

Local Plan



A Spatial Strategy for Development in our Plan Area

(incorporating Site Allocations)

Phase 2 – Regulation 18 (December 2025)

**Lewes Landscape Sensitivity
Assessment – 2025 Update**

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
Draft for comment	7 th July 2023	Draft	Nigel Weir	Charlotte Williams	Chartered Senior Landscape Architect
Draft for comment	24 th July 2023	Draft	Nigel Weir	Charlotte Williams	Chartered Senior Landscape Architect
Final draft	25 th October 2023	Final draft	Nigel Weir	Charlotte Williams	Chartered Senior Landscape Architect
Final version	4 th December 2023	Final	Nigel Weir	Charlotte Williams	Chartered Senior Landscape Architect
Updated draft	4 th December 2025	Draft	Kathryn Whitmore	Richard Hammond	Chartered Landscape Architect
Final draft	15 th December 2025	Draft	Kathryn Whitmore	Richard Hammond	Chartered Landscape Architect
For Issue	17 th December 2025	For Issue	Kathryn Whitmore	Richard Hammond	Chartered Landscape Architect

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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.
- 1.3 Following consultation on the Lewes District Local Plan '*Defining our policies and early site allocation proposals*', AECOM have reviewed the responses on the Landscape Sensitivity Assessment. This updated Landscape Sensitivity Assessment responds to the consultation by providing additional information on historic evolution and settlement patterns, the conclusions on landscape condition, final scores and analysis and the potential cumulative ('combined') effects of the potential residential development of 7 sites within the district. The update also reviews revisions to policies relevant to landscape and visual matters introduced since 2023.

The Role of Landscape Sensitivity Assessment

- 1.4 '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."

- 1.5 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.

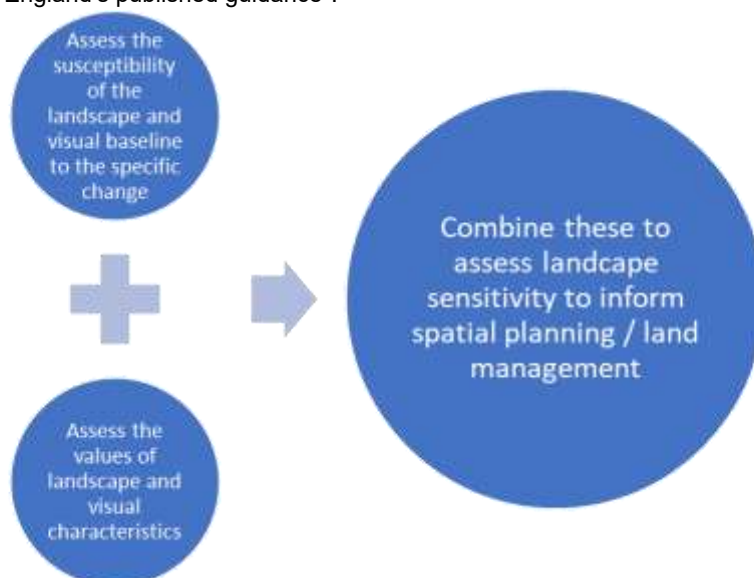


Plate 1: Reproduction of Figure 1: Assessing Landscape Sensitivity, An approach to landscape sensitivity assessment – to inform spatial planning and land management, Natural England²

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

- 1.6 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.
- 1.7 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.
- 1.8 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

- 1.9 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.
- 1.10 The Environmental Improvement Plan (2023)⁵ sets out ten goals aimed at enhancing a range of environmental factors, including nature recovery, environmental quality, the use of resources and mitigation of climate change. It also reinforces the commitment to protect and enhance National Parks.
- 1.11 The Protected Landscape Duty (2024)⁶ sets out that relevant authorities must '*seek to further*' the statutory purposes of the Protected Landscapes (i.e. a National Park). For Local Planning Authorities, this includes drafting and delivering policies and strategies, (i.e. Local Plans) and consideration of published Landscape Management Plans. The guidance sets out that this is an '*active*' duty upon Local Planning Authorities, and that a relevant authority should be able to demonstrate with proportionate, reasoned, and documented evidence the measures to which consideration has been given when seeking to further the statutory purposes of Protected Landscapes, including within the setting of Protected Landscapes.
- 1.12 The *National Planning Policy Framework (NPPF)*⁷ was updated in December 2024 and February 2025. This document sets out the Government's planning policies within England and their application. The NPPF sets out in paragraph 124 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*".
- 1.13 NPPF Chapter 6: Building a strong, competitive economy sets out that planning policies and decisions should help create the conditions in which business can invest. Paragraph 89 states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements.
- 1.14 NPPF Chapter 15 conserving and enhancing the natural environment sets out that planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 189 also sets out that development within the setting of a National Park should be "*sensitively located and designed to avoid or minimise adverse impacts on the designated areas*."
- 1.15 This Landscape Sensitivity Assessment responds to this by assessing landscape and visual sensitivity to inform suitable spatial planning and land management.

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 Department for Environment, Food and Rural Affairs (2023), Environmental Improvement Plan [online]. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan-2025>

⁶ Department for Environment Food and Rural Affairs (2024), Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes [on-line]. Available at: <https://www.gov.uk/government/publications/the-protected-landscapes-duty/guidance-for-relevant-authorities-on-seeking-to-further-the-purposes-of-protected-landscapes>

⁷ 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

- 1.16 The *Lewes District Local Plan (2010-2030)*⁸ 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.
- 1.17 The *Lewes 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"*.
- 1.18 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:
- *"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"*.
- 1.19 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.
- 1.20 The South Downs National Park Authority (South Downs National Park) adopted their own *South Downs Local Plan*⁹ (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"*.
- 1.21 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"*.
- 1.22 In relation to the settlements included in the LSA, the part of the South Downs National Park which is most proportionate to the assessment is the Scarp Slope, which extends between Butser Hill and Eastbourne. The relevant stated special qualities of the Scarp Slope are:
- "The escarpment provides sweeping views north across the Weald. Distinctive sunken lanes link the Western Weald with the scarp slopes emerging on open commons such as Noar Hill, known for its wild flowers and rare butterflies like the brown hairstreak;
 - This area is made up of a diverse range of inspirational landscapes (SQ1) as defined in the SDILCA. The Major Scarp, Greensand Terraces and Scarp Footslopes run from Petersfield in the west to Eastbourne in the east and north towards Alton;
 - This broad area has a rich variety of wildlife (SQ3). Designated sites and priority habitats include Old Winchester Hill NNR, Butser Hill SAC/NNR, Ashford Hangers NNR and which is also part of East Hampshire Hangers SAC, Rook Cliff SAC, Duncton to Bignor Escarpment SAC, Lewes Downs

⁸ 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>

⁹ 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

(Mount Caburn) NNR and Lewes Downs SAC, together with many other fragments of chalk grassland and deciduous woodland.”

- 1.23 Stated ‘challenges and opportunities for the Scarp Slope’ are:
- “The views out from the Scarp Slope are one of the reasons so many people visit this area. These views of the surrounding landscapes are vulnerable to development, such as creeping urbanisation on the lower scarp slope, which has the potential to create intrusion and alter the scale of views due to urbanising and incongruous elements.”
- 1.24 The High Weald National Landscape is located to the north and north-east of the Lewes District. At the time of writing, the *High Weald National Landscape Management Plan*¹⁰ (2024-2029) sets out the long-term objectives for conserving this nationally important landscape, the special qualities and that the primary purpose of the National Landscape 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 National Landscape Management Plan*, due to the proximity of the northern part of Lewes District to the High Weald National Landscape.
- 1.25 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

- 1.26 The *Lewes District Council and South Downs National Park Authority Landscape Capacity Study*¹¹ (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.
- 1.27 *Lewes Landscape Character Assessment*¹² (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 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.
- 1.28 The Sussex Historic Landscape Characterisation¹³ study interprets landscape change caused by natural and human activities, i.e. historic time-depth. This study, along with reviews of historic mapping has been undertaken to provide an overview of settlement evolution and settlement boundaries to aid the assessment.
- 1.29 Relevant Conservation Area Appraisals within the study area have also been reviewed as part of the assessment.
- 1.30 The South Downs National Park Authority published the *South Downs National Park: View Characterisation and Analysis*¹⁴ study in 2015. This document should be considered when understanding specific inter-visibility between Lewes District and the South Downs National Park. Those viewpoints

¹⁰ High Weald Joint Advisory Committee (2024) *High Weald National Landscape Management Plan 2024-2029*. [online] Available at: <https://highweald.org/aonb-management-plan/>

¹¹ 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

¹² Lewes District Council (2023) *Lewes Landscape Character Assessment*. [online] Available at: <https://www.lewes-eastbourne.gov.uk>

¹³ West Sussex County Council, East Sussex County Council, Brighton and Hove Unitary Authority and English Heritage (2010), *Historic Landscape Characterisation* [online]. Available at: <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/sussex-historic-landscape-characterisation/>

¹⁴ 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>

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: Firlie 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.

1.31 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.

1.32 Where relevant, planning applications, appeals and promotional material by site developers have been reviewed but have not influenced any of the conclusions on sensitivity.

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 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 National Landscape, 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

Development Typologies	Scenarios to be considered
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					
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 Green and South Chailey	11EC	East Chilmington				
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*¹⁵.

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.
- 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
- 3.11 **Table 5: Visual Sensitivity Assessment Criteria**:

¹⁵ 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/>

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	

- 3.12 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.
- 3.13 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.
- 3.14 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.
- 3.15 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
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

- 3.16 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 National Landscape, 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.

- 3.17 There is no defined geographic area which forms the setting of the South Downs National Park or High Weald National Landscape; however, for the purposes of this Landscape Sensitivity Assessment, the following criteria have been considered to establish 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, tranquility, remoteness or wildness, maybe be considered to form part of the setting of the designated landscape.

Stakeholder input

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

Limitations

- 3.21 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 and Historic 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*¹⁶ comprising the north of the area and *NCA 125: South Downs*¹⁷ 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*¹² 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 In addition to reviews of the landscape character assessments, the historic evolution of settlements and their associated settlement boundaries have also been taken into account via reviews of historic mapping and published studies, as per the following example of the district between 1885-1903.



Plate 2: Extract of historic mapping 1885-1903

- 4.7 The following section sets out a review of each of the settlements included in the Landscape Sensitivity Assessment in order to support the following assessment. Relevant landscape, historical and ecological designations can be referred to in the following figures and have also been taken account of in the preparation of this assessment:

- **Figure 2: District Overview of Environmental Constraints – Heritage**

¹⁶ Natural England (2013) *NCA 121: Low Weald*. [online] Available at: <http://publications.naturalengland.org.uk/publication/12332031>

¹⁷ Natural England (2015) *NCA 125: South Downs*. [online] Available at: <http://publications.naturalengland.org.uk/publication/7433354>

- **Figure 3: District Overview of Environmental Constraints – Ecological and Geological**
- **Figure 4: District Overview of Environmental Constraints – Landscape and Agricultural Land**

Seaford

- 4.8 With reference to **Figure 11.1**, Seaford is located in the south-east part of the district. Its settlement boundary encompasses a clustered settlement pattern, extending predominantly to the north-east and east of the coastline. The north-west part of the settlement boundary (Rookery Hill) covers a separate and broadly rectangular area of residential land uses to the north of the A259.
- 4.9 With reference to historic mapping, Seaford's settlement pattern expanded from being one of the main ports in the middle ages to a clustered area of residential land uses around St Leonard's Church and a looser ribbon pattern of development around St Peter's Church, in the southern part of Seaford.
- 4.10 In the 19th century the railway between Seaford and Newhaven was closely aligned to the coast, such that development extended north-eastwards, from the historic clusters, along the alignment of the present day A259. The railway also enabled increased visitor access to Seaford and its beaches, which remains evident via camping and holiday park land uses between the railway line and the coast.
- 4.11 Continued 20th century residential development across Sutton in the north-east of Seaford and East Blatchington in the north of Seaford has extended residential land uses the border of the South Downs National Park, which wraps around the western, northern and eastern edges of the Site. Built form is a mixture of two storey properties and bungalows, set within a dense arrangement of closes and cul-de-sacs.
- 4.12 The western edge of Seaford at Hurdis Road, adjacent to the A259, is c.530m from the eastern edge of Newhaven. The intervening land consists of small to medium scale fields within the South Downs National Park, Mill Creek the railway line and Mill Drove. This land is also covered by several ecological designations, including local wildlife sites (LWS).

Newhaven

- 4.13 With reference to **Figure 11.2**, Newhaven is located in the south-east of the district. Newhaven's planning boundary covers a range of land uses to the east and west of the River Ouse.
- 4.14 With reference to historic mapping, Newhaven was a very small medieval town, mainly concentrated on the western side of the River Ouse, at the base of Rushey Hill. Between the 16th and 19th centuries harbour improvements and the railway line increased marine activity, with passenger and freight transportation to Dieppe. Employment land uses increased adjacent to the railway line on the eastern side of the River Ouse, whilst residential land uses expanded to the west of the River Ouse, across the lower lying slopes of Rushey Hill and Nore Down. Residential development also expanded at Denton, in the north-east of the district, which was originally separated from Newhaven and the River Ouse by fields and woodlands.
- 4.15 The present day settlement pattern consists of a predominantly rectangular area of employment land uses up to c.550m to the east of the river. Denton is a residential area in the north-east of Newhaven, which extends the settlement pattern up to 1.6km to the east of the River Ouse. To the west of the River Ouse, the land use is predominantly residential, extending up to c1.3km to the west of the River Ouse adjacent to The Fairway and Brighton Road.
- 4.16 Peacehaven's settlement boundary is c.560m to the west of Newhaven. The intervening land uses consist of mobile home parks, intermittent properties, golf courses and woodland, and parts of the South Downs National Park, all located across Rushey Hill and Nore Down, which extends up to 87m AOD, thereby forming a tract of elevated landform between the two settlements.
- 4.17 There is a sense of time depth via the harbour and associated land uses. The settlement pattern has expanded to the north-west and south-west of the River Ouse, to border the South Downs National Park.

Peacehaven and Telscombe Cliffs

- 4.18 With reference to **Figure 11.3**, Peacehaven and Telscombe Cliffs are located on the southern edge of the district. The planning boundary covers a broadly rectangular residential area, extending in a west to east direction for c3.2km parallel to the coast. The settlement pattern also extends northwards, a broadly rectangular form, for c.1.8km to the settlement boundary along Telscombe Road. Intermittent residential land uses extend for c.650m to the north of Telscombe Road, beyond the settlement boundary.

- 4.19 With reference to historic mapping, Peacehaven and Telscombe Cliffs were part of the arable land uses extending between Newhaven and Roedean, crossed by the alignment of the current A259. The arable land use remained until the early 20th century, when Peacehaven was founded, based upon self-build plots for holiday homes or smallholdings, based around a grid layout. Telscombe Cliffs formed the westwards extension to Peacehaven.
- 4.20 Present day land uses retain the grid arrangement of residential land uses adjacent to the A259, with open spaces, educational land uses and contemporary residential development located across the central parts of Peacehaven.
- 4.21 The eastern edge of Peacehaven's settlement boundary is c.560m from Newhaven's western edge. The intervening land uses consist of mobile home parks, intermittent properties, golf courses and woodland, and parts of the South Downs National Park, all located across Rushey Hill and Nore Down, which extends up to 87m AOD, thereby forming a tract of elevated landform between the two settlements.
- 4.22 East Saltdean's planning boundary is c.300m to the west of Telscombe Cliffs. The intervening land consists of a single arable field and the A259, within the South Downs National Park.
- 4.23 From the above, the planned layout of Peacehaven and Telscombe results in defined linear edges to most of the settlement pattern, which borders the South Downs National Park along its edges, along with relatively limited distances between East Saltdean and Newhaven.

Barcombe Cross

- 4.24 With reference to **Figure 11.4**, Barcombe Cross is located centrally in the district. The settlement boundary is irregular in form, covering a clustered arrangement of residential land uses adjacent to the High Street and the junctions with School Hill and Barcombe Mills Road.
- 4.25 With reference to historic mapping, small scale ribbon settlement patterns established around the junction of these roads, forming one of a number of dispersed areas of residential land uses in this part of the district. Development expanded in a ribbon pattern adjacent to the current High Street, reflecting the current extent of the Conservation Area.
- 4.26 The railway line extended to the south of Barcombe Mills, until its closure in 1969. Contemporary development has occurred across the southern part of Barcombe Mills, between the High Street and Barcombe Mills Road, broadly to the same extent as the Conservation Area boundary across Barcombe Place, to the east of Barcombe Mills Road. A relatively small extent of residential land uses extend to the north of the Conservation Area.

Broyle Side

- 4.27 With reference to **Figure 11.11**, Broyle Side is located in the north-east part of the district. Its settlement boundary encompasses a broadly rectangular settlement pattern adjacent to Broyle Lane, to the north of the B2192 and a more clustered, but small scale settlement boundary to the south of the B2192.
- 4.28 With reference to historic mapping, the local road networks formed defined routes across the landscape, particularly the alignment of the B2192. In the mid-1800s small scale residential development was clustered around the junction of the B2192, Broyle Lane and the B2124, along with a small scale linear pattern of development along the western side of Broyle Lane. There were also several properties adjacent to the B2192 between Broyle Side and Ringmer, such that the historic settlement pattern was a focused between the western side of Broyle Side and Ringmer.
- 4.29 Future development patterns then extended residential development to the east of Broyle Lane via a series of closes and cul-de-sacs, extending up to c.180m to the east of Broyle Lane. In contrast, residential development to the west of Broyle Lane retains the ribbon pattern of mostly detached two storey properties, extending up to c.90m from Broyle Lane.
- 4.30 Broyle Side also extends to the south of the B2192, to the B2124, via employment land uses consisting of larger scale utilitarian style buildings and external car-parking. The settlement boundary extends to contemporary residential development adjacent to Road House Road. A small cluster of residential land uses across Lower Lodge Farm (beyond the settlement boundary) extend residential land uses to within c.105m of Half Mile Drove. A ribbon pattern of residential land uses extend along the southern side of the B2124, and adjacent to Half Mile Drove, all beyond the settlement boundary.

- 4.31 Ringmer's settlement boundary (defined by Broyle Gate Farm at the north-east edge of the settlement boundary) is c.350m to the west of Broyle Side, and also borders the northern and southern sides of the B2192. The intervening distance between Broyle Side and Ringmer consists of several individual properties and a public house adjacent on the northern side of the B2192 and residential development under construction along the southern side at the time of this update.

Chailey

- 4.32 With reference to **Figure 11.6**, Chailey is located in the northern part of the district. Its settlement boundary is small in scale, nucleated and irregular in form, due to being closely aligned with the A275 in the southern part of Chailey, before widening across the northern part of Chailey and in part following the meandering course of the Longford Stream.
- 4.33 With reference to historic mapping, Chailey consisted of a small cluster of properties around the Church of St Peter, and on the eastern side of the A275. The current settlement pattern remains very similar to this, with small scale extensions of residential land uses to the east and north of St Peter's Church and to the south of the residential land uses on the eastern side of the A275. Other land uses include St Peter's Primary School, c.135m to the north of residential land uses around St Peter's Church.
- 4.34 Chailey's settlement pattern is c.570m to the north of South Street and c.1.1km to the south of the North Chailey.

Cooksbridge

- 4.35 With reference to **Figure 11.7**, Cooksbridge is located in the central northern part of the district. Its settlement boundary covers a small area of residential, educational and employment land uses adjacent to the A275 and to the north and south of the London to Lewes railway line.
- 4.36 With reference to historic mapping Cooksbridge has historically been a very small scale settlement, clustered around the A275 and Hamsey Lane and surrounded by arable fields, nurseries and individual farms. By the late 19th century, Cooksbridge had very slightly increased in scale due to additional dwellings and a hotel, with the train station opening in 1847. By 1908, Cooksbridge remained a very small scale settlement, with the addition of the school to the east of the A275. By 1955, the residential land uses had increased to include Chandler's Mead to the east of the A275. The historic mapping demonstrates an historically very small scale settlement and association between Cooksbridge and the surrounding rural landscape.
- 4.37 To the north of the railway line, employment land uses extend up to c.190m to the west of the A275, to border a row of residential properties adjacent to Chatfield Close. This north-west part of Cooksbridge is triangular in form. To the east of the A275, the extent of educational and residential land uses results in a broadly rectangular settlement pattern, extending up to c.175m to the east of the A275.
- 4.38 To the south of the railway line, there is a linear pattern of detached residential properties set within well vegetated grounds, divided by Beechwood Lane, extending up to c.70m to the west of the A275. Residential land uses also extend up to c.155m to the east of the A275, via contemporary two storey properties adjacent to Malthouse Way, such that they are broadly on the same north to south alignment as residential land uses to the north of the railway line.

Newick

- 4.39 With reference to **Figure 11.8**, Newick is located in the north-east part of the district. Its settlement pattern is characterised by a clustered pattern of residential land uses, up to c.175m to the north of the A272 and c.600m to the south of the A272.
- 4.40 With reference to historic mapping, Newick was characterised by an intermittent ribbon pattern of residential land uses extending northwards from St Mary's Church and adjacent to the current Church Road. There was also a dispersed pattern of residential land uses adjacent to the current A272 and Allington Road, with the intervening land consisting of fields, commons and Newick Rough.
- 4.41 Newick's residential land uses increased mid-20th century, essentially infilling between the A272 and Allington Road, whilst the smaller scale and density of ribbon development adjacent to Church Road remains.

