covers a generally flat area of land. The parcel consists of medium-scale fields which are divided by low-level hedgerow boundaries with very occasional hedgerow trees and local roads. Land use is predominantly agricultural.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald (adjacent to the boundary of Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald) 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is generally flat, rising very gently from approximately +50m AOD in the north-east to approximately +54m AOD in the south-west. A minor watercourse and very small pond are present in the south-western part of the parcel, but it is not located within a flood zone, therefore resulting in a low susceptibility to change.	2/5
Landcover	The landcover comprises grassland which is divided by low hedgerows with occasional hedgerow trees. The landcover exhibits linear hedgerow connectivity and appears to be in a medium condition due to some hedgerow degradation. The parcel connects into an area of woodland to the north-west, which also forms part of the Priority Habitats Inventory, which suggests some species diversity within the boundary vegetation of the parcel.	3/5

Land Use, Scale and Pattern	The land use is primarily agricultural which has evidence of human activity denoted by agricultural crop lines. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land and of medium scale, resulting in a medium susceptibility to change.	3/5
Settlement and Identity	The parcel has a physical and visual medium connection with the north-western part of the settlement of South Chailey and a farmstead immediately to the west, detached from the main settlement due to intervening mature vegetation. The north-western part of South Chailey includes contemporary development such as Gradwell Park. The parcel is broadly consistent with the existing linear settlement pattern adjacent to roads, such that the landscape susceptibility is medium.	3/5
Condition	The condition of the hedgerow and hedgerow trees appears to be medium due to some degradation.	3/5
<i>B. Landscape Susceptibility Total</i>		14/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational	The locally promoted Chailey Link Walk passes along the public footpath within the western part of the parcel and extends north through the woodland adjacent to the parcel. This public footpath also continues through the farmstead adjacent to the western edge of the parcel. The recreational value is therefore high.	4/5
Cultural Heritage and Association	The western part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record, therefore resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel includes several very strong hedgerow boundaries, which offer connectivity of habitats and green infrastructure, including alongside the public footpath. The parcel also forms part of the agricultural land that separates South Chailey and South Street, such that the parcel exhibits a high functional value.	5/5
Perception	The parcel is partially perceived as part of the residential edge of South Chailey but is detached in places due to mature intervening vegetation. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. Despite proximity to the settlement edge of South Chailey, adjacent industrial park and the A275, there is some sense of tranquillity and remoteness due to intervening vegetation and rolling agricultural land. The scenic quality is considered to be medium. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	3/5
<i>D. Landscape Value Total</i>		16/25

E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the recreational value of Chailey Link Walk and functional value of land between South Chailey and Chailey. Indicators of medium landscape sensitivity include the landcover of grassland divided by low hedgerows with occasional hedgerow trees offering some connectivity and agricultural land use and indicators of low landscape sensitivity include the flat landform and lack of designations.	30/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel has partial visibility from residential properties on the north-western edge of South Chailey and the surrounding PRoW network and Chailey Link Walk that passes through the western part of the parcel due to intervening mature vegetation, including a high hedgerow adjacent to the PRoW network. Views from the PRoW network that cross the parcel are open. There is some visibility from road users along the A275, however this is largely screened by vegetation along the eastern boundary of the parcel. Views towards the parcel and any new development would partially be seen within the context of two storey properties, such that visual susceptibility is medium.	3/5
Skylines	Despite the parcel lying on relatively high ground compared with the surrounding landscape, there are no important landmark features on the parcel and skylines are not prominent, such that susceptibility is very low.	1/5
Scenic Quality	The parcel has a medium influence from two storey properties, adjacent industrial estate and the A275 due to intervening vegetation, resulting in a medium scenic quality.	3/5
Inter-visibility	The screened ZTV (Figure D.45) shows potential theoretical visibility of development on the parcel in all directions, including on higher land within the South Downs National Park to the south and a small pocket within the High Weald Area of Outstanding Natural Beauty to the north at a distance. Fieldwork demonstrated that due to the containment of the parcel from residential development to the south, the A275 and development to the east and woodland blocks in the short to middle-distance to the west and north, inter-visibility is limited. However, the parcel does lie on relatively higher ground than the surrounding landscape, resulting in a medium contribution to the wider landscape.	3/5
Receptors	Receptors include recreational users of the short section of PRoW network and Chailey Link Walk that passes through the parcel, which is generally open. Views from the wider PRoW network are largely screened due to intervening vegetation. There are multiple residential receptors and partial views from road users along the A275 and Mill Lane. Receptors along this route experience a gap in development between the settlements of Chailey and South Street, which increases susceptibility. Susceptibility is considered to be medium.	3/5
<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Inter-visibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty appeared unlikely during field work and therefore the parcel is considered not to be part of the visual setting of these designations.	1/5

Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the parcel to residential land uses, the sense of place is weakened. However, the location is likely to be visited specifically for the view given the parcel forms part of the locally promoted Chailey Link Walk. This results in a high visual value.	4/5
<i>I. Visual Value Total</i>		6/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity are limited to the location being visited specifically for the view due to the Chailey Link Walk passing through. Indicators of low to medium visual sensitivity include that views of the parcel are set within the context of two storey properties, some inter-visibility with the surrounding landscape and a lack of designations.	19/40
K. Landscape Sensitivity Total (E+J)		49/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. The parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. The larger-scale field enclosures to the north of the parcel and farmstead to the west form natural boundaries. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be designed to respect and fit in with the linear development pattern of South Chailey. Any new development should avoid extending northwards, due to coalescence sensitivities with South Street. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>It should respect and enhance the existing hedgerow and hedgerow tree network across the parcel and the route of the locally promoted Chailey Link Walk. Any new vegetation should integrate into the surrounding green infrastructure network, including the woodland block to the north of the parcel. The adjacent TPO trees should also be protected and considered in future designs in relation to root protection areas.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	49/90

Table 68: Landscape Sensitivity Assessment for South Chailey D

Baseline Narrative		
Site Location	South Chailey D	
Representative photograph	<p>Northern extent: Mature woodland. Eastern extent: Mature woodland. Southern extent: The settlement boundary of South Chailey. Western extent: A275.</p> <p>Noting that this parcel includes one LAA site: 19CH.</p> 	
Character description	<p>The parcel covers a generally flat area of land. The parcel consists of mature woodland and an existing industrial park with hardstanding and Caveridge Lane passing through.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is generally flat, gently rising from approximately +47m AOD in the south-west to +55m AOD in the north-east. A small-scale pond lies within the south-eastern part of the parcel, but it is not located within a flood zone, therefore resulting in a very low susceptibility to change.	1/5
Landcover	The landcover predominantly consists of developed land but with mature woodland vegetation which appears to be in a good condition on the edges, such that the susceptibility is medium as a balance between these differing land cover. The woodland vegetation within the parcel boundary also connects into woodland blocks to the north and east, which are identified within the Priority Habitats Inventory, which suggests some species diversity within the boundary vegetation of the parcel.	3/5
Land Use, Scale and Pattern	The land use of the central part of the parcel is developed and includes a high degree of human activity. However, the parcel also lies within Grade 3 (Good to	2/5


	Moderate Quality) agricultural land and contains a strong landscape structure nearer the edges containing woodland blocks, such that the susceptibility is low.	
Settlement and Identity	The majority of the parcel is developed and there is notable human influence as the parcel lies adjacent to the settlement pattern. The parcel contributes to the separate identity of South Street and South Chailey but noting mature intervening vegetation and further development to the north, which results in a medium susceptibility.	3/5
Condition	The condition of the woodland and mature vegetation appears to be good. There is evidence of some vegetation degradation due to the current land use.	3/5
<i>B. Landscape Susceptibility Total</i>		12/25
<i>C. Landscape Value</i>		
Designations	There is a linear belt of trees along the southern edge of the parcel which are subject to a TPO.	3/5
Recreational	The locally promoted Chailey Link Walk passes along the southern and eastern edge of the parcel and then extends east away from the parcel. CRoW Access Land also passes through the central part of the parcel along a public bridleway and adjacent to the eastern edge of the parcel along a public byway open to all traffic. A public footpath also crosses the northern edge of the parcel, such that the recreational value is high due to a high number of PRoW and locally designated route.	4/5
Cultural Heritage and Association	There does not appear to be evidence of cultural or association value.	1/5
Functional (ecological and green infrastructure)	The parcel contains mature woodland vegetation and connects into the wider woodland network, containing vegetation identified within the Priority Habitats Inventory and ancient woodland. The parcel is also functional in terms of protecting the coalescence between South Chailey and South Street as the mature vegetation along the western edge of the parcel heavily screens existing development within the parcel whilst travelling along the A275. Landscape value is considered to be very high.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. Despite this, the parcel has a low perceptual value, this is due to the mixture of industrial land on the parcel and proximity to South Chailey and the A275 but also the backdrop of mature woodland. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	3/5
<i>D. Landscape Value Total</i>		16/25
E. Landscape Sensitivity Total (B+D)	In summary, a key indicator of the high sensitivity is the functional value relating to the mature woodland vegetation on and immediately adjacent to the parcel. The indicators of low landscape sensitivity include the development existing on the parcel and the implications that this has on scenic quality, tranquillity and remoteness.	28/50

Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is well enclosed due to mature woodland vegetation within and immediately adjacent, as well as containment by the residential edge of South Chailey to the south. There are filtered, short-distance views from the PRow through and adjacent to the parcel. Views from the Chailey Link Walk are largely screened. Views towards the parcel would include the existing development on the parcel, such that the visual susceptibility is low.	2/5
Skylines	Despite the parcel lying on relatively high ground compared with the surrounding landscape, there are no important landmark features on the parcel and the parcel is contained by mature vegetation, such that susceptibility is very low.	1/5
Scenic Quality	Due to the existing industrial development on the parcel, the scenic quality is considered to be low. The woodland vegetation on the boundaries of the parcel slightly increases the susceptibility.	2/5
Inter-visibility	The screened ZTV (Figure D.46) shows potential theoretical visibility of development on the parcel in all directions, including on higher land within the South Downs National Park to the south and a small pocket within the High Weald Area of Outstanding Natural Beauty to the north at a distance. Fieldwork demonstrated that due to the containment of the site by residential development and mature woodland, inter-visibility with the wider landscape is very low.	1/5
Receptors	Receptors include recreational users of the short section of PRow network and Chailey Link Walk that passes through the parcel, which are more open in the central part. Receptors also include those using the Chailey Link Walk, but alike views from the wider PRow network, views are largely screened due to intervening vegetation. Receptors also include those using the CRow Access Land which passes through the central part of the parcel. Views from road users of the A275 are limited due to intervening mature vegetation which is on a higher level relative to the road. Visual susceptibility is low.	2/5
<i>G. Visual Susceptibility Total</i>		8/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Inter-visibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty appeared unlikely during field work. The parcel is considered not to form part of the visual setting of these designations.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the industrial land use on the majority of the parcel, sense of place is limited. The location may be visited specifically for the view due to the Chailey Link Walk passing through however views from this route are largely screened due to mature vegetation, such that the visual value is very low.	1/5
<i>I. Visual Value Total</i>		3/15

J. Visual Sensitivity Total (G+I)	In summary, there are no indicators of higher visual sensitivity. Indicators of low visual sensitivity includes a lack of receptors due to enclosure by mature woodland and residential development and the existing industrial land use on the parcel.	11/40
K. Landscape Sensitivity Total (E+J)		39/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium–low sensitivity to small-scale and medium-scale residential development. These types of development could be accommodated within the parcel given the existing development context. The parcel also lies immediately adjacent to the settlement edge of South Chailey and is well contained by mature vegetation. This forms a natural boundary of development on the parcel. The medium–low sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be located within the same footprint of existing industrial development on the parcel. The woodland and mature vegetation on the boundaries of the parcel should be protected and enhanced where possible. The trees subject to a TPO on the southern edge of the parcel should also be protected in relation to root protection areas.</p> <p>The route of the Chailey Link Walk should be protected and enhanced, potentially with new planting alongside where appropriate. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>The parcel forms an important location to avoid coalescence between South Chailey and South Street, therefore it is critical to protect and enhance the mature vegetation on the western edge of the parcel to avoid views into the parcel from nearby receptors. Nearby ancient woodland should be protected, by ensuring development is offset in relation to root protection areas and an appropriate stand-off provided.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	39/90

South Street

Table 69: Landscape Sensitivity Assessment for South Street A

Baseline Narrative		
Site Location	South Street A	
Representative photograph	<p>Northern extent: Settlement boundary of South Street. Eastern extent: Mature woodland. Southern extent: Mature woodland. Western extent: A275.</p> <p>Due to the relatively small size of the parcel, it is not considered that medium-scale residential could be accommodated within the parcel and therefore this development typology is not considered further within the assessment.</p> 	
Character description	<p>The parcel covers a relatively small area of gently rolling land. The parcel contains a small-scale field enclosure which is split by fencing into several smaller enclosures for equestrian grazing. The parcel boundaries consist of mature vegetation and woodland blocks.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The landform across the parcel is gently rolling from approximately +43m AOD in the north-west to +49m AOD in the south-east. There are no notable water features within the parcel, and it is not located within a flood zone, therefore resulting in a lower susceptibility to change.	2/5
Landcover	The landcover across the parcel comprises mainly grassland due to the equestrian land use, such that most of the parcel has a limited vegetation cover. There is mature vegetation along the parcel boundaries, consisting of native trees as well as new boundary planting identified during field work on the northern	3/5


	boundary. The adjacent woodland blocks on the boundary of the parcel are identified within the Priority Habitats Inventory, which suggests some species diversity within the mature boundary vegetation of the parcel.	
Land Use, Scale and Pattern	The land use appears to be equestrian, with human activity denoted by fencing to separate the rectangular field enclosure into several smaller areas. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land, such that the susceptibility is medium.	3/5
Settlement and Identity	The parcel is generally well enclosed. The northern part has a physical and visual connection with two storey residential properties on the southern edge of South Street through a gap in vegetation along the northern part of the parcel. There is also a partial visual connection with farm buildings across the A275, due to a break in vegetation on the north-western edge of the parcel. The parcel may contribute to the separate identity of South Street and South Chailey however, lies adjacent to the settlement boundary and bordered by human influences of residential land uses and the A275.	3/5
Condition	The condition of the mature vegetation appears to be good, noting some degradation due to the current equestrian grazing.	4/5
<i>B. Landscape Susceptibility Total</i>		15/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore it is of lower landscape value.	1/5
Recreational	A public footpath crosses the northern boundary of the parcel, resulting in a medium landscape value due to recreational value.	3/5
Cultural Heritage and Association	There is no evidence of cultural heritage or association at the parcel.	1/5
Functional (ecological and green infrastructure)	The parcel contains mature boundary vegetation and is adjacent to blocks of woodland and deciduous woodland identified within the Priority Habitats Inventory. The parcel therefore has the potential to integrate into the wider green infrastructure network and ecological systems. The parcel also has functional value in terms of forming part of the undeveloped land between South Street and South Chailey. The functional value is therefore considered to be medium.	3/5
Perception	The northern part of the parcel is perceived as part of the residential edge of South Street, this is reduced in the southern part due to the enclosure by vegetation and distance from South Street. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. Tranquillity and remoteness are reduced due to the close proximity of the parcel to the A275. The scenic quality is considered to be medium due to the strong woodland edge balanced with inter-visibility of existing residential land uses. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	2/5

<i>D. Landscape Value Total</i>		10/25
E. Landscape Sensitivity Total (B+D)	In summary, a key indicator of the high sensitivity is the functional value relating to the mature woodland vegetation around the perimeter of the parcel and role of the parcel as part of the physical separation between South Chailey and the prevention of coalescence. The indicators of low landscape sensitivity include the weak landscape structure of the paddock and the perception of the road and residential land uses which limit any sense of remoteness and tranquility.	25/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is well enclosed by woodland vegetation to the east, west and south of the parcel. The parcel is also contained by the residential edge of South Street and some new and existing planting to the north. The local PRoW network passes along the northern edge of the parcel, which has partial views also in context of development on the southern edge of South Street through a break in vegetation. The local PRoW network extends east into woodland in which views are screened towards the parcel, resulting in limited visibility overall.	2/5
Skylines	Despite the parcel lying on relatively high ground compared with the surrounding landscape, there are no important landmark features on the parcel and the parcel is well contained by mature vegetation, such that susceptibility is very low.	1/5
Scenic Quality	The northern part of the parcel has a moderate influence from development on the settlement edge. This is less so in the southern part of the parcel, which is further from the southern edge of South Street. Otherwise the composition of the view has average quality of typical farmland and movement from vehicles on the road.	3/5
Inter-visibility	The screened ZTV (Figure D.47) shows that the majority of theoretical visibility of development on the parcel is mainly in close proximity to the parcel, to the east, west and north. There is some visibility to the north of South Street and higher land within the South Downs National Park to the south at distance from the parcel and within the High Weald Area of Outstanding Natural Beauty to the north of the parcel, again at a distance. Field work demonstrated that due to this overall containment of the parcel by residential development, mature vegetation and mature woodland, inter-visibility with the wider landscape is very low.	1/5
Receptors	Receptors include residential on the southern edge of South Street and recreational on a short section of PRoW that runs alongside the northern boundary of the parcel, from which the extent of views are short range, due to the parcel being enclosed by mature vegetation overall. Views from the wider PRoW network are largely screened due to intervening vegetation. Views from the A275 are very limited due to intervening vegetation. Visual susceptibility is considered to be low.	2/5
<i>G. Visual Susceptibility Total</i>		9/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Inter-visibility with the South Downs National Park and High Weald Area of Outstanding Natural Beauty appeared unlikely during field work	1/5

	such that the parcel is considered not to form part of the visual setting of either designation.	
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the parcel to residential land uses, the sense of place is weakened, and the location is not considered to be visited specifically for the view due to the strong containment by mature vegetation. This results in a very low visual value.	1/5
<i>I. Visual Value Total</i>		3/15
J. Visual Sensitivity Total (G+I)	In summary, there are no indicators of high visual sensitivity. Indicators of medium visual sensitivity include influence from existing residential development to the north. Indicators of low visual sensitivity include a limited number of receptors and a limited sense of place.	12/40
K. Landscape Sensitivity Total (E+J)		37/90
L. Review and Comments	Small-scale residential: The parcel is assessed as having a medium–low sensitivity to small-scale residential development. This type of development could be accommodated within the northern part of the parcel relating well to the settlement edge of South Street with no development in the southern part of the parcel. The woodland to the south and east of the parcel and A275 route to the west form natural boundaries. The medium–low sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be concentrated in the northern part of the parcel as this area has a stronger physical and visual relationship with the settlement edge of South Street and would lessen coalescence issues with South Chailey to the south of the woodland bordering the parcel. The mature vegetation on the edges of the parcel should be retained and strengthened where possible to retain the strong green infrastructure network and contribute to containment of the parcel, notably along the western edge adjacent to the A275 for road users passing between South Street and South Chailey.</p> <p>The parcel could accommodate new planting which should integrate into the wider green infrastructure network. The public footpath along the northern edge of the parcel should be retained with new development. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	37/90

