

Lewes Cumulative Landscape Assessment of Potential Allocation Sites

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1. Introduction

1.1 In 2025, Lewes District Council commissioned AECOM to undertake a cumulative landscape assessment of 43 potential allocation sites around seven settlements within the district, all of which are outside of the South Downs National Park. The potential allocation sites have been supplied to AECOM by Lewes District Council and are mostly derived from the 2024 Land Availability Assessment¹. The settlements and potential allocation sites included in the cumulative assessment are set out in the following table.

Table 1-1: Settlements and Potential Allocation Sites

| Settlement | Site References |
|---------------------------------|--|
| Broyle Side | 30RG: Land east of Broyle Side 50RG: Land west of Broyle Side 60RG: Land on west side of Half Mile Drove 64RG: Land at Upper Broyle Farm 65RG: Land at 4 Half Mile Drove 67RG: Land at Howells Bank Farm, Broyle Lane |
| Cooksbridge | 11HY: Land North of Hamsey Lane 19HY: Land Nort of Cooksbridge |
| Haywards Heath | 35WV: Land at Hurstwood: 39WV: Land at Rogers Farm: 40WV: Land at Hurstwood Lodge; 41WV: Land adjacent to Cleavewater Barn, Lunce's Hill; and 48WV: Land to the East of Lunce's Hill |
| Newhaven | 16NH: The Old Shipyard, Robinson Road; 38NH: Land at Harbour Heights; 65NH: Land at Beach Road (minimum 28 dwellings covered by Policy H3(d) of the Newhaven Neighbourhood Plan); and Beach Road (60 dwellings covered by Policy H3(c) of the Newhaven Neighbourhood Plan |
| Peacehaven and Telscombe Cliffs | 19PT: Motel, 1 South Road; 39PT: Land adjacent to 22 & 30 Cliff Park Close; 41PT: Land on the South Side of Valley Road; 47PT: Land at Cornwall Avenue; 69PT: Land at Hoyle Road; 70PT: Land south of Valley Road and east of Roderick Avenue; 76PT: Roderick Avenue; 77PT: Lower Hoddern Farm; and 88PT: The Dewdrop Inn, 19 Steyning Avenue |
| Ringmer | 36RG: Redevelopment of shopping precinct maisonettes; 46RG: Land East of Harrisons Lane; 51RG: Land North of Ringmer; 55RG: Land North of Ringmer: Land at Norlington Farm east of Norlington Lane; 56RG: Land at Norlington Lane; 57RG: Land at Lower Barn Farm; and 81RG: Land North of Fingerpost Farm |
| Seaford | 01SF: Land to the South of Chyngton Way; 04SF: Gas Works Site, Blatchington Road; 20SF: Holmes Lodge, 72 Claremont Road; 24SF: Station Approach, Dane Road; 29SF: Land to the Rear of Chichester Road; 36SF: Former St John's Scholl, Firle Road; 37SF: Sutton Place; 45SF: Jermyn Ford, 10 Claremont Road; 46SF: Brooklyn Hyundai, Claremont Road; and DCS25: Talland Parade |

¹ Lewes District Council (2024). Land Availability Assessment. [on-line]. Available at: https://www.lewes-eastbourne.gov.uk/media/4705/LDC-2024-LAA/pdf/LDC_2024_LAA.pdf?m=1747848588830

- 1.2 The purpose of the cumulative assessment is to determine the likelihood for significant adverse landscape effects on the settlement patterns, landscape character, visual amenity and the South Downs National Park. The cumulative assessment is based upon the assumption that development is brought forwards across all the potential allocation sites at the respective settlements at the same time.
- 1.3 The cumulative assessment does not permit nor predetermine development of the potential allocation sites, as this will be determined by the planning process and individual planning applications.
- 1.4 The cumulative assessment provides a high level and strategic assessment of potential development across the district to support the more detailed landscape character assessments, sensitivity studies and appraisals of specific potential allocation sites.
- 1.5 The cumulative landscape assessment will form part of the landscape evidence base for the new Lewes District Local Plan and will assist in guiding and informing spatial planning and development management decisions regarding future lands uses in respect of landscape and visual matters.

2. Summary of Policy Context

2.1 The following section summarises the policy context relevant for the cumulative assessment.

European Landscape Convention

2.2 The European Landscape Convention (ELC)² was introduced in 2007 and is the first international treaty dedicated to the protection, management and planning of all landscapes in Europe. This LVA 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 guidance³.

Environment Improvement Plan

2.3 The Environment Improvement Plan (2023)⁴ published by DEFRA sets out ten goals, based upon improvements to a range of environmental factors, including improvements to nature, environmental quality, the use of resources and mitigation of climate change. This includes for the furthering commitment of the protection and enhancement of National Parks.

Protected Landscape Duty

2.4 The guidance (2024)⁵ 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 in the setting of Protected Landscapes.

National Planning Policy Framework (NPPF)

2.5 The National Planning Policy Framework (NPPF)⁶ 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*”.

2.6 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.