North Chailey

- 4.42 With reference to **Figure 11.9**, North Chailey is located in the northern part of the district. The settlement boundary covers two separate areas. The first, consisting of residential land uses is characterised by several 'segments' of residential land uses at the junction of the A275 and the A272, along with a low number of detached properties in a linear pattern along the northern side of the A272. The 'segment' form of the settlement pattern is formed by woodland and heathland surrounding North Chailey. The second is c.360m to the east of these residential land uses, covering the Chailey Heritage Foundation, a cluster of buildings to the south of the A272.
- 4.43 With reference to historic mapping, North Chailey was a ribbon pattern of residential land uses adjacent to the A272. This ribbon pattern intensified by the railway to the east of North Chailey, prior to its closure in 1969.
- 4.44 Contemporary development extended the settlement pattern southwards from the A272, although remaining very small in extent. Residential development also extended in a linear pattern adjacent to the A272, although beyond the settlement boundary, which covers an area c.515m north to south and c.550m west to east.
- 4.45 North Chailey is c.1.1km to the north of Chailey.

Plumpton Green

- 4.46 With reference to **Figure 11.10**, Plumpton Green is located in the south-west part of the district. It is characterised by a ribbon settlement pattern, extending north to south for c.1km adjacent to Station Road, between the London to Lewes railway line (forming the southern edge of Plumpton Green) and residential land uses forming the north edge of the settlement.
- 4.47 With reference to historic mapping, Plumpton Green was characterised by an intermittent ribbon pattern of residential land uses adjacent to the current Station Road.
- 4.48 Current residential land uses extend up to c.490m across the southern part of Plumpton on a west to east alignment, whilst reducing to c.130m across the central part of Plumpton, such that residential land uses are predominantly to the east of Station Road.

Ringmer

- 4.49 With reference to **Figure 11.11**, Ringmer is located in the north-east part of the district. Ringmer's settlement pattern is broadly triangular in form, such that it broadens in width from the south-west to the north-east. The settlement boundary covers residential properties adjacent to the B2192, New Road and the South Downs National Park in the south-west part of Ringmer. It then extends mainly to the south of the B2192 across the central part of Ringmer, before widening to a similar extent to the north and south of the B2192 across the north-east part of Ringmer.
- 4.50 From a review of historic mapping and the Neighbourhood Plan, Ringmer has Saxon and Roman origins, with the main industry in the early middle ages being pottery, which evolved to tile and brick making during the 15th and 17th centuries. The settlement pattern was concentrated around St Mary's Church and the local road networks of the present day B2192, Church Hill and Bishops Lane, reflecting the extent of the Conservation Area and the Green in the south-west part of Ringmer. Intermittent buildings have been present adjacent to the B2192 between Ringmer and Broyle Side since the 19th century, with arable land and farms forming the intervening land.
- 4.51 Settlement expansion in the 20th century extended the settlement pattern to the south of the B2192, to Gote Lane and north of the B2192 to Bishops Lane. Contemporary development has extended Ringmer's residential land uses to the north of Bishops Lane by c.175m.
- 4.52 The north-east edge of Ringmer's settlement pattern is c.350m from Broyle Side. The intervening distance consists of several individual properties and a public house adjacent to the northern side of the B2192, with residential development under construction along the southern side.

South Chailey

- 4.53 With reference to **Figure 11.12**, South Chailey is located in the northern part of the district. Its settlement pattern is elongated in form, consisting of a ribbon pattern of development alongside the A275 which extends westwards, adjacent to Mill Lane.

- 4.54 With reference to historic mapping, South Chailey consisted of an intermittent linear pattern of residential land uses adjacent to the eastern side of the A275, bordered by woodlands and commons. A mill and a low number of properties bordered Mill Lane, with surrounding land uses to the west of the A275 mostly comprising arable fields and woodlands.
- 4.55 Contemporary development has intensified the residential land uses on the eastern side of the A275 and expanded those along the western side, such that they form a continuous tract of residential land uses with Mill Street. Contemporary development has also extended to the south of Mill Street, in the western part of South Chailey and to the south of Chailey School.
- 4.56 South Chailey is c.490m to the south of South Street.

South Street

- 4.57 With reference to **Figure 11.13**, South Street is located in the northern part of the district. Its settlement pattern is characterised by a broadly rectangular area of residential land uses, bordering the eastern side of the A275, extending for c.500m in a north to south alignment, and c.150m in a west to east alignment.
- 4.58 With reference to historic mapping, residential land uses extended in an intermittent linear pattern to the east of the A275, to border the current Green Lane.
- 4.59 Settlement expansion has essentially infilled the remaining land between the A275 and Green Lane with residential land uses, such that South Street extends to the local road network and established woodland to the south.
- 4.60 South Street is c.490m to the north of South Chailey.

Wivelsfield Green

- 4.61 With reference to **Figure 11.14**, Wivelsfield Green is located in the north-west part of the district. Its settlement boundary is characterised by a generally narrow ribbon pattern of development adjacent to Green Road, except for at the eastern part of the Wivelsfield Green, where the settlement boundary extends to a greater distance to the north and south of Green Road.
- 4.62 With reference to historic mapping, Wivelsfield Green was originally characterised by a dispersed pattern of farms, later followed by a small number of residential land uses adjacent to Green Road. The road is aligned with a local ridge line above the lower lying plains of the River Adur and River Ouse, and may have historically served as a drove road.
- 4.63 Contemporary development has infilled between South Road and North Common Road in the eastern part of the settlement, and intensified the density of residential land uses adjacent to Green Road. There are several physical gaps in the ribbon pattern of development, including the recreation ground and well vegetated residential gardens.
- 4.64 Wivelsfield Green is c.1.2km to the south-east of Haywards Heath and a similar distance to the east of Burgess Hill.

Haywards Heath

- 4.65 With reference to **Figure 11.15**, Haywards Heath is in West Sussex, but the south-east edge of Haywards Heath and Lewes district's potential allocation sites are located at the north-west edge of LDC.
- 4.66 With reference to historic mapping, Haywards Heath was a relatively small settlement, clustered to the north of the current B2272 and surrounded by small to medium scale fields, commons and extensive woodlands. Ribbon development also extended south-eastwards along the alignment of the current B2112.
- 4.67 Residential expansion mostly occurred after the London to Brighton railway in 1841 was opened, particularly eastwards from the railway line, infilling between the alignment of the railway line and the current alignments of the B2112 and B2272. This expansion has continued with Bolnore Village since 2002, at the southern edge of Haywards Heath, which involved the re-alignment of the A272 to the southern side of Haywards Heath.
- 4.68 Contemporary development has continued to the south of the A272 at Sandrocks, Foxhill (Spring Bank) and to the east of Hurstwood Lane, such that residential land uses border the district boundary along parts

of the B2112 and at Greenhill Park. Large scale woodland blocks often define the edges of these residential areas.

Burgess Hill

- 4.69 With reference to **Figure 11.16**, Burgess Hill is located at the north-west edge of the district. Its settlement pattern is broadly oval in form, extending to the west and east of the London to Brighton railway line.
- 4.70 With reference to historic mapping, Burgess Hill was characterised by a loose knit pattern of development related to the local road networks in proximity to the Church of St John, which extended south-eastwards, across Burgess Hill. Much of the surrounding land was commons.
- 4.71 In the 1840s, the London to Brighton railway line and the later Lewes branch expanded the settlement pattern and intensified the land uses adjacent to the alignment of the railways. Growth of the town has continued, involving the re-alignment of the main road networks. The settlement pattern across the northern part of Burgess Hill is characterised by a tapered form, which extends northwards adjacent to the railway line, narrowing so that residential land uses are enclosed by surrounding woodland.

5. Landscape Sensitivity Assessment for Defined Specific Sites

Summary tables of Defined Specific Sites Landscape Sensitivity Assessment

- 5.1** The following section summarizes 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	55/90
Site 19HY: Land North of Cooksbridge	High-medium	67/90

Table 9: Large-Scale Residential Land Use Development

Site	Landscape Sensitivity Rating	Landscape Sensitivity Score
Site 67RG: Land off Broyle Lane	High - Medium	60/90

Table 10: Solar Development


Site	Landscape Sensitivity Rating	Landscape Sensitivity Score
Site 02FL: Land North of Firle	High-medium	60/90
Site 62RG: Land South East of Harvey's Lane	High-medium	60/90
Site 63RG: Land at Neaves Lane Ringmer	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 of the Site 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 fields 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 is characterised by a broadly rectangular settlement pattern extending to the north of the railway line, as set out in Chapter 4. South Chailey to the east of the Site, which with reference to Chapter 4 is an elongated settlement pattern, extends to the west of the A275. Both are therefore relatively smaller scale settlements with defined settlement boundaries. 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, reflecting the established land uses across the Site, the representativeness of the published studies and the sense of time-depth.	5/5
<i>B. Landscape Susceptibility Total</i>		
		22/25
<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.	42/50
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 back-clothed 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.	4/5
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 National Landscape 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)		71/90
L. Review and Comments	<p>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, both of which have defined settlement patterns, such that development would effectively risk the perceived merging of these settlements and substantially alter that of Plumpton Green. 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 (score 74).</p>	
M. Final Score and Summary Analysis	<p>The final score is 74/90 which is of a very high sensitivity, such that thresholds for significant change are very low.</p> <p>The score is due to the high condition of the arable land use, which is reflective of the published landscape character assessments and historic land uses in the area. The scale of the proposed development would substantially alter the settlement patterns as well as the extent of residential land uses within the setting of the South Downs National Park, with the potential for the perceived merging of Plumpton and South Chailey and an extensive urbanisation of land adjacent to the South Downs National Park.</p>	74/90
M. 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 Footslopes.</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>	

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

	<p>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.</p>	
Land Use, Scale and Pattern	<p>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.</p>	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. With reference to Chapter 4, Cooksbridge is a small scale settlement pattern, extending to the north and south of the railway line, with a defined eastern edge. 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>	4/5
Condition	<p>The fields and vegetation appear in average condition, with evidence of loss of field boundaries and some poor condition vegetation in the western part of the Site. Those across the eastern part of the Site appear in good condition, being representative of the published landscape character assessments and the time-depth agricultural land bordering Cooksbridge and Hamsey. Some management is visible such as replanting of hedgerow gaps, however susceptibility is medium.</p>	5/5
<i>B. Landscape Susceptibility Total</i>		20/25
<i>C. Landscape Value</i>		
Designations	<p>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.</p>	3/5
Recreational	<p>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.</p>	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 forms a rural setting to Cooksbridge and functional links to the watercourse along the northern boundary of the Site.	4/5
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.	38/50
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 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.	4/5
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 National Landscape 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 National Landscape.	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)		67/90
L. Review and Comments	<p>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 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 limiting the extent and scale of development in relation to the existing clustered and smaller scale settlement pattern at Cooksbridge. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final Score and Summary Analysis	<p>The final score is 67/90 which is of a high-medium sensitivity, such that thresholds for significant change are low.</p> <p>The score is due to the undulating landform across the eastern part of the Site, the proximity to the South Downs National Park, the higher condition of fields, vegetation and time-depth across the fields in the eastern part of the Site and the relationship between Cooksbridge and Hamsey, along with their associated settlement boundaries.</p>	67/90
M. High-level guidance	<p>Should development be brought forwards, it should respect existing settlement pattern by being offset from Hamsey and concentrating development as closely as practicable to Cooksbridge and the A275, thereby reflecting its clustered pattern adjacent to the road. Development would be most appropriate sited to the north of Cooksbridge due to the larger scale field pattern, relative to the smaller scale field patterns to the west of Cooksbridge and along the eastern edge of Cooksbridge and the railway line. 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 reduce 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 of a high architectural design so as to be of a high scenic quality prior to any softening or screening by new planting to address 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>	
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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 10.3, 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	<p>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.</p>	3/5
Landcover	<p>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.</p>	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. With reference to Chapter 4, Ringmer's settlement pattern is broadly 'triangular' in form, widening across the northern part of the settlement, to the south of the Site. The Site also 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.	5/5
Condition	The fields and vegetation appear in fair condition with some gaps. The larger scale field pattern is representative of modern agricultural practices, such that the condition is lowered. 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 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.	31/50
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 National Landscape 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	4/5

	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 National Landscape, 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)		55/90
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 and Summary Analysis	The final score is 55/90 which is of a medium sensitivity, such that the thresholds for significant change are intermittent. This is due to the Site consisting of larger scale fields which are not representative of the smaller, more historic field patterns and land uses, while also being well positioned in relation to Ringmer. The Site also consists of gently undulating landform and is without any distinctive landscape features. This is balanced with the recreational value of the Site and the potential risks of perceived coalescence with Broyle Side.	55/90
M. High Level Guidance	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. 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	


	<p>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 National Landscape should also be protected.</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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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 potential physical, perceived and visual 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 Norlington Stream.</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. With reference to Chapter 4, Broyle Side's settlement pattern is defined by a broadly rectangular residential area, but with a notably smaller amount of residential development to the west of Broyle Street. The Site is also in proximity to intermittent residential land uses adjacent to Norlington. 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.	5/5
Condition	Fields and vegetation appear in good condition, reflecting the time-depth of small scale fields divided by vegetation and therefore exhibit a high susceptibility to change.	5/5
<i>B. Landscape Susceptibility Total</i>		21/25
<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	4/5

	influence from of the settlement edges of Broyle Side and some audible noise from Lewes Road and the A26, however remains high.	
<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.	35/50
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 National Landscape 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)		56/90
L. Review and Comments	Large-scale residential: The Site is assessed as having a medium sensitivity to large-scale residential development (56/90). However, on reflection the score is increased to 60, to reflect a high-medium sensitivity due to the small scale field patterns and potential relationship with Norlington. 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 the Norlington Stream on the Site. The medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.	
M. Final Score and Summary Analysis	The final score is 60/90 which is of a high-medium sensitivity, such that the thresholds for significant change are low. This is due to the Site being adjacent to residential land uses in the north-west part of Broyle Side and that locally the perception of the Site is reduced by the density of surrounding vegetation. This is considered against the small scale field pattern and sense of time depth across the Site, along with the Norlington Stream.	60/90
M. High Level Guidance	Should development come forwards, it should align to the linear settlement pattern of Broyle Side by being concentrated across the eastern part of the Site. 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 Norlington Stream and taller massing should be placed adjacent to the settlement edge so as to provide a transition in scale to lower height and density across the remainder of the Site. 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. 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. For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	

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 through 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 National Landscape 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 National Landscape and local high points who are likely to have views of the Site.	5/5

G. Visual Susceptibility Total		18/25
H. Visual Value		
Designations	The view is not covered by planning policies or designations. There is inter-visibility with the South Downs National Park and High Weald National Landscape 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 National Landscape 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. Visual Value Total		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 (58/90) to solar development. Upon reflection, given the sensitivity of the Site in relation to the heritage assets at Firle and Glynde, a high-medium (60/90) 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 and Summary Analysis	The final score is 60/90 which is a high-medium sensitivity, such that thresholds for significant change are low. This is due to the Site being located adjacent to a trainline which influences the perceptual features of the Site and surrounding landscape, along with the varied field patterns. This is considered alongside the relationship to heritage assets and the South Downs National Park from which the potential for solar development to be visible and potentially result in glint and glare.	60/90

M. Final score, summary analysis and high-level guidance	<p>Should solar 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 via the panel orientation. 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 National Park. Development would need to respect the separation of the heritage assets at Glynde and Firle. Moving or rotating panels should be avoided.</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	<p>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.</p>	3/5
Landcover	<p>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</p>	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 National Landscape 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 (59/60). However, following the above assessment, it felt appropriate to increase the rating to high-medium sensitivity to this type of development (60/90). 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 and Summary Analysis	The final score is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the functional value of woodland and vegetation cover across the Site and the perception of the Site as a remote and tranquil and detachment from the settlement, along with views from the South Downs National Park and surrounding PRow. This is considered against the Site not being covered by any landscape designations, nor any apparent visual destinations or references.	60/90
M. High Level Guidance	Should solar 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. 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. Rotating or moving panels should be avoided. 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. For detailed information on development area and capacity, a Landscape and Visual Impact Assessment would be required.	

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, however with reference to Chapter 4 it is located between Ringmer and Broyle Side where development, including solar, has the potential to result in the actual or perceived merging of settlements. 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.	5/5
Condition	The condition of the vegetation within and on the boundaries of the parcel appears to be fair with some evidence of positive management, although the larger scale field pattern is evident of modern agriculture which has removed the inherent sense of time depth.	3/5
<i>B. Landscape Susceptibility Total</i>		19/25
<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, as well as the intervening land between Broyle Side and Ringmer, resulting in a high susceptibility to change.	5/5
<i>D. Landscape Value Total</i>		13/25
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	32/50

	within the northern half of the Site. Indicators of low sensitivity include no public access across the Site.	
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 those 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

<p>J. Visual Sensitivity Total (G+I)</p>	<p>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 South Downs National Park. Indicators of low visual sensitivity include lack of designation and the Site not part of the skyline.</p>	<p>24/40</p>
<p>K. Landscape Sensitivity Total (E+J)</p>		<p>56/90</p>
<p>L. Review and Comments</p>	<p>Solar: The Site is assessed to have a medium sensitivity to solar development (56/90). However, on reflection, due to the position of the Site between Ringmer and Broyle Side, along with the inter-visibility from the South Downs National Park, the sensitivity is raised to high-medium (60/90). 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>	
<p>M Final Score and Summary Analysis</p>	<p>The final score is 60/90, which is a high-medium sensitivity, such that thresholds for significant change are low. This is due to the Site's position between Ringmer and Broyle Side and the perceived risk of coalescence, along with inter-visibility from the South Downs National Park. This is considered alongside the Site being well located to existing development and crossed by pylons, which demarcate an existing infrastructure character.</p>	<p>60/90</p>
<p>M. High-level Guidance</p>	<p>Should solar 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. Moving or rotating panels should be avoided.</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>	

6. Landscape Sensitivity Assessment for Settlement Assessment Parcels

Summary tables of Settlement Assessment Parcels Landscape Sensitivity Assessment

6.1 The following section summarizes 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 the following parcel specific assessment tables 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	38/90
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
North Chailey E	Medium	46/90
South Street B	Medium	46/90
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 B	Medium	49/90
Plumpton Green B	Medium	50/90
South Street C	Medium	51/90
Edge of Haywards Heath B	Medium	52/90
Newick B	Medium	53/90
North Chailey A	Medium	53/90
Ringmer B	Medium	54/90
Wivelsfield Green D	Medium	54/90
Plumpton Green A	Medium	55/90
Wivelsfield Green C	Medium	55/90
Plumpton Green D	Medium	56/90
Newick A	Medium	56/90
Barcombe Cross A	Medium	57/90
Wivelsfield Green E	Medium	57/90
Edge of Burgess Hill A	Medium	57/90
Broyle Side D	High-medium	60/90
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 A	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
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
Plumpton Green E	High-medium	60/90
South Street D	High-medium	60/90
Wivelsfield Green A	High-medium	60/90
Barcombe Cross C	High-medium	61/90
Plumpton Green C	High-medium	61/90
Chailey C	High-medium	62/90
Chailey B	High-medium	62/90
Cooksbridge A	High-medium	62/90
Edge of Haywards Heath A	High-medium	63/90
Cooksbridge B	High-medium	65/90
Barcombe Cross B	High-medium	65/90
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	38/90
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
North Chailey E	Medium	46/90
South Street B	Medium	46/90
South Chailey B	Medium	47/90
Edge of Burgess Hill B	Medium	47/90
South Chailey A	Medium	49/90
North Chailey C	Medium	49/90
South Chailey C	Medium	49/90
Broyle Side B	Medium	49/90
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
Ringmer B	Medium	54/90
Wivelsfield Green D	Medium	54/90
Wivelsfield Green C	Medium	55/90
Plumpton Green A	Medium	55/90
Barcombe Cross A	Medium	57/90
Wivelsfield Green E	Medium	57/90
Wivelsfield Green A	High-medium	60/90
Broyle Side D	High-medium	60/90
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
Newick A	High-medium	60/90
Plumpton Green D	High-medium	60/90
Plumpton Green E	High-medium	60/90
Ringmer A	High-medium	60/90
Edge of Burgess Hill A	High-medium	60/90
South Street D	High-medium	60/90
Barcombe Cross C	High-medium	61/90
Plumpton Green C	High-medium	61/90
Seaford A	High-medium	62/90
Chailey B	High-medium	62/90
Newick C	High-medium	62/90
Chailey C	High-medium	62/90
Cooksbridge A	High-medium	63/90
Cooksbridge B	High-medium	65/90
Barcombe Cross B	High-medium	65/90
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
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
Plumpton Green C	High-medium	61/90
Barcombe Cross C	High-medium	62/90
Plumpton Green E	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
Plumpton Green B	Medium	51/90
Newick B	Medium	52/90
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
Plumpton Green C	High-medium	61/90
Barcombe Cross C	High-medium	62/90
Seaford A	High-medium	62/90
Newick C	High-medium	62/90

Plumpton Green E	High-medium	63/90
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

6.2 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
<i>A. Landscape Susceptibility</i>	Score


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	With reference to Chapter 4, the parcel has a strong physical and visual relationship with the settlement boundaries of Seaford which are to the east and north of the parcel, such that the parcel is very well located in proximity to Seaford's residential land uses. This settlement 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. Development of the parcel would not extend residential land uses any closer to Newhaven than the existing separation.	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	5/5

	height. Fieldwork demonstrated that the parcel has a very high contribution to the wider landscape due to inter-visibility.	
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	