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Table 70: Landscape Sensitivity Assessment for South Street B


Baseline Narrative		
Site Location	South Street B	
Representative photograph	<p>Northern extent: Mature woodland. Eastern extent: A275 and settlement boundary of South Street. Southern extent: Extent of the smaller field enclosure. Western extent: Mature tree belt.</p> 	
Character description	<p>The parcel covers a gently rolling area of agricultural land. The parcel consists of a small-scale and medium-scale fields which are divided by a hedgerow with several hedgerow trees. Land use is predominantly agricultural. The south-east part of the parcel also includes a residential property and several farm buildings.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is gently rising from approximately +32m AOD in the north-west to +41m AOD in the south-east. A minor watercourse is present along the western edge of the parcel, but it is not located within a flood zone, therefore resulting in a medium susceptibility to change.	3/5
Landcover	The landcover predominantly comprises grassland which is divided by a hedgerow with several hedgerow trees. The boundaries of the parcel also comprise low-level, managed hedgerow with occasional hedgerow trees, aside from the western boundary which consists of a much higher proportion of mature trees. The adjacent woodland blocks on the boundary of the parcel are identified within the Priority Habitats Inventory, which suggests some species diversity within the mature boundary vegetation of the parcel. The susceptibility is considered to be medium.	3/5

Land Use, Scale and Pattern	The land use is primarily agricultural with little evidence of human activity, except small breaks in the field boundaries. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land, such that the susceptibility is medium.	3/5
Settlement and Identity	The parcel lies adjacent to the A275 and the settlement boundary of South Street and is broadly consistent with the extent of the linear settlement pattern along the eastern side of the A275. However, the parcel forms part of the rural land uses forming the setting to South Street and the existing development within the parcel is associated with this rural context.	3/5
Condition	The condition of the mature vegetation appears to be good. Minimal boundary vegetation loss despite the intensive agricultural use.	4/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational	The parcel is not crossed by any PRow and therefore there is no public access and the recreational value is very low.	1/5
Cultural Heritage and Association	There is no cultural or association evidence in respect of the parcel.	1/5
Functional (ecological and green infrastructure)	The parcel contains mature vegetation on the western boundary and lies adjacent to deciduous woodland identified within the Priority Habitats Inventory. The parcel therefore integrates into the wider green infrastructure network. The parcel is part of the rural land use between South Street and South Chailey and to the west side of the A275. The parcel therefore has a functional value, such that the landscape value is high.	4/5
Perception	The parcel is perceived as part of the residential edge of South Street and rural setting between South Street and South Chailey. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. Tranquillity and remoteness are greatly reduced due to the close proximity and relationship of the parcel with the settlement edge of South Street and the A275. The scenic quality is slightly increased due to strong woodland edges in the vicinity. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	3/5
<i>D. Landscape Value Total</i>		10/25
E. Landscape Sensitivity Total (B+D)	In summary, a key indicator of high landscape sensitivity is mature vegetation on the western boundary of the parcel and its functional value, with adjacent deciduous woodland identified within the Priority Habitats Inventory, and the perceived sense of separation of South Street and South Chailey due to the agricultural land use. The indicators of low landscape sensitivity include the lack of recreational access onto the parcel and proximity to the A275, such that any sense of remoteness and tranquillity is lessened.	26/50

Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is partially enclosed due to mature woodland to the north, mature vegetation to the west and the residential edge of South Street to the east. The ground plane of the parcel is screened from the A275, but new development would be visible from the road. The parcel is relatively open to the south, where the field enclosure is bound by a low hedgerow. There are partial views into the northern part of the parcel from the public footpath which runs adjacent to the northern boundary of the parcel. Views towards the parcel are generally seen within the context of two storey properties and farm buildings adjacent to the A275, such that the parcel has a limited degree of visibility and is seen in the immediate context of development.	2/5
Skylines	Despite the parcel lying on relatively high ground compared with the surrounding landscape, there are no important landmark features on the parcel, such that the susceptibility is very low.	1/5
Scenic Quality	The parcel has a strong relationship with the residential edge of South Street and residential properties and farm buildings within the southern part of the parcel. There is also substantial movement along the A275, which has a strong relationship with the parcel due to an intervening low hedgerow, such that there is a moderate influence from development.	3/5
Inter-visibility	The screened ZTV (Figure D.48) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the east, west and north, including higher land within the South Downs National Park to the south at a distance. Field work demonstrated that there is some containment of the parcel by residential development in the short to medium-distance, mature vegetation and woodland, inter-visibility with the wider landscape is moderate.	3/5
Receptors	Receptors include direct views from residential properties within South Street and road users along the A275. Receptors also include partial views from recreational users of the public footpath adjacent to the northern boundary of the parcel through hedgerow and scrub vegetation, noting that this public footpath is lower than the parcel. There are views from short sections of the wider PRoW network in the short distance before extending into wooded areas, such that the visual susceptibility is low.	2/5
<i>G. Visual Susceptibility Total</i>		11/25
<i>H. Visual Value</i>		
Designations	Within the Chailey Neighbourhood Development Plan 2019-2034, an identified view within the 'Views across Chailey' is directed towards the parcel. It is named 'view south from St Peters Church to the South Downs'. The mature vegetation on the northern boundary of the parcel is likely to screen views from this location to the parcel. Intervisibility with the South Downs National Park appeared potentially likely during field work such that the parcel is considered to form part of the visual setting of the South Downs National Park, inter-visibility with the High Weald Area of Outstanding Natural Beauty appeared unlikely, such that the parcel is not considered to form part of the visual setting.	3/5

Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is a very limited sense of place to the view, with views towards the parcel seen in the context of residential land uses, such that this is not a location which would be visited specifically for the view.	1/5
<i>I. Visual Value Total</i>		5/15
J. Visual Sensitivity Total (G+I)	In summary, the overall sensitivity of the parcel is low due to a very limited sense of place to the view, there is a strong relationship with the existing residential development within South Street and the A275 and general enclosure of the parcel.	16/40
K. Landscape Sensitivity Total (E+J)		42/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium-low sensitivity to both these types of development. Upon reflection, medium sensitivity is considered to be more appropriate due to reasons including the existing settlement pattern on the eastern edge of the A275. The parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. The parcel's position adjacent to South Street means that it is well located in relation to the settlement pattern and there are intervening fields between the parcel and South Chailey in respect of retaining physical and visual separation. There is existing development in the southern part of the parcel which demarcates the perceived sense of arrival at South Street. However, development to the west of the A275 would evidently be a localised change from the linear settlement to the east of the road. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the existing vegetation network within the parcel should be retained and enhanced to further integrate into the wider green infrastructure network. Substantial new planting should be targeted on the southern edge of the proposed development. This would also assist in reducing potential coalescence issues between South Street and South Chailey.</p> <p>There are opportunities within the parcel to create new recreational access to promote the sense of place and recreational value. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	46/90

Table 71: Landscape Sensitivity Assessment for South Street C

Baseline Narrative		
Site Location	South Street C	
Representative photograph	<p>Northern extent: Markstakes Lane and mature vegetation. Eastern extent: Mature tree belts. Southern extent: Mature woodland and tree belts Western extent: The settlement boundary of South Street.</p> <p>Noting that this parcel includes one LAA site: 29CH.</p> 	
Character description	<p>The parcel covers a rolling area of agricultural land. The parcel consists of small-scale fields, which are divided by some mature vegetation, fencing and low-level hedgerow. Land use is predominantly agricultural. The parcel also includes a farm building in the northern part.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is rolling from approximately +31m AOD in the north-east to +50m in the south-west. The landform within the northern part of the parcel is more steeply sloping. There is also a small pond within the northern part of the parcel, approximately between two field boundaries. The parcel is not located within a flood zone.	4/5
Landcover	The landcover comprises grassland which is divided in the northern part of the parcel by the edge of a mature vegetation block and a low-level hedgerow in the southern part of the parcel. The boundaries of the parcel comprise a mixture of low-level hedgerow. The adjacent woodland blocks on the boundary of the parcel are identified within the Priority Habitats Inventory, which suggests some species diversity within the boundary vegetation of the parcel. There are also several individual mature trees within the northern and central parts of the parcel. The	3/5


	condition appears to be high. There is average vegetation cover with some species diversity.	
Land Use, Scale and Pattern	The land use includes agricultural land in the central part, with some evidence of human activity in the northern part due to the presence of farm buildings. The northern and southern parts of the parcel appear to have evidence of low management regime due to grassland and meadow vegetation cover. The parcel is small scale and has a strong landscape structure. The majority of the parcel consists of Grade 4 (Poor Quality) agricultural land, except for the very northern edge of the parcel which consists of Grade 3 (Good to Moderate Quality) agricultural land.	4/5
Settlement and Identity	The parcel has some influence from the settlement of South Street; however, this is limited due to intervening mature vegetation which forms a strong vegetated edge to the settlement, especially within the southern and central parts. Therefore, the parcel has a limited settlement and human influence and is close proximity to South Street.	3/5
Condition	The condition of the mature vegetation and hedgerow boundaries appear to be good.	4/5
<i>B. Landscape Susceptibility Total</i>		18/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational		1/5
Cultural Heritage and Association	The parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel lies adjacent to mature green infrastructure, including a block of woodland identified within the Priority Habitats Inventory. The parcel therefore integrates into the wider green infrastructure network and has functional value, such that the landscape value is high. The meadowland also increases functional value due to the species diversity.	4/5
Perception	The parcel is partially perceived as part of the residential edge of South Street, noting intervening mature vegetation weakening this relationship, especially in the southern part of the parcel, and also the rural setting on the eastern edge of South Street. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. The strong woodland edge has scenic value, notably to the east of the parcel. The parcel has a sense of tranquillity. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	4/5
<i>D. Landscape Value Total</i>		13/25

E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the functional value of the parcel in terms of integration into the wider green infrastructure network and a good condition of vegetation. The indicators of low landscape sensitivity include a lack of designation.	31/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is well enclosed in parts, including the northern field parcel and southern field parcel, due to mature vegetation to the east and the residential edge to the west. The central part of the parcel lies adjacent to bungalows which lessens the context of development in views towards the parcel. Visibility of the parcel includes into the southern part of the parcel from the residential edge of South Street and users of short sections of the local road and PRoW network adjacent to the parcel. The entirety of the parcel is well enclosed in the medium distance, due to mature woodland blocks, which limits views from the local PRoW network. From these receptors, views towards the parcel and any new development would generally be seen within the context of two storey properties, such that visual susceptibility is low.	2/5
Skylines	Due to the containment of the parcel in the medium distance, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	The parcel has a limited influence from development, predominantly in the northern part due to less intervening mature vegetation. Susceptibility is considered to be higher due to a high scenic quality of the backdrop of woodland vegetation.	4/5
Inter-visibility	The screened ZTV (Figure D.49) shows the influence of woodland bordering the parcel, such that the theoretical visibility is contained to within very close proximity of the parcel to the south and east, with the main extent of visibility to the north of the parcel. There is no notable theoretical visibility across the wider landscape to the south of the parcel. Field work demonstrated that due to the residential edge and mature vegetation in the short to medium distance, the parcel has a moderate contribution to the wider landscape with framed views through mature woodland available in the wider landscape.	3/5
Receptors	Receptors include direct views from recreational users of the short section of PRoW and CRoW Access Land adjacent to the parcel. Views from the wider PRoW network are largely screened by intervening mature vegetation. There are residential views from the western edge, notably more so into the northern part of the parcel. There are views from users of the local road network, for very short sections into the northern and southern part of the parcel, such that visual susceptibility is low.	3/5
<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	Within the Chailey Neighbourhood Development Plan 2019-2034, an identified view within the 'Views across Chailey' is directed towards the parcel. It is named 'view south from St Peters Church to the South Downs'. The mature vegetation on the northern boundary of the parcel and existing development within South Street is likely to screen views from this location to the parcel. Intervisibility with the South Downs National Park and High Weald Area of Outstanding Natural	3/5

	Beauty were considered to be visible during field work at a distance such that the parcel is considered to form part of the visual setting of the designations.	
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	Due to the proximity of the parcel to residential land uses, the sense of place is weakened, however the location may be visited for the view in relation to distant views to designated landscapes, albeit at a distance. This results in a moderate value.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity are generally limited to a high scenic quality due to the backdrop of woodland vegetation. The indicators of low visual sensitivity include a low intervisibility with the surrounding landscape and lack of visual receptors experiencing the parcel due to the partial containment of the parcel in the local landscape.	20/40
K. Landscape Sensitivity Total (E+J)		51/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small and medium-scale residential development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects, as long as the development is consistent with the existing development pattern of South Street and is well contained within a strong landscape framework from existing visual receptors. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be consistent with the existing settlement pattern of South Street, noting that the northern part of the parcel has a closer relationship. A new strong vegetated boundary would need to be created on the eastern edge of the parcel, to lessen influence of the development on the surrounding landscape due to higher inter-visibility of the southern part of the parcel.</p> <p>The green infrastructure within the parcel should be protected and enhanced to integrate further into the surrounding mature network. The PRoW network and CRoW Access Land on the edges of the parcel should be retained. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	51/90

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Table 72: Landscape Sensitivity Assessment for South Street D

Baseline Narrative		
Site Location	South Street D	
Representative photograph	<p>Northern extent: Tree belt. Eastern extent: A275 and mature vegetation. Southern extent: Mature vegetation and the settlement edge of South Street. Western extent: Mature vegetation and fields.</p> 	
Character description	<p>The parcel covers a gently rolling area of land. The parcel consists of small-scale and medium-scale fields, which are separated by a mixture of unvegetated boundaries, mature linear trees and low-level hedgerow. The land use is predominantly agricultural. The parcel also includes a local track, a residential dwelling and farm buildings within the central and southern parts.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is gently rising from approximately +25m AOD in the north-east to +31m AOD in the west. A minor watercourse is present across the central part of the parcel. The parcel is not located within a flood zone, therefore resulting in a lower susceptibility to change.	3/5
Landcover	The landcover comprises grassland and small area of scrubland in the central part of the parcel. The various field enclosures are divided by mature linear trees and a low-level hedgerow boundary in the central part and all other field boundaries within the parcel appear to be largely unvegetated. The boundaries of the parcel include low-level hedgerow and mature linear tree vegetation. The adjacent woodland blocks on the boundary of the parcel are identified within the Priority Habitats Inventory, which suggests some species diversity within the mature boundary vegetation of the parcel. The condition appears to be high.	4/5


Land Use, Scale and Pattern	The land is primarily in agricultural use. The eastern part of the parcel contains equestrian grazing land. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The pattern is small-scale and medium scale with a relatively simple pattern, such that the susceptibility is medium.	3/5
Settlement and Identity	The south-eastern part of the parcel has a stronger relationship with two-storey residential development on the northern edge of South Street. The northern and western parts of the parcel have a weaker relationship with the settlement and are less consistent with the existing linear settlement pattern along the A275 and have a stronger relationship with the countryside between the settlements of South Street and Chailey. Susceptibility is higher due to the parcel contributing to the separate identity of settlements such that development would be inconsistent with the existing settlement pattern.	4/5
Condition	The condition of the mature vegetation and hedgerow vegetation appears to be good, however it appears that a hedgerow may have been removed within the eastern part which lowers the susceptibility.	3/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.	1/5
Recreational	There is no PRoW across the parcel and it is not publicly accessible.	1/5
Cultural Heritage and Association	The parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The parcel lies on the northern edge of South Street and forms part of the open agricultural land between the settlements of South Street and Chailey. The parcel also connects into surrounding woodlands and exhibits a high functional value.	4/5
Perception	The south-eastern part of the parcel is perceived as part of the residential edge of South Street and open land between settlements. The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. Tranquillity and remoteness are reduced due to the close proximity of the parcel to the A275. The strong woodland edge has scenic value. The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	4/5
<i>D. Landscape Value Total</i>		13/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include connectivity into the wider mature green infrastructure network, good condition and functional value as forming part of the separation between South Street and Chailey. The indicators of low landscape sensitivity include a lack of designations, no public access and consisting of a gently rising landform.	30/50

Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The western part of the parcel is contained by mature vegetation and existing development. There is a break on the north-eastern corner of the parcel where visibility is available into the parcel. Such views include the parcel in the context of existing development in the southern part of the parcel, whereas the northern part of the parcel has a stronger relationship with the wider landscape and edge of Chailey to the north, therefore a high susceptibility.	4/5
Skylines	Due to some containment of the parcel in the local landscape, it does not form part of the skyline, such that visual susceptibility is very low.	1/5
Scenic Quality	The south-eastern part of the parcel has a relationship with two-storey development on the northern edge of South Street. There is a high degree of movement along the A275, which the parcel has a strong relationship with. The scenic quality of the woodland blocks result in a medium susceptibility overall.	3/5
Inter-visibility	The screened ZTV (Figure D.50) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the east, west and north, including higher land within the South Downs National Park to the south at a distance. Field work demonstrated that due to containment of the western part of the parcel, the eastern part has a moderate contribution to the wider landscape.	3/5
Receptors	Receptors include residential receptors on the northern edge of South Street, into the eastern part of the parcel. Receptors also include road users along the A275 and local roads, which are very open into the eastern part due to a low hedgerow intervening. Receptors along this route experience a gap in development between the settlements of Chailey and South Street, which increases susceptibility. Views from recreational receptors are screened by intervening vegetation.	4/5
<i>G. Visual Susceptibility Total</i>		15/25
<i>H. Visual Value</i>		
Designations	Within the Chailey Neighbourhood Development Plan 2019-2034, an identified view within the 'Views across Chailey' is directed towards the parcel. It is named 'view south from St Peters Church to the South Downs'. The mature vegetation on the northern boundary of the parcel is likely to screen the majority of views from this location to the parcel and views are likely to include existing development in South Street. Field work demonstrated that there is intervisibility with the South Downs National Park such that the parcel is considered to form part of the visual setting. There is unlikely intervisibility with the High Weald Area of Outstanding Natural Beauty, such that the parcel is not considered to form part of the visual setting.	4/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	The sense of place is strengthened as the parcel lies in the open landscape between South Street and Chailey, with the public house on the southern edge of Chailey visible from the eastern part of the parcel as reference point between the settlements. There is a sense of place, but the parcel would not specifically be visited for the view.	3/5

<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity are limited to potential views from a designated view from Chailey from St Peters Church to the South Downs. The indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art.	23/40
K. Landscape Sensitivity Total (E+J)		53/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to these types of development. The parcel may have some potential to accommodate the relevant type of development in some defined situations, including consideration of connectivity into the wider mature green infrastructure network and the functional value of the parcel. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, it should be consistent with the linear settlement pattern along the A275. The existing vegetation on the boundaries of the parcel should be retained and enhanced to contribute to the wider green infrastructure network. Any opportunities for enhancing public access across the parcel to link into the wider PRoW network could be explored. Adjacent ancient woodland should be protected, and an appropriate stand-off provided.</p> <p>At present, due to the intervisibility with users of the A275, the parcel forms part of agricultural land between Chailey and South Street. Any new development would therefore need to be well contained by a robust landscape scheme to avoid coalescence between the settlements, potentially with view corridors through to avoid altering the character of the existing partially open views to the west whilst travelling along this route. The dark skies within the local area should be protected by limiting the potential light spillage by best practice design and avoiding or limiting as practicable.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	53/90

Wivelsfield Green

Table 73: Landscape Sensitivity Assessment for Wivelsfield Green A

Baseline Narrative		
Site Location	Wivelsfield Green A Northern extent: Mature vegetation, fields, employment land uses and woodland. Eastern extent: Mature vegetation and Slugwash Lane. Southern extent: Watercourse, settlement boundary of Wivelsfield Green, a woodland block and Green Road. Western extent: Mature vegetation, fields and watercourse.	
Representative photograph		
		
Character description	<p>The landform is gently rolling. It comprises predominantly small and medium-scale pastoral land, divided by hedgerows and mature tree belts that connect to blocks of woodland in the surrounding landscape. The B2112 travels through the centre of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel is gently rolling from approximately +40m AOD in the northern and north-eastern parts of the parcel to +35m AOD in the south-eastern part. A watercourse flows along the northern boundary in the west, through the centre of the parcel and then along the southern boundary in the east. A very small area of land along the western boundary is within flood zone 2 and 3.</p>	3/5
Landcover	<p>The landcover comprises grassland, which is divided by low hedgerows with individual hedgerow trees in the west and mature hedgerows and tree belts in the east. These linear belts of vegetation are connected into surrounding blocks of woodland, some of which are identified as deciduous woodland in the Priority Habitat Inventory. This indicates a high species diversity on the boundary vegetation. There are also TPOs along the eastern edge of the parcel. Overall,</p>	4/5

	the parcel has average vegetation cover, but a potentially higher than average species diversity as a result of connections to surrounding woodland blocks, which results in a high susceptibility to change.	
Land Use, Scale and Pattern	Land use is primarily pastoral grazing land, which is classified as Grade 3 (Good to Moderate Quality) Agricultural Land. The field scale varies, with a mixture of small and medium-scale field enclosures. There is an irregular pattern in the east, defined by mature tree belts and hedgerows, with a more regular pattern in the west, which is defined by low hedgerows and scattered hedgerow trees. Overall, the small-scale field pattern and strong landscape structure results in a high susceptibility to change. Susceptibility to medium and large-scale residential and small-scale employment is high and very high respectively, as the likelihood of retaining existing field boundaries would be lower.	Small-scale residential: 4/5 Medium and large-scale residential and small-scale employment: 5/5
Settlement and Identity	The parcel is in close proximity to the settlement pattern of Wivelsfield Green. However, mature vegetation and trees visually separate the eastern part of the parcel from the settlement edge to the south, as such the settlement has limited influence on the parcel. Landscape susceptibility is considered to be medium in respect of residential land uses. Susceptibility is higher to large-scale residential development, as this would be inconsistent with the scale of existing settlement in Wivelsfield Green. Similarly, the susceptibility to employment land use would be higher, due to being of a different land use and that employment land uses are only adjacent to a part of the parcel.	Small-scale and medium-scale residential and: 3/5 Small-scale employment and large-scale residential: 4/5
Condition	The condition of vegetation within the parcel is generally good, with mature trees and hedgerows that largely provide a strong landscape structure. However, there are gaps in hedgerows in places, which results in a medium susceptibility to change.	3/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 17/25 Medium-scale residential: 18/25 Small-scale employment and large-scale residential: 19/25
<i>C. Landscape Value</i>		
Designations	The mature trees on the eastern boundary of the parcel are subject to TPOs.	3/5
Recreational	Three PRoWs are located across the parcel, which provides some public access. A short part of the Sussex Border Path lies adjacent to the eastern	3/5


	edge of the parcel, along Slugwash Lane. This results in a medium landscape value.	
Cultural Heritage and Association	The western part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	Mature trees and vegetation within the parcel provide ecological value. The trees are connected to woodland blocks in the wider landscape which contributes to the functioning of rich natural and ecological systems. Additionally, fields to the west of the B2112 function to provide a rural approach to Wivelsfield Green along the B2112 and to create a rural context for Wivelsfield Conservation Area to the north of the parcel. Overall, this results in a very high landscape value.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. The eastern and western parts of the parcel have some sense of remoteness due to the mature trees and vegetation, which provide separation from surrounding development. However, some noise from the B2112 and Green Road reduces the degree of tranquillity. As such, there is a medium landscape value. There is lower scenic quality in the centre of the parcel, due to the proximity of the B2112 and the settlement edge of Wivelsfield Green.	3/5
<i>D. Landscape Value Total</i>		17/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the functional value of the parcel in terms of ecology and in providing the rural context to Wivelsfield Green and the small-scale field pattern. Indicators of medium landscape sensitivity includes evidence of cultural or association value and TPOs.	Small-scale residential: 34/50 Medium-scale residential: 35/50 Small-scale employment and large-scale residential: 36/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The fields adjacent to the B2112 are visible due to the sloping landform, and low hedgerows on the western side. This forms an important view on the southern approach to Wivelsfield Green, as such the visual susceptibility is high. The field to the east of the B2112 is seen in the context of development along Green Road. The eastern and most western parts of the parcel are however largely enclosed by mature vegetation and trees. Glimpsed views to the east of the parcel are possible through hedgerow gaps on Slugwash Lane.	4/5

Skylines	The parcel does not sit on high ground relative to the surrounding landscape and there no landmark features present, as such it does not form part of the skyline. This results in a very low visual susceptibility.	1/5
Scenic Quality	The centre of the parcel has low scenic quality, as a result of the high influence from movement along the B2112. The eastern and western parts of the parcel have limited influence from development as a result of the layers of mature vegetation, as such the scenic quality is high. There is some movement along Slugwash Lane on the eastern boundary, however this is a slow and quiet road, with limited influence. This results in a high visual susceptibility.	4/5
Inter-visibility	The screened ZTV (Figure D.51) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north, west and south, including higher land within the South Downs National Park to the south at a distance and small pockets within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that the land adjacent to the B2112 has a high contribution to the wider landscape in terms of inter-visibility due to the open character, a result of low hedgerows and a gently rolling landform. This results in a high visual susceptibility. However, the eastern and western parts of the parcel have a low contribution to the wider landscape in terms of inter-visibility due to the enclosed nature of the parcel from mature vegetation and trees.	4/5
Receptors	Typical receptors include road users along the B2112 and Slugwash Lane. A high number of receptors along the B2112 experience open views to the rural approach of Wivelsfield Green, which increases the visual susceptibility. Receptors also include residential receptors on the western edge of Wivelsfield Green and recreational users of the PRoW within the parcel. As such, there is a high visual susceptibility.	4/5
<i>G. Visual Susceptibility Total</i>		17/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any designated views. Field work demonstrated that inter-visibility with the South Downs National Park would be at a distance and limited due to intervening vegetation but would lie within the visual setting. Inter-visibility with the High Weald Area of Outstanding Natural Beauty appeared unlikely during field work such that the parcel is considered not to form part of the visual setting.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is some sense of place created through framed, long-distance views from the field to the west of the B2112 towards the South Downs National Park. However, generally there is a weak sense of place, and the location is unlikely to be visited specifically for the view. This results in a low visual value.	2/5
<i>I. Visual Value Total</i>		6/15

J. Visual Sensitivity Total (G+I)	In summary, the indicators of high visual sensitivity include high visibility from the B2112, a potentially high number of receptors and high scenic quality in the east and west of the parcel. Indicators of low visual sensitivity include the fact that there is no apparent reference to the view in published studies, literature and art and that the parcel does not form a skyline.	23/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 57/90 Medium-scale residential: 58/90 Small-scale employment and large-scale residential: 59/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to these types of development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This would largely depend on creating development that acknowledges the settlement pattern of Wivelsfield Green, as such limiting development to the west of the B2112. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Small-scale employment and large-scale residential: The parcel is assessed as having a medium sensitivity to these types of development. Upon review, it is considered that this should be increased to high-medium due to the current scale of development within the settlement and the settlement pattern and due to the sensitivities of residential amenity and that employment land use could result in coalescence between the parcel and employment land uses to the north of the parcel. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. This includes the TPOs located on the eastern edge. Adjacent woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>Residential development should be concentrated to the east of the B2112, to be in keeping with the existing settlement pattern of Wivelsfield Green, with employment land uses focused in the northern part of the parcel, adjacent to existing employment land uses. Any new residential development would need a strong landscaped buffer to the north to avoid merging with the existing</p>	Small-scale residential: 57/90 Medium-scale residential: 58/90 Small-scale employment and large-

	<p>employment land uses to the north of the parcel. Any new employment development should ensure suitable buffers to residential areas and the PRoW in respect of residential amenity and low height massing.</p> <p>New development to the west of the B2112 should be limited, so as to retain the existing settlement pattern and conserve the rural approach of Wivelsfield Green along the B2112 and the rural context of Wivelsfield Conservation Area. Development should be sympathetic to the character of Wivelsfield Green, as such it should be consistent with the scale and typologies of surrounding development.</p> <p>Development should conserve and enhance the PRoW through the parcel, to promote connectivity through the development and to the wider landscape. This could include new areas of open space and providing new access within the Sussex Border Path which lies adjacent to the eastern boundary of the parcel.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>scale residential: 60/90</p>
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Table 74: Landscape Sensitivity Assessment for Wivelsfield Green B

Baseline Narrative		
Site Location	Wivelsfield Green B Northern extent: Mature vegetation, fields and small watercourse. Eastern extent: Mature vegetation along field boundary. Southern extent: Woodland block, Green Road and the settlement boundary of Wivelsfield Green. Western extent: Slugwash Lane and mature vegetation.	
Representative photograph		
		
Character description	<p>The landform is gently rolling. The landcover is grassland with individual mature trees scattered within the field enclosure, which creates a distinctive parkland character. The parcel is within close proximity to the settlement edges of Wivelsfield Green.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	The landform gently rolls towards the east, from approximately +40m AOD in the west to +55m AOD in the east. A small stream is located on the northern boundary of the parcel, but there are no flood zones present. As such, the landscape susceptibility is medium.	3/5
Landcover	Landcover comprises predominantly grassland, with individual mature trees scattered within the field, and a small block of mature vegetation in the west of the parcel. The boundary of the parcel is bound by hedgerows and hedgerow trees. The vegetation on the boundary of the parcel connects to deciduous woodland blocks, some of which are designated within the as Priority Habitats Inventory, which suggests some species diversity within the boundary vegetation of the parcel. There are also TPOs on the western edge of the parcel. The landscape susceptibility is high.	4/5


Land Use, Scale and Pattern	Land use predominantly comprises pastoral grazing land. The land is classified as Grade 3 (Good to Moderate Quality) Agricultural Land. The land is medium-scale, however the scattered mature trees within the field create an intricate pattern and create a strong landscape structure. As such, the landscape susceptibility is very high.	5/5
Settlement and Identity	The parcel is in close proximity to the settlement edge of Wivelsfield Green, however mature vegetation on the southern boundary of the parcel physically and visually separates the parcel from the settlement edge of Wivelsfield Green with some gaps. As such, there is limited influence from the settlement. In addition, the eastern part of the parcel contributes to the separate identity of the linear pattern of Wivelsfield Green and the clustered pattern of Wivelsfield Green. This results in a high landscape susceptibility for small scale residential development. Susceptibility to medium and large-scale residential development and small-scale employment development is very high as it would be less consistent with the scale and use of surrounding settlement.	Small-scale residential: 4/5 Medium and large-scale residential and small-scale employment: 5/5
Condition	The vegetation within the parcel is in good condition, with evidence of mature vegetation and positive management. This results in a high landscape susceptibility.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 20/25 Medium and large-scale residential and small-scale employment: 21/25
<i>C. Landscape Value</i>		
Designations	There are several trees in the west of the parcel that are subject to TPOs.	3/5
Recreational	There is no public access into the parcel, as such the landscape value is very low. The Sussex Border Path recreational route lies adjacent to the western edge of the parcel.	1/5
Cultural Heritage and Association	The parcel appears to have reference to parks and gardens, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	Mature trees and vegetation within the parcel provide ecological value, notably the block of mature vegetation in the west of the parcel. The trees are connected to woodland blocks in the wider landscape which contributes to the functioning of rich natural and ecological systems. Tree cover in the parcel also provides important functional benefits in terms of carbon capture. In addition, the parcel forms a functional gap between the linear settlement pattern of Wivelsfield Green and the clustered settlement pattern of Wivelsfield Green. As such, the landscape value is very high.	5/5

Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. There is a sense of remoteness within the parcel, due to mature vegetation within and surrounding the parcel, which limits influence development such that there is a high scenic quality. Tranquillity and remoteness are reduced as a result of noise and movement from Green Road on the southern boundary. However, this is limited somewhat due to mature vegetation. As such, there is a high landscape value.	4/5
<i>D. Landscape Value Total</i>	In summary, indicators of high landscape sensitivity include the function of the parcel as a landscape gap and as part of an ecological system, the high scenic quality, parkland trees and the high degree of vegetation that has potential to have high species diversity. Indicators of low landscape sensitivity include the lack of public access and flood zones within the parcel.	16/25
E. Landscape Sensitivity Total (B+D)		Small-scale residential: 36/50 Medium and large-scale residential and small-scale employment: 37/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	Views into the parcel are heavily screened from Green Road due to dense mature trees and vegetation on the southern boundary of the parcel. However, there are views into the parcel from higher land to the east, and glimpsed views from Slugwash Lane into the parcel through gaps in hedgerow on the western boundary. As such, the parcel has medium visibility and may form an important part of the view due to its distinctive parkland qualities, which results in a high susceptibility to change.	4/5
Skylines	The parcel does not sit on high ground relative to the surrounding landscape and there no landmark features present, as such it does not form part of the skyline. This results in a very low visual susceptibility.	1/5
Scenic Quality	There is limited influence from development due to containment from mature trees, such that the composition of the view is high. Influence from movement along Green Road and Slugwash Lane is limited due to mature vegetation on the southern and western boundary of the parcel. This results in a high visual susceptibility.	4/5
Inter-visibility	The screened ZTV (Figure D.52) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north, west and south, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use	3/5

	would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that there is inter-visibility with landscape to the east of the parcel due to raised landform and gaps through individual trees on the eastern boundary of the parcel. Mature tree belts on the northern and southern boundaries and a mature tree block on the western boundary limits inter-visibility. As such, the parcel has a medium contribution to the wider landscape in terms of inter-visibility. This results in a medium susceptibility to change.	
Receptors	Receptors include recreational users of the PRow to the east of the parcel and users of Slugwash Lane on the western boundary of the parcel. The view may be part of the experience, due to the presence of recreational receptors, which results in a medium susceptibility to change.	3/5
<i>G. Visual Susceptibility Total</i>		15/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Inter-visibility with the High Weald Area of Outstanding Natural Beauty and the South Downs National Park appeared unlikely during field work such that the parcel is considered not to form part of the visual setting of the designations, as such there is a very low visual value.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	A sense of place is created through the presence of individual mature trees within the field enclosure that creates a parkland character which is distinctive from surrounding agricultural land. The location may be visited for the view, as such the visual susceptibility is high.	4/5
<i>I. Visual Value Total</i>		6/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of high visual sensitivity include high levels of scenic quality, a sense of place created through distinctive parkland qualities and the fact that the parcel may form an important part of the view. Indicators of low visual sensitivity include the fact that the parcel does not form part of the skyline, it is not covered by any designated views and there is no apparent reference to the view in published studies, literature and art.	21/40
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 57/90 Medium and large-scale residential and small-scale employment: 58/90