2.7 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 includes for development within the setting of a National Park to be “*sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*”

Lewes District Local Plan

2.8 The Lewes District Local Plan (2010-2030)⁷ 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.

2.9 The Lewes District Local Plan 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*

² Council of Europe (2020) *Council of Europe Landscape Convention* (ETS No. 176)

³ 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

⁴ Department for Environment, Food and Rural Affairs (2023), *Environment Improvement Plan* [online]. Available at:

⁵ 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>

⁶ Ministry of Housing Communities and Local Government (2024) *National Planning Policy Framework* [online]. Available at: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

⁷ 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>

individual settlements". Strategic Objective 8 states that development should be built in "highly sustainable locations without adversely affecting the character of the area".

South Downs National Park Local Plan

- 2.10 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.
- 2.11 The South Downs National Park Authority adopted their own South Downs Local Plan (2014-2033)⁸ 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".
- 2.12 The South Downs Local Plan also sets out the special qualities and purposes of the National Park, which are "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."
- 2.13 In relation to the settlements included in the cumulative assessment, the part of the South Downs National Park which is most proportionate to the assessment is the Scarp Slope, which extends between Buster 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 (Mount Caburn) NNR and Lewes Downs SAC, together with many other fragments of chalk grassland and deciduous woodland."

- 2.14 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."

Neighbourhood Plans

- 2.15 At the time of undertaking cumulative assessment, the following parishes surrounding the Sites have adopted or drafted Neighbourhood Development Plans and these have been reviewed in order to inform this assessment:
- Barcombe Final Draft 3 Neighbourhood Plan 2010 – 2030⁹;
 - Ringmer to 2030 Neighbourhood Plan¹⁰;
 - Hamsey 2014-30 Neighbourhood Plan¹¹;
 - Newhaven Neighbourhood Plan 2017-2030¹²; and

⁸ 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

⁹ Barcombe Neighbourhood Plan Steering Group (2018) *Barcombe Final Draft Neighbourhood Plan 2010 - 2030 (2018) Barcombe Parish Council*. [online] Available at: <https://www.wp.barcombepc.net/wp-content/uploads/2020/09/Paper-2.-Draft-NP.pdf>

¹⁰ Ringmer Parish Council, *Ringmer to 2030. A Neighbourhood Plan for Ringmer 2010-2030*. [online] Available at: <https://ringmerparishcouncil.gov.uk/wp-content/uploads/2024/06/Adopted-NH-Plan.pdf>

¹¹ Hamsey Neighbourhood Plan Steering Group (2014) *Hamsey 2014-30 Neighbourhood Plan*. [online] Available at: <https://hamseyparish.gov.uk/wp-content/uploads/2024/02/HNP-27th-Nov-2014-Final.pdf.pdf>

¹² Newhaven Town Council (2019), *Newhaven Neighbourhood Plan* [online]. Available at: https://www.southdowns.gov.uk/wp-content/uploads/2016/05/Newhaven-Neighbourhood-Plan_AUG-2019_eCopy.pdf

- Seaford Neighbourhood Plan 2017-2030¹³.
- 2.16 These Neighbourhood Development Plans generally set out the need to conserve and enhance the natural environment and minimise the ingress of urban characteristics in favour of layouts, densities, materials and infrastructure which reflects the local vernacular.

¹³ Seaford Neighbourhood Plan, <https://www.seafordtowncouncil.gov.uk/wp-content/uploads/2020/01/Seaford-Neighbourhood-Plan-FINAL-Referendum-Version.pdf>

3. Cumulative Assessment Methodology

Introduction

- 3.1 As set out in the introduction, the cumulative assessment is based upon potential allocation sites at seven of the settlements in the district and the assessment of the likelihood of significant effects from their combined development to their settlement pattern, landscape character and the South Downs National Park.
- 3.2 The Guidelines for Landscape and Visual Impact Assessment, Third Edition¹⁴ (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.”*
- 3.3 Cumulative impacts are also noted within Natural England’s ‘An approach to landscape sensitivity assessment’¹⁵ as a consideration which can inform place based decisions.
- 3.4 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

- 3.5 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, except DCS25 (Seaford) where mixed use development is assumed;
 - 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 during November 2025. 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);

¹⁴ 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/>

¹⁵ 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/landscapesensitivity-assessment-2019.pdf

- 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.

3.6 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.

3.7 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

3.8 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)¹⁶; and
- Notes and Clarifications on aspects of the GLVIA 3 – Landscape Institute Technical Guidance Note 2024-01 (2024)¹⁷.

3.9 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 Assessment¹⁸;
- South Downs National Park: View Characterisation and Analysis¹⁹;
- South Downs National Park Settlement Boundary Review²⁰;
- LDC and South Downs National Park Authority Landscape Capacity Study²¹;
- LDC Land Availability Assessment;
- LDC Landscape Sensitivity Assessment²²;

¹⁶ 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/>

¹⁷ 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.>

¹⁸ South Downs National Park. *Landscape Character Assessment* [online] Available at: <https://storymaps.arcgis.com/collections/2a9aa742e3b9461e9bfd