	<p>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.</p>	
M. Final Score and Summary Analysis	<p>The final score for small scale residential is 60/90. The final score for medium scale residential and small scale employment is 62/90. Both these scores are of a high-medium sensitivity, meaning that threshold for significant change is low.</p> <p>This is due to the parcel being located in close proximity to a local wildlife site, with a functional value with the wider coastal and floodplain grazing marsh vegetation, whilst also being very well related to the existing settlement pattern and the railway line.</p>	
M. 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
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, the parcel has a strong relationship with the settlement boundary of Seaford, which borders the western and northern boundaries of the Site. The settlement boundary also aligns with the eastern edge of the Site. Residential development of the parcel would be consistent with the settlement pattern and would integrate well. Employment land use would be more susceptible due to the strong residential context and potential contrast with the surrounding scale, height and pattern of residential land uses.	Small-scale and medium-scale residential: 2/5 Small-scale employment: 4/5
Condition	The vegetation on the parcel appears to be in poor condition, with limited evidence of management. The parcel is also not representative of the surrounding rectangular larger scale field patterns, such that the sense of time-depth is weakened.	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	5/5


	(2013) identifies the 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.	
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 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.	4/5
<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

L. Review and Comments	<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>	
M. Final Score and Summary Analysis	<p>The final score for small-scale residential development is 49/90 which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the parcel being very well related to the settlement boundary, such that residential land uses would reflect the existing settlement pattern and be well integrated within the townscape. Sensitivities which increase the potential sensitivity from medium-low or low are the proximity to, and inter-visibility with, the South Downs National Park.</p> <p>The final score for medium-scale residential and small scale employment is 60/90, which is of a high-medium sensitivity, such that the thresholds for significant change are low. Whilst the parcel is congruent with the settlement pattern, the potential increased density of residential land uses and differing land uses from employment have the potential to contrast with the urban grain and townscape pattern, as well as to increase potential impacts to the setting of the South Downs National Park.</p>	<p>Small-scale residential: 49/90</p> <p>Medium-scale residential and small-scale employment: 60/90</p>
M. High Level Guidance	<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, so as to reflect the surrounding urban grain. The development should form an appropriate transition to the wider landscape.</p> <p>High quality architecture is required to mitigate the potential impacts prior to the establishment of any new planting, as well as to provide a higher scenic quality in close range views from the South Downs National Park.</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</p>	

	<p>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>	
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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: Firls 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
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, the parcel has a strong relationship with the built-up edge of Seaford and is located in a part of the settlement boundary where it is broadly straight in form along the western and north-western edges of Seaford, such that the parcel would represent the existing form. Development would therefore be broadly 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

<p>L. Review and Comments</p>	<p>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.</p>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score is 43/90 which is of a medium-low sensitivity, such that thresholds for significant change are high. This is due to the parcel being very well related to the existing settlement pattern with any development is perceived in the context of Seaford, where the settlement pattern is already defined by straight edges adjacent to the South Downs National Park. The proximity to the designated landscape increases the sensitivity from low.</p>	<p>Small-scale residential: 43/90</p>
<p>M. High Level Guidance</p>	<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. High quality architectural design is required due to the proximity to the South Downs National Park, and to reduce any potential impacts prior to the establishment of new planting. Development 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>	

Newhaven

Table 26: Landscape Sensitivity Assessment for Newhaven A


Baseline Narrative		
Site Location	Newhaven A	
Representative photograph	<p>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.</p> <p>Noting that this parcel includes two LAA sites: 15NH and 16NH.</p> 	
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
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	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.	5/5
Landcover	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.	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	With reference to Chapter 4, the parcel is located adjacent to the settlement boundary in the north-west part of Newhaven, where the settlement boundary is irregular in form, extending around the South Downs National Park and adjacent to the River Ouse. Therefore, the 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
B. Landscape Susceptibility Total		21/25
C. Landscape Value		
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
D. Landscape Value Total		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
F. Visual Susceptibility		

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

<p>L. Review and Comments</p>	<p>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 (65/90) to these types of development. Upon reflection, this is considered to be very high sensitivity (74/90) 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.</p>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score for all scales of residential development, and small and large scale employment is 74/90, which is of a very high sensitivity, such that thresholds for significant change are very low.</p> <p>Whilst close to the settlement boundary, the ecological value of the parcel, its recreational value as a Country Park and its proximity and inter-visibility with the South Downs National Park increase its sensitivity.</p>	<p>74/90</p>
<p>M. High Level Guidance</p>	<p>It is not advised that development should come forwards on the parcel.</p> <p>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>	

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
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, the parcel is located adjacent to the Newhaven settlement boundary, in a part of Newhaven dominated by employment land uses and associated with Newhaven Port. These land uses include large scale buildings which are mostly utilitarian in form and design. The parcel is also bordered by the railway line, which in combination with the above 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 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

<p>L. Review and Comments</p>	<p>Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a high-medium sensitivity (61/90) to these types of development. Upon reflection, this is considered to be very high sensitivity (74/90) 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.</p>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score for small and medium scale residential development, and small scale employment is 74/90, which is of a very high sensitivity, such that thresholds for significant change are very low.</p> <p>Whilst the parcel is well related to employment land uses, the railway line and the eastern settlement boundary, the high ecological and functional value of the Site increases its sensitivity.</p>	<p>74/90</p>
<p>M. High Level Guidance</p>	<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>	

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 Saldean Downland. 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, the parcel lies adjacent to the south-west part of Newhaven's settlement boundary. In this part of Newhaven the settlement boundary is irregular in form, such that the parcel is located in a recessed part of the boundary, with residential land uses extending further southwards towards the coast. The parcel therefore has a high 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
B. Landscape Susceptibility Total		16/25
C. Landscape Value		
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
D. Landscape Value Total		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
F. Visual Susceptibility		
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 (50/90) to small-scale residential development. Upon reflection, this is considered to be high-medium sensitivity (60/90) 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 and Summary Analysis.	The final score in relation to small scale residential development is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. Whilst the parcel is very well related to the settlement pattern, the recreational and functional values and hydrological sensitivities are assessed as increasing the sensitivity.	60/90
M. High Level Guidance	<p>Any new development would be located adjacent to Court Farm Road. It would need to be consistent with the scale and size of massing in the adjacent residential area and be of a high architectural quality. The complex hydrology of the parcel would need to be considered. The mature vegetated boundaries, notably along the south-western edge where mature trees link into the wider green infrastructure network would need to be retained and enhanced. 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>	

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: Firl 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
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, the parcel lies to the north-west of Newhaven, extending from the settlement boundary, which is irregular in form, across the northern edge of Newhaven. The parcel is within an area with human influence and activity and , 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 Heighton Conservation Area, which increases the landscape value to high. The South Heighton 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 Heighton 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. Indicators of low landscape sensitivity include the presence of the existing industrial estate and the human influence and activity.	32/50
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 South Downs 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

<p>J. Visual Sensitivity Total (G+I)</p>	<p>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.</p>	<p>26/40</p>
<p>K. Landscape Sensitivity Total (E+J)</p>		<p>58/90</p>
<p>L. Review and Comments</p>	<p>Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a medium sensitivity (58/90) to these types of development. Upon reflection, this is increased to a high-medium sensitivity (60/90) due to factors including the landform and hydrological features and the potential elongation of the settlement pattern, which would be at odds with the eastwards extent of Newhaven. 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>M. Final Score and Summary Analysis</p>	<p>The final score for small and medium scale residential, and small scale employment, is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low.</p> <p>Whilst the parcel includes some built form and influence from human activity, these factors have limited influence. The recreational and functional value of the parcel, along with it being assessed as being important in local views and potentially elongating the settlement northwards, is at odds to the eastwards extent of the settlement pattern, thus increasing the sensitivity.</p>	<p>60/90</p>
<p>M. High Level Guidance</p>	<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>	

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
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, the northern part of Newhaven is characterised by a broadly rectangular area of residential land uses. The parcel lies on the edge of a dense residential area, where the settlement boundary extends to a similar distance as the parcel, such that the parcel is very well related to the settlement boundary.	1/5
Condition	The condition is considered to be fair due to some degraded hedgerow in part.	3/5
B. Landscape Susceptibility Total		18/25
C. Landscape Value		
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
D. Landscape Value Total	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 of 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 (58/90) to these types of development. Upon reflection, the sensitivity is increased to a high-medium sensitivity (60/90), as vegetation in the western part of the parcel is considered to have a higher sensitivity than is accounted for in the assessment, due to forming the transition and buffer with the South Downs National Park. There is also a recreational value via the PRow and the parcel is considered to form a gateway into the South Downs National Park, which increases the sensitivity. 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 and Summary Analysis	<p>The final score in relation to small scale residential is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the parcel being assessed as having a distinctiveness in relation to the transition between residential land uses and the South Downs National Park, as well as recreational and functional values. The sensitivity is lowered from very high due to the parcel being very well related to the settlement pattern.</p>	60/90
M. High Level Guidance	<p>Any new development should respect and align adjacent to the existing settlement pattern of Newhaven. Development should avoid and retain 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 and densities towards the eastern part of the parcel would ensure a more sympathetic transition in scale to the wider landscape. Architecture should be of a high quality design due to the position of the parcel.</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>	

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: Firl 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
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, the parcel is located to the north of Newhaven, such that it is physically distant from the settlement boundary. Newhaven's settlement boundary is well defined across the northern part of the settlement, as it extends eastwards around a broadly rectangular area of residential land uses. The parcel is therefore detached from the wider settlement areas due to distance, landform and mature vegetation cover, resulting in a high susceptibility. Employment development is considered to have the same susceptibility due to surrounding land uses and the spatial relationship with the settlement pattern.	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: The parcel is assessed as having a high-medium sensitivity (63/90) to these types of development. Upon reflection, this has been increased to be of a very high sensitivity (74/90), due to the potential high visibility and detracting from the distinctive white cliff edges on the approach to Newhaven, along with being detached from the settlement boundary, and potentially elongating the settlement form. 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 and Summary Analysis	<p>The final score for small-scale and medium-scale residential, and small-scale employment is 74/90, which is of a very high sensitivity, such that thresholds for significant change are very low.</p> <p>This is due to the parcel being physically detached from Newhaven's settlement boundary and the potential elongation of the settlement form away from the more defined eastern residential land uses in northern Newhaven. Development also has the potential to detract from the distinctive white cliff edge approach to Newhaven.</p>	74/90
M. 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>	

Peacehaven and Telscombe Cliffs

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

Baseline Narrative		
Site Location	Peacehaven and Telscombe Cliffs A	
Representative photograph	<p>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.</p> <p>Noting that this parcel includes two LAA sites: 72PT and 77PT.</p> 	
Character description	<p>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.</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 • Lewes Landscape Character Assessment (2023), Landscape Character Area B1: Peacehaven, Newhaven, Seaford and Saltdean Downland 	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, the parcel is located adjacent to the north-east edge of the settlement boundary, which is more irregular in form compared with the near continuous edges of Peacehaven and Telscombe that relate to the planned layout. As such, the southern part of the parcel is enclosed by the settlement boundary, whilst the northern part of the parcels extends beyond the north-eastern boundary. The parcel is therefore located adjacent to a built-up area with human influence and activity. Employment development would be less consistent with the existing settlement scale and pattern, noting the large-scale water treatment works, which the parcel encloses, is in a lower position and is not read as part of the immediate residential 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 National Landscape 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 (54/90). On reflection this has been increased to a high-medium sensitivity 60/90. This is because the parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects; however the recreational value across the southern part of the Site, the functional value and relationship with the South Downs National Park increases the sensitivity. 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: The parcel is assessed as having a medium sensitivity (56/90) to these types of development. Upon reflection, this has been re-assessed to a very high sensitivity (74-90). This is due to the recreational value within the southern part of the parcel, which should not be developed upon and the</p>	

	<p>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, as well as being disconnected from the settlement pattern to the south due to the intervening recreational land use. 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>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score for small-scale residential is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the parcel being well located in relation to the settlement boundary, but sensitivity is increased by the recreational value across the southern part of the parcel and the relationship with the South Downs National Park.</p> <p>The final score for medium-scale and large-scale residential and small-scale and large-scale employment is 74/90, which is of a very high sensitivity, such that the thresholds for significant change are very low. This is due to the scale of development being assessed as unlikely to reflect the settlement pattern, and not being able to form a sympathetic transition to the South Downs National Park, with increased visibility and potential for adverse effects.</p>	<p>Small-scale, residential: 60/90</p> <p>Medium-scale and large-scale residential and small-scale and large-scale employment: 74/90</p>
<p>M. High Level Guidance</p>	<p>All development types should be avoided in the southern part of the parcel as this has recreational value and a functional value from the orchard. 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 be highly visible from the South Downs National Park.</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>All architecture should be of a high quality design to reflect the settlement edge location and transition to 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>	

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


Baseline Narrative		
Site Location	<p>Peacehaven and Telscombe Cliffs B</p> <p>Northern extent: Woodland blocks, South Downs National Park and the settlement boundary of Newhaven. Eastern extent: The settlement boundary and edge of Newhaven. Southern extent: The coastline, coastal margin land, a holiday park, local geological site and Site of Special Scientific Interest. 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> 	
Representative photograph		
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 western edge of the parcel lies adjacent to the Peacehaven's settlement boundary to the west and is also adjacent to Newhaven's settlement boundary to the east. With reference to Chapter 4, the intervening distances between these settlements are of lower density development, woodland and associated infrastructure such as a communications mast. The parcel therefore contributes to the separate identity of 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 National Landscape 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 (69/90) to these types of development. Upon reflection, this is considered to be very high sensitivity (74/90) 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 and Summary Analysis	The final score for small-scale and medium-scale residential and small-scale employment is 74/90, which is of a very high sensitivity, such that thresholds for significant change are very low. This is due to the parcel forming the intervening land between Peacehaven and Newhaven beyond the South Downs National Park. The parcel therefore physically separates these settlements and is also part of the perceived separation between them. Whilst there is development within the parcel, it is of a lower density and well enclosed by woodlands, which also provide a functional value. Development would therefore risk the physical merging and perceived coalescence of the settlements, such that the sensitivity is assessed as very high.	74/90
M. High Level Guidance	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. 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. For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	

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

Baseline Narrative		
Site Location	<p>Peacehaven and Telscombe Cliffs C</p> <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> 	
Representative photograph		
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
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	<p>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.</p>	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	With reference to Chapter 4, the parcel lies on the northern edge of the settlement, adjacent to the settlement boundary, which extends along Telscombe Road. Peacehaven and Telscombe are planned settlements, such that there are a geometric forms to the settlement and a grid network of plots and roads. The parcel is located in a part of Peacehaven where there is residential development, but of a lower density than that to the south of the parcel. There is also intervening vegetation which, in combination with the lower density, forms a transitional settlement pattern between Peacehaven to the south and the surrounding South Downs National Park.	4/5
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)		37/50
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	22/40

	inter-visibility with the wider landscape due to intervening mature vegetation and built form.	
K. Landscape Sensitivity Total (E+J)		59/90
L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having a medium sensitivity (59/90) to these types of development. Upon reflection, due to the undulating landform, vegetation network within the parcel and the transitional settlement pattern, a high-medium sensitivity (60/90) 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 and Summary Analysis	<p>The final score in relation to small scale residential is 60/90, reflecting a high-medium sensitivity, such that the thresholds for significant change are low. This is due to the landform across the parcel being undulating, a relatively high degree of vegetation cover (including TPOs and local wildlife sites) and a low density settlement pattern, which in combination result in the parcel being a transitional area to the surrounding South Downs National Park.</p>	60/90
M. High Level Guidance	<p>Any new development should be located within pockets of land between existing built form and woodland within the parcel. Development should 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, with development likely to be avoided to retain the underlying pattern of landform.</p> <p>Existing vegetation and field patterns within the parcel should be protected, including the woodland blocks and TPOs with appropriate stand-offs given in relation to root protection areas. 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 to improve recreational access within the parcel and out into the South Downs National Park.</p> <p>Architecture should be of a high quality to reflect the parcel's transitional position in the landscape between Peacehaven and the South Downs National Park, and that from elevated locations in the surrounding South Downs National Park, new planting may be limited in reducing the visibility of new buildings.</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>	

Barcombe Cross

Table 35: Landscape Sensitivity Assessment for Barcombe Cross A

Baseline Narrative		
Site Location	Barcombe Cross A	
Representative photograph	<p>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.</p> 	
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
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, Barcombe Cross is a clustered settlement pattern, closely aligned to its historic core, reflected by the Conservation Area designation. Whilst the parcel has influence from two-storey properties, along with recreational facilities and allotments along its eastern edge, it is approximately the same size as Barcombe Cross. The susceptibility would be higher for large-scale residential and small-scale employment development.	Small-scale and medium-scale residential: 4/5 Large-scale residential and small-scale employment: 5/5
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: 37/50 Large-scale residential and small-scale employment: 40/50
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 National Landscape 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: 57/90 Large-scale residential and small-scale

		employment: 60/90
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 such as protection of the existing field pattern and green infrastructure networks through the parcel and the scale of development in relation to the existing settlement pattern. 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 and Summary Analysis	<p>The final score for small-scale and medium-scale residential is 57/90, which is of medium sensitivity, such that thresholds for significant change are intermediate. This is due to the southern and eastern parts of the parcel being adjacent to the settlement boundary, as well as residential land uses beyond the settlement boundary, such that the settlement pattern has extended northwards from the historic core. The western boundary of the parcel, the former railway line, also provides a defined boundary and edge to any future development. The overall potential increase in the scale of Barcombe Cross by development at the Site increases sensitivity towards the upper end of medium.</p> <p>The final score for large-scale residential and small scale employment is 60/90, which is high-medium, such that thresholds for significant change are low. This is due to the southern and eastern parts of the parcel being adjacent to the settlement boundary, as well as residential land uses beyond the settlement boundary, such that the settlement pattern has extended northwards from the historic core. The western boundary of the parcel, the former railway line, also provides a defined boundary and edge to any future development. The overall potential increase in the scale of Barcombe Cross by development at the Site increases in sensitivity to high-medium.</p>	<p>Small-scale and medium-scale residential: 57/90</p> <p>Large-scale residential and small-scale employment: 60/90</p>
M. 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 and introduce high quality architecture that is sympathetic to the Conservation Area.</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</p>	

	<p>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 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>	
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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	With reference to Chapter 4, Barcombe Cross is a clustered settlement pattern, closely aligned to its historic core, reflected by the Conservation Area designation. The settlement pattern extends northwards from the historic core, such that the scale and density of development bordering the western edge of the parcel is lower. However, 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: 5/5 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: 41/50 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	4/5

	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.	
Skylines	The parcel does not form part of the skyline, and 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 National Landscape 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 parcel is not covered by any planning policies or designations relating to views specifically.	24/40
K. Landscape Sensitivity Total (E+J)		Small-scale and medium-scale residential development: 65/90 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 (65/90) to these types of development. Upon reflection, this has been re-assessed and increased to a very high sensitivity (74/90) 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 and Summary Analysis	<p>The final score for small-scale and medium-scale residential is 65/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to there being some relationship with the existing settlement pattern across the south-west and western parts of the parcel, but sensitivities via the Conservation Area, vegetation structure and the potential increased scale of development in relation to the existing settlement pattern.</p> <p>The final score for large-scale residential and small-scale employment is 74/90, which is of very high sensitivity, such that thresholds for significant change are very low. This is due to their being some relationship with the existing settlement pattern across the south-west and western parts of the parcel, but sensitivities via</p>	Small-scale and medium-scale residential development: 65/90 Large-scale residential and small-scale employment

	<p>the Conservation Area, vegetation structure and the potential substantial increased scale of development in relation to the existing settlement pattern.</p>	<p>development: 74/90</p>
<p>M. High Level Guidance</p>	<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>High architectural design is required in order to be sympathetic to the Conservation Area.</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> <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>	

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	With reference to Chapter 4, Barcombe Cross is a clustered settlement pattern, closely aligned to its historic core, reflected by the Conservation Area designation. The settlement pattern extends northwards from the historic core, such that the scale and density of development bordering the northern edge of the parcel is lower. There is however a strong relationship with the southern edge of Barcombe Cross and 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 scale and density of the existing settlement pattern and land use.	Small-scale and medium-scale residential: 4/5 Large-scale residential and small-scale employment: 5/5
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: 33/50 Large-scale residential and small-scale employment: 34/50
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 National Landscape 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: 61/90 Large-scale residential and small-scale employment: 62/90
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 accommodate the relevant type of development without significant adverse landscape or 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 due to factors including the existing settlement pattern and rural approach to Barcombe Cross. The parcel is unlikely</p>	

	<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.</p>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score for small-scale and medium scale residential development is 61/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the parcel being well related to residential land uses on the southern edge of Barcombe Cross, where the settlement pattern has extended southwards from the Conservation Area. Additionally, the south-west edge of the parcel is well enclosed by the former railway line. The sensitivity is increased due to the scale of development in relation to the existing settlement pattern and the potential increase in the settlement boundary in comparison to the historic core.</p> <p>The final score for large-scale residential and small-scale employment is 62/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the parcel being well related to residential land uses on the southern edge of Barcombe Cross, where the settlement pattern has extended southwards from the Conservation Area. Additionally, the south-west edge of the parcel is well enclosed by the former railway line. The sensitivity is increased due to the scale of development in relation to the existing settlement pattern and the potential increase in the settlement boundary in comparison to the historic core.</p>	<p>Small-scale and medium-scale residential: 61/90</p> <p>Large-scale residential and small-scale employment: 62/90</p>
<p>M. High Level Guidance</p>	<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 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. High quality architecture is required so as to be sympathetic to 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 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>	