L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having medium sensitivity to small-scale residential development. Upon reflection, this is considered to need to increase to a high-medium sensitivity. This is due to the distinctive parkland character within the parcel and the function of the parcel as a landscape gap between the linear settlement pattern of Wivelsfield Green and the clustered settlement pattern of Wivelsfield Green. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Medium-scale and large-scale residential and small-scale employment: The parcel is assessed as having medium sensitivity to these types of development. Upon reflection, this is considered to need to increase to a very high sensitivity to these types of development, due to protecting the parkland trees within the parcel, the landscape gap and the limited amount of land that would be available for these development types, such that the integrity of the parcel could not be maintained. The parcel is very susceptible to change and the site is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible and retain the distinctive parkland character. TPO trees should be protected. Individual trees and blocks of woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>Any development should be sympathetic to the character of Wivelsfield Green, as such it should be consistent with the scale and typologies of surrounding development. Any opportunities for enhancing public access across the parcel to link into the wider PRow network should be explored. Should development come forwards, it should be focused in the western parts of the parcel, as this would be most consistent with the surrounding settlement pattern and protect the landscape gap.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale residential: 60/90</p> <p>Medium and large-scale residential and small-scale employment: 74/90</p>

Table 75: Landscape Sensitivity Assessment for Wivelsfield Green C

Baseline Narrative		
Site Location	Wivelsfield Green C Northern extent: Mature vegetation, fields and small-scale residential land uses. Eastern extent: Mature vegetation, fields and small-scale residential land uses. Southern extent: Mature vegetation and the settlement boundary of Wivelsfield Green. Western extent: Mature vegetation as part of a field boundary.	
Representative photograph		
		
Character description	<p>The landform is undulating, rising to a higher area of land in the centre of the parcel. The landcover comprises grassland, which is enclosed by mature hedgerows and hedgerow trees. The land cover comprises a mixture of agricultural land and fields with evidence of low management regime due to grassland vegetation cover.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The landform is undulating, rising to a high point of approximately +63m AOD in the centre of the parcel from +45m AOD in the north-western part of the parcel, +55m AOD in the south-western part and +50m AOD in the eastern part. There are no watercourses or flood zones present within the parcel.	3/5
Landcover	The landcover comprises grassland, which is divided by mature hedgerows, individual hedgerow trees and linear tree belts. The vegetated field boundaries, which connect into surrounding hedgerows and blocks of mature trees, result in average vegetation cover with some species diversity. As such, there is a medium landscape susceptibility.	3/5
Land Use, Scale and Pattern	The land use comprises fields with evidence of low management regime due to grassland vegetation cover in the western and central parts of the parcel and	3/5


	pastoral land use in the eastern part of the parcel. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The pattern is small-scale and medium-scale with a relatively simple pattern, such that the susceptibility is medium.	
Settlement and Identity	The parcel is in close proximity to the settlement edge of Wivelsfield Green. The settlement pattern has limited influence on the northern part of the parcel due to a mature tree belt on the northern settlement edge and this part of the parcel has a strong relationship with the rural landscape to the north. This results in a medium landscape susceptibility in respect of residential development. However, there is a strong relationship with the existing settlement pattern in the south-west and south-east of the parcel due to low hedgerows and scattered individual trees on the southern boundaries of the parcel in the east and west, as such development would be more consistent with existing settlement pattern in these locations. Susceptibility to employment development would be higher as it would be less consistent with the surrounding settlement scale and use.	Small-scale, medium-scale and large-scale residential: 3/5 Small-scale employment: 5/5
Condition	The vegetation is generally of good condition, with evidence of positive management and some landscape structure created through hedgerows and linear tree belts. This results in a medium susceptibility.	3/5
<i>B. Landscape Susceptibility Total</i>		Small-scale, medium-scale and large-scale residential: 15/25 Small-scale employment: 17/25
<i>C. Landscape Value</i>		
Designations	There are trees on the southern boundary of the parcel subject to TPOs.	3/5
Recreational	There are two PRow within the parcel which results a medium landscape value due to recreational value.	3/5
Cultural Heritage and Association	The western part of the parcel appears to have reference to parks and gardens, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The vegetated field boundaries within and on the boundary of the parcel, including hedgerows and linear tree belts, provide ecological value. They are connected to a wider green infrastructure network which contributes to the functioning of rich natural and ecological systems. This results in a medium landscape value.	3/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. There is a sense of remoteness in the northern part of the parcel due to a strong connection with the rural landscape to the	3/5

	north and west and mature vegetation on the southern boundary of the parcel, which screens views to the northern settlement edge of Wivelsfield Green. Road noise is audible in the distance from Green Road and the B2112. Sense of remoteness is reduced in the south-east and south-west of the parcel, due to the strong relationship with the settlement edge of Wivelsfield Green.	
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the existing scale of development within the surrounding settlement. The indicators of low landscape sensitivity include the proximity of the parcel to the existing settlement pattern.	Small-scale, medium-scale and large-scale residential: 30/50 Small-scale employment: 32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	There is varied visibility into the parcel. The northern part of the parcel is highly visible from the landscape to the north, due to the local undulating landform and the parcel would be seen in the context of a wooded backdrop. The south-eastern part of the parcel is visible from North Common Road, however the western field is set back from Green Road and screened by residential properties. There are however glimpsed views into the eastern field from residential properties on the southern boundary and landscape to the east. Mature vegetation and surrounding settlement limits middle- and long- distance views into the parcel. Overall, this results in a high visual susceptibility.	4/5
Skylines	The centre of the parcel, including the tree belt on the southern boundary, is likely to form part of the skyline due to it forming a high point in relation to the surrounding landscape. There are no particularly distinctive features on the skyline, as such there is a medium visual susceptibility.	3/5
Scenic Quality	There is limited influence from development in the northern part of the parcel, due to mature vegetation, as such the composition of the view is high. There is limited movement influence from within the parcel, due to the distance from the local road network, apart from in the south-east of the parcel which is adjacent to North Common Road. Overall, this results in a high visual susceptibility. However, the scenic quality is lower in the south-west and east of the parcel due to a higher influence from surrounding development.	4/5
Inter-visibility	The screened ZTV (Figure D.53) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that the rising land to the north of the parcel provides good inter-visibility with adjacent fields in the central part of the parcel. In addition, higher land in the centre of the parcel provides inter-visibility with lower land to the west. As such, there is a high contribution to the wider landscape in terms of inter-visibility which results in a high landscape susceptibility.	4/5

Receptors	Receptors include recreational users of the PRow network within the parcel and residential receptors on the southern boundary in the west of the parcel. Receptors also include users of the local road network, comprising North Common Road on the south-eastern boundary and a small track that runs north to south through the east of the parcel to private properties. The view may be part of the experience, but not likely to be the reason for being present. As such, the visual susceptibility is medium.	3/5
<i>G. Visual Susceptibility Total</i>		18/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is potentially some inter-visibility with the High Weald Area of Outstanding Natural Beauty to the north, despite this being at a distance and limited due to intervening vegetation, the parcel is considered to be within the visual setting. Field work demonstrated unlikely inter-visibility with the South Downs National Park, such that it does not form part of the visual setting. This results in a medium visual value.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	A sense of place is created through visibility to the distinctive parkland character to the west of the parcel, as well as views of Wivelsfield Hall to the north. The view is likely to be enjoyed by those present although not specifically visited for the view. This results in a medium landscape value.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of higher visual sensitivity include high levels of scenic quality and high inter-visibility with adjacent landscapes. Indicators of lower visual sensitivity are that there is no apparent reference to the view in published studies, literature and art.	25/40
K. Landscape Sensitivity Total (E+J)		Small-scale, medium-scale and large-scale residential: 55/90 Small-scale employment: 57/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to these types of development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Development	

	<p>should be focused within the southern part of the parcel near to the main road running through the settlement, due to a stronger relationship with the surrounding settlement and lower inter-visibility with the surrounding rural landscape in relation to the rest of the parcel. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential and small-scale employment: The parcel is assessed as having a medium sensitivity to these types of development. Upon reflection, it is considered that this score should be increased to high-medium. This is due to these land uses not reflecting the scale of the current settlement pattern of Wivelsfield Green and existing land uses. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. This includes the TPO trees on the southern boundary of the parcel. Individual trees and blocks of woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>Any development should be sympathetic to the character of Wivelsfield Green, as such it should be consistent with the scale and typologies of surrounding development. Development should not extend north of the existing farm to the east of Nursery Lane adjacent to the settlement boundary. Development should also be contained within the eastern parts of the parcel, to limit effect on the setting of the adjacent parkland and gap between Wivelsfield Green.</p> <p>Reducing the scale of development to smaller scale and lower densities towards the northern part of the parcel would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>Any opportunities to maintain and enhance the PRoW network through the parcel should be considered to promote connectivity through the development and to the wider landscape.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale and medium-scale residential: 55/90</p> <p>Large-scale residential and small-scale employment: 60/90</p>

Table 76: Landscape Sensitivity Assessment for Wivelsfield Green D

Baseline Narrative		
Site Location	Wivelsfield Green D Northern extent: The settlement boundary of Wivelsfield Green. Eastern extent: Mature vegetation and the settlement boundary of Wivelsfield Green. Southern extent: Mature vegetation and woodland blocks. Western extent: Woodland blocks including ancient woodland and watercourse.	
Representative photograph		
		
Character description	<p>The parcel covers a gently rolling area of land. Land use predominantly comprises a mixture of arable and pastoral agricultural land, divided by low hedgerows with mature hedgerow trees. The eastern part of the parcel comprises Wivelsfield Recreation Ground.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C3: Ditchling Common Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel covers a gently rolling area of land, from approximately + 35m AOD in the west to +40m AOD in the east. A watercourse flows along the western boundary of the parcel, with associated flood zones 2 and 3 which are located in the west of the boundary. This results in a high landscape susceptibility. However, it should be noted that the flood zones are within a small part of the overall parcel.</p>	4/5
Landcover	<p>The landcover comprises grassland, which is divided by well managed low hedgerows and individual mature hedgerow trees. The vegetated field boundaries connect to woodland blocks to the west and south, which are identified within the Priority Habitats Inventory, which suggests some species diversity within the mature boundary vegetation of the parcel. The landscape susceptibility is medium.</p>	3/5


Land Use, Scale and Pattern	The land use comprises arable agricultural in the western part of the parcel, with pastoral grazing land in the centre of the parcel. The field enclosure in the eastern part of the parcel is Wivelsfield Recreation Ground. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The pattern is small and medium-scale, with a relatively regular pattern, and the hedgerow boundaries provide a strong landscape structure. As such, the landscape susceptibility is high. Susceptibility would be higher to small-scale employment and large-scale residential development as there would be less likelihood of retaining the field boundaries.	Small-scale, and medium-scale residential: 4/5 Large-scale residential and small-scale employment: 5/5
Settlement and Identity	There is a strong relationship with the southern settlement edge of Wivelsfield Green to the east of Ditchling Road, due to low hedgerow boundaries on the northern boundary of the parcel. As such, development could be consistent with the existing pattern, if it were located in the northern part of the parcel. However, land to the west of Ditchling Road is more connected to rural landscape to the south-west, due to the physical and visual separation from existing settlement by Ditchling Road and mature vegetation. Susceptibility to large-scale residential development and small-scale employment development would be higher as the likelihood of retaining the linear settlement pattern would be reduced. There is however context for small-scale employment development to the north of the parcel.	Small and medium-scale residential: 3/5 Small-scale employment and large-scale residential: 5/5
Condition	The vegetation within the parcel is in good condition, with evidence of positive management and a high number of mature trees. As such, there is a high landscape susceptibility.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale and medium-scale residential: 18/25 Small-scale employment and large-scale residential: 21/25
<i>C. Landscape Value</i>		
Designations	A number of trees in the northern part of the parcel are subject to TPOs, which results in a medium landscape value.	3/5
Recreational	Four PRoW cross the parcel, resulting in good public access. There are sports fields in the north-eastern part of the parcel, to the south of Green Road, which are identified within the Lewes District Open Space Strategy (2020). CRoW Access Land lies adjacent to the parcel. As such, the landscape value is very high.	5/5
Cultural Heritage and Association	The western and eastern parts of the parcel appear to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5

Functional (ecological and green infrastructure)	The linear hedgerows and tree belts within and on the boundary of the parcel, provide ecological value. They are connected to a wider green infrastructure network, including blocks of deciduous woodland and ancient woodland on the western and southern boundaries, which contributes to the functioning of rich natural and ecological systems. The land adjacent to the B2112 functions to provide a rural southern approach to Wivelsfield Green. In addition, the recreation ground functions as an important recreational asset. Overall, this results in a very high landscape value.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape setting of the South Downs National Park, however the landscape relationship is slightly reduced due to distance between the parcel and the South Downs National Park. There is limited sense of remoteness due to the strong relationship with the settlement edge of Wivelsfield Green, resulting in an edge of settlement character. Road noise is audible from the B2112 and Green Road, which limits tranquility within the parcel. As such, the landscape value is low.	2/5
<i>D. Landscape Value Total</i>		18/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the functional value and recreational value of the parcel as well as the strong landscape structure and small-scale field boundaries. An indicator of low landscape sensitivity includes a limited sense of remoteness and tranquility.	Small-scale and medium-scale residential: 36/50 Small-scale employment and large-scale residential: 39/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	There is varied visibility into the parcel. Glimpsed views are available into the parcel from the B2112, through gaps in hedgerows, as such visibility into the parcel is low along this route. There is high visibility to the northern part of the parcel from properties on the settlement edge of Wivelsfield Green and Green Road in the north-eastern part of the parcel, due to a lack of intervening vegetation. The location is not likely to form an important part of the view, as such there is medium visual susceptibility.	3/5
Skylines	The parcel does not form part of the skyline, as such there is a very low visual susceptibility.	1/5
Scenic Quality	There is a high influence from the settlement edge of Wivelsfield Green within the northern part of the parcel, to the east of the B2112, such that the quality of the composition of the view is reduced. In addition, movement along the B2112 has some influence on the western part of the parcel. The southern part of the parcel has higher scenic quality as a result of the layers of intervening mature vegetation and the wooded backdrop. As such, there is a medium visual susceptibility.	3/5

Inter-visibility	The screened ZTV (Figure D.54) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north, west and south, including higher land within the South Downs National Park to the south at a distance and small pockets within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. The field work demonstrated that there is low intervisibility with the surrounding landscape due to intervening mature vegetation and settlement to the north.	2/5
Receptors	Receptors include recreational users of PRoW network within the parcel and CRoW Access Land that lies adjacent to the parcel. Receptors also include residential receptors on the northern boundary and road users along the B2112 in the western part of the parcel and along Green Road in the northeast of the parcel.	4/5
<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is unlikely to be inter-visibility with the South Downs National Park, such that the parcel is considered not to form part of the visual setting. As such, there is a very low visual value.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is a weak sense of place as the parcel is similar to surrounding rural landscape. The parcel may however be enjoyed by those present due to the wooded backdrop to the south. As such, the visual value is medium.	3/5
<i>I. Visual Value Total</i>		5/15
J. Visual Sensitivity Total (G+I)	In summary, an indicator of high visual sensitivity includes the likely presence of recreational and residential receptors. Indicators of low visual sensitivity include the lack of reference to the view in published studies, literature and art, and that the view is not covered by any planning policies or designations relating to views and that it does not form part of the skyline.	18/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential: 54/90 Small-scale employment and large-scale residential:

		56/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Development should be focused within the northern part of the parcel, to the east of the B2112, due to a stronger relationship with the linear settlement to the north of the parcel. Employment development should be focused in the north-western part of the parcel, to the west of the B2112, in close proximity to buildings of similar use and scale. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Small-scale employment and large-scale residential: The parcel is assessed as having medium sensitivity to these types of development. However, this was reviewed, and it was felt appropriate to increase the rating to a high-medium sensitivity. Relating to residential development, this is because the linear settlement pattern and green infrastructure through the parcel would unlikely be retained with large-scale development. Relating to employment development, this is because the development type has potential amenity implications and a notable change in land use in respect of surrounding residential land uses. As such, the parcel is unlikely to be able to accommodate this type of development without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. This includes the TPO trees on the boundary of the parcel. Ancient woodland on the boundary of the parcel should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>Any development should be sympathetic to the character of Wivelsfield Green, as such it should be consistent with the scale and typologies of surrounding development. Any small-scale employment development should be located within close proximity to the existing employment land use, and not detract from the character of Wivelsfield Green. It should be of an appropriate scale and character to existing employment typologies.</p> <p>Residential development should be located in the northern part of the parcel, to the east of the B2112, such that it would be consistent with the linear settlement pattern of Wivelsfield Green. Any opportunities to maintain and enhance the PRoW network through the parcel should be considered to promote connectivity through the development and to the wider landscape. Development on Wivelsfield Recreation Ground should be avoided and west of Ditchling Road.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C3: Ditchling Common Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale and medium-scale residential: 54/90</p> <p>Small-scale employment and large-scale residential: 60/90</p>

Table 77: Landscape Sensitivity Assessment for Wivelsfield Green E

Baseline Narrative		
Site Location	Wivelsfield Green E Northern extent: The settlement boundary of Wivelsfield Green. Eastern extent: mature vegetation (which is also the boundary to the adjacent Landscape Character Area). Southern extent: Woodland blocks including ancient woodland noting that the parcel extends further here due to a LAA site (31WV). It is assumed within the assessment that the ancient woodland would not be removed. Western extent: Mature vegetation.	
Representative photograph		
		
Character description	<p>The parcel is covered by a gently rolling area of land. The land use comprises grassland with evidence of little management which is divided by mature vegetated field boundaries. Ancient woodland occupies the southern part of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C3: Ditchling Common Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is gently rolling from approximately +40m AOD in the north-western part of the parcel to +50m AOD in the southern part. A minor stream crosses the centre of the parcel, in an east to west direction. There are no flood zones present within the parcel. As such, there is a low landscape susceptibility.	2/5
Landcover	The landcover predominantly comprises grassland which is divided by hedgerows and mature hedgerow trees. Ancient woodland is located within the southern part of the parcel. The linear field boundaries connect into the ancient woodland in the south, which is also identified within the Priority Habitats Inventory, which suggests some species diversity within the boundaries of the parcel. The susceptibility is considered to be very high due to the ancient woodland.	5/5


Land Use, Scale and Pattern	The parcel has evidence of little management regime, due to the grassland and unmanaged meadow land use. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The field enclosures are small and medium-scale, with a regular field pattern and strong landscape structure provided by mature field boundaries. As such, the landscape susceptibility is high. Susceptibility to large-scale residential development and small-scale employment development is very high as the likelihood of retaining the existing field boundaries would be lower.	Small and medium-scale residential: 4/5 Large-scale residential and small-scale employment: 5/5
Settlement and Identity	The parcel has some influence from properties along Eastern Road on the north-western edge, and from large, individual properties off Eastern Road, on the western edge. Influence from development is limited in the southern part of the parcel, due to intervening vegetation. There is a strong connection to the woodland on the southern boundary and in the southern part of the parcel. As such, development in the southern part of the parcel would be inconsistent with the existing linear settlement pattern. Susceptibility is higher to large-scale residential development as the likelihood of retaining the linear pattern would be low. Susceptibility to employment development would be higher as it would be less consistent with the existing scale and use of surrounding settlement.	Small-scale and medium-scale residential: 4/5 Large-scale residential and small-scale employment: 5/5
Condition	The condition of mature vegetation is generally good, with a few gaps in hedgerows due to agricultural land uses. The vegetation is of good quality with evidence of positive management, resulting in high landscape susceptibility.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale and medium-scale residential: 19/25 Large-scale residential and small-scale employment: 21/25
<i>C. Landscape Value</i>		
Designations	Ancient woodland is located in the southern part of the parcel, as such there is a high landscape value.	4/5
Recreational	There are two PRow within the parcel, as such there is moderate public access into the parcel and the landscape value is medium.	3/5
Cultural Heritage and Association	The western part of the parcel appears to have reference to ancient enclosed agricultural land and a small part of the eastern part as parks and gardens, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5

Functional (ecological and green infrastructure)	The vegetated field boundaries provide ecological value within the parcel, which connect to deciduous woodland identified in the Priority Habitats Inventory and blocks of ancient woodland, as such contributing to the functioning of natural and ecological systems. The parcel also functions to protect the linear settlement pattern of Wivelsfield Green. The meadow also increases the functional value of the parcel. As such, there is a very high landscape value.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape setting of the South Downs National Park, however the landscape relationship is slightly reduced due to distance between the parcel and the South Downs National Park. The proximity to properties along Eastern Road limit the sense of remoteness in the northern part of the parcel. The parcel is set back from Green Road, as such there is distant noise from vehicles along Green Road. However, the southern part of the parcel is seen in the context of a wooded backdrop to the south, providing a strong rural character. This results in a high landscape value.	4/5
<i>D. Landscape Value Total</i>		19/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the small-scale field pattern, the function of the parcel in terms of ecological value and retaining the linear settlement pattern and the strong connection to the woodland in the south. Indicators of low landscape sensitivity include the lack of flood zones within the parcel and the gently rolling landform.	Small-scale and medium-scale residential: 38/50 Large-scale residential and small-scale employment: 40/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is generally enclosed by mature vegetation. However, there are glimpsed views into the parcel through gaps in vegetation from the PRoW on the eastern boundary and views from residential properties on the north and north-western boundary. The parcel is not likely to form an important part of the view, as such the visual susceptibility is medium.	3/5
Skylines	The parcel does not form part of the skyline due to containment of the parcel in the medium distance. As such, the visual susceptibility is very low.	1/5
Scenic Quality	The parcel has some influence from development in the northern part of the parcel, as such the composition of the view is reduced. The southern part of the parcel has high scenic quality, with limited influence from development due to intervening mature vegetation and a wooded backdrop to the south. Influence from movement is very limited, as Eastern Road is quiet and screened by mature vegetation and properties. This results in a high visual susceptibility.	4/5
Inter-visibility	The screened ZTV (Figure D.55) shows that the majority of theoretical visibility of development on the parcel is shown mainly to the north, west and south, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the	1/5

	north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that inter-visibility with the wider landscape is low, due to containment from mature vegetation and the settlement edge of Wivelsfield Green, as such the visual susceptibility is very low.	
Receptors	Receptors include recreational receptors along the PRow network within the parcel as well as residential receptors on the north-western boundary. The view may be part of the experience, but not likely to be the reason for being present. As such, the visual susceptibility is high.	4/5
<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is unlikely to be inter-visibility with the South Downs National Park, such that the parcel is considered not to form part of the visual setting. As such, there is a very low visual value.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is some sense of place created by West Wood to the south of the parcel, and the location may be enjoyed by those present but not likely to be specifically visited for the view. As such, the visual value is medium.	3/5
<i>I. Visual Value Total</i>		5/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of high visual sensitivity include the high scenic quality in the southern part of the parcel provided by West Wood to the south and the presence of recreational and residential receptors. The indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and the fact that the parcel does not form part of the skyline.	18/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential: 57/90 Large-scale residential and small-scale employment: 58/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development.	

	<p>This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Development should be focused within the northern and eastern parts of the parcel, due to a stronger relationship with the linear settlement. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential and small-scale employment: The parcel is assessed as having medium sensitivity to these types of development. However, this was reviewed, and it felt appropriate to increase the rating to high-medium sensitivity to large-scale residential development and small-scale employment development. This is because the linear settlement pattern would unlikely be retained with large-scale development and employment development. These development types would not be consistent with the existing scale and use of settlement. As such, the parcel is unlikely to be able to accommodate these types of development without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>All development types should be suitably offset from the ancient woodland in the southern part of the parcel in accordance with relevant guidance.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. Ancient woodland on the southern boundary of the parcel should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided. There are opportunities on this boundary to create areas of open space with recreational use and a new landscape planting. Any opportunities to maintain and enhance the PRoW network through the parcel should be considered to promote connectivity through the development and to the wider landscape.</p> <p>Any development should be sympathetic to the character of Wivelsfield Green, as such it should be consistent with the scale and typologies of surrounding development. Development should be located in the northern and eastern parts of the parcel, following the route of Eastern Road, such that it is consistent with the linear settlement pattern of Wivelsfield Green. The regular field pattern should be protected in the southern part of the parcel. Reducing the scale of development to smaller scale and lower densities towards the northern part of the parcel would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale and medium-scale residential: 57/90</p> <p>Large-scale residential and small-scale employment: 60/90</p>

Table 78: Landscape Sensitivity Assessment for Wivelsfield Green F

Baseline Narrative		
Site Location	Wivelsfield Green F	
Representative photograph	<p>Northern extent: Green Road and residential land uses in Wivelsfield Green. Eastern extent: Educational land uses and part of the settlement boundary of Wivelsfield Green. Southern extent: Woodland blocks noting that the parcel extends further here due to a LAA site (31WV). Western extent: Mature vegetation (which is also the boundary to the adjacent Landscape Character Area).</p> 	
Character description	<p>The parcel covers a gently rolling area of land, with a more steeply rising area of land in the southern part of the parcel. The parcel consists of predominantly medium-scale agricultural land, with individual mature trees scattered within the field enclosure.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The landform in the northern part of the parcel is very gently sloping from approximately +45m AOD in the north-western part of the parcel to +50m AOD in the north-eastern part. The landform rises more steeply to +60m AOD in the southern part of the parcel, which increases the susceptibility. There are no watercourses or flood zones located within the parcel.	4/5
Landcover	The landcover comprises grassland, with scattered mature trees within the field enclosure and on the boundary of the parcel. The mature trees within the parcel connect to a block of mature woodland to the south of the parcel, which is included as deciduous woodland in the Priority Habitats Inventory and is designated as ancient woodland. This indicates some species diversity within the mature boundary vegetation of the parcel.	3/5


Land Use, Scale and Pattern	The land use comprises predominantly arable agricultural land, with an area of land in the south of the parcel with evidence of low management regime. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The parcel is medium-scale, with an irregular pattern due to surrounding land uses and mature vegetation blocks. The presence of scattered trees within the field enclosure increases the intricacy of the field pattern, as such there is a high landscape susceptibility.	4/5
Settlement and Identity	The north-eastern and north-western parts of the parcel have a relationship with properties on the settlement edges of Wivelsfield Green. In addition, the south-eastern part of the parcel has a relationship with properties along Hundred Acre Lane. However, the low density of development and intervening mature vegetation limits influence. As such, the southern part of the parcel has more of a rural identity, with a stronger relationship to the surrounding woodland blocks. Susceptibility is very high due to the parcel contributing to the separate identity of the settlements such that development would be inconsistent with the existing settlement patterns.	5/5
Condition	The mature vegetation appears to be in good condition, with evidence of positive management. This results in a high landscape susceptibility.	4/5
<i>B. Landscape Susceptibility Total</i>		20/25
<i>C. Landscape Value</i>		
Designations	The Wivelsfield Parish Neighbourhood Plan (2016) identified the entirety of the parcel as a Local Green Space to be protected against development unless it can be clearly demonstrated as minor, ancillary to public recreation use or for utilities.	2/5
Recreational	The parcel has no public access, as such the landscape value is very low.	1/5
Cultural Heritage and Association	The southern part of the parcel appears to have reference to parks and gardens, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The mature trees within the parcel connect to a wider green infrastructure network, including blocks of ancient woodland, which contributes to the functioning of rich natural and ecological systems. The parcel has functional value due to its designation as a Local Green Space within the Wivelsfield Parish Neighbourhood Plan (2016), which acts to protect the rural landscape gap between the linear and clustered settlements of Wivelsfield Green East and West. As such, the landscape value is very high.	5/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. The northern part of the parcel is perceived as part of the settlement edge of Wivelsfield Green, however mature vegetation and low settlement density reduces influence. Tranquillity and remoteness and reduced due to the close proximity to Green Road on the northern boundary and Hundred Acre Lane on the south-eastern boundary. However, the strong woodland edge to the west and north has high scenic value. As such there is	3/5

	some sense of remoteness and tranquillity, which results in a medium landscape value.	
<i>D. Landscape Value Total</i>		14/25
E. Landscape Sensitivity Total (B+D)	In summary, indicators of high landscape sensitivity include the functional value of the parcel in terms of ecological function and its function as a landscape gap, as well as its designation as a Local Green Space in the Wivelsfield Parish Neighbourhood Plan (2016). The indicators of low landscape sensitivity include the fact that there is no public access, watercourses and flood zones within the parcel.	34/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is contained on the western edge by mature vegetation, as such views from the PRoW on the western boundary are heavily screened. However, the parcel is highly visible from users of Hundred Acre Lane and properties on this road due to rising landform and low hedgerow boundaries. The parcel is seen in the context of surrounding development. The parcel is also visible from Green Road on the northern boundary, and associated scattered properties, and such views would be seen in the context of a rural and wooded backdrop. As such, the visual susceptibility is high.	4/5
Skylines	The parcel does not form part of the skyline. However, the mature woodland block on the southern boundary forms a rural skyline from the settlement edge and Green Road, as such increasing susceptibility. There are however no landmark features on the skyline, such that there is a medium visual susceptibility.	3/5
Scenic Quality	Views to a wooded backdrop on the northern and western boundary of the parcel provide high scenic quality. However, surrounding development has medium influence on the composition of the view, due to glimpsed views towards movement along Green Road and Hundred Acre Lane and towards scattered development on the settlement edge. As such the visual susceptibility is medium.	3/5
Inter-visibility	The screened ZTV (Figure D.56) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork showed that due to containment from mature vegetation and the settlement edge in the surrounding landscape, the parcel has a medium contribution to the wider landscape in terms of inter-visibility. As such, the visual susceptibility is medium.	3/5
Receptors	Receptors include residential and educational receptors on the northern and south-eastern boundary of the parcel. Receptors also include road users along Green Road and Hundred Acre Lane, who have views into the parcel, due to low hedgerow boundaries and the local undulating landform. Receptors along this route experience a gap in development between the settlements of Wivelsfield Green East and West, which increases susceptibility. Users of PRoW on the western boundary have heavily screened views into the parcel,	4/5

	due to intervening mature vegetation. Overall, this results in high visual susceptibility.	
<i>G. Visual Susceptibility Total</i>		17/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Due to intervening mature vegetation and residential development, inter-visibility with the High Weald Area of Outstanding Natural Beauty and the South Downs National Park appeared unlikely during field work such that the parcel is considered not to form part of the setting of the designations. This results in a very low visual value.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	There is a weak sense of place as the parcel is similar to surrounding rural landscape. However, the parcel is likely to be enjoyed by those present as it provides an important rural gap between Wivelsfield Green East and West. As such, the visual value is medium.	3/5
<i>I. Visual Value Total</i>		5/15
J. Visual Sensitivity Total (G+I)	In summary, indicators of high visual sensitivity include high visibility from surrounding land uses, with some views seen in the context of a rural backdrop and a potentially high number of receptors who experience the landscape gap. Indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art and the fact that the view is not covered by planning policies or designations relating to views.	22/40
K. Landscape Sensitivity Total (E+J)		56/90
L. Review and Comments	<p>Small-scale residential development: The parcel is assessed as having medium sensitivity to small-scale residential development. Upon reflection, this is reviewed to be high-medium due to the designation as a Local Green Space within the Wivelsfield Parish Neighbourhood Plan (2016), which acts to protect the rural landscape gap between the settlement edges of Wivelsfield Green East and West and states that only minor development could be accommodated. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Medium-scale and large-scale residential and small-employment: The parcel is assessed as having medium sensitivity to these types of development. However, this was reviewed, and it felt appropriate to increase the rating to very high sensitivity to these types of development. This is predominantly due to its designation as a Local Green Space within the Wivelsfield Parish Neighbourhood Plan (2016), which acts to protect the rural landscape gap</p>	

	<p>between the settlement edges of Wivelsfield Green East and West. The parcel is very susceptible to change and is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
<p>M. Final score, summary analysis and high-level guidance</p>	<p>Should small-scale residential development come forwards, this should be focused within the eastern part of the parcel, where there is the strongest relationship with the surrounding settlement. Any development should be sympathetic to the character of Wivelsfield Green, as such it should be consistent with the scale and typologies of surrounding development. Any opportunities to extend the adjacent PRow into the parcel should be considered to promote connectivity through development and to the wider landscape.</p> <p>The green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. Individual trees and blocks of woodland, notably the individual trees within the southern part of the parcel, should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale residential: 60/90</p> <p>Medium-scale and large-scale residential and small-employment: 74/90</p>