Broyle Side

Table 38: Landscape Sensitivity Assessment for Broyle Side A

Baseline Narrative		
Site Location	Broyle Side A	
Representative photograph	<p>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.</p> <p>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.</p> 	
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	With reference to Chapter 4, Broyle Side is defined by a broadly rectangular residential settlement pattern and a clustered pattern of employment land uses. 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 and that the western part of Broyle Side has a more defined and narrower pattern of residential land uses. The parcel retains an undeveloped character, due to limited development. Despite proximity to Lewes Road the parcel retains a rural agricultural character. Development in the parcel could erode the sense of separation between Broyle Side and Ringmer, such that the resultant susceptibility is considered to be high.	5/5
Condition	The fields and vegetation appear in fair condition and are reflective of the smaller scale fields and sense of time-depth and therefore exhibit a higher susceptibility to change.	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, 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.	35/50
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 National Landscape 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)		58/90
L. Review and Comments	Small-scale and medium-scale residential: The review of the parcel is assessed as having a medium sensitivity (58/90) to small-scale and medium-scale residential development. However, upon reflection, this has been re-assessed an increased to a high-medium sensitivity (60-73) given the functional value of the southern part of the parcel between the settlements of Ringmer and Broyle Side, along with the condition of the fields and vegetation across the parcel. 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 and Summary Analysis	The final score for small-scale and medium-scale residential is 60/90, which is of a high-medium sensitivity, such that the thresholds for significance are low. This is due to the parcel consisting of small to medium scale fields which are reflective of the time-depth and agricultural land uses bordering Broyle Side, along with the distinctiveness from forming part of the perceived separation between Broyle Side and Ringmer. Development of the parcel has the potential to result in the perceived merging of the settlements, in addition to the alteration to field and vegetation patterns, although the form of the parcel could reflect the rectangular form of Broyle Side's residential settlement pattern.	60/90
M. High Level Guidance	Should development come forwards it should respect and enhance the settlement pattern of Broyle Side. Development should seek to avoid coalescence between Ringmer and Broyle Side through appropriate siting, massing and layout and avoiding 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>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>High quality architecture should be implemented to enable a high scenic quality prior to the establishment of new planting.</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 39: Landscape Sensitivity Assessment for Broyle Side B


Baseline Narrative		
Site Location	Broyle Side B	
Representative photograph	<p>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).</p> <p>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.</p> 	
Character description	<p>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.</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 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	With reference to Chapter 4, Broyle Side is defined by a broadly rectangular residential settlement pattern and a clustered pattern of employment land uses. The parcel has a close relationship to the settlement edge of Broyle Side due to its proximity to the settlement and road infrastructure along the south-western and western edges of the parcel. The remainder of the parcel is largely undeveloped except for an isolated farmstead in the north. Susceptibility is considered to be higher due to the scale and extent of the parcel in relationship to Broyle Side's existing settlement pattern.	4/5
Condition	The field and vegetation appear in fair condition with some vegetation structure and well-maintained vegetation, with the larger scale fields representative of modern agriculture, such that the sense of time-depth is weakened. 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 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	25/50

	of low sensitivity include lack of landscape designations, lack of public access to the parcel and low likelihood of cultural heritage associations.	
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 National Landscape 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)		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. 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.	
M Final Score and Summary Analysis	The final score for small-scale and medium-scale residential is 49/90, resulting in a medium sensitivity, such that the thresholds for significant change are intermediate. This is due to the parcel consisting of larger scale fields which are representative of modern agriculture, such that the sense of time-depth is weakened, along with the south-western and western parts of the parcel being well related to the existing settlement pattern. The sensitivity is increased by the potential scale of the parcel in relation to existing settlement boundaries, with the form of development likely to deviate from the historic settlement pattern.	49/90
M. 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>	

Table 40: Landscape Sensitivity Assessment for Broyle Side C


Baseline Narrative		
Site Location	Broyle Side C	
Representative photograph	<p>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).</p> <p>Noting that this parcel includes three LAA sites: 48RG, 60RG and 65RG.</p> 	
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	With reference to Chapter 4, Broyle Side is defined by a broadly rectangular residential settlement pattern and a clustered pattern of employment land uses. The parcel is well connected to employment land uses to the west within the southern part of the settlement boundary and is well contained by being between the local road networks.	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 National Landscape 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 and Summary Analysis	<p>The final score in relation to small-scale and medium-scale residential is 44/90, which is of a medium-low sensitivity, such that thresholds for significant change are high.</p> <p>This is due to the parcel being well located to the existing settlement pattern, between the main local road networks and bordering employment land uses to the west, within the settlement boundary. Development would therefore be well contained in relation to the wider landscape and perceived in the context of surrounding land uses.</p>	44/90
M. High Level Guidance	<p>Should development come forwards, it should enhance the character of Broyle Side via high quality architecture which provides a high scenic quality on the eastern approach to the settlement. Any development proposed should respect the rural character of Half Mile Drove. Development should therefore be set back from the eastern edge of the parcel, with new landscape features, and the potential for a new open space corridor adjacent to the eastern edge of the parcel to provide a buffer from 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. 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>	

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 Eastern extent: Neaves Lane and sewage works. Southern extent: Sewage works, Potato Lane and vegetation. 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	With reference to Chapter 4, Broyle Side is defined by a broadly rectangular residential settlement pattern and a clustered pattern of employment land uses. The northern part of the parcel has a close physical and visual relationship to the residential land uses adjacent to the B2124, although beyond the settlement boundary. A Sewage Treatment Works is located directly adjacent to the eastern side of the parcel; however it has limited influence due to tall screening vegetation, which is not characteristic of the local landscape character of fields and native vegetation. 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, and are representative of the smaller scale fields and sense of historic time-depth, therefore the parcel exhibits a higher susceptibility to change.	5/5
<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, 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 Loughton 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. 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.	32/50
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 National Landscape 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)		53/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity (53/90) to small-scale and medium-scale residential development. This has been re-assessed and the parcel is considered to have a high-medium sensitivity (60/90) such that development is unlikely to be able to be accommodated. The high-medium sensitivity to change to the parcel is considered an appropriate conclusion in landscape and visual terms.	
M/ Final Score and Summary Analysis	The final score in relation to small-scale and medium-scale residential development is 60/90, which is of a high-medium sensitivity, such that the thresholds for significant change are low. This is due to the 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, along with inter-visibility with the South Downs National Park.	60/90
M. High Level Guidance	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, in addition to the introduction of high quality architecture. 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. 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. 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.	

	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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Chailey

Table 42: Landscape Sensitivity Assessment for Chailey A

Baseline Narrative		
Site Location	Chailey A	
Representative photograph	<p>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.</p> 	
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	With reference to Chapter 4, Chailey's settlement boundary is elongated in form across the southern part of the settlement boundary, before widening west to east across the central part of Chailey. Whilst the northern and eastern edges of the parcel are adjacent to the settlement boundary, the parcel has a limited influence from scattered two-storey residential dwellings, farm buildings and a public house on the southern edge of Chailey due to intervening vegetation.. The south-eastern part of the parcel has a relationship with the countryside between the settlements of South Street and Chailey. The Chailey Green Conservation Area Appraisal notes that Chailey is one of the few nucleated historic settlements.	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, with the small scale fields reflecting a sense of time-depth.	5/5
<i>B. Landscape Susceptibility Total</i>		21/25
<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.	4/5
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	4/5

	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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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.	
<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.	34/50
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 users along local roads, including the A275. Receptors also include those using the adjacent CRoW Access Land. The locally promoted Chailey Link Walk does	3/5

	not cross the parcel but lies near to the south-eastern edge of the parcel, which increases susceptibility.	
G. Visual Susceptibility Total		15/25
H. Visual Value		
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 from St Peters Church to the South Downs'. Visual value is therefore high. Inter-visibility with the South Downs National Park and High Weald National Landscape 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. Visual Value Total		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)		60/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a high-medium sensitivity to these types of development. This is predominantly due to the connectivity of the parcel to the wider rural landscape, the 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 and Summary Analysis	The final score in respect of small-scale and medium-scale residential is 60/90, which is of a high-medium sensitivity such that thresholds for significant change are low. This is due to the small to medium scale fields across the parcel which give a sense of time-depth and have a strong connection with the wider rural landscape, along with forming part of the perceived separation between Chailey and South Street. Whilst the parcel borders the settlement boundary, the influence from existing residential development is limited and views across the parcel to St Peter's Church are noted in the Neighbourhood Plan.	60/90

M. High Level Guidance	<p>Should development come forwards, it should respect and enhance the context of St Peter's Church, Chailey, via high quality architecture and the 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 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. 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	With reference to Chapter 4, Chailey's settlement boundary is elongated in form across the southern part of the settlement boundary, before widening west to east across the central part of Chailey. Whilst the parcel lies adjacent to the settlement boundary along its western edge, 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.	5/5
Condition	The condition of the mature vegetation appears to be good with a few minor gaps.	4/5
<i>B. Landscape Susceptibility Total</i>		21/25
<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	4/5

	Chailey and North Chailey, noting the intervening land, and also from wider pockets of development in the local landscape, such that susceptibility is high.	
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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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.	37/50
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 '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 National Landscape 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 apparent lack of reference to the view in published studies, literature and art.	25/40
K. Landscape Sensitivity Total (E+J)		62/90
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 and Summary Analysis	The final score in respect of small-scale and medium-scale residential development is 62/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the valley landform across the parcel, its parkland landscape character, along with established vegetation, and that development would potentially substantially alter the nucleated form of the settlement pattern, along with views across the parcel being identified in the Neighbourhood Plan.	62/90
M. 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	

	<p>this within the northern part of the parcel, to further connect into the local wildlife site.</p> <p>Any new development should ensure high quality design which is sympathetic to the Conservation Area. 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 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. Eastern extent: Settlement boundary of Chailey and the A275. Southern extent: Woodland blocks, a watercourse and the settlement boundary of Chailey. 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	With reference to Chapter 4, Chailey's settlement boundary is elongated in form across the southern part of the settlement boundary, before widening west to east across the central part of Chailey. Despite the parcel being adjacent to the settlement boundary along its south-eastern and southern edges, 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 due to the vegetation surrounding the parcel. Development of the parcel would also considerably expand the settlement pattern north-west, 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.	5/5
Condition	The condition of the vegetation within the parcel and its boundaries appears to be good and reflective of the small to medium scale field patterns such that there is a sense of time-depth.	5/5
<i>B. Landscape Susceptibility Total</i>		21/25
<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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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.	4/5
<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.	37/50
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 National Landscape 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)		62/90
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 and Summary Analysis	The final score in respect of small and medium scale residential development is 62/90, which is of a high-medium sensitivity, such that thresholds for change are low. This is due to the visibility of the parcel and its references in the Neighbourhood Plan, the small to medium scale field pattern which exhibits a sense of time-depth and the potential alteration to the settlement pattern via a north-west extension in comparison to the nucleated form of the Conservation Area, along with the cultural association of features such as the 'moat' within the parcel.	62/90
M. High Level Guidance	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	

	<p>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 ensure high quality architecture so as to be sympathetic to the Conservation Area. Development should respect the 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 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	With reference to Chapter 4, Cooksbridge's settlement boundary covers a small area of residential, educational and employment land uses adjacent to the A275 and to the north and south of the London to Lewes railway line. There is no settlement within the parcel, however there is a strong relationship with the residential land uses on the north-west edge of Cooksbridge from along the southern edge of the parcel. The parcel is also bordered by the A275 to the east and the railway line to the south, which form defined boundaries. However, potential development across the parcel would notably alter the settlement pattern from its clustered form. Overall, this results in a higher susceptibility to change.	4/5
Condition	Condition of the parcel appears to be varied, as the fields in the eastern part of the parcel are of a slightly larger scale and more sinuous form in comparison to those across the western part of the parcel which are geometric in form and more representative of the sense of time-depth. As such, the landscape susceptibility is medium.	3/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 17/25 Medium-scale residential: 18/25
<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 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	3/5

	enclosed agricultural land, as evidenced in the East Sussex Historic Environment Record and resulting in evidence of cultural or association value.	
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 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.	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. 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: 34/50 Medium-scale residential: 35/50
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 and the northern settlement edge of Cooksbridge, as well as the railway line to the south. The Site is also visible from elevated land in the South Downs National Park, including between Blackcap and Mount Harry.	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	4/5

	mature vegetation. Overall, the parcel has a high contribution to the wider landscape in terms of inter-visibility.	
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 Cooksbridge and recreational users of the adjacent South Downs National Park. As such, this results in a high susceptibility to change.	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. 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: 62/90 Medium-scale residential: 63/90
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.	

<p>M. Final Score and Summary Analysis</p>	<p>The final score in relation to Small-scale and medium-scale residential is 62/90 and 63/90 respectively, which is of a high-medium sensitivity, such that the thresholds for significant change are low.</p> <p>This is due to the parcel representing a notable change in scale and extent from the existing settlement pattern and that the fields across the western part of the parcel exhibit a sense of time-depth. There is inter-visibility with the parcel from a range of locations, including elevated land within the South Downs National Park. The parcels relationship to the A275, railway line and residential land uses on the north-west edge of Cooksbridge lowers susceptibility.</p>	<p>Small-scale residential: 62/90</p> <p>Medium-scale residential: 63/90</p>
<p>M. High Level Guidance</p>	<p>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.</p> <p>Any new development should acknowledge the existing settlement pattern of Cooksbridge and be sensitively designed in the context of the conservation area 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. The design should ensure high quality architecture due to its potential visibility from elevated land in the South Downs National Park.</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>	

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	With reference to Chapter 4, Cooksbridge's settlement boundary covers a small area of residential, educational and employment land uses adjacent to the A275 and to the north and south of the London to Lewes railway line. Development within the parcel is limited to a small-scale sewage works in the centre of the parcel and Hamsey Lane. The parcel is bound by the A275 on the western side, the railway line on its southern boundary and residential land uses in Cooksbridge on its south-western boundary. Therefore, there is a strong relationship with the settlement pattern of Cooksbridge in the south and west of the parcel. However, due to the potential scale of the parcel in relation to Cooksbridge and the rising landform towards the east and intervening vegetation, the eastern part of the parcel is visually and physically separated from Cooksbridge settlement pattern.	4/5
Condition	The vegetation on the parcel appears in generally good condition, with evidence of positive management. As such, there is a high susceptibility to change.	4/5
<i>B. Landscape Susceptibility Total</i>		18/25
<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 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.	4/5
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.	35/50
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 of the parcel from the A275 due to tall hedgerows on the western boundary of the parcel. 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	5/5

	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 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)		65/90
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..	
M. Final Score and Summary Analysis	The final score in respect of small-scale and medium-scale residential development is 65/90, which is of a high-medium sensitivity, such that thresholds for significant change are low.	65/90

	<p>Whilst the western and south-western parts of the parcel are well related to the A275 and Cooksbridge, land across the remainder of the parcel, particularly to the north of Hamsey Lane has a sense of time-depth, which in combination with the undulating landform, vegetation cover and notably larger scale of the parcel in relation to Cooksbridge and potential changes to the perceived separation between Cooksbridge and Hamsey, limit the ability to accommodate change.</p>	
<p>M. Final score, summary analysis and high-level guidance</p>	<p>Should the parcel be brought forwards 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 south-west and western parts of the parcel due to the larger scale field pattern, proximity to Cooksbridge, the A725 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 high quality architecture and a 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>	

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 A275. 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	With reference to Chapter 4, Cooksbridge's settlement boundary covers a small area of residential, educational and employment land uses adjacent to the A275 and to the north and south of the London to Lewes railway line. of the parcel is adjacent to the south-west edge of Cooksbridge's settlement boundary, however there is limited influence from settlement due to the density of intervening vegetation. The scale and form of the parcel is similar to Cooksbridge's settlement pattern, 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 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.	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 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 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.	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	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 (51/90) to small-scale residential development. Upon reflection, this has been re-assessed and increased to high-medium (60/90) 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 and Summary Analysis	The final score in relation to small-scale residential development is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the woodland and TPO designation within the parcel and its proximity to the South Downs National Park. These factors are considered alongside the relatively limited visibility of the parcel and that it is well located in terms of scale and form to Cooksbridge's settlement pattern.	60/90
M. High Level Guidance	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 (RPA), via an appropriate stand-off of built form and no change of ground levels within the RPA. Mature vegetation and hedgerows should be protected and enhanced to strengthen the local green	

	<p>network where possible. There are opportunities to reinstate local public access routes within the woodland area.</p> <p>Any new development should be of a high architectural quality and 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> <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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Newick

Table 48: Landscape Sensitivity Assessment for Newick A

Baseline Narrative		
Site Location	Newick A	
Representative photograph	<p>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.</p> <p>Noting that this parcel includes numerous LAA sites, including: 34CH, 21CH, 24CH, 26NW, 24NW, 03NW, 16NW, 34NW, 30NW, 09NW, 13NW, 32NW, 20NW and 01NW.</p> 	
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	With reference to Chapter 4, Newick's settlement boundary covers a clustered pattern of residential land uses between the A272 and Allington Road, whilst the smaller scale and density of ribbon development adjacent to Church Road remains. The northern part of the parcel has a strong relationship with the southern 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 with Newick due to the land use, mature intervening vegetation and its lower elevation in the landscape. The susceptibility is considered to be higher for medium-scale and large-scale residential development due to the potential relationship with the Conservation Area which borders the eastern side of the parcel, whilst for all development types, the southern extension of the settlement pattern would reflect Newick's form.	Small-scale residential: 2/5 Medium-scale and large-scale residential and small-scale employment: 3/5
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: 18/25 Medium-scale and large-scale residential and small-scale employment: 21/25
<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 National Landscape, 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 natural and ecological systems. There is also a recreational value across the parcel, with the 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: 37/50 Medium-scale and large-scale residential and small-scale employment: 40/50
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 National Landscape 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 National Landscape, 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: 56/90 Medium-scale and large-scale residential and small-scale employment: 59/90

<p>L. Review and Comments</p>	<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 medium sensitivity (59/60). However, this has been re-assessed as a high-medium sensitivity (60/90) 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>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score for small-scale residential development is 56/90 which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is because small-scale residential development would reflect the scale and pattern of existing development within the northern part of the parcel and enable a sensitive transition to the lower lying southern parts of the parcel. Small-scale residential development is considered more able to accommodate the PRoW, woodlands and TPOs within the parcel, as well as respond sympathetically to the Conservation Area.</p> <p>The final score for medium and large scale residential and small scale employment is 60/90, which is of a high-medium sensitivity. This is due to the greater scale of these development types being less able to integrate across the parcel and its existing features, although the southwards extension to Newick would reflect the existing settlement form.</p>	<p>Small-scale residential: 56/90</p> <p>Medium-scale and large-scale residential and small-scale employment: 60/90</p>
<p>M. High Level Guidance</p>	<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, and be set back from the Conservation Area on the eastern boundary. 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 ensure high quality design and 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 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</p>	

	<p>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 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	With reference to Chapter 4, Newick's settlement boundary covers a clustered pattern of residential land uses between the A272 and Allington Road, whilst the smaller scale and density of ribbon development adjacent to Church Road remains. The majority of the parcel has human influence from the built-up area of Newick due to low intervening hedgerows and scrub such that there is a high perception of Newick. 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. The south-western edges of the parcel border the settlement boundary and a small part of the Conservation Area. 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. All development types have the potential to extend the settlement pattern northwards in comparison to its current concentration to the south of the A272.	3/5
Condition	The condition is considered to be poor in parts due to gaps in the hedgerow network, a limited vegetation structure and large scale fields which are reflective of modern agriculture, such that there is a limited sense of time depth.	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 National Landscape. The wooded edges and watercourses increase the scenic quality.	2/5

	Remoteness and tranquillity are limited by proximity to the settlement edge of Newick, 400kv overhead power line, sewage works and A272.	
<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.	33/50
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 National Landscape 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 National Landscape, 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)		53/90
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 (53/90) to large-scale residential development. Upon reflection, this is considered to increase to a high-medium sensitivity (60/90) 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 and Summary Analysis	<p>The final score for small and medium scale residential and small scale employment is 53/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to a large proportion of the parcel being well located adjacent to the existing settlement boundary and across large scale fields which do not exhibit a sense of time-depth. There are sensitivities to development, via the Conservation Area and woodlands, but small and medium scale development would reflect the settlement pattern, given the evident expansion of Newick.</p> <p>The final score for large scale residential is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. Whilst a large proportion of the parcel is well located adjacent to the settlement pattern, larger scale residential development would result in a more evident change to the scale and extent of Newick, and is considered less able to respond sensitively to the woodland and Conservation Areas, and could potentially be perceived as sprawl along the A272.</p>	

<p>M. High Level Guidance</p>	<p>Any new development should respect the existing settlement pattern of Newick. Development should be concentrated in the western part of the parcel adjacent to the settlement boundary.. 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 and densities of development towards the eastern part of the parcel would ensure a more sympathetic transition in scale to the wider rural landscape and retain a more rural approach to Newick, limiting potential sprawl along the A272. 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. High quality architecture is required to respond sympathetically to the Conservation Area and to create a strong sense of place.</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 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>	<p>Small-scale and medium-scale residential and small-scale employment: 53/90</p> <p>Large-scale residential: 60/90</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	With reference to Chapter 4, Newick's settlement boundary covers a clustered pattern of residential land uses between the A272 and Allington Road, whilst the smaller scale and density of ribbon development adjacent to Church Road remains. 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, due to potentially elongating Newick's settlement pattern to the south of the A272, risking potential perceptions of sprawl.	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	5/5

	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 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 National Landscape. 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 National Landscape 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	5/5

	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-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 National Landscape, 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 and Summary Analysis	The final score for small-scale residential is 60/90 which is of a high-medium sensitivity, such that thresholds for significant change are low.	

	<p>This is due to the Conservation Area within the south-west part of the parcel, the woodland structure and that development would be perceived as an eastwards expansion of Newick, in comparison to the current north to south alignment of the settlement pattern. Smaller scale residential development is considered to be more able to be accommodated and relate to the existing residential land uses within and bordering the parcel.</p> <p>The final score for medium scale residential and small-scale employment is 62/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the Conservation Area within the south-west part of the parcel, the woodland structure and that development would be perceived as an eastwards expansion of Newick, in comparison to the current north to south alignment of the settlement pattern. Medium scale residential development and small scale employment is considered to less able to be accommodated and relate to the existing residential land uses within and bordering the parcel.</p>	
<p>M. Final score, summary analysis and high-level guidance</p>	<p>If development is brought forwards at the parcel, it should respect and integrate with the existing small-scale development and ensure high quality architecture set within a robust vegetation structure. The existing field pattern should be retained where possible. Development should be avoided within existing sports facilities. Development should 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, whilst ensuring the design quality avoids the perception of sprawl. 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>Small-scale residential: 60/90</p> <p>Medium-scale residential and small-scale employment: 62/90</p>

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	With reference to Chapter 4, Newick's settlement boundary covers a clustered pattern of residential land uses between the A272 and Allington Road, whilst the smaller scale and density of ribbon development adjacent to Church Road remains. The parcel is well located to the western edges of Newick's settlement boundary. 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 National Landscape, 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 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.	4/5
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 National Landscape 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 National Landscape, 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 (62/90) to these types of development. Upon reflection, this is considered to be very high sensitivity (74/90) due to factors including the mature vegetation across the parcel	

	<p>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.</p>	
M. Final Score and Summary Analysis	<p>The final score is 74/90, which is of a very high sensitivity, such that thresholds for significant change are very low.</p> <p>Whilst the parcel is well related to Newick's settlement boundary, as an Area of Suitable Alternative Natural Greenspace, it is not able to accommodate change and is very susceptible to development as a result of the ecological and functional value of the parcel.</p>	74/90
M. 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>	

North Chailey

Table 52: Landscape Sensitivity Assessment for North Chailey A

Baseline Narrative		
Site Location	North Chailey A	
Representative photograph	<p>Northern extent: The Chailey Heritage Foundation ('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.</p> 	
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	3/5


	individual mature trees within the field enclosures. The north-eastern part of the 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	With reference to Chapter 4, the main residential area is characterised by several 'segments' of residential land uses at the junction of the A275 and the A272, along with a low number of detached properties in a linear pattern along the northern side of the A272. The Chailey Heritage Foundation is a cluster of buildings to the south of the A272 within a separate part of the settlement boundary. The parcel wraps around the southern and eastern sides of the existing school and between the A272 to the north and the B2183 to the south. Apart from the school there is limited settlement influence in the local landscape due to the extent of woodlands and commons, but the parcel is spatially related to the school and road networks, resulting in a medium susceptibility.	3/5
Condition	The condition of mature vegetation on the parcel appears to be good, with the vegetation cover reflective of the wider tract of woodlands bordering the fields and the commons, reflecting the sense of time-depth.	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 is 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 'Viewscales 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	4/5

	but not the setting of the High Weald National Landscape. Visual value is considered to be high.	
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 and Summary Analysis	The final score in respect of small-scale and medium-scale development is 53/90, which is of a medium sensitivity to development, such that the thresholds for significant change are intermediate. This is due to the parcel being well located to the settlement boundaries of the school and physically contained by the local road networks and vegetation cover, which result in a generally lower visibility.	53/90
M. High Level Guidance	Should development come forwards, it would need to be set within a strong landscape framework to restrict views from the wider landscape, including enhancing and retaining the existing boundary vegetation around the parcel. This should also enhance the wider green infrastructure network and surrounding ecologically designated areas. High quality development would be more appropriate in the western part of the parcel due to the stronger relationship with the school. 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. 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.	

	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 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	With reference to Chapter 4, the main residential area is characterised by several 'segments' of residential land uses at the junction of the A275 and the A272, along with a low number of detached properties in a linear pattern along the northern side of the A272. The Chailey Heritage Foundation is a cluster of buildings to the south of the A272 within a separate part of the settlement boundary. The parcel contains two-storey ribbon residential development adjacent to the A272 and the western edge of the settlement boundary. Chailey Common forms the remaining boundaries of the parcel, which has limited development. Development would generally be consistent with the existing linear / 'segment' 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	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 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.	4/5
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 National Landscape 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 National Landscape.	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 and Summary Analysis	The final score in relation to small-scale and medium-scale residential development is 42/90, which is of a medium-low sensitivity, such that the thresholds for significant change are high. This is due to the parcel consisting of residential gardens, such that there is already a residential character to the parcel. The parcel is also well related to the existing settlement pattern and would reflect the scale and extent of development adjacent to the A272. The density of vegetation bordering the parcel limits its wider visibility and any views of the parcel are in the context of existing residential properties and the local road networks.	42/90
M. High Level Guidance	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. Development 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. 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, with high quality architecture which is sympathetic to the heritage. 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. 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. 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.	

	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 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	With reference to Chapter 4, the main residential area is characterised by several 'segments' of residential land uses at the junction of the A275 and the A272, along with a low number of detached properties in a linear pattern along the northern side of the A272. The Chailey Heritage Foundation is a cluster of buildings to the south of the A272 within a separate part of the settlement boundary. The parcel lies to the immediate south of the A272 and 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, scale and elongated form of the parcel is consistent with the settlement boundary, and residential land uses on the northern side of the A272, which are beyond the settlement boundary.	2/5
Condition	The condition of mature vegetation and hedgerow on the parcel appears to be good, with the medium scale and form of the fields reflecting those in the wider landscape and the sense of time-depth.	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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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.	3/5

	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, 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 National Landscape 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 National Landscape 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 view due to the containment by existing built form and mature vegetation, this results in a medium visual value.	3/5
<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 and Summary Analysis	The final score for small-scale and medium-scale residential development is 49/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the parcel being well located in relation to residential land uses on the opposite side of the A272 (beyond the settlement boundary), as well as the settlement boundary to the west of the Site. The parcel does contain residential land uses, but development would increase the settlement pattern to a similar scale and extent as that to the west of the parcel. Development would also be well contained by the density of established woodland to the south of the parcel, although the change in land use would occur to fields which reflect a sense of time-depth.	49/90
M. High Level Guidance	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. 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>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 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 an area of rolling landform. 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 adjacent to Warren Lane 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, chicken farms 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	With reference to Chapter 4, the main residential area is characterised by several 'segments' of residential land uses at the junction of the A275 and the A272, along with a low number of detached properties in a linear pattern along the northern side of the A272. The Chailey Heritage Foundation is a cluster of buildings to the south of the A272 within a separate part of the settlement boundary. The parcel is beyond the settlement boundary, being to the north of residential land uses adjacent to the A272, which are similarly beyond the settlement boundary. The parcel also contains development adjacent to Warren Lane. The parcel therefore has a connection with existing built form, but in relation to the defined settlement boundary, this is limited by the intervening mature vegetation. Development of the entirety of the parcel would not be consistent with the existing settlement pattern of development 'segments' interspersed within the landscape and concentrated around the main road networks, with potential coalescence between North Chailey and Warren Lane.	4/5
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>		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	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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance and separation between the parcel and the High Weald National Landscape. Scenic quality is increased by wooded backdrops.	3/5

	The Chailey Neighbourhood Development Plan (2021) notes the dark skies within the area, increasing landscape value.	
<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 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.	24/50
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, hen houses 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 National Landscape 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 National Landscape 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)		40/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium-low sensitivity (40/90) to small and medium-scale residential development. Upon reflection, this has been increased to medium sensitivity (46/90), due to the woodland and vegetation pattern across the parcel, the potential change from the settlement patterns and perceived risk of North Chailey and Warren Lane merging. 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 and Summary Analysis	The final score for small-scale and medium-scale residential is 46/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the parcel containing a variety of built form due to differing land uses and being well related to the A275 and residential land uses beyond North Chailey's settlement boundary. However, the high degree of woodland and the risk or perceived coalescence and change to the settlement boundary increase the sensitivity.	46/90
M. High level Guidance	Should development come forwards, it should be consistent with the pattern of development in the immediate area and ensure high quality architecture. 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. 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>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 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	With reference to Chapter 4, the main residential area is characterised by several 'segments' of residential land uses at the junction of the A275 and the A272, along with a low number of detached properties in a linear pattern along the northern side of the A272. The Chailey Heritage Foundation is a cluster of buildings to the south of the A272 within a separate part of the settlement boundary. The northern part of the parcel borders the settlement boundary of North Chailey, however the relationship with North Chailey decreases across the parcel as the distance increases away 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 and the scale and the extent of the parcel would elongate the settlement form and risk perceived coalescence with Chailey.	4/5
Condition	The condition of the mature vegetation on the boundaries of the parcel appears to be fair. The large scale single field pattern is representative of modern agriculture, such that the sense of time-depth is weakened.	2/5
B. Landscape Susceptibility Total		14/25
C. Landscape Value		
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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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
D. Landscape Value Total		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 northern part of the parcel would be seen within the context of existing development, but the southern part would not.	1/5
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	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 National Landscape 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	<p>Small-scale and medium-scale residential: The parcel is assessed as having a medium-low sensitivity (41/90) to small and medium-scale residential development. This has been re-assessed and increased to a medium sensitivity (46-59). This parcel may have some potential to accommodate the relevant type of development in many situations, as long as the development is consistent with the existing development pattern of North Chailey. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.</p>	
M. Final Score and Summary Analysis	<p>The final score in respect of small-scale and medium-scale residential development is 46/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate.</p> <p>This is due to the parcel being well located to North Chailey and the A275, along with being a single field which is not reflective of the wider field patterns and time-depth. The rectangular form of the parcel would result in a notable southwards extension to North Chailey with potential perceived coalescence with Chailey.</p>	46/90
M. Final score, summary analysis and high-level guidance	<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, ensuring high quality architecture set within a new landscape framework. 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>	

Plumpton Green

Table 57: Landscape Sensitivity Assessment for Plumpton Green A

Baseline Narrative		
Site Location	Plumpton Green A	
Representative photograph	<p>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.</p> <p>Noting that this parcel contains five LAA sites: 19PL, 18PL, 08PL, 16PL and 09PL.</p> 	
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	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.	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	With reference to Chapter 4, Plumpton Green is a ribbon settlement, extending north to south for c.1km adjacent to Station Road, between the London to Lewes railway line (forming the southern edge of Plumpton Green) and residential land uses forming the north edge of the settlement. Within the parcel, built form is limited to a few isolated dwellings, associated outbuildings and farm buildings. The parcel is adjacent to the western settlement boundary of Plumpton Green, but extends further north than the settlement boundary. A section of the southern part of the parcel is physically and visually separated from the settlement boundary by woodland blocks, increasing the susceptibility to change in these areas. Overall, the susceptibility to change is higher due to the potential increase in scale and extent of development in relation to the existing settlement pattern.	Small and medium-scale residential: 4/5 Large-scale residential and small-scale employment: 5/5
Condition	The condition is generally good, the varied field patterns being reflective of the wider patterns, with a resulting stronger sense of time-depth. Overall, this results in a good condition and a higher susceptibility to change.	Small and medium-scale residential: 4/5 Large-scale residential and small-scale employment: 5/5
<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 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 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.	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 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: 33/50 Large-scale residential and small-scale employment: 36/50
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	3/5

	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.	
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 National Landscape 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

<p>K. Landscape Sensitivity Total (E+J)</p>		<p>Small-scale and medium-scale residential: 55/90</p> <p>Large-scale residential and small-scale employment: 58/90</p>
<p>L. Review and Comments</p>	<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 (58/90) to these types of development. Upon reflection, the sensitivity is increased to high-medium (60/90). 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>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score for small and medium scale residential is 55/90, which is of a medium sensitivity such that thresholds for significant change are intermediate. This is due to the parcel bordering the western side of Plumpton Green such that there is a relationship with the spatial pattern, whilst the smaller scale field patterns and vegetation are sensitive features, in which small and medium scale development is more likely to be able to be accommodated.</p> <p>The final score for large-scale residential and small-scale employment is 60/90 which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the scale and extent of development and density being a notable change from the scale of the existing settlement patterns, as well as the field and vegetation patterns being less able to accommodate these development types.</p>	<p>Small-scale and medium-scale residential: 55/90</p> <p>Large-scale residential and small-scale employment: 60/90</p>
<p>M. High Level Guidance</p>	<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. Development should reflect the linear settlement pattern of Plumpton Green, and soften views from the South Downs National Park from the south by extensive tree planting. Any development should protect the historic part of Plumpton Green, including the setting of the church, including via high quality</p>	

	<p>architectural design. 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. High quality development should explore the potential for green roofs to reduce its perception from the South Downs National Park.</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 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	With reference to Chapter 4, Plumpton Green is a ribbon settlement, extending north to south for c.1km adjacent to Station Road, between the London to Lewes railway line (forming the southern edge of Plumpton Green) and residential land uses forming the north edge of the settlement. The majority of the parcel is located to the north of the settlement boundary of Plumpton Green, with the southern edge wrapping around the north-east part of the boundary. The northern part of the parcel, is setback from the road, and 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, reflecting the north – south linear pattern. A small cluster of properties are located in the northern part of the parcel, which are largely agricultural buildings associated with the surrounding land. Employment development would be less consistent with the scale and use of existing surrounding development, as such susceptibility is higher to this development type.	Small-scale, residential: 2/5 Medium-scale residential and small-scale employment: 3/5
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: 18/25 Medium-scale residential and small-scale employment: 19/25
<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, 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.	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 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: 30/50 Medium-scale residential and small-scale employment: 31/50
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	3/5

	increases scenic quality, however is influenced by the settlement edge, resulting in a medium visual susceptibility.	
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 National Landscape 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: 50/90

		Medium-scale residential and small-scale employment: 51/90
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. 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.	
M. Final Score and Summary Analysis	The final scores in relation to small-scale residential are 50/90, with medium scale residential and small-scale employment at 51/90. This represents a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the parcel being well related to Plumpton Green's settlement boundaries, such that it would reflect the north-south linear pattern and the eastern extent of the settlement boundary. The sensitivities are the vegetation cover and smaller scale field patterns which are considered similar for all development types. The parcel is also located further from the South Downs National Park.	Small-scale residential: 50/90 Medium-scale residential and small-scale employment: 51/90
M. High Level Guidance	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. 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. Any new development should protect the setting of the South Downs National Park and the rural context of the settlement, through sympathetic and high quality architectural 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. 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>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 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	With reference to Chapter 4, Plumpton Green is a ribbon settlement, extending north to south for c.1km adjacent to Station Road, between the London to Lewes railway line (forming the southern edge of Plumpton Green) and residential land uses forming the north edge of the settlement. The parcel is therefore physically separated from the settlement of Plumpton Green by the railway line to the north of the parcel, but in part reflects the north to south alignment of Plumpton Green. The westwards extent of the parcel is a notable increase in scale from the settlement pattern, resulting 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.	4/5
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>		19/25
<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 physically separated from the settlement pattern of Plumpton Green by the railway, the functional value of the parcel, the high perceptual quality of the 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.	34/50
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 National Landscape 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>		
<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)		61/90
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 increase the elongation of the settlement pattern. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final Score and Summay Analysis	The final score for small-scale, medium-scale and large-scale residential and small-scale employment is 61/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the proximity to the South Downs National Park, along with a high degree of inter-visibility with the designated landscape. The scale of development within the parcel would increase the settlement pattern by a far greater westwards extent, whilst it could reflect the north-south alignment of Plumpton Green, would be a notable change by the settlement boundary extending south of the railway line, particularly across more elevated land in the southern part of the parcel.	61/90
M. High Level Guidance	Any new development should be focused on the northern part of the parcel, as this has a stronger relationship with Plumpton Green, as well as reflect the linear north to south form of 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 and high quality 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. 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>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 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>	
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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: 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	<p>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.</p>	4/5
Landcover	<p>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.</p>	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	With reference to Chapter 4, Plumpton Green is a ribbon settlement, extending north to south for c.1km adjacent to Station Road, between the London to Lewes railway line (forming the southern edge of Plumpton Green) and residential land uses forming the north edge of the settlement. The parcel is 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 linear settlement pattern of Plumpton Green for both residential and employment development, as such the susceptibility to change is higher.	5/5
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>		18/25
<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.	34/50
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 National Landscape 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 National Landscape, 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	3/5

	possible from higher land to the south. The parcel is also considered to be within the visual setting of the South Downs National Park.	
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 National Landscape. 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 National Landscape 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)		56/90
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 (56/90) to these types of development. Upon reflection, this is considered to increase to high-medium sensitivity (60/73) due to the existing scale of development and existing linear settlement boundary of Plumpton Green, for which the parcel is not well related. 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 and Summary Analysis	<p>The final score in relation to small-scale residential is 56/90, which is of a medium sensitivity, such that the thresholds for significant change are intermediate. This is due to the parcel being physically separated from Plumpton Green's settlement boundary by the railway, such that development would not reflect the north to south linear settlement pattern. However, smaller scale residential development is more likely to be able to be accommodated, given residential land uses within the parcel.</p> <p>The final score for medium and large scale residential and small scale employment is 60/90, which is a high-medium sensitivity, such that the</p>	<p>Small-scale residential: 56/90</p> <p>Medium-scale and large-scale residential and small-scale</p>

	<p>thresholds for significant change are low. This is due to the parcel being physically separated from Plumpton Green's settlement boundary by the railway, such that development would not reflect the north to south linear settlement pattern. Whilst there are residential land uses within the parcel, the larger scale development types are considered to be less able to be accommodated across rising land and within the field patterns, as well as resulting in a more notable change to the scale of the settlement pattern in proximity to the South Downs National Park.</p>	<p>employment: 60/90</p>
<p>M. High Level Guidance</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 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 and high quality architectural 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 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, as well as green roofs to reduce its visual impact from elevated land within the South Downs National Park. 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>	

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	With reference to Chapter 4, Plumpton Green is a ribbon settlement, extending north to south for c.1km adjacent to Station Road, between the London to Lewes railway line (forming the southern edge of Plumpton Green) and residential land uses forming the north edge of the settlement. The western part of the parcel borders the settlement boundary. However, influence from the settlement across the remainder of the parcel is reduced due to intervening vegetation. The western part of the parcel is well related to the north to south linear pattern of the settlement, whilst the remainder of the parcel extends the settlement pattern beyond this historic form. This results in a higher susceptibility to change.	Small-scale and medium-scale residential: 4/5 Large-scale residential: 5/5 Small-scale employment development: 5/5
Condition	Generally, the condition of hedgerows is good, with the fields reflective of the wider field patterns adjacent to the Bevern Stream and a stronger sense of time depth.	4/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 18/25 Medium-scale residential: 19/25 Large-scale residential: 21/25 Small-scale employment: 21/25
<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: 32/50 Medium-scale residential: 33/50 Large-scale residential: 35/50 Small-scale employment: 36/50
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 National Landscape 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: 59/90

		Medium-scale residential: 60/90 Large-scale residential: 62/90 Small-scale employment: 63/90
L. Review and Comments	<p>Small-scale: This parcel is assessed as having medium sensitivity (59/90) to small-scale residential development. This has been re-assessed and increased to a high-medium sensitivity (60/90). The parcel is unlikely to be able to accommodate the type of development, dependent 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 high-medium sensitivity to change is considered an appropriate conclusion in landscape and visual terms.</p> <p>Medium-scale residential: The parcel is assessed as having high-medium sensitivity to medium-scale residential development. This parcel is unlikely to accommodate the relevant type of development dependent 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 high-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 and Summary Analysis	<p>The final scores for small and medium scale residential development are 60/90; large scale residential development at 62/90 and small scale employment at 63/90. These are all high-medium sensitivities, such that thresholds for significant change are low.</p> <p>This is due to the parcel extending eastwards from Plumpton, such that it would be a notable alteration to the settlement form, as well as being located across small to medium scale fields which are representative of the time-depth, with the Bevern Stream along the southern part of the parcel providing a blue infrastructure value. The proximity to the South Downs National Park and inter-visibility also increases the sensitivity.</p>	Small-scale residential: 60/90 Medium-scale residential: 60/90 Large-scale residential: 62/90 Small-scale employment: 63/90
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 and blue 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 high quality 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> <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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Ringmer

Table 62: Landscape Sensitivity Assessment for Ringmer A

Baseline Narrative		
Site Location	Ringmer A	
Representative photograph	<p>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.</p> <p>The parcel extends further north as an adjacent DSS has come forward 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.</p> 	
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
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, Ringmer's settlement pattern is broadly triangular in form, such that it broadens in width from the south-west to the north-east. The south-east edge of the parcel is adjacent to the north-west edge of Ringmer's settlement boundary. The parcel has influence from pockets of development on the northern edge of Ringmer and along Norlington Lane. Development within the parcel comprises a few scattered farmsteads, a small, nucleated development on the north-western edge of Ringmer and scattered properties along Norlington Lane. The northern part of the parcel has a relationship with the countryside north of Ringmer between the settlement edge and the A26, whilst the southern edge of the parcel borders the South Downs National Park. The susceptibility is considered to be increased due to the scale and extent of the parcel in relation to the settlement pattern.	5/5
Condition	The condition of the vegetation within and on the boundaries of the parcel appears to be fair, with some reflection of the smaller scale field patterns in the wider landscape.	3/5
<i>B. Landscape Susceptibility Total</i>		18/25
<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.	34/50
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 National Landscape 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 there	3/5

	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)		57/90
L. Review and Comments	<p>Small-scale and medium-scale residential and small-scale employment: The parcel is assessed as having a medium sensitivity (57/90) to all development types. Upon reflection of the parcel's proximity to the South Downs National Park and valued features of the settlement pattern, trees and relationship with Norlington, the sensitivity is increased to high-medium (60/90). 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> <p>Large-scale residential: The parcel is assessed as having a medium sensitivity (57/90) to large-scale residential development, however upon</p>	