Table 79: Landscape Sensitivity Assessment for Wivelsfield Green G

Baseline Narrative		
Site Location	Wivelsfield Green G	
Representative photograph	<p>Northern extent: The settlement boundary of Wivelsfield Green, residential land uses, South Road and woodland blocks including ancient woodland.</p> <p>Eastern extent: Fields</p> <p>Southern extent: Residential land uses, mature vegetation, a local track and woodland blocks including ancient woodland.</p> <p>Western extent: The settlement boundary of Wivelsfield Green, a woodland block and mature vegetation.</p> <p>The eastern part of the parcel, to the east of South Road, was originally included in the parcel due to existing development immediately to the south. However due to the offsets required from the adjacent ancient woodland and PRoW, this has not been considered further in the assessment.</p> 	
Character description	<p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14: Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel covers an area of undulating land, which rises from approximately +43m AOD along the north-eastern boundary, to +60m AOD in the western part of the parcel. The land rises relatively steeply from the settlement edge of Wivelsfield Green along South Road, which results in a high landscape susceptibility. There are no watercourses or flood zones located within the parcel.	4/5
Landcover	The landcover comprises grassland which is divided by hedgerows and hedgerow trees in two places. Individual, scattered trees are located within the parcel. The land is divided into small enclosures by post and wire fencing. The few vegetated boundaries within the parcel connect to surrounding woodland	3/5

	blocks, some of which are identified in the Priority Habitats Inventory, which suggests some species diversity within the parcel boundary vegetation. This results in a medium landscape susceptibility.	
Land Use, Scale and Pattern	The land use comprises equestrian grazing, with evidence of highly managed land. There is evidence of amalgamated fields, resulting in large-scale field enclosures and a weak landscape structure, with only two remaining vegetated field boundaries. The large-scale enclosures are separated with post and wire fencing for grazing paddocks. The majority of the parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. This results in a low landscape susceptibility.	2/5
Settlement and Identity	The north-western and northern part of the parcel has a relationship with the settlement edge of Wivelsfield Green, due to a low hedgerow boundary and rising landform away from the settlement. However, influence from the settlement along South Road in the north-eastern part of the parcel is limited due to intervening mature vegetation. The southern part of the parcel has a strong relationship with the rural landscape to the south, and limited influence from settlement due to the undulating landform. As such, there is a medium landscape susceptibility. Susceptibility to employment development is higher as it would be inconsistent with the surrounding settlement scale and use in the northern part of the parcel, however noting some larger scale agricultural buildings to the south of the parcel. Susceptibility to large-scale residential and employment would be higher due to the smaller scale of the surrounding settlement and the consistency of residential land uses.	Small-scale and medium-scale residential: 3/5 Large-scale residential and small-scale employment: 5/5
Condition	The mature vegetation on the parcel perimeter is of good quality. However, vegetation within the parcel provides limited vegetation structure and little evidence of positive management.	2/5
<i>B. Landscape Susceptibility Total</i>		Small-scale and medium-scale residential: 14/25 Large-scale residential and small-scale employment: 16/25
<i>C. Landscape Value</i>		
Designations	Several trees along the north-eastern boundary of the parcel are subject to TPOs, which results in a medium landscape value.	3/5
Recreational	There is no public access within the parcel, which results in a very low landscape value.	1/5
Cultural Heritage and Association	A small part of the eastern part of the parcel appears to have reference to ancient enclosed agricultural land and a small part of the western part of the parcel as parks and gardens, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5


Functional (ecological and green infrastructure)	The few vegetated field boundaries within and on the perimeter of the parcel provides some ecological value. The field boundaries connect to a wider network of green infrastructure, which contributes to the functioning of natural and ecological systems. This results in a medium landscape value.	3/5
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald Area of Outstanding Natural Beauty, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald Area of Outstanding Natural Beauty. The north-western part of the parcel is viewed in the context of Wivelsfield Green settlement edge, as such the sense of remoteness is reduced. Noise from South Road on the north-eastern boundary is audible within the parcel, as such reducing the tranquility. The presence of telephone masts within the parcel reduces the sense of remoteness. However, the sense of remoteness increases in the south of the parcel, with a wooded backdrop to the south-west, therefore increasing the scenic quality. This results in a medium landscape value.	3/5
<i>D. Landscape Value Total</i>		13/25
E. Landscape Sensitivity Total (B+D)		Small-scale and medium-scale residential: 27/50 Large-scale residential and small-scale employment: 29/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The visibility of the parcel is limited due to enclosure by mature vegetation. There are glimpsed views of the parcel from residential properties on South Road and Shepherds Close in the north-western part of the parcel. The parcel is seen in the immediate context of settlement, as such the visual susceptibility is low.	2/5
Skylines	In the middle to long distance, the parcel is not likely to form part of the skyline due to relatively higher land in the surrounding area. However, in the short distance the parcel is likely to form the skyline for residential properties on the north-western boundary. The telephone masts within the parcel create landmark features on the skyline, but they are not particularly distinctive. This results in a low visual susceptibility.	2/5
Scenic Quality	There is some influence from properties on South Road and Shepherds Close, which somewhat reduce the scenic quality of the view. However, mature vegetation on the north-eastern, western and southern boundaries of the parcel provides a wooded backdrop and increases the scenic quality. There are glimpsed views of movement along South Road, however this is limited as a result of intervening vegetation. Limited influence from development, due to a well vegetated perimeter boundary, results in a high visual susceptibility.	4/5

Inter-visibility	The screened ZTV (Figure D.57) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north at a distance. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Field work demonstrated that inter-visibility with the wider landscape is low due to containment from mature vegetation. As such, there is a low visual susceptibility.	2/5
Receptors	Receptors include residential receptors in the settlement edge of Wivelsfield Green, into the north-western part of the parcel, which increases the susceptibility. Road users of South Road have glimpsed views into the northern part of the parcel, through gaps in vegetation.	4/5
<i>G. Visual Susceptibility Total</i>		14/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Due to intervening mature vegetation and residential development, inter-visibility with the High Weald Area of Outstanding Natural Beauty and the South Downs National Park appeared unlikely during field work such that the parcel is considered not to form part of the setting of the designations. This results in a very low visual value.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	The parcel is unlikely to be visited specifically for the view and comprises typical equestrian land use, as such there is a weak sense of place. This results in a low visual value.	2/5
<i>I. Visual Value Total</i>		4/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of high visual sensitivity include the high level of scenic quality in the southern part of the parcel, provided by the wooded backdrop to the south and south-west. The indicators of low visual sensitivity include no apparent reference to the view in published studies, literature and art, limited visibility due to enclosure from mature vegetation and the fact that the parcel is not covered by any planning policies or designations relating to views specifically.	18/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential: 45/90 Large-scale residential

		and small-scale employment: 47/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having medium–low sensitivity to these types of development. These types of development could be accommodated within the parcel without significant adverse landscape and visual effects. This would be dependent upon creating a development which is consistent with the scale and typologies of Wivelsfield Green. The medium–low sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential and small-scale employment: The parcel is assessed as having medium sensitivity to large-scale residential development and small-scale employment development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. Ancient woodland on the eastern and south-western boundaries of the parcel should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided. The TPOs on the eastern boundary should also be protected.</p> <p>Any development should be sympathetic to the character of Wivelsfield Green, as such it should be consistent with the scale and typologies of surrounding development. Residential development should connect to the southern settlement edge of Wivelsfield Green adjacent to South Road, such that it is consistent with the existing settlement pattern. Any opportunities to extend the PRoW network on the southern boundary of the parcel should be considered to promote connectivity through the development and to the wider landscape.</p> <p>Employment development should be located in the eastern part of the parcel, near to farm buildings of a larger scale. Reducing the scale of development to smaller scale and lower densities towards the south-western part of the parcel would ensure a more sympathetic transition in scale to the wider landscape. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale and medium-scale residential: 45/50</p> <p>Large-scale residential and small-scale employment: 47/50</p>

Edge of Haywards Heath

Table 80: Landscape Sensitivity Assessment for Edge of Haywards Heath A

Baseline Narrative		
Site Location	Edge of Haywards Heath A Northern extent: Blocks of woodland including ancient woodland and fields. Eastern extent: Blocks of woodland including ancient woodland and residential land uses. Western extent: Blocks of woodland including ancient woodland. Southern extent: Blocks of woodland including ancient woodland. Noting that this parcel includes one LAA site: 17WV.	
Representative photograph		
		
Character description	<p>The parcel covers an undulating area of land, with land use comprising a mixture of grassland and small-scale agricultural fields, with pockets of mature trees scattered throughout the parcel. The parcel is enclosed by surrounding woodland blocks.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14, Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C3: Ditchling Common Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel covers undulating landform between approximately +50m AOD to +70m AOD, with landform falling towards the north and south, from the high point in the centre of the parcel. There are no watercourses or flood zones within the parcel. Overall, this results in a high susceptibility to change due to the landform change.</p>	4/5
Landcover	<p>The parcel predominantly comprises areas of grassland with individual and small blocks of mature trees scattered across the parcel, which appear to be in a high condition. Trees within the parcel are connected to surrounding areas of woodland and ancient woodland blocks, some of which are designated within the</p>	4/5

	Priority Habitats Inventory, indicating some species diversity within the mature boundary vegetation of the parcel. This results in a high susceptibility to change.	
Land Use, Scale and Pattern	The majority of the parcel appears to be designed parkland, associated with the large private properties adjacent to the parcel. Land use within the parcel also includes areas of pasture and equestrian grazing. The land is classified as Grade 3 (Good to Moderate Quality) Agricultural Land. The fields are generally of medium scale but with a strong landscape structure, characterised by an irregular field pattern which is defined by the surrounding woodland blocks and the scattered mature trees within the parcel, as well as winding private lanes and driveways. Overall, this results in a high susceptibility to change.	4/5
Settlement and Identity	Surrounding woodland blocks physically separate the settlement edge of Haywards Heath from the parcel, meaning the settlement edge has very limited influence on the parcel. There is influence from scattered individual properties adjacent to the parcel, which has connectivity through individual trees and vegetation. However, the scattered and sparse pattern of these properties limits human influence within the parcel. Susceptibility to small-scale residential development is medium, as it would be more consistent with the small clusters of dwellings adjacent to the parcel. Susceptibility to medium-scale residential development would be high, as this would be less consistent with the scale and pattern of adjacent properties. The susceptibility is very high for large-scale residential and employment development, as this would be inconsistent with the scale and use of the existing settlement.	Small-scale residential: 3/5 Medium-scale residential: 4/5 Large-scale residential and small and large-scale employment: 5/5
Condition	Evidence of positive management and a high degree of vegetation cover results in very good landscape condition.	5/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 21/25 Medium-scale residential: 22/25 Large-scale residential and small-scale and large-scale employment: 23/25
<i>C. Landscape Value</i>		
Designations	There are several trees in the northern part of the parcel that are subject to TPOs.	4/5
Recreational	One public footpath crosses north to south through the centre of the parcel, which results in a medium susceptibility to change.	3/5


Cultural Heritage and Association	The southern part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	Several individual and clusters of mature trees within the parcel provide ecological value. These trees are connected to woodland and ancient woodland blocks in the wider landscape which contributes to the functioning of rich natural and ecological systems. Tree cover in the parcel also provides important functional benefits in terms of carbon capture. Overall, this results in a high landscape value.	5/5
Perception	The parcel has high scenic value, which is as a result of the separation from surrounding landscapes through dense tree cover and the parkland nature of the planting, which creates a sense of remoteness and tranquillity. The Landscape Character Area within which the parcel lies is considered to be within the landscape setting of the South Downs National Park, however the landscape relationship is slightly reduced due to distance between the parcel and the South Downs National Park. In the southern part of the parcel, the sense of remoteness increases due to inter-visibility with the South Downs National Park.	5/5
<i>D. Landscape Value Total</i>		22/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of higher landscape sensitivity are the functional and ecological value of the mature trees within the area and their connection to the surrounding ancient woodland, the high sense of remoteness and tranquillity and the evidence of cultural or association value. The indicators of lower landscape sensitivity are that there are no watercourses or flood zones within the parcel.	Small-scale residential: 43/50 Medium-scale residential: 44/50 Large-scale residential and small-scale and large-scale employment: 45/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is very well enclosed by surrounding woodland blocks, limiting views from the surrounding landscape into the parcel. There are however filtered views through layered vegetation into the northern part of the parcel from the A272 route. The enclosed nature of the parcel results in a low susceptibility to change.	2/5
Skylines	Due to the containment of the parcel from mature vegetation blocks and a lack of landmark features, it does not form part of the skyline, as such the visual susceptibility is very low.	1/5
Scenic Quality	The scattered properties adjacent to the parcel are well integrated into the landscape, as such they do not detract from the high scenic quality of the parcel. Vehicular movement within the parcel is limited to users of private lanes and driveways, resulting in a low degree of movement. Overall, there is limited	4/5

	influence from development such that the composition of the view is of high scenic quality which results in a high susceptibility to change.	
Inter-visibility	The screened ZTV (Figure D.58) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork demonstrated that there is inter-visibility with the South Downs National Park, especially in the centre of the parcel due to the raised landform at this point, such that the parcel forms part of the setting of the designation. In the short to medium distance, inter-visibility is limited due to the containment of the parcel from woodland blocks. Overall, there is a medium contribution to the wider landscape in terms of inter-visibility.	3/5
Receptors	Visual receptors are generally limited to recreational users of the footpath within the parcel. Surrounding residential receptors have glimpsed views into the parcel, through mature vegetation and trees. The view may be part of the experience, however, is not likely to be the reason for being present. Overall, this results in a medium susceptibility to change.	3/5
<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. Field work demonstrated that there is inter-visibility with the South Downs National Park, most notably in the centre of the parcel, but this would be at distance. The parcel forms parts of the visual setting of the South Downs National Park. As such, the visual value is medium.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, such that the visual value is very low.	1/5
Purpose of the view	A sense of place is created through views to the South Downs National Park. The wooded backdrop and parkland character in the immediate context also increases the sense of place. The view is likely to be enjoyed by those present, however it is unlikely to be visited specifically for the view, which results in medium value.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of higher visual sensitivity include the high scenic quality of the view, as a result of the intimate and enclosed character, and the likelihood of residential and recreational receptors. Indicators of lower visual sensitivity include that the parcel does not form part of the skyline, the low contribution to the wider landscape in terms of inter-visibility and the lack of designated views and reference to the view in published studies, literature and art.	20/40

K. Landscape Sensitivity Total (E+J)		Small-scale residential: 63/90 Medium-scale residential: 64/90 Large-scale residential and small-scale and large-scale employment: 65/90
L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having a high-medium sensitivity to small-scale residential development. This parcel is unlikely to be able to accommodate this type of development, or only in limited situations, without significant adverse character change. This would largely depend on creating a sensitive development in the context of the mature vegetation blocks and the rural character, in order to retain the rich ecological systems and the high scenic quality within the parcel. The medium-high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms, so long as any new development is well integrated into the existing landscape. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Medium-scale and large-scale residential and small-scale and large-scale employment: On review, due to the importance of the parkland and vegetation on the parcel. These development typologies are considered to have a very high sensitivity and the parcel would be unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Given the importance of the parkland and vegetation on the parcel, guidance is only provided for small-scale residential development as it not considered other development types could come forwards and protect these features. Should development come forwards, adjacent woodland and ancient woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided. TPO trees should also be protected and considered in future designs in relation to root protection areas.</p> <p>Development should be designed to reflect the scale, pattern and character of the adjacent scattered development, and be integrated into the existing mature vegetation, to retain the high visual scenic quality. Small-scale residential development would be relatively less sensitive, as this scale of development would be most consistent with existing scattered properties and the likelihood of retaining the mature vegetation is higher. The PRoW should be conserved and enhanced, to promote and enhance connections between the surrounding woodland blocks.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023), with reference to Landscape Character Area C3: Ditchling Common Western Low Weald.</p>	Small-scale residential: 63/90 Medium-scale and large-scale residential and small-scale and large-scale employment: 74/90

	For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	
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Table 81: Landscape Sensitivity Assessment for Edge of Haywards Heath B

Baseline Narrative		
Site Location	Edge of Haywards Heath B	
Representative photograph	<p>Northern extent: Settlement edge of Haywards Heath and blocks of woodland including ancient woodland.</p> <p>Eastern extent: Blocks of woodland including priority habitat.</p> <p>Western extent: Settlement edge of Haywards Heath and blocks of woodland including ancient woodland.</p> <p>Southern extent: Mature woodland boundary.</p> <p>Noting that this parcel includes three LAA sites: 16WV, 27WV and 35WV.</p> 	
Character description	<p>The landform is gently rolling. It comprises predominantly small and medium-scale agricultural land, divided by dense tree belts and pockets of mature trees associated with the surrounding large woodland and ancient woodland blocks. Development is limited to a private dwelling in the north.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> • Natural England's National Character Area 121: Low Weald • East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14, Western Low Weald • Lewes Landscape Character Assessment (2023), Landscape Character Area C3: Ditchling Common Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
A. Landscape Susceptibility		
Landform and Hydrology	<p>The parcel is gently rolling between approximately +75m AOD on its northern edge, to +55m AOD on its southern edge, such that the landform falls in a south-easterly direction towards the Pellingford Brook to the south of the parcel. The parcel rises steeply from Hurstfield Crescent to the north of the parcel, to a ridge in the centre of the parcel. A small tributary of Pellingford Brook flows through the north of the parcel in a south-easterly direction.</p> <p>There are no flood zones located within the parcel, which overall results in a very high susceptibility to change due to the landform changes.</p>	5/5

Landcover	The parcel comprises grassland, which is divided by hedgerows and linear belts of mature trees. The linear belts of mature vegetation within the parcel are connected to surrounding adjacent woodland to the north and south-east, which is also identified within the Priority Habitats Inventory and this suggests some species diversity within the mature boundary vegetation of the parcel. There is considered to be a high degree of vegetation cover, especially in the north of the parcel, which results in a higher susceptibility to change.	4/5
Land Use, Scale and Pattern	The land use within the parcel comprises agricultural land in the south and evidence of low management regime due to grassland and meadow vegetation cover in the north. The agricultural land in the south comprises predominantly medium-scale field boundaries and is classified as Grade 3 (Good to Moderate Quality) Agricultural Land. A smaller scale field pattern is found in the north-east of the parcel, increasing susceptibility to change. Susceptibility to small and medium-scale development is considered to be medium as the likelihood of retaining existing field boundaries and tree blocks is higher. Susceptibility to large-scale employment is higher, with a reduced likelihood of retaining the field boundaries and mature tree blocks that contribute to overall green network of the surrounding area.	Small-scale residential and employment and medium-scale residential: 3/5 Large-scale residential and employment: 5/5
Settlement and Identity	The adjacent settlement edge to the north has a strong relationship with the northern part of the parcel, due to limited vegetation on the northern boundary and rising landform in the north-east of the parcel. However, influence from the settlement edge in the southern part of the parcel is limited due to the sloping landform towards a wooded landscape towards the south. Susceptibility to residential development is medium, as it would relate to the existing development typologies in the surrounding area. Susceptibility to employment development would be high as it would be less consistent with the scale and use of existing surrounding development.	Small, medium and large-scale residential development: 3/5 Small-scale and large-scale employment development: 5/5
Condition	The vegetation structure is generally in a good condition with mature vegetation and tree boundaries linking to dense woodland blocks. However, there is some evidence of hedgerow loss in the centre of the parcel. This results in a medium susceptibility to change.	3/5
<i>B. Landscape Susceptibility Total</i>		Small-scale and medium-scale residential: 18/25 Large-scale residential: 20/25 Small-scale employment: 21/25 Large-scale employment: 22/25
<i>C. Landscape Value</i>		
Designations	The parcel is not covered by any statutory or local landscape designations, therefore it is of lower landscape value.	1/5

Recreational	There are some permissive paths within the parcel that have been granted by Homes England which were identified during fieldwork. This increases the recreational value of the parcel, resulting in a medium landscape value.	2/5
Cultural Heritage and Association	The northern and southern parts of the parcel appear to have reference to ancient enclosed agricultural land and a small part in the north-east as parks and gardens, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	The meadowland increases functional value. Several small clusters of mature trees and linear tree belts within the parcel provide ecological value. These trees are connected to ancient woodland blocks to the north and south of the parcel, which contributes to the functioning of rich natural and ecological systems. Tree cover in the parcel also provides important functional benefits in terms of carbon capture. These blocks of trees should therefore be conserved and enhanced. Overall, this results in a very high landscape value.	5/5
Perception	The southern part of the parcel has a sense of remoteness due to the landform falling away from the settlement edge of Haywards Heath, with views of the South Downs National Park and a wooded landscape to the south. However, influence from the settlement edge of Haywards Heath to the north of the parcel reduces the sense of remoteness. The Landscape Character Area within which the parcel lies is considered to be within the landscape setting of the South Downs National Park, however the landscape relationship is slightly reduced due to distance between the parcel and the South Downs National Park. Movement and noise from the settlement edge reduces tranquillity in the north of the parcel, but tranquillity increases towards the south of the parcel due to topography and layers of vegetation. Overall, the parcel has a medium level of scenic quality, resulting in a medium landscape value.	3/5
<i>D. Landscape Value Total</i>		14/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity are the sloping landform, functional and ecological value of the mature trees and vegetation within the parcel and their connection to the surrounding ancient woodland. The indicators of lower sensitivity are that there are no local or national designations within the parcel.	Small-scale and medium-scale residential: 32/50 Large-scale residential: 34/50 Small-scale employment: 35/50 Large-scale employment: 36/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The parcel is enclosed by mature tree belts and woodland blocks to the west and south-east, as such limiting visibility from adjacent landscapes. Any	3/5


	views from the east, south and west would be glimpsed through mature vegetation. However, there are views into the parcel from the settlement edge to the north of the parcel due to landform and limited vegetation on the northern boundary. Overall, the parcel has medium visibility, but it is not an important part of the view, which results in a medium susceptibility to change.	
Skylines	Due to the containment of the parcel from mature vegetation blocks and a lack of landmark features, it does not form part of the skyline, resulting in a very low susceptibility to change.	1/5
Scenic Quality	The southern part of the parcel has high visual scenic quality due to a lack of movement and limited influence from development as a result of the topography, as well views over a wooded landscape and the South Downs National Park. As such, the composition of the view is of high scenic quality and the visual susceptibility is medium-high. However, the settlement edge of Haywards Heath has a high influence on the north of the parcel, and some movement is likely, as such reducing the visual scenic quality.	4/5
Inter-visibility	The screened ZTV (Figure D.59) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork demonstrated that there is inter-visibility with the South Downs National Park, however these views are likely to be at distance and seen within the context of Haywards Heath. The parcel is considered to be within the visual setting of the South Downs National Park. Inter-visibility with adjacent landscapes in the short to medium distance is low due to the surrounding mature vegetation blocks. Overall, this results in a low susceptibility to change.	2/5
Receptors	Receptors include residential receptors within the settlement edge to the north of the parcel and recreational receptors using the permissive routes within the parcel. The view, especially to the south towards the South Downs National Park, may be part of the experience. Overall, this results in a medium susceptibility to change.	4/5
<i>G. Visual Susceptibility Total</i>		14/25
<i>H. Visual Value</i>		
Designations	There are no designated views associated with the parcel. Field work demonstrated that there is inter-visibility with the South Downs National Park, noting that the parcel would be seen in the context of Haywards Heath. Overall, this results in a medium visual value.	3/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, which results in a very low visual value.	1/5
Purpose of the view	Some sense of place is created through views to the South Downs National Park to the south of the parcel, and the view is likely to be enjoyed by those present but not specifically visited for the view.	3/5
<i>I. Visual Value Total</i>		7/15

J. Visual Sensitivity Total (G+I)	In summary, the indicators of higher visual sensitivity include that the composition of the view has high scenic quality and there is a strong sense of place to the view, created by some inter-visibility with the South Downs National Park. Indicators of lower visual sensitivity include that the parcel does not form part of the skyline and that there is no apparent reference to the view in published studies, literature and art.	21/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential: 53/90 Large-scale residential: 55/90 Small-scale employment: 56/90 Large-scale employment: 57/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity to small-scale and medium-scale residential development. This parcel has the potential to accommodate this type of development in some defined situations. This would largely depend on creating development that avoids removing mature vegetation within the parcel and that is consistent with the settlement edge of Haywards Heath. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Small-scale and large-scale residential and small-scale and large-scale employment: Upon reflection, the sensitivity for these development typologies is considered to be high-medium due to reasons including the landform alterations and location on the more elevated parts of the parcel. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible. Adjacent woodland and ancient woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided.</p> <p>Development should be concentrated within the north of the parcel, due to the relationship with the settlement edge of Haywards Heath and the lack of inter-visibility with the South Downs National Park, as a result of enclosure to the south, east and west from mature vegetation. Any new development</p>	Small-scale and medium-scale residential: 52/90 Large-scale residential and small-scale and large-scale employment: 60/90

	<p>should be consistent with the character, pattern and scale of surrounding settlement.</p> <p>Development should conserve and enhance the permissive routes through the parcel, with the opportunity to formalise such routes as part of the local PRoW network, to promote connectivity through the development and to the wider landscape. Views to the south towards the South Downs National Park should be maintained and protected where possible.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023), with reference to Landscape Character Area C3: Ditchling Common Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	
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Edge of Burgess Hill

Table 82: Landscape Sensitivity Assessment for Edge of Burgess Hill A

Baseline Narrative		
Site Location	Edge of Burgess Hill A Northern extent: Blocks of mature vegetation and fields. Eastern extent: Watercourse (which is also the boundary of the adjacent Landscape Character Area) and woodland blocks including ancient woodland. Southern extent: Mature vegetation and ancient woodland. Western extent: Part of the settlement edge of Burgess Hill, fields and woodland blocks. Noting that this parcel includes one LAA site: 06WV.	
Representative photograph		
		
Character description	<p>The parcel covers a gently undulating area of land. It comprises small-scale agricultural fields which are bound by thick, dense blocks of vegetation. There is a small cluster of dwellings and agricultural buildings located within the centre of the parcel.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14, Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C3 Ditchling Common Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>The parcel slopes from approximately +35m AOD in the east to +50m AOD in the west. A watercourse is present along the eastern boundary. A very small part of the eastern boundary of the parcel is located within flood zone 2 and 3, which results in a high susceptibility to change. However, it should be noted that the vast majority of the parcel is not located within a flood zone.</p>	5/5
Landcover	<p>The landcover comprises a mix of grassland and unmanaged meadowland, which is divided by dense blocks and linear belts of mature trees and vegetation. The blocks and linear belts of mature vegetation are connected into the surrounding woodland blocks and ancient woodland blocks. The adjacent woodland is also identified within the Priority Habitat Inventory which suggests</p>	5/5

	good species diversity. An area of deciduous woodland within the Priority Habitat Inventory extends into the parcel on the western boundary. There is a high degree of vegetation cover, with the potential for high species diversity, which increases the susceptibility to change.	
Land Use, Scale and Pattern	The land use comprises a mixture of agricultural land use and pockets with evidence of a low management regime due to grassland and meadow vegetation cover. The parcel consists of Grade 3 (Good to Moderate Quality) agricultural land. The field pattern is small-scale with thick, linear blocks of mature tree cover dividing field enclosures and connecting to the adjacent woodland blocks, which results in a high susceptibility to change. The susceptibility to medium and large-scale development is therefore very high as the likelihood of retaining the field boundaries is lower than for small-scale development.	Small-scale residential and employment: 4/5 Medium-scale residential and large-scale residential and employment: 5/5
Settlement and Identity	The parcel is largely enclosed by dense, mature vegetation and trees on the western edge, creating a visual and physical separation from the built-up settlement edge of Burgess Hill. The parcel is however in close proximity to the settlement edge of Burgess Hill, which overall results in a medium susceptibility to change. Susceptibility to employment development is higher as it would not be consistent with the scale and typology of the surrounding development.	Small-scale, medium-scale and large-scale residential: 3/5 Small-scale and large-scale employment: 5/5
Condition	Despite some areas of low management, the condition of mature tree and vegetation blocks appear to be very good and generally a high degree of vegetation cover.	5/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 22/25 Medium-scale and large-scale residential: 23/25 Small-scale employment: 24/25 Large-scale employment: 25/25
<i>C. Landscape Value</i>		


Designations	The woodland strip that lies within the eastern part of the parcel is designated as ancient woodland.	4/5
Recreational	Several PRoW cross the parcel, including the ancient route of Theobalds Bridleway, connecting the settlement edge to the west of the parcel with the surrounding countryside, which results in a high landscape value.	4/5
Cultural Heritage and Association	The parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value. Theobalds Bridleway, which is an ancient route, lies within the northern part of the parcel.	3/5
Functional (ecological and green infrastructure)	The meadowland increases functional value. A dense network of mature tree blocks and thick linear field boundaries provide ecological value. The linear blocks of trees within the parcel are connected to surrounding woodland and ancient woodland, which contributes to the functioning of natural and ecological systems. Dense tree cover in the parcel, especially mature tree cover, also provides functional benefits in terms of carbon capture. These blocks of trees should therefore be conserved and enhanced. Overall, this results in a very high landscape value.	5/5
Perception	The parcel has a very high level of scenic quality, as a result of separation from surrounding residential land use through dense woodland blocks and tree belts, which creates a sense of remoteness and tranquillity. The adjacent Lewes Ouse tributary also increases the tranquillity. The Landscape Character Area within which the parcel lies is considered to be within the landscape setting of the South Downs National Park, however the landscape relationship is slightly reduced due to distance between the parcel and the South Downs National Park. This results in a high scenic value.	4/5
<i>D. Landscape Value Total</i>		20/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the small-scale field enclosures, the high degree of vegetation cover within the parcel that has potential for high species diversity and the rich ecological and natural functionality of the parcel. There are no indicators of low landscape sensitivity.	Small-scale residential: 42/50 Medium-scale and large-scale residential: 43/50 Small-scale employment: 44/50 Large-scale employment: 45/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	Thick mature tree belts bound the field enclosures and parcel largely screening views into the parcel. Very glimpsed, partial views from the settlement edge to the west of the parcel are possible through the tall, dense vegetation on the	2/5

	western boundary. This results in a low susceptibility to change due to the limited visibility.	
Skylines	Due to containment of the parcel and a lack of landmark features within the parcel, it does not form the skyline, such that the susceptibility is very low.	1/5
Scenic Quality	Movement is limited to agricultural activities and users of the private road, resulting in a relatively low degree of movement, which increases the scenic quality of the area. The woodland block edges increase the scenic quality. Overall, this results in a high susceptibility to change.	4/5
Inter-visibility	The screened ZTV (Figure D.60) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork demonstrated that due to the containment of the parcel from mature vegetation, the parcel is considered to have a low contribution to the wider landscape in terms of inter-visibility.	1/5
Receptors	The presence of users of the several PRoW increases the likelihood of recreational receptors within the site, including the ancient route of Theobalds Bridleway, where the view may be part of the experience. There are limited residential receptors, most of which have heavily filtered views into the parcel through dense vegetation blocks on the edge of Burgess Hill. There are relatively clearer views towards the north of the parcel from localised residential receptors. Overall, the susceptibility to change is likely to be high.	4/5
<i>G. Visual Susceptibility Total</i>		12/25
<i>H. Visual Value</i>		
Designations	There are no designated views associated with the parcel, which results in a very low visual value. Inter-visibility with the South Downs National Park appeared unlikely during field work. The parcel is considered not to form part of the visual setting of this designation.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, which results in a very low visual value.	1/5
Purpose of the view	The parcel comprises typical agricultural and meadowland landscape with a weak sense of place. The location is likely to be enjoyed by those present, but not specifically visited for the view due to strong enclosure by woodland blocks. Overall, this results in a low visual value.	2/5
<i>I. Visual Value Total</i>		4/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of high visual sensitivity include the limited influence from development such that the composition of the view is of high scenic quality. Indicators of low visual value include the fact that the parcel does not form part of the skyline, it has a low contribution to the wider landscape in terms of inter-	16/40

	visibility, there are no designations associated with the parcel and there is no apparent reference to published studies, literature or art.	
K. Landscape Sensitivity Total (E+J)		Small-scale residential: 58/90 Medium-scale and large-scale residential: 59/90 Small-scale employment: 60/90 Large-scale employment: 61/90
L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having a medium sensitivity to small-scale development. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This would largely depend on creating a sympathetic development in the context of the surrounding landscape and integrating development into the existing green infrastructure network. The existing woodland blocks and tributary of the Ouse form a natural boundary. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Medium-scale residential and small-scale employment: Upon reflection, the sensitivity for these development typologies is considered to be high-medium due to reasons including the small-scale landscape pattern across elevated land. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Large-scale residential and employment: Upon reflection, the sensitivity for these development typologies is considered to be very high due to reasons including the small-scale landscape pattern across elevated land. The parcel is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. The very high sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final score, summary analysis and high-level guidance	Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the ecological connectivity. Adjacent woodland and ancient woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided. There are opportunities to strengthen the existing landscape buffer on the eastern edge of Burgess Hill in this location.	Small-scale residential: 57/90 Medium-scale

	<p>Any new development should be consistent with the existing surrounding settlement pattern and typology and the character and scale of the development should reflect the surrounding context. PRow should be maintained and enhanced where possible, notably the ancient route of Theobalds Bridleway. There should be no development in the higher parts of the parcel and development should be concentrated in the western part of the parcel adjacent to the existing settlement edge.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C3 Ditchling Common Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>residential and small-scale employment: 60/90</p> <p>Large-scale residential and employment: 74/90</p>
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Table 83: Landscape Sensitivity Assessment for Edge of Burgess Hill B

Baseline Narrative		
Site Location	Edge of Burgess Hill B	
Representative photograph	<p>Northern extent: Mature vegetation and part of the Edge of Burgess Hill settlement boundary. Eastern extent: Blocks of mature vegetation, fields and ancient woodland. Southern extent: Lewes District Boundary, fields and individual trees. Western extent: The settlement edge of Burgess Hill.</p> <p>Due to the size of the parcel, large-scale residential and employment development typologies have been omitted from the assessment.</p> 	
Character description	<p>The parcel covers a gently undulating area of land. It comprises one medium-scale field and the northern part of another medium-scale field, which are bound with blocks of mature trees along the northern boundary, a woodland block to the east and a hedgerow along the southern boundary. Land use is predominantly arable.</p> <p>The parcel is covered by:</p> <ul style="list-style-type: none"> Natural England's National Character Area 121: Low Weald East Sussex Landscape Character Assessment (2016), Local Landscape Character Area 14, Western Low Weald Lewes Landscape Character Assessment (2023), Landscape Character Area C3 Ditchling Common Western Low Weald 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	The parcel is undulating across a crest of a hill, with a high point of +50m AOD in the central area, falling to approximately +40m AOD on the eastern edge and approximately +43m AOD on the western edge. There are no watercourses or flood zones present within the parcel, which results in a low susceptibility to change.	35
Landcover	The landcover comprises grassland, bound by a well-managed hedgerow boundary on the south-eastern edge and dense tree belt on the northern boundary. The tree belt connects deciduous woodland identified within the Priority Habitats Inventory and ancient woodland to the east of the parcel, indicating some species diversity within the mature boundary vegetation of the parcel.	3/5

Land Use, Scale and Pattern	The land use is primarily arable land, which has evidence of relatively intensively managed land, denoted by agricultural crop lines. The agricultural land is classified as Grade 3 (Good to Moderate Quality) Agricultural Land. The field enclosures are medium scale, with a mix of dense mature tree boundaries and hedgerow boundaries with scattered hedgerow trees. This results in a medium susceptibility to change.	Small and medium-scale residential and small-scale employment: 3/5
Settlement and Identity	There is no development within the parcel, however the parcel has a close relationship with the built-up settlement edge of Burgess Hill to the west, with individual trees along the western boundary providing limited separation between the settlement edge and the parcel. The dense northern boundary however provides visual and physical separation between the settlement edge to the north of the parcel. Susceptibility is higher to employment development which would not be consistent with surrounding development typologies.	Small, medium residential: 2/5 Small employment: 4/5
Condition	The condition of mature tree blocks and hedgerows along the parcel boundaries appear to be in good condition, which results in a high susceptibility to change.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale and medium-scale residential: 15/25 Small-scale employment: 17/25
<i>C. Landscape Value</i>		
Designations	A block of trees within the north-western part of the parcel are subject to TPOs resulting in a medium landscape value.	3/5
Recreational	Part of the local PRoW network extends into the north-eastern part of the parcel.	3/5
Cultural Heritage and Association	The land has possible historic association with Great Ote Hall with the possibility of some cultural or association value. The eastern part of the parcel appears to have reference to ancient enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	3/5
Functional (ecological and green infrastructure)	There is ecological value associated with the hedgerow within the parcel, tree belts along the northern and western boundaries and the block of trees within the north-west of the parcel. The linear field boundaries connect to woodland and ancient woodland blocks to the east of the parcel, contributing to the functioning of natural and ecological systems. The tree cover in the north of the parcel also provides important functional benefits in terms of carbon capture. Overall, this results in a medium landscape value.	3/5
Perception	The proximity to the settlement edge, and limited vegetation on the western boundary, lessens the sense of remoteness, especially in the western part of the parcel. The Landscape Character Area within which the parcel lies is considered	3/5

	to be within the landscape setting of the South Downs National Park, however the landscape relationship is slightly reduced due to distance between the parcel and the South Downs National Park. The parcel is set back from main roads, resulting in some sense of remoteness and tranquillity. Overall, this results in a medium value.	
<i>D. Landscape Value Total</i>		15/25
E. Landscape Sensitivity Total (B+D)	In summary, the indicators of high landscape sensitivity include the undeveloped character of the parcel and the good condition of vegetation within the parcel. Indicators of low landscape sensitivity include the lack of PRoW, watercourses and flood zones.	Small-scale and medium-scale residential: 30/50 Small-scale employment: 32/50
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	The tree belt on the western edge of the parcel is sparse, which allows visibility into the parcel from the western residential edge of Burgess Hill. The parcel is enclosed to the north, east and south by dense tree and woodland blocks, limiting short distance views into the parcel. Overall, this results in medium susceptibility to change.	3/5
Skylines	Due to the containment of the parcel from mature vegetation, the parcel does not form part of the skyline. This results in a very low susceptibility to change.	1/5
Scenic Quality	The settlement edge to the west of the parcel has a high influence on the scenic quality of the parcel, because of limited vegetation on the western boundary. The composition of the view is considered to be average as there is influence from the settlement edge but also woodland edges in the local landscape. Movement is limited to agricultural uses within the parcel, and occasional movement within the settlement edge. Overall, this results in a medium susceptibility to change.	3/5
Inter-visibility	The screened ZTV (Figure D.61) shows that the majority of theoretical visibility of development on the parcel is shown in all directions, including higher land within the South Downs National Park to the south at a distance and within the High Weald Area of Outstanding Natural Beauty to the north. The extent of theoretical visibility for residential land use would be lower, as the ZTV is based on the maximum employment development height. Fieldwork demonstrated that there is inter-visibility with properties on higher ground within Burgess Hill to the south-west of the parcel, as such the parcel has medium contribution to the wider landscape in terms of inter-visibility. Overall, this results in a medium visual susceptibility.	3/5
Receptors	Residential receptors on the western edge have views into the parcel, which are filtered to some extent by trees along the western boundary. There is also the potential for recreational receptors on the PRoW along the eastern and southern boundaries, where the view may be part of the experience. Overall, this results in a medium susceptibility to change.	3/5

<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	The parcel is not covered by any planning policies or designations relating to views specifically. There are no designated views associated with the parcel. Inter-visibility with the South Downs National Park appeared unlikely during field work and therefore the parcel is considered not to be part of the visual setting of this designation.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art, which results in a very low visual value.	1/5
Purpose of the view	There is limited sense of place to the view, and the location is unlikely to be visited for the view.	2/5
<i>I. Visual Value Total</i>		4/15
J. Visual Sensitivity Total (G+I)	There are no indicators of high visual sensitivity. Indicators of low visual sensitivity include that the location is unlikely to be visited for the view, no apparent reference to the view in published studies, literature and art, the parcel is not covered by planning policies or designations relating to views specifically and that the parcel does not form part of the skyline.	17/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential: 47/90 Small-scale employment: 49/90
L. Review and Comments	<p>Small-scale and medium-scale residential: The parcel is assessed as having medium sensitivity to the development types. This parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This would largely depend on integrating the development within existing vegetation and creating sympathetic development that does not adversely affect the character of the surrounding settlement. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p> <p>Small-scale employment: The parcel is assessed as having medium sensitivity to small-scale employment development. Upon reflection, the high-medium sensitivity is considered to be more appropriate for reasons including the adjacent settlement context and landform. This parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	

M. Final score, summary analysis and high-level guidance	<p>Should development come forwards, hedgerows and blocks of mature vegetation on and surrounding the parcel should be protected and enhanced, to strengthen the local green infrastructure network. Adjacent woodland and ancient woodland should be protected by ensuring development is offset in relation to root protection areas, and an appropriate stand-off provided. TPO trees should also be protected and considered in future designs in relation to root protection areas.</p> <p>The development should be consistent with the settlement pattern and typologies of Burgess Hill located to the west of the parcel and should be concentrated on the western side of the parcel. Residential development would be relatively less sensitive in this location compared to employment development, as this would be more consistent with the scale and use of surrounding development. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape.</p> <p>Opportunities to extend the PRoW on the eastern and southern boundaries should be considered, to promote connectivity and active travel through the development and to the wider landscape.</p> <p>General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to Landscape Character Area C3 Ditchling Common Western Low Weald.</p> <p>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	<p>Small-scale and medium-scale residential: 47/90</p> <p>Small-scale employment: 60/90</p>

Appendix A Assessment Criteria

Landscape Sensitivity

6.4 Landscape sensitivity is derived through as assessment of landscape susceptibility and landscape value, as set out in the following tables.

Landscape Susceptibility

6.5 Indicators of landscape susceptibility for each development type are as follows:

Natural (Landform and Hydrology)

Feature	Lower Susceptibility ← Higher Susceptibility				
Landform and Hydrology	A flat landscape or plateau, uniform or indistinct, not within a floodzone nor any major watercourses present	A gently rolling or undulating landscape	An undulating or rolling landscape	A landscape with distinct landform features, undulating, rolling landform. Part of the site is within a floodzone	Strongly undulating, rolling or complex landform or prominent landform features, within a floodzone and with major watercourses present
Score	1	2	3	4	5

Natural (Land Cover - Flora and Fauna)

Feature	Lower Susceptibility ← Higher Susceptibility				
Landcover	Developed land with no or very limited vegetation cover, or vegetation cover in a noticeably poor condition or very limited evidently species diversity	Limited vegetation cover or vegetation in poor or damaged condition with little variation in species diversity	Average vegetation cover with some species diversity	High degree of vegetation cover and species diversity and high condition	A variety species diversity and notable vegetation cover
Score	1	2	3	4	5

Land Use, Scale and Pattern

Feature	Lower Susceptibility ← Higher Susceptibility				
Land Use, Scale and Pattern	High degree of human activity, developed, engineered or damaged land, with a very weak structure or lower agricultural classification. May be large scale	Partly developed with some human activity, weak landscape structure or lower agricultural classification. May be large to medium scale	Intensively managed agricultural land, monoculture or commercial forests, mid-range agricultural land classification. May be medium scale	Agricultural land with a notable field pattern, strong landscape structure and high agricultural land classification. Grassland or meadowland with low management. Maybe smaller in scale	Diverse arable, rewilding or forested land use, very strong landscape structure, with no notable human activity beyond the land use and high agricultural land classification. Maybe small scale and intricate
Score	1	2	3	4	5

Settlement and Identity

Feature	Lower Susceptibility ← Higher Susceptibility				
Settlement and Identity	A large built up area, notable human influence	A built up area, human influence and activity, land	Limited settlement and human influence.	Very limited settlement or notable human	No settlement or notable human influence. Land

	<i>and activity, land within settlement boundary or consistent with the settlement pattern</i>	<i>adjacent to the settlement boundary such that it may be consistent with the settlement pattern</i>	<i>Land is in close proximity to a settlement pattern</i>	<i>influence. Land which is geographically remote and may contribute to the separate identity of settlements such that development would be inconsistent with the existing settlement pattern</i>	<i>which is geographically remote and contributes to the separate identity of settlements such that development would be inconsistent with the existing settlement pattern</i>
Score	1	2	3	4	5

Condition- intactness and state of repair

Feature	Lower Susceptibility ← → Higher Susceptibility				
Condition	<i>Damaged or very poor condition, no vegetation structure or evidence of positive management</i>	<i>Poor condition, limited vegetation structure or evidence of positive management</i>	<i>Fair condition, some vegetation structure and evidence of positive management</i>	<i>Good condition, high degree of vegetation cover, evidence of positive management</i>	<i>Very good condition, high degree of vegetation cover, evidence or positive management</i>
Score	1	2	3	4	5

Landscape Value

6.6 Indicators of landscape value for each development type are as follows:

Landscape Designations

Feature	Lower Value ← → Higher Value				
Designations	<i>Not designated</i>	<i>Local landscape designations, such as a Neighbourhood Plan designation</i>	<i>District level landscape or townscape designations and/or adjacent to a National Park or Area of Outstanding Beauty</i>	<i>Statutory designation but may not be fully representative of key features. Other environmental designations e.g. conservation areas</i>	<i>Statutory designation and fully representative of key features</i>
Score	1	2	3	4	5

Recreational Value

Feature	Lower Value ← → Higher Value				
Recreational	<i>No public access</i>	<i>Permissive paths</i>	<i>Low number of public rights of way</i>	<i>High number of public rights of way or routes that may be locally designated</i>	<i>Open access land, designated trails and routes</i>
Score	1	2	3	4	5

Cultural Heritage and Association

Feature	Lower Value ← → Higher Value				
Cultural Heritage and Association	<i>Landscapes with no evidence of cultural or association value</i>	<i>Landscapes with some evidence of cultural or association value</i>	<i>Landscapes with evidence of cultural or association value</i>	<i>Landscapes with high degree of evidence of cultural or association value</i>	<i>Landscapes with notable cultural or association value</i>
Score	1	2	3	4	5

Functional Value

Feature	<div> <div>Lower Value</div> <div>←</div> <div>→</div> <div>Higher Value</div> </div>				
Functional Value	<i>Landscapes with no evident contribution to the functioning of the natural and ecological systems, e.g. developed land</i>	<i>Landscapes with a low evident contribution to the functioning of the natural and ecological systems, e.g. damaged or derelict land</i>	<i>Landscapes with a medium evident contribution to the functioning of the natural and ecological systems, e.g. derelict or limited land cover</i>	<i>Landscapes with a high evident contribution to the functioning of the natural and ecological systems e.g. woodlands, rivers, land cover</i>	<i>Landscapes with a high evident contribution to the functioning of the natural and ecological systems, e.g. ancient woodland, diverse habitats, part of multifunctional green infrastructure or functional links to adjacent landscapes</i>
Score	1	2	3	4	5

Perception

Feature	<div> <div>Lower Value</div> <div>←</div> <div>→</div> <div>Higher Value</div> </div>				
Tranquillity/ Remoteness, Scenic Quality	<i>Landscape has a very low scenic quality such as an industrial area or despoiled land – special qualities, there may be no sense of remoteness nor tranquillity</i>	<i>Landscape has low scenic quality, or special qualities, there may be a very limited sense of remoteness and tranquillity</i>	<i>Landscape has a medium scenic quality, there is some sense of remoteness and tranquillity</i>	<i>Landscape has a high scenic quality there is a sense of remoteness and tranquillity</i>	<i>Area has a very high scenic quality and there may be a very high sense of remoteness and tranquillity. Such as within the setting of an Area of Outstanding Natural Beauty or National Park with no detracting features</i>
Score	1	2	3	4	5

Visual Sensitivity

6.7 Visual sensitivity is derived through an assessment of visual susceptibility and visual value, as set out in the following tables.

Visual Susceptibility

6.8 Indicators of visual susceptibility for each development type are as follows:

General Visibility

Feature	<div> <div>Lower Susceptibility</div> <div>←</div> <div>→</div> <div>Higher Susceptibility</div> </div>				
General Visibility	<i>Land is either not publicly visible or very well enclosed such that visibility is limited</i>	<i>Limited visibility due to enclosure or land which is seen in the immediate context of development</i>	<i>Land with a medium degree of visibility but is not an important part of the view</i>	<i>Highly visible but which may not be an important feature of the view</i>	<i>Highly visible land and forms an important part of the view either in isolation or in relation to other features, e.g. designated landscapes such as Areas of Outstanding Natural Beauty and National Parks</i>
Score	1	2	3	4	5

Visual (skylines)

Feature	Lower Susceptibility ← Higher Susceptibility				
Visual (skylines)	Where skylines are not prominent and/or there are no important landmark features within the view, nor on the skyline	Where skylines are not prominent and/or there are very few landmark features on the skyline	Some prominent skylines, but these are not particularly distinctive. There may be some landmark features on the skyline	Prominent skylines that may form an important backdrop to views or with important landmark features	Prominent or distinctive undeveloped skylines or skylines which form particularly important landmark features
Score	1	2	3	4	5

Visual Scenic Quality

Feature	Lower Susceptibility ← Higher Susceptibility				
Scenic Quality	Very high influence from development which is visually intrusive and detracting with substantial movement	High influence from development such that the composition of the view is of a low scenic quality with a high degree of movement	Moderate influence from development such that the composition of the view is of average quality with some movement	Limited influence from development such that the composition of the view is of high scenic quality with limited movement	No or very limited influence from development such that the composition of the view is of very high scenic quality with a very low degree of movement
Score	1	2	3	4	5

Visual - inter-visibility

Feature	Lower Susceptibility ← Higher Susceptibility				
Inter-visibility	No or very small contribution to the inter-visibility with the wider landscape	Low contribution to the wider landscape due to inter-visibility	Moderate contribution to the wider landscape due to inter-visibility	High contribution to the wider landscape due to inter-visibility	Very high contribution to the wider landscape due to inter-visibility
Score	1	2	3	4	5

Visual – Typical Receptors

Feature	Lower Susceptibility ← Higher Susceptibility				
Typical receptors	Very low number of people or locations where the view is not specific to the people being present or very transient receptors	Low number of people, or locations where the view is not specific to people being present, receptor may be transient or not focused on the view	Moderate number of people, where the view may be part of the experience and therefore receptors may be fixed or involved with recreation	High number of people where the view is the reason for being present and receptors are recreational or residential	Very high number of people or locations where the view is specific to the people being present and people involved with recreation
Score	1	2	3	4	5

Visual Value

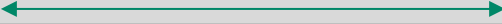
6.9 Indicators of visual value for each development type are as follows:

Designations

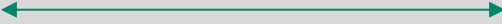
Feature	Lower Value ← Higher Value				
Designations	The view is not covered by any planning policies or designations	The view is not covered by any planning policies or designations but may have a	The view may be covered by local designations and supporting documents. This	The view is covered in Local Plans and supporting documents, such	The view is nationally designated or covered in associated

		<i>site-specific value. This includes potential inter-visibility with a nationally designated landscape</i>	<i>could include inter-visibility demonstrated during field work with a nationally designated landscape</i>	<i>as Neighbourhood Plans</i>	<i>supporting documents</i>
Score	1	2	3	4	5

Recognition and Association

Feature	Lower Value					Higher Value
Recognition and Association	<i>There are no apparent references to the view in published studies, literature and art</i>	<i>There may be local references to the view in published studies, literature and art</i>	<i>There may be district or county references to the view in published studies, literature and art</i>	<i>There are references to the view in national published studies, literature and art</i>		<i>There are references to the view in published studies, literature and art of a national or international status</i>
Score	1	2	3	4		5

Purpose of the View

Feature	Lower Value					Higher Value
Purpose of the View	<i>There is no sense of place to the view and the location would not be visited specifically for the view</i>	<i>There is a weak sense of place and the location is unlikely to be visited specifically for the view</i>	<i>There is a sense of place and the location of the view may be enjoyed by those present although not visited specifically for the view</i>	<i>There is a sense of place and the location is visited for the view</i>		<i>The location is one with a strong sense of place to which one may visit specifically for the view</i>
Score	1	2	3	4		5

Appendix B Settlement Zone of Theoretical Visibility Plans

Appendix C Defined Specific Site Zone of Theoretical Visibility Plans

Appendix D Settlement Assessment Parcels Zone of Theoretical Visibility Plans