	<p>reflection this is considered to be of a very high sensitivity (74/90) due to the reasons above, considered along the increased residential typology. 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 and Summary Analysis</p>	<p>The final score for small-scale and medium-scale residential and small-scale employment is 60/90, which is of a high-medium sensitivity, such that the thresholds for significant change are low. This is due to the parcel being adjacent to the South Downs National Park and detached from the settlement pattern and its evolution in a 'triangular' form. The parcel also contains valued vegetation and there is the potential of perceived coalescence with Norlington.</p> <p>The final score for large scale residential is 74/90, which is of a very high sensitivity, such that the thresholds for significant change are very low. This is due to the same reasons as stated above, but with an increased sensitivity due to the higher density and scale of the proposed development typology.</p>	<p>Small-scale and medium-scale residential and small-scale employment: 60/90</p> <p>Large-scale residential: 74/90</p>
<p>M. 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. Built form should be reduced on the edges of the parcel, to create a soft transition into the wider landscape, with high quality development set within a new landscape framework 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 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>	

Table 63: Landscape Sensitivity Assessment for Ringmer B

Baseline Narrative		
Site Location	<p>Ringmer B</p> <p>Northern extent: The watercourse and mature vegetation and field to the north of the watercourse. Eastern extent: Fields and mature vegetation Southern extent: Lewes Road (which is also the boundary to the adjacent Landscape Character Area) and the settlement boundary of Ringmer. Western extent: Norlington Lane.</p> <p>Noting that a LAA DSS lies within the parcel, but this is covered within the DSS assessment. Noting that this parcel includes five LAA sites: 55RG, 56RG, 21RG, 57RG and 42RG.</p> 	
Representative photograph		
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. 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	With reference to Chapter 4, Ringmer's settlement pattern is broadly triangular in form, such that it broadens in width from the south-west to the north-east. The south-east edge of the parcel is adjacent to the north-west edge of Ringmer's settlement boundary. 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	3/5


	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 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 National Landscape 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	Small-scale and medium-scale residential and small-

	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 susceptibility is medium. This would be increased for large-scale residential development.	scale employment: 3/5 Large-scale residential: 4/5
G. Visual Susceptibility Total		Small-scale and medium-scale residential and small-scale employment: 14/25 Large-scale residential: 15/25
H. Visual Value		
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 National Landscape, 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. Visual Value Total		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

<p>L. Review and Comments</p>	<p>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 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 (55/90) to large-scale residential, however upon review this is considered to be more appropriate to be high-medium (60/90). 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>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score in relation to small and medium scale residential development and small-scale employment is 54/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate.</p> <p>This is due to the parcel being well located in relation to the northern edge of the settlement boundary and reflecting the north-east expansion of Ringmer. The valued features of the relationship with Broyle Side and perceived coalescence increase the sensitivity, whilst the larger scale field patterns are more able to accommodate development.</p> <p>The final score for large-scale residential is 60/90, which is a high-medium sensitivity, such that thresholds for significant change are low. This is due to the same reasons as stated above, however the higher density and increased scale of the development typology increases the sensitivity and score.</p>	<p>Small-scale and medium-scale residential and small-scale employment: 54/90</p> <p>Large-scale residential: 60/90</p>
<p>M. High Level Guidance</p>	<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. All development should ensure high quality architectural design set within a new landscape framework.</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 National 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>	
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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	With reference to Chapter 4, Ringmer's settlement pattern is broadly triangular in form, such that it broadens in width from the south-west to the north-east. The western edge of the parcel is adjacent to Ringmer's settlement boundary. The parcel therefore has a residential influence from Ringmer, including several educational land uses. The parcel contributes to the separate identities of Ringmer and Broyle Side, and prevents coalescence between 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 the same as per the other development typologies.	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 National Landscape 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 (70-90) to large-scale residential development. Upon reflection, this has been re-assessed and increased to a very high sensitivity (74-90) due to proximity to the South Downs National Park and relationship to the setting and the greater scale and density of the typology in relation to the existing settlement pattern. 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 and Summary Analysis	The final score for small and medium scale residential and small-scale employment is 70/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the proximity and inter-visibility with the South Downs National Park, the functional value of the parcel and the potential risk of perceived coalescence with Broyle Side.	Small-scale and medium-scale residential and small-scale

	<p>Development of the parcel would reflect the alignment of residential and educational land uses across Ringmer's settlement boundary.</p> <p>The final score for large-scale residential is 74/90 which is of a very high sensitivity, such that the thresholds for significant change are very low. This is due to the same reasons as stated above, with the increased sensitivity relating to the greater density and scale of the development typology, such that the sensitivity is increased.</p>	<p>employment: 70/90</p> <p>Large-scale residential: 74/90</p>
<p>M. High Level Guidance</p>	<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, in combination with ensuring high quality architectural design.</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 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>For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.</p>	

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


	<p>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.</p>	
Land Use, Scale and Pattern	<p>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.</p>	<p>Small-scale residential: 3/5 Medium-scale residential: 4/5</p>
Settlement and Identity	<p>With reference to Chapter 4, South Chailey's settlement pattern is elongated in form, consisting of a ribbon pattern of development adjacent to the A275 which extends westwards, adjacent to the Mill Lane. 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, which form the south-western settlement boundary. The parcel extends westerly in part, but the majority is broadly within the extent of the settlement pattern to the west of 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.</p>	<p>Small-scale residential: 2/5 Medium scale residential: 3/5</p>
Condition	<p>The condition of the woodland and mature vegetation appears to be good, noting that the small scale field patterns are reflective of the wider landscape and sense of time-depth.</p>	4/5
<i>B. Landscape Susceptibility Total</i>		<p>Small-scale residential: 16/25 Medium-scale residential: 18/25</p>
<i>C. Landscape Value</i>		
Designations	<p>The parcel is not covered by any statutory or local landscape designations, therefore of lower landscape value.</p>	1/5
Recreational	<p>Two public footpaths cross the southern and northern parts of the parcel, resulting in a high landscape value due to recreational value.</p>	4/5
Cultural Heritage and Association	<p>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.</p>	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: 34/50
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.	
G. Visual Susceptibility Total		11/25
H. Visual Value		
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. Visual Value Total		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: 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. 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 and Summary Analysis</p>	<p>The final score for small scale residential development is 47/90 and medium scale residential development is 49/90. These scores both represent a medium sensitivity, such that the thresholds for significant change are intermediate. This is due to the high degree of enclosure to the parcel from existing vegetation and that the parcel is well related to the settlement pattern due to following the elongated form of residential land uses adjacent to the A275.</p>	<p>Small-scale residential: 47/90</p> <p>Medium-scale residential: 49/90</p>
<p>M. High Level Guidance</p>	<p>Should development come forwards, it should be concentrated within the eastern 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 high quality architectural 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>	

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	With reference to Chapter 4, South Chailey's settlement pattern is elongated in form, consisting of a ribbon pattern of development adjacent to the A275 which extends westwards, adjacent to the Mill Lane. The parcel borders the south-east part of the settlement boundary, but has a very limited physical and visual relationship with South Chailey due to intervening mature vegetation. Development of the parcel would broaden the settlement pattern of South Chailey, extending development to the east of the A275 to a greater degree and would be inconsistent with the existing settlement pattern.	4/5
Condition	The condition of the vegetation appears to be medium, with the field pattern and form reflective of the wider landscape.	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 National Landscape, the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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 National Landscape 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 National Landscape.	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 blocks to the north and east, along with existing development to the east and the watercourse and farm buildings to the south provide natural boundaries to the parcel. The medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final Score and Summary Analysis	The final score for small-scale and medium scale residential development is 47/90 which is of a medium sensitivity, such that the thresholds for significant change are intermediate. This is due to the parcel being adjacent to part of the settlement boundary and Balneath Manor, along with a relatively high degree of enclosure to the parcel from surrounding woodlands. Development would increase the settlement scale east of the A275, like development in the northern part of South Chailey.	47/90
M. High Level Guidance	Should development come forwards, it should be concentrated within the northern and western parts of the parcel, due to the proximity to 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. 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	

	<p>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 high quality 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.</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	With reference to Chapter 4, South Chailey's settlement pattern is elongated in form, consisting of a ribbon pattern of development adjacent to the A275 which extends westwards, adjacent to the Mill Lane. The parcel has a physical and visual connection with the north-western part of South Chailey, due to being adjacent to the settlement boundary. The north-western part of South Chailey which the parcel is adjacent to, includes contemporary development such as Gradwell Park. The parcel is broadly consistent with the existing western extent of development adjacent to Mill Lane, such that the susceptibility is medium.	3/5
Condition	The condition of the hedgerow and hedgerow trees appears to be medium with a consistent pattern of geometric fields with some sense of time-depth.	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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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 National Landscape 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 National Landscape 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 medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final Score and Summary Analysis	The final score for small-scale and medium-scale residential development is 49/90 which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the parcel being well related to the north-west settlement boundary, such that development would reflect the extent of that along Mill Lane. There are sensitivities via the smaller scale field patterns which provide a sense of time depth, but the extent of surrounding vegetation provides a high degree of enclosure to the parcel.	49/90
M. High Level Guidance	Should development come forwards, it should be designed to respect and fit in with the settlement pattern. Any new development should avoid extending across the northern part of the parcel. Development should ensure high quality architectural design set within a new landscape framework. 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. Development 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. 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.	

	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 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	With reference to Chapter 4, South Chailey's settlement pattern is elongated in form, consisting of a ribbon pattern of development adjacent to the A275 which extends westwards, adjacent to the Mill Lane. The majority of the parcel is developed but adjacent to the settlement boundary. As a developed area adjacent to the A275 it reflects the settlement pattern. Intervening woodland forms the northern boundary and separation from South Street.	2/5
Condition	The condition of the woodland and mature vegetation appears to be good within the parcel, and reflect the wider tree coverage.	3/5
<i>B. Landscape Susceptibility Total</i>		11/25
<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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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.	27/50

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 National Landscape 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 unlike 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 National Landscape 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)		38/90
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 medium–low sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final Score and Summary Analysis	The final score for small-scale and medium-scale residential development is 38/90, which is of a medium-low sensitivity, such that thresholds for significant change are high. This is due to the parcel consisting of developed land, adjacent to the settlement edge and being well contained by mature vegetation, which forms a natural boundary between the parcel and South Street. Residential built form would reflect the developed character of the parcel, notwithstanding the opportunity for a higher scenic quality through high quality residential design.	38/90
M. High Level Guidance	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. 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. 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. 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. For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	

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	South Street's settlement pattern is characterised by a broadly rectangular area of residential land uses bordering the eastern side of the A275. 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 identities 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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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 National Landscape 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. Intervisibility with the South Downs National Park and High	1/5

	Weald National Landscape appeared unlikely during field work 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 and Summary Analysis	The final score for small-scale residential is 37/90 which is of a medium-low sensitivity, such that thresholds for significant change are high. This is due to the parcel being well related to South Street, reflecting development on the eastern side of the A275. The parcel is very well enclosed by woodland which lessens potential coalescence with South Chailey and where perceived it would be in the context of South Street.	37/90
M. Final score, summary analysis and high-level guidance	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. 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. 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. General guidance notes for development for the parcel should be referred to within the Lewes Landscape Character Assessment (2023) with reference to	

	<p>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 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	With reference to Chapter 4, South Street's settlement pattern is characterised by a broadly rectangular area of residential land uses, bordering the eastern side of the A275. 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, such that development to the west of the A275 would be a notable change to settlement pattern.	5/5
Condition	The condition of the mature vegetation appears to be good. Minimal boundary vegetation loss despite the intensive agricultural use, such that the pattern of fields reflects those in the surrounding landscape.	5/5
<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	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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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	29/50

	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 tranquility is lessened.	
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 'Viewscales 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	3/5

	with the High Weald National Landscape appeared unlikely, such that the parcel is not considered to form part of the visual setting.	
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)		45/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium-low sensitivity (45/90) to both these types of development. Upon reflection, medium sensitivity (46/90) is considered to be more appropriate due to the parcel being on the western side 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 change from 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 and Summary Analysis	The final score for small and medium scale residential is 46/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the extent and scale of the parcel being well related to South Street, but the location of the parcel on the western side of the A275 would be a notable change from the settlement pattern, despite existing built form within the parcel. The small to medium field patterns and vegetation cover are valued features which contribute to the sensitivity of the parcel.	46/90
M. High Level Guidance	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. 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>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 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	<p>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.</p>	4/5
Landcover	<p>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 condition appears to be high. There is average vegetation cover with some species diversity.</p>	3/5

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	With reference to Chapter 4, South Street's settlement pattern is characterised by a broadly rectangular area of residential land uses, bordering the eastern side of the A275. The parcel has some influence from South Street due to being adjacent to the eastern edge of the settlement boundary; however, this is limited by intervening mature vegetation which forms a strong vegetated edge to South Street. Therefore, the parcel has a limited settlement and human influence but is adjacent to the settlement boundary and would reflect the eastwards extent of South Street to the east of the A275.	3/5
Condition	The condition of the mature vegetation and hedgerow boundaries appear to be good, along with small scale field patterns reflective of the sense of time-depth.	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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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 'Viewscales 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 National Landscape 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.	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, 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 and Summary Analysis	The final score for small and medium scale residential development is 51/90 which is of a medium sensitivity, such that the thresholds for significant change are intermediate. This is due to the sensitivities from the field patterns and vegetation cover, whilst the parcel is well related to South Street, being on the eastern side of the A275 and well enclosed in relation to the wider landscape by established woodlands.	51/90
M. Final score, summary analysis and high-level guidance	Should development come forwards, it should be concentrated in the northern part of the parcel and adjacent to the settlement edge. High quality residential development should be set within a new landscape framework. 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. 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. For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	

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	With reference to Chapter 4, South Street's settlement pattern is characterised by a broadly rectangular area of residential land uses, bordering the eastern side of the A275. The south-eastern part of the parcel has a stronger relationship with two-storey residential development on the northern edge of South Street, within the settlement boundary. 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.	5/5
Condition	The condition of the mature vegetation and hedgerow vegetation appears to be good, with the field patterns reflecting those in the surrounding landscape and providing a sense of time-depth.	5/5
<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	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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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.	33/50

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 'Viewscape 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 National Landscape, 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)		56/90
L. Review and Comments	Small-scale and medium-scale residential: The parcel is assessed as having a medium sensitivity (56/90) to these types of development. On reflection, this has been re-assessed, with the score increased to a high-medium sensitivity (60/90). This is due to the field and vegetation patterns across the parcel and its geographic position to the north-west of South Street, such that it would be an evident change from the settlement pattern. The parcel is unlikely to accommodate development without significant adverse change. The high-medium sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final Score and Summary Guidance	The final score for small-scale and medium-scale residential development is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the parcel being on the western side of the A275, such that its development would be a noticeable change to the settlement pattern in comparison to South Street covering land to the east of the A275. The small scale fields and vegetation cover across the parcel increase the sensitivity, along with development within the parcel decreasing the extent of undeveloped land between South Street and Chailey.	60/90
M. High Level Guidance	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. 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. 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. For detailed information on an appropriate percentage mixture of development height, area and density, a Landscape and Visual Impact Assessment would be required.	

Wivelsfield Green

Table 73: Landscape Sensitivity Assessment for Wivelsfield Green A

Baseline Narrative		
Site Location	Wivelsfield Green A	
Representative photograph	<p>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.</p> 	
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	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.	3/5
Landcover	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,	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	With reference to Chapter 4, Wivelsfield Green is characterised by a generally narrow ribbon pattern of development adjacent to Green Road, except for at the eastern part of the Wivelsfield Green, where the settlement boundary extends to a greater distance to the north and south of Green Road. The southern edge of the parcel is adjacent to the settlement boundary. 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. The vegetation and field patterns are reflective of the wider landscape, increasing the condition.	5/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 19/25 Medium-scale residential: 20/25 Small-scale employment and large-scale residential: 21/25
<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 edge of the parcel, along Slugwash Lane. This results in a medium landscape value.	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)	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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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: 36/50 Medium-scale residential: 37/50 Small-scale employment and large-scale residential: 38/50
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 National Landscape 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 National Landscape 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)		<p>Small-scale residential: 59/90</p> <p>Medium-scale residential: 60/90</p> <p>Small-scale employment and large-scale residential: 61/90</p>
L. Review and Comments	<p>Small-scale: The parcel is assessed as having a medium sensitivity (59/90) to this type of development. This has been reviewed and on reflection is increased to a high-medium sensitivity (60/90). 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>Small-scale employment and medium-scale and large-scale residential: The parcel is assessed as having a high-medium sensitivity 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 and Summary Analysis	<p>The final score for small-scale, medium-scale and large scale residential, along with small-scale employment is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low.</p> <p>This is due to extent of vegetation cover across the parcel, including TPOs, the small scale field pattern and the condition of the parcel. The parcel is well related to the settlement pattern but would extend Wivelsfield northwards to a greater degree than existing land uses.</p>	<p>Small-scale residential: 60/90</p> <p>Medium-scale residential: 60/90</p> <p>Small-scale employment and large-scale residential: 60/90</p>
M. 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</p>	

	<p>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 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>	
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Table 74: Landscape Sensitivity Assessment for Wivelsfield Green B

Baseline Narrative		
Site Location	Wivelsfield Green B	
Representative photograph	<p>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.</p> 	
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
<i>A. Landscape Susceptibility</i>		
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	With reference to Chapter 4, Wivelsfield Green is characterised by a generally narrow ribbon pattern of development adjacent to Green Road, except for at the eastern part of the Wivelsfield Green, where the settlement boundary extends to a greater distance to the north and south of Green Road. The southern edge of the parcel borders part of Wivelsfield Green's settlement boundary, 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.	5/5
<i>B. Landscape Susceptibility Total</i>		Small-scale residential: 21/25 Medium and large-scale residential and small-scale employment: 22/25
<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	5/5

	Green and the clustered settlement pattern of Wivelsfield Green. As such, the landscape value is very high.	
Perception	The Landscape Character Area within which the parcel lies is considered to be within the landscape and perceptual setting of the High Weald National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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: 37/50 Medium and large-scale residential and small-scale employment: 38/50
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 are 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 National Landscape 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 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.	3/5
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 National Landscape 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: 58/90 Medium and large-scale residential and small-

		scale employment: 59/90
L. Review and Comments	<p>Small-scale residential: The parcel is assessed as having medium sensitivity (58/90) to small-scale residential development. Upon reflection, this is considered to need to increase to a high-medium sensitivity (60/90). 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 (59/90) to these types of development. Upon reflection, this is considered to need to increase to a very high sensitivity (74/90) to these types of development.. 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 and Summary Analysis	<p>The final score for small-scale residential is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. 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 sensitivities also include parkland trees, the landscape gap and the limited amount of land that would be available for development.</p> <p>The final score for medium and large-scale residential and small-scale employment is 74/90, which is very high, such that thresholds for significant change are very low. This is due to the same reasons as above, but with the greater scale of the development typologies, the sensitivity is increased.</p>	<p>Small-scale residential: 60/90</p> <p>Medium and large-scale residential and small-scale employment: 74/90</p>
M. 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>	

Table 75: Landscape Sensitivity Assessment for Wivelsfield Green C

Baseline Narrative		
Site Location	Wivelsfield Green C	
Representative photograph	<p>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.</p> 	
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	With reference to Chapter 4, Wivelsfield Green is characterised by a generally narrow ribbon pattern of development adjacent to Green Road, except for at the eastern part of the Wivelsfield Green, where the settlement boundary extends to a greater distance to the north and south of Green Road. The parcel is in close proximity to the settlement boundary. 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. The larger scale field pattern is less representative of the smaller scale field patterns in the wider landscape. 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 National Landscape, however the landscape and perceptual relationship is slightly	3/5


	reduced due to distance between the parcel and the High Weald National Landscape. There is a sense of remoteness in the northern part of the parcel due to a strong connection with the rural landscape to the 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 National Landscape 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,	4/5

	there is a high contribution to the wider landscape in terms of inter-visibility which results in a high landscape susceptibility.	
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 National Landscape 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 that inter-visibility with the South Downs National Park was unlikely, 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	

	<p>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 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 (58/90) to these types of development. Upon reflection, it is considered that this score should be increased to high-medium (60/90). 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>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score for small and medium-scale residential development is 57/90, which is of a medium sensitivity, such that the thresholds for significant change are intermediate. This is due to the parcel being related to residential land uses adjacent to the local road networks and in a part of the settlement where the overall north to south extent of residential land uses is greater, such that development could sympathetically reflect the settlement pattern. The larger scale field pattern also reduces the sensitivity.</p> <p>The final scores for large-scale residential and small scale employment are 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the same reasons as stated above, but the greater density and scale of these typologies increases the sensitivity.</p>	<p>Small-scale and medium-scale residential: 55/90</p> <p>Large-scale residential and small-scale employment: 60/90</p>
<p>M. High Level Guidance</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 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>	
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Table 76: Landscape Sensitivity Assessment for Wivelsfield Green D

Baseline Narrative		
Site Location	Wivelsfield Green D	
Representative photograph	<p>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.</p> 	
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	With reference to Chapter 4, Wivelsfield Green is characterised by a generally narrow ribbon pattern of development adjacent to Green Road, except for at the eastern part of the Wivelsfield Green, where the settlement boundary extends to a greater distance to the north and south of Green Road. There is a strong relationship with the southern settlement boundary to the east of Ditchling Road, due to low hedgerow boundaries on the northern boundary of the parcel. As such, small and medium scale 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 narrower 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	3/5

	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.	
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 National Landscape 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 (56/90) to these types of development. However, this was reviewed, and it was felt appropriate to increase the rating to a high-medium sensitivity (60/90). This is because the linear settlement pattern and green infrastructure through the parcel would be more susceptible to large-scale development. Relating to employment development, this is because the development type has potential amenity implications and would be 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 and Summary Analysis	<p>The final score for small and medium-scale residential is 54/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the parcel being well related to residential land uses and consisting of a range of field sizes such that the sense of time depth is lessened.</p> <p>The final score for small-scale employment and large-scale residential is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the same reasons as above, but with the greater density and scale of these development types, the sensitivity increases.</p>	<p>Small-scale and medium-scale residential: 54/90</p> <p>Small-scale employment and large-scale residential: 60/90</p>
M. 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>	
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Table 77: Landscape Sensitivity Assessment for Wivelsfield Green E

Baseline Narrative		
Site Location	Wivelsfield Green E	
Representative photograph	<p>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.</p> 	
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	With reference to Chapter 4, Wivelsfield Green is characterised by a generally narrow ribbon pattern of development adjacent to Green Road, except for at the eastern part of the Wivelsfield Green, where the settlement boundary extends to a greater distance to the north and south of Green Road. 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, which are within the settlement boundary. 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	1/5

	distance and within the High Weald National Landscape 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 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 (58/90) to these types of development. However, this was reviewed, and it felt appropriate to increase the rating to high-medium sensitivity (60/90) to large-scale residential development and small-scale employment development.. 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>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score for small and medium scale residential is 57/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the parcel being adjacent to part of the settlement boundary, such that it would reflect the pattern of residential land uses. The sensitivities are the field patterns and vegetation, although the parcel is well enclosed by established woodland to the south and tree belts to the east, such that there is a high degree of enclosure.</p> <p>The final score for large-scale residential and small-scale employment is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the similar sensitivities as stated above, but in addition, the scale and form of the settlement pattern would unlikely to be retained with large-scale development and employment development. These development types would not be consistent with the existing scale and use of settlement.</p>	<p>Small-scale and medium-scale residential: 57/90</p> <p>Large-scale residential and small-scale employment: 60/90</p>
<p>M. Final score, summary analysis and high-level guidance</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. 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>	

	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 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	With reference to Chapter 4, Wivelsfield Green is characterised by a generally narrow ribbon pattern of development adjacent to Green Road, except for at the eastern part of the Wivelsfield Green, where the settlement boundary extends to a greater distance to the north and south of Green Road. 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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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	3/5

	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 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 National Landscape 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	4/5

	Wivelsfield Green East and West, which increases susceptibility. Users of PRow on the western boundary have heavily screened views into the parcel, due to intervening mature vegetation. Overall, this results in high visual susceptibility.	
G. Visual Susceptibility Total		17/25
H. Visual Value		
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 National Landscape 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. Visual Value Total		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 (56/90) to small-scale residential development. Upon reflection, this is reviewed to be high-medium (60/90). 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 (56/90) to these types of development. However, this was reviewed, and it felt appropriate to increase the rating to very high sensitivity (74-90) to these types of development.. 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 and Summary Analysis</p>	<p>The final score for small-scale residential development is 60/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the 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.</p> <p>The final score for medium and large scale residential and small employment is 74/90 which is of a very high sensitivity, such that thresholds for significant change are very low. This is due to the same reasons as stated above, but with the increased scale of the development typologies.</p>	<p>Small-scale residential: 60/90</p> <p>Medium-scale and large-scale residential and small-employment: 74/90</p>
<p>M. High Level Guidance</p>	<p>Should small-scale residential development come forwards, this should be focused within the south-east part of the parcel, between the school and Hundred Acre Lane, or in the north-west part of the parcel, adjacent to residential land uses, 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>	

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	<p>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.</p>	4/5
Landcover	<p>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</p>	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	With reference to Chapter 4, Wivelsfield Green is characterised by a generally narrow ribbon pattern of development adjacent to Green Road, except for at the eastern part of the Wivelsfield Green, where the settlement boundary extends to a greater distance to the north and south of Green Road. The north-western and northern part of the parcel has a relationship with the settlement boundary of Wivelsfield Green, due to a low hedgerow boundary and rising landform away from the settlement. The form and scale of the parcel would also reflect that of residential land in the eastern part of Wivelsfield Green, where the scale of the residential land uses are greater than in the western part of 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, the larger scale field pattern is less representative of the wider field patterns.	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 National Landscape, however the landscape and perceptual relationship is slightly reduced due to distance between the parcel and the High Weald National Landscape. 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)	In summary, the indicators of higher landscape sensitivity are the landform and topography, along with the relationship with the settlement pattern. The indicators of lower landscape sensitivity are the larger scale field patterns, which have weakened the sense of time depth, no recreational value and existing perception of residential land uses adjacent to the parcel.	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 National Landscape 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 National Landscape 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-

		<p>scale residential: 45/90</p> <p>Large-scale residential and small-scale employment: 47/90</p>
<p>L. Review and Comments</p>	<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>	
<p>M. Final Score and Summary Analysis</p>	<p>The final score for small-scale and medium scale residential development is 45/90, which is of a medium-low sensitivity, such that thresholds for significant change are high. This is due to the parcel consisting of larger scale fields, which are less representative of the sense of time-depth, and more able to accommodate change. The northern part of the parcel is also perceived in part in the context of the settlement pattern, in comparison to the increased rural perception across the southern part of the parcel. There is therefore a high level of scenic quality in the southern part of the parcel, but this is considered alongside no apparent reference to the view in published studies, literature and art, and limited visibility due to enclosure from mature vegetation.</p> <p>The final score for large-scale residential and small-scale employment is 47/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the same reasons as above, but the larger footprints and requirements of these development types increase the sensitivity.</p>	<p>Small-scale and medium-scale residential: 45/90</p> <p>Large-scale residential and small-scale employment: 47/90</p>
<p>M. High-level guidance</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. 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>	
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Edge of Haywards Heath

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

Baseline Narrative		
Site Location	Edge of Haywards Heath A	
Representative photograph	<p>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.</p> <p>Noting that this parcel includes one LAA site: 17WV.</p> 	
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	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.	4/5
Landcover	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	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	With reference to Chapter 4, Hayward Heath's settlement pattern has expanded to the south of the A272 at Sandrocks, Foxhill (Spring Bank) and to the east of Hurstwood Lane, such that residential land uses border the district boundary along parts of the B2112 and at Greenhill Park. Surrounding woodland blocks physically separate the parcel from the settlement boundary. 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 National Landscape 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:

		<p>63/90</p> <p>Medium-scale residential: 64/90</p> <p>Large-scale residential and small-scale and large-scale employment: 65/90</p>
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 high-medium 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.</p> <p>Medium-scale and large-scale residential and small-scale and large-scale employment: The parcel is assessed as having a high-medium sensitivity to change. On review, this has been increased to 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 and Summary Analysis	<p>The final score for small-scale residential development is 63/90, which is of a high-medium sensitivity, such that thresholds for significant change are low. This is due to the parkland character of the parcel, the extent of vegetation and the very high condition. There are residential land uses within the parcel, such that there may be a limited ability for new small-scale residential development.</p> <p>The final score for the medium and large-scale residential and small and large scale employment types is very high. This is due to the same reasons as above, but the additional scale and density of the development typologies increases the sensitivity.</p>	<p>Small-scale residential: 63/90</p> <p>Medium-scale and large-scale residential and small-scale and large-scale employment: 74/90</p>
M. 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>High quality architectural 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> <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 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
<i>A. Landscape Susceptibility</i>		
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	<p>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.</p>	4/5
Land Use, Scale and Pattern	<p>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.</p>	<p>Small-scale residential and employment and medium-scale residential: 3/5</p> <p>Large-scale residential and employment: 5/5</p>
Settlement and Identity	<p>With reference to Chapter 4, Hayward Heath's settlement pattern has expanded to the south of the A272 at Sandrocks, Foxhill (Spring Bank) and to the east of Hurstwood Lane, such that residential land uses border the district boundary along parts of the B2112 and at Greenhill Park. 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.</p>	<p>Small, medium and large-scale residential development: 3/5</p> <p>Small-scale and large-scale employment development: 5/5</p>
Condition	<p>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 along with a larger scale field pattern which is not reflective of the smaller scale fields in the wider landscape. This results in a medium susceptibility to change.</p>	3/5
<i>B. Landscape Susceptibility Total</i>		<p>Small-scale and medium-scale residential: 18/25</p> <p>Large-scale residential: 20/25</p> <p>Small-scale employment: 21/25</p> <p>Large-scale employment: 22/25</p>

<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 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.	3/5
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, 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 National Landscape 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	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. Small-scale and large-scale residential and small-scale and large-scale employment: The parcel is assessed as having a medium sensitivity to these development types. Upon reflection, the sensitivity for these development typologies has been re-assessed and increased to a high-medium sensitivity. 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 and Summary Analysis	The final score for small and medium scale residential is 52/90, which is of a medium sensitivity, such that the thresholds for significant change are intermediate. This is due to the larger scale field pattern being more able to accommodate change and that the parcel is well related to residential development to the north. There is also a high degree of enclosure to the parcel due to the extent woodland to the east, although there is a higher inter-visibility to the south of the parcel due to the valley landform.	Small-scale and medium-scale residential: 52/90 Large-scale residential and small-scale and

	<p>The final score for large-scale residential and small-scale and large scale employment is 60/90, which is of a high-medium sensitivity. This is due to the same reasons as above, but the greater scale and density and building footprints in relation to the sloping landform and vegetation patterns across the Site increases the sensitivity.</p>	<p>large-scale employment: 60/90</p>
<p>M. High-level guidance</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. 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 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>	

Edge of Burgess Hill

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

Baseline Narrative		
Site Location	Edge of Burgess Hill A	
Representative photograph	<p>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.</p> <p>Noting that this parcel includes one LAA site: 06WV.</p> 	
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	With reference to Chapter 4, Burgess Hill, the settlement pattern across the northern part of Burgess Hill is characterised by a tapered form, which extends northwards adjacent to the railway line, whilst also becoming narrower, such that residential land uses are well enclosed by surrounding woodland. 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 National Landscape 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-visibility, there are no designations associated with the parcel and there is no apparent reference to published studies, literature or art.	16/40

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 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 as having a medium sensitivity (59/90). Upon reflection, this has been re-assessed and the sensitivity for these development typologies is considered to be high-medium (60/90). 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: The parcel is assessed as having a high-medium (61/90) sensitivity. Upon reflection, this has been re-assessed and the sensitivity for these development typologies is considered to be very high (74-90). 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 and Summary Analysis	<p>The final score for small-scale residential development is 57/90, which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the small scale field pattern and density of woodland, whilst the parcel is well related to residential land uses and contains built form adjacent to Theobalds Road. The sensitivities also include the elevated position of the parcel within the landscape.</p> <p>The final score for medium-scale residential and small-scale employment is 60/90, which is of a high-medium sensitivity, such that the thresholds for</p>	Small-scale residential: 57/90 Medium-scale residential and small-scale

	<p>significant change are low. The final score for Large-scale residential and employment is 74/90, which is of a very high sensitivity, such that the thresholds for significant change are very low. This is due to the same reasons as above, but with the increased scale, density and requirements for developable areas within the parcel, the sensitivity is increased.</p>	<p>employment: 60/90</p> <p>Large-scale residential and employment: 74/90</p>
<p>M. High Level Guidance</p>	<p>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.</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. 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>	

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	With reference to Chapter 4, Burgess Hill, the settlement pattern across the northern part of Burgess Hill is characterised by a tapered form, which extends northwards adjacent to the railway line, whilst also becoming narrower, such that residential land uses are well enclosed by surrounding woodland. 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 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 tranquility. 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 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 National Landscape 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 (49/90) to small-scale employment development. Upon reflection, this has been re-assessed and increased to a high-medium sensitivity (60-73), which 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</p>	

	sensitivity to change for the parcel is considered an appropriate conclusion in landscape and visual terms.	
M. Final Score and Summary Analysis	<p>The final score for small and medium scale residential is 47/90 which is of a medium sensitivity, such that thresholds for significant change are intermediate. This is due to the parcel being well related to residential land uses, and the density and extent of boundary vegetation which provides a high degree of enclosure. However, the sensitivities within the Site include TPO vegetation and the field patterns.</p> <p>The final score for small-scale employment is 60/90 which is of a high-medium sensitivity, such that the thresholds for significant change are low. This is due to the same reasons as above, but with the potential for larger building footprints or areas of external parking the sensitivity is increases, particularly given the residential context and that the parcel forms a transition to the wider rural landscape.</p>	<p>Small-scale and medium-scale residential: 47/90</p> <p>Small-scale employment: 60/90</p>
M. 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 should be concentrated on the western side of the parcel, ensuring high quality architectural design to reflect the more valued architectural buildings in the areas. 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>	

7. Cumulative Assessment

7.1 As set out in the introduction, the LSA includes a cumulative assessment of residential development at seven settlements within the district, all of which are outside of the South Downs National Park. With reference to the following extract of **Figure 20**, the sites included in the cumulative assessment are:

- 67RG: Land at Howells Bank Farm, Broyle Lane;
- 19HY: Land north of Cooksbridge;
- 11EC: Land in between Plumpton Green and South Chailey;
- 31PL: Land west of Station Road, Plumpton Green;
- 15HY: Land at Springles Farm;
- 68RG: Land west of A26; and
- 51RG: Land north of Ringmer.

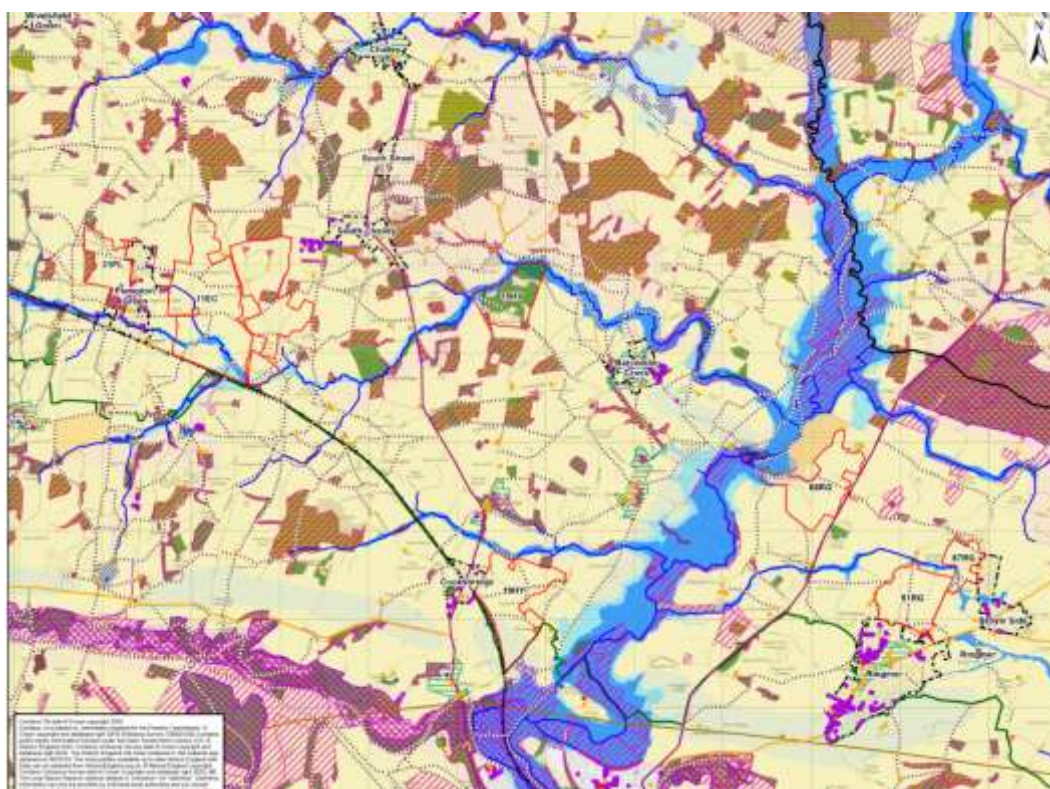


Figure 7-1: Extract of Figure 20 illustrating the location of the cumulative assessment sites.

The Cumulative Sites

7.2 For ease of reference, the following table summarises the landscape and visual conclusions for the LSA sites included in the cumulative assessment. Reference has also been made to the LDC Landscape and Visual Appraisal which assessed 68RG and its sensitivity.

Table 84: Cumulative Site Landscape Sensitivity Summary

Cumulative Site	Landscape and Visual Summary	Landscape Sensitivity
11EC	Medium-scale and large-scale field enclosures which are divided by hedgerows, linear tree belts and watercourses. Land use is predominantly grazing pasture. High number	Very High

Cumulative Site	Landscape and Visual Summary	Landscape Sensitivity
	of visual 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.	
15HY	Not included – see below	
19HY	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. A medium number of receptors in the local landscape and further afield have views of 19HY, including from elevated land in the South Downs National Park. Visual influence of settlement and movement on visual scenic quality.	High-medium
31PL	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. High inter-visibility with residential and recreational receptors.	High-Medium
51RG	Medium and large-scale fields, which are divided by hedgerows and mature trees. Land use is agricultural. Visible connection between the Site and the South Downs National Park, seen as part of the separation between Ringmer and Broyle Side.	Medium
67 RG	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. A high degree of scenic quality provided by the existing strong landscape framework and relationship with the South Downs National Park. Limited inter-visibility, lack of visual designations and high levels of enclosure provided by vegetation.	Medium
68RG	The Site consists of gently rolling low lying agricultural land across the central and southern parts of the Site, with a more elevated area across the north-east part of the Site. The Site consists of a mixture of small, medium and large-scale fields, which are divided by ditches, hedgerows and mature trees. There are open views across the Site and longer distance views to the South Downs National Park.	High-medium

- 7.3 15HY was not included in the LSA nor LLVA and therefore a high-level review of its landscape and visual features and landscape sensitivity has been undertaken, using the LSA methodology.
- 7.4 15HY is an operational chicken farm, located approximately equidistant between South Chailey and Barcombe Cross between the Bevern Stream and Deadmantree Hill Road.
- 7.5 15HY is situated across undulating landform, which rises from the northern edge of 15HY, at around 15m AOD, to around 32m AOD in the southern part of 15HY, before falling back towards 25m AOD at the southern edge of 15HY. 15HY is set within a woodland. There are seven, large scale, rectangular hen houses located in clearings within the woodland. A PRoW crosses the southern part of 15HY. Due to being situated across rising land, the vegetated boundaries of 15HY are visible from PRoW across the lower plains, along with close range views from the PRoW across 15HY and Deadmantree Hill Road. The density of surrounding woodland limits wider visibility from the plains.
- 7.6 The indicators of higher susceptibility are the sloping landform and woodland. The PRoW provides recreational value, and whilst 15HY is not covered by any landscape designations, the woodland is representative of the published landscape character areas. The generally short-range visibility lowers the visual value and susceptibility. The sensitivity is assessed as high due to the undulating landform.

Cumulative Effects

- 7.7 The following section sets out an assessment of the likely significant adverse cumulative effects in relation to settlement pattern, landscape character and the South Downs National Park.

Cumulative Effects to Settlement Pattern

- 7.8 Sites 31PL, 11EC, 19HY, 51RG and 67RG are assessed in relation to their respective settlements. Sites 68RG and 15HY are not assessed as they are not in proximity to a settlement.

Plumpton Green

- 7.9 Plumpton Green has a ribbon settlement pattern, extending north to south for c.1km adjacent to Station Road, between the London to Lewes railway line (forming the southern edge of Plumpton Green) and residential land uses forming the north edge of the settlement. Residential land uses extend up to c.490m across the southern part of Plumpton on a west to east alignment, reducing to c.130m across the central part of Plumpton, such that residential land uses are predominantly to the east of Station Road.
- 7.10 31PL would potentially extend residential land use up to c.500m to the west of Plumpton Green. Whilst the northern and southern extents of 31PL would reflect those of the existing settlement pattern, the increased scale and extent to the west of Station Road would result in a pronounced change to the settlement pattern and a high impact, with likely significant adverse effect.
- 7.11 11EC is located to the east of Plumpton Green, extending for c.1.6km on a west to east alignment. The southern edge of 11EC would reflect the existing settlement pattern at Plumpton, being adjacent to, and defined by, the London to Lewes railway line, whilst the northern edge of 11EC would extend beyond Plumpton. The scale of 11EC would result in a pronounced change to Plumpton's settlement pattern and a very high impact with a resulting likely significant adverse effect.
- 7.12 The combined change arising from both 31PL and 11EC would similarly lead to pronounced change to the west and east of Plumpton, resulting in very high level of impact, with significant adverse cumulative effects considered likely.

Cooksbridge

- 7.13 Cooksbridge is located in the central northern part of the district. Its settlement boundary covers a small area of residential, educational and employment land uses adjacent to the A275 and to the north and south of the London to Lewes railway line.
- 7.14 To the north of the railway line, employment land uses extend up to c.190m to the west of the A275, to border a row of residential properties adjacent to Chatfield Close. This north-west part of Cooksbridge is triangular in form. To the east of the A275, the extent of educational and residential land uses results in a broadly rectangular settlement pattern, extending up to c.175m to the east of the A275.
- 7.15 To the south of the railway line, there is a linear pattern of detached residential properties set within well vegetated grounds, divided by Beechwood Lane, extending up to c.70m to the west of the A275. Residential land uses also extend up to c.155m to the east of the A275, via contemporary two storey properties adjacent to Malthouse Way, such that they are broadly on the same north to south alignment as residential land uses to the north of the railway line.
- 7.16 19HY would extend Cooksbridge c.850m south-eastwards, to border Hamsey and part of the SDNP, effectively doubling the north-west to south-east scale of Cooksbridge. The southern extent of 19HY would border the railway line, reflecting residential land uses in Cooksbridge.
- 7.17 19HY would extend Cooksbridge c.370m to the north of Hamsey Lane, effectively doubling the south-west to north-east scale of Cooksbridge. Beyond the change in land use, there would be alteration to the small to medium field patterns, with loss of field boundary hedgerows and individual trees, alteration to undulating landform and enclosure to the PRoW crossing 19HY.
- 7.18 There would be a change from the clustered and very small-scale settlement pattern to the north and south of the railway line, to one of an elongated settlement, extending north-west to south-east, between the railway line and the tributary of the River Ouse.
- 7.19 The increased scale of residential development from 11HY and 19HY would be a substantial change from the historic settlement pattern, with potential coalescence with Hamsey and North End Lane.
- 7.20 The perceived sense of approaching Cooksbridge from along the A275 would remain similar due to the proximity and form of the existing settlement pattern. On approaching Cooksbridge from the east, the cumulative effect would be the perception of Cooksbridge once past the railway line, as opposed to the intervening arable fields adjacent to Hamsey Lane.

- 7.21 Due to the scale and extent of the cumulative residential land uses, the impact to the settlement form would be very high, resulting in a likely significant effect.
- 7.22 No in-combination significant effects are predicted due to the distance between Cooksbridge and surrounding settlements.

Ringmer

- 7.23 Ringmer's settlement pattern is broadly triangular in form, such that it broadens in width from the south-west to the north-east. The settlement boundary covers residential properties adjacent to the B2192, New Road and the South Downs National Park in the south-west part of Ringmer and extends mainly to the south of the B2192 across the central part of Ringmer, before widening to a similar extent to the north and south of the B2192.
- 7.24 51RG would extend Ringmer's settlement northwards by c.760m, adjacent to Norlington Lane (with potential merging) and to within c.250m of residential land uses at the western edge of Broyle Side, in comparison to the c.650m of intervening fields.
- 7.25 The west to east extent of development across the Site would be c.900m, such that it would form the widest part of Ringmer, with near continuous residential development between Norlington Lane and the B2192. Beyond the change in land use, alteration to the field and vegetation patterns would be low due to 51RG consisting of larger scale fields.
- 7.26 There would be enclosure to PRoW across 51RG and alteration to the field boundary vegetation, including individual trees within the fields, as well as the perception of the change in land use from the surrounding landscape. This would result in a northwards expansion of Ringmer, with resulting reductions in the intervening distances between Broyle Side and Little Norlington, representing a degree of perceived coalescence between the settlements.
- 7.27 The cumulative impact would be high with likely significant adverse effects. In-combination effect with 67RG would be the potential for actual and perceived merging with Broyle Side, resulting in a very high impact and likely significant adverse effects.

Broyle Side

- 7.28 Broyle Side has a broadly rectangular settlement pattern adjacent to Broyle Lane, to the north of the B2192 and a more clustered, but small scale settlement boundary to the south of the B2192. Residential land uses are predominantly located to the east of Broyle Lane, extending up to c.180m from the lane, in comparison to up to c.50m to the west of the lane in proximity to 67RG.
- 7.29 67RG would extend Broyle Side's settlement pattern north-west by up to c.415m from Broyle Lane and to within 60m of residential land uses at Little Norlington. Development would enclose two PRoW across the site, and result in alteration to the smaller scale field patterns, hedgerows and vegetation bordering the watercourses.
- 7.30 The resulting impact would be high with likely significant adverse effects. In combination with 51RG, there would be the potential for actual and perceived merging with Broyle Side, resulting in a very high level of impact and likely significant adverse effects.

Cumulative Effects to Landscape Character Areas

- 7.31 The following table sets out which published assessments cover the respective cumulative sites. Information on the published landscape character areas is set out in the previous chapters.

Table 85: Cumulative Sites and Character Areas

Cumulative Site	National Character Area 121: The Low Weald	East Sussex LCA 14: The Low Weald	LDC LLCA C1: Wivelsfield, Newick and Chailey Western Low Weald	LDC LLCA C2: Barcombe, Plumpton and Cooksbridge Western Low Weald
11EC	Yes	Yes		Yes

Cumulative Site	National Character Area 121: The Low Weald	East Sussex LCA 14: The Low Weald	LDC LLCA C1: Wivelsfield, Newick and Chailey Western Low Weald	LDC LLCA C2: Barcombe, Plumpton and Cooksbridge Western Low Weald
15HY	Yes	Yes	Yes	
19HY	Yes	Yes		Yes
31PL	Yes	Yes		Yes
67 RG	Yes	Yes		Yes
51RG	Yes	Yes		Yes
68 RG	Yes	Yes		Yes

- 7.32 From the above table, all of the cumulative sites are within NCA 121: The Low Weald. The cumulative impacts would be the increase in residential land use and localised reduction in fields bordering the settlements, reflecting the pattern of settlement expansion adjacent to the main road networks across the NCA, including the railway line in respect of Cooksbridge and Plumpton Green. The adverse cumulative impacts to the key characteristics would relate to the change from arable farming to residential land uses and an increase in the urban influences locally to the settlements. With the cumulative impact located around the boundaries of NCA 121 and at existing settlements, the wider pastoral character across NCA 121 would remain. The scale and extent of the potential allocation sites relation to the wider geographic area of NCA 121 would result in a low impact and significant in-combination effects are not likely.
- 7.33 All of the cumulative sites are within LCA 14: The Low Weald. The cumulative impact would be an increase in the settlement scale and urbanisation across Cooksbridge, Ringmer and Broyle Side in the south-east part of LCA 14. Plumpton Green would increase in size to the north of the London to Lewes railway line, like Cooksbridge, such that in combination with the rail corridor, the urban pattern of development along its alignment would increase. The cumulative increase in the settlements would result in the perceived coalescence of Plumpton Green with South Chailey, as well as Ringmer with Broyle Side. This would result in a notable increase in the developed character of the southern part of the LCA and a medium impact, with resulting likely significant adverse effects.
- 7.34 There would be no cumulative effects to LLCA C1, as only one of the cumulative sites is located within its geographic area.
- 7.35 The remainder of the cumulative sites are located in LLCA C2. Although in separate geographic parts of LLCA C2, the in-combination cumulative impacts would increase the scale of residential land uses around the settlements, with a reduction in the stated key characteristics of pasture and arable land uses in the southern and eastern parts of the LLCA. The increase in the scale of the settlements would be perceived locally, whilst the density of surrounding woodlands and undulating landform would contain the influence of the potential allocation sites across the remainder of LLCA C2. The in-combination effects would alter the change in land uses within this part of LLCA C2. Cumulative development would also reduce the amount of undeveloped land in the setting of the South Downs National Park, for which the LLCA is stated as forming part of the visual, landscape and perceived setting of the designated landscape. Therefore, the in-combination impacts would be high with a likelihood for significant in-combination effects.

Cumulative Effects to the South Downs National Park

- 7.36 Plumpton Green, Ringmer, Broyle Side and Cooksbridge are located on the north-east side of the South Downs National Park and scarp slope.

- 7.37 As set out above for the district landscape character areas, their in-combination effects would be perceived from elevated land across the scarp slope.
- 7.38 The in-combination impacts would increase the amount of residential land uses directly bordering parts of the South Downs National Landscape, with perceived coalescence at Plumpton Green and South Chailey, Cooksbridge and Hamsey and Ringmer and Broyle Side.
- 7.39 Although there would be no physical changes the landscape elements within the South Downs National Park, the increased perception of residential land uses and a more developed setting would be noticeable. The in-combination impacts would be medium, resulting in the likelihood of significant adverse effects.

Appendix A Assessment Criteria

Landscape Sensitivity

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

Landscape Susceptibility

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

Natural (Landform and Hydrology)

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

Natural (Land Cover - Flora and Fauna)

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

Land Use, Scale and Pattern

Feature	Lower Susceptibility ← Higher Susceptibility				
Land Use, Scale and Pattern	<i>High degree of human activity, developed, engineered or damaged land, with a very weak structure or lower agricultural classification. May be large scale</i>	<i>Partly developed with some human activity, weak landscape structure or lower agricultural classification. May be large to medium scale</i>	<i>Intensively managed agricultural land, monoculture or commercial forests, mid-range agricultural land classification. May be medium scale</i>	<i>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</i>	<i>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</i>
Score	1	2	3	4	5

Settlement and Identity

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

	<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

7.42 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	← Higher Value →				
Feature	Lower Value				Higher Value
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	← Higher Value →				
Feature	Lower Value				Higher Value
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 National Landscape or National Park with no detracting features</i>
Score	1	2	3	4	5

Visual Sensitivity

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

Visual Susceptibility

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

General Visibility

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

Visual Scenic Quality

Feature	Lower Susceptibility ← Higher Susceptibility				
Scenic Quality	<i>Very high influence from development which is visually intrusive and detracting with substantial movement</i>	<i>High influence from development such that the composition of the view is of a low scenic quality with a high degree of movement</i>	<i>Moderate influence from development such that the composition of the view is of average quality with some movement</i>	<i>Limited influence from development such that the composition of the view is of high scenic quality with limited movement</i>	<i>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</i>
Score	1	2	3	4	5

Visual - inter-visibility

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

Visual – Typical Receptors

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

Visual Value

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

Designations

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

		<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

Cumulative Assessment Methodology

- 7.1 The cumulative assessment is based upon the likelihood of significant effects from their combined development to their settlement pattern, landscape character and the South Downs National Park.
- 7.2 The Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), defines cumulative effects as those that result from:
- “additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.”*
- 7.3 Cumulative impacts are also noted within Natural England’s ‘An approach to landscape sensitivity assessment’ as a consideration which can inform place based decisions.
- 7.4 GLVIA 3 sets out many different types of cumulative assessments. For the purposes of this assessment, two cumulative assessment scenarios are undertaken:
- On a settlement by settlement basis; and
 - In combination with other settlements, where settlements are covered by the same published landscape character areas, are in close proximity to one another, or in similar proximity to the South Downs National Park.

Assumptions and Limitations

- 7.5 GLVIA 3 sets out that cumulative assessments are required to be reasonable and proportionate to the nature of what is being considered. Due to the high level nature of the cumulative assessment a precautionary approach has been undertaken based upon the following assumptions and limitations:
- The cumulative assessment is based upon the principle of new residential development across all of the potential allocation sites;
 - The construction phase is not considered as this a temporary in duration;
 - No specific residential or mixed use layouts are assessed, nor any approved or submitted planning applications, nor promotional material by site developers;
 - The residential assessment is based upon two and three storey dwellings ranging up to 12m in height and at a density of 40 dwellings per hectare. The residential layout is assumed to have gardens, internal roads and parking and open space requirements, general street planting and lighting. The existing boundary vegetation is assumed to be retained, but no specific or additional design and mitigation measures are accounted for;
 - The mixed use assessment is based upon small-scale office, light industry or small sheds, with a maximum height of 12m, along with external areas of hardstanding;
 - The residential and mixed use assessments are undertaken for the year 1 of operation phase, i.e. when built out and occupied. The assessment is based upon a winter season, when deciduous vegetation is not in leaf. No account for the established of any new planting or vegetation being in leaf has been undertaken;
 - The fieldwork was undertaken from publicly accessible locations only. Where sites were not publicly accessible, professional judgements have been made based upon access to the nearest publicly accessible location and reviews of on-line mapping;
 - The cumulative assessment does not address the development potential of the Sites (i.e., the quantum and mix of future development) nor the detailed Agricultural Land Classifications (ALC);
 - The cumulative assessment identifies broad visual receptor groups (‘people with a view’) and does not undertake a specific visual assessment;
 - The cumulative assessment draws from a number of published landscape documents (set out below) but does not replicate this information in its entirety. Therefore, the cumulative assessment should be read alongside other relevant studies; and

- The landscape effects at the site and local scales are not assessed as these would most likely be significant due to the change in land use, which is common for undeveloped land becoming a residential area. It is noted that some of the urban sites provide the opportunity for beneficial change to the townscape via the replacement of existing built form and in this respect they may result in the potential for beneficial significant effects at the site and local scale. These conclusions would be determined via Landscape and Visual Impact Assessments accompanying planning applications.
- 7.6 The above assumptions and limitations are required as the full range of landscape, townscape and visual impacts cannot be defined at this stage because the development details are not known and the development of all the potential allocation sites is still hypothetical.
- 7.7 The cumulative assessment does therefore not constitute a full LVIA for each potential allocation site, nor their respective cumulative effects. This level of assessment is expected to be provided as part of future planning applications.

Cumulative Assessment Methodology Guidelines

- 7.8 The cumulative assessment is based upon the following published guidance:
- GLVIA 3;
 - An approach to landscape sensitivity assessment – Natural England;
 - Assessing Landscape Value Outside National Designations - Landscape Institute Technical Guidance Note 02/21 (2021); and
 - Notes and Clarifications on aspects of the GLVIA 3 – Landscape Institute Technical Guidance Note 2024-01 (2024)¹⁸.
- 7.9 The following information has been reviewed, which should be referred to where necessary for further detail:
- South Downs National Park Management Plan;
 - South Downs National Park Landscape Character Assessment;
 - South Downs National Park: View Characterisation and Analysis;
 - South Downs National Park Settlement Boundary Review¹⁹;
 - LDC and South Downs National Park Authority Landscape Capacity Study;
 - LDC Land Availability Assessment;
 - LDC Landscape Sensitivity Assessment;
 - LDC Landscape Character Assessment;
 - LDC Landscape and Visual Appraisal;
 - Natural England National Character Areas 121: Low Weald comprising the north of the district and NCA 125: South Downs comprising the south of the district;
 - East Sussex County Landscape Character Assessment;
 - West Sussex County Landscape Character Assessment;
 - Lewes Landscape Character Assessment;
 - Conservation Area Appraisals;
 - The Sussex Historic Landscape Characterisation and historic mapping; and

¹⁸ Landscape Institute (2024), Technical Guidance Note 2024-01: Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA 3). [online] Available at: <https://www.landscapeinstitute.org/technical-resource/notes-and-clarifications-on-aspects-of-the-3rd-edition-guidelines-on-landscape-and-visual-impact-assessment-glvia3-litgn-2024-01/#:~:text=This%20document%20LITGN-2024-01%20published%20August%202024%2C%20provides%20a,Guidelines%20on%20Landscape%20and%20Visual%20Impact%20Assessment%20%28GLVIA3%29.>

¹⁹ South Downs National Park. *Settlement Boundary Review: 2017 Update*. [online] Available at: https://www.southdowns.gov.uk/wp-content/uploads/2017/02/Settlement-boundaries-main-paper-and-Appendix-1_2-low-res.pdf

- Seaford Neighbourhood Plan Statement of Seaford's Local Landscape Character and Views²⁰

Cumulative Assessment Methodology

7.10 The following stages are undertaken for the cumulative assessment.

Stage 1: Settlement Pattern Review

7.11 The South Downs National Park Settlement Boundary Review defines settlement boundaries as:

“a spatial planning tool used to direct development to the most sustainable locations while protecting the character of the countryside, villages and towns and preventing the actual or perceived coalescence of settlements.”

7.12 A high level baseline review of the historic evolution of each of the settlements is set out, in order to understand how the settlement has evolved spatially. This information is used to inform judgements on the potential effect to the settlement boundary from the potential allocation sites, e.g. whether they reflect existing patterns of development or would result in notable changes to the spatial form of a settlement.

7.13 The sensitivity of the settlement pattern is assessed using the following criteria

Table 86: Settlement Pattern Sensitivity

Impact	Description
Very High	The settlement may be small in scale and/or with a high degree of evidence of the historic evolution or sense of time-depth. Defined boundaries limit the ability for settlement expansion to be integrated into the settlement pattern.
High	The settlement may be small in scale and/or with evidence of the historic evolution or sense of time-depth. Boundaries may limit the ability for settlement expansion to be integrated into the existing settlement pattern.
Medium	The settlement may be of a moderate scale and/or with limited evidence of historic evolution or sense of time-depth. More irregular boundaries may enable settlement expansion to be integrated more readily into the existing settlement pattern.
Low	The settlement may be large in scale and/or with limited evidence of historic evolution or sense of time-depth. Irregular boundaries enable settlement expansion to be integrated into the existing settlement pattern.
Very Low	The settlement may be large in scale and or with limited evidence of historic evolution or sense of time-depth. Irregular boundaries enable settlement expansion to be well integrated into the existing settlement pattern.

Stage 2 Landscape and Visual Baseline Summary

7.14 A high level review of the landscape and visual character of the potential allocation sites is undertaken. This is to enable a summary of key landscape features which may be shared across the potential allocation sites.

Stage 3: Relationship to Published Landscape Character Assessments

7.15 A high level summary of the published landscape character assessments which cover the potential allocation sites is then undertaken to establish how representative, or not, the potential allocation sites are to stated key characteristics and features of the landscape. Relevant stated *‘forces for change’* are also identified.

Stage 4: Landscape Sensitivity

7.16 A high level review of the key landscape or townscape features of each of the potential allocation site is set out, along with a high level summary of the key visual receptors. The purpose of this review is to

²⁰ Seaford District Council [online] Available at: <https://www.seafordtowncouncil.gov.uk/wp-content/uploads/2019/09/5-Landscape-Character-Views-FINAL.pdf>

identify whether the potential allocation sites have similar landscape features or not, their topographic situation in the landscape and whether they are covered by any landscape designations.

7.17 The landscape sensitivity of the potential allocation sites has been derived mostly from the conclusions of the LLSA. If a potential allocation site is not covered by the LLSA, then a high level assessment based upon the same LLSA methodology has been undertaken (assessing value and susceptibility) to establish the following sensitivity criteria.

Table 87 Landscape and Visual Sensitivity Definitions

Sensitivity Rating	Description
Very High	Landscape and / or visual characteristics of the landscape are 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. Thresholds for significant change are very low.
High - medium	Landscape and / or visual characteristics of the landscape are susceptible to change and / or its values are high. 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. Thresholds for significant change are low.
Medium	Landscape and / or visual characteristics of the landscape are susceptible to change and / or its values are medium and the Site 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.
Medium - low	Landscape and / or visual characteristics of the landscape are resilient and of medium-low susceptibility to change and values and the Site can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects. Thresholds for significant change are high.
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 can accommodate the relevant type of development without significant adverse landscape or visual change. Thresholds for significant change are very high.

Stage 5: Relationship to the South Downs National Park

7.18 The potential allocation sites are then assessed in respect of their relationship to the South Downs National Park, specifically the setting of the designated landscape, given that none of the potential allocation sites are within the South Downs National Landscape. There is no defined geographic area which forms the setting of the South Downs National Park; however, for the following criteria have been considered to establish whether potential allocation sites are within the setting of the South Downs National Park or not:

- Inter-visibility – whereby if there is inter-visibility between potential allocation sites and the South Downs National Park, then it may be considered to be within the setting;
- Landscape character – whereby if a potential allocation site has 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; and
- Perception – whereby a potential allocation 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.

7.19 The South Downs National Park is assessed as being of very high sensitivity.

Stage 5: Potential Impacts and Effects

7.20 The potential likelihood for significant effects at each of the settlements is assessed in relation to the following factors:

- Settlement pattern;
- Landscape Character; and
- The South Downs National Park.

7.21 In addition, the potential for cumulative effects resulting from one or more settlements on published landscape character areas and the South Downs National Park is also assessed.

7.22 The following specific assessment criteria have been used for the cumulative assessment to assess the likely impact (change).

Settlement Pattern

7.23 The impact is assessed using the following criteria:

Table 88: Settlement Pattern Impact Criteria

Impact	Description
Very High	There would be a pronounced alteration to the settlement pattern and / or likely coalescence with neighbouring settlements.
High	There would be a noticeable alteration to the settlement pattern, but no risk of coalescence with neighbouring settlements.
Medium	There would be partial alteration to the settlement pattern and no risk of coalescence with neighbouring settlements.
Low	There would be limited alteration to the settlement pattern and no risk of coalescence with neighbouring settlements.
Very Low	There would be very limited alteration to the settlement pattern and no risk of coalescence with neighbouring settlements.

Landscape Character

7.24 Following the baseline review of the relevant published landscape character assessments, a cumulative assessment is undertaken to assess the likely changes to key landscape features, perceived approaches and experience of the settlements and likely visual changes. The impacts are assessed based upon the following criteria:

Table 89: Landscape Character and Visual Impacts

Impact	Description
Very High	There would be a pronounced alteration to stated key landscape features and an extensive visibility of the cumulative schemes.
High	There would be notable alteration to stated key landscape features and a high degree of visibility of the cumulative schemes.
Medium	There would be partial alteration to the stated key landscape features with visibility of the cumulative schemes localised.
Low	There would be limited alteration to the stated key landscape features with very localised visibility of the cumulative schemes.
Very Low	There would be very limited alteration to the stated key landscape features and a limited visibility of the cumulative schemes.

South Downs National Park

7.25 The cumulative assessment considers the potential cumulative impacts to the landscape setting of the South Downs National Park based upon the following criteria.

Table 90: South Downs National Park Criteria

Impact	Description
Very High	There would be a pronounced alteration to the setting of the South Downs National Park and its special qualities.
High	There would be notable alteration to the setting of the South Downs National Park and its special qualities.
Medium	There would be partial alteration to the setting of the South Downs National Park and its special qualities.
Low	There would be limited alteration to the setting of the South Downs National Park and its special qualities.
Very Low	There would be very limited alteration to the setting of the South Downs National Park and its special qualities.

Judging the Likelihood for Cumulative Significant Effects

The likelihood for cumulative significant adverse effects is determined by a professional judgement of the relationship between the sensitivity of the settlement pattern, published landscape character areas and the South Downs National Park and the assessed impacts. In general, the higher the sensitivity, then the less able it is to accommodate change and with a high level of impact, it is more likely to experience significant adverse effects

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

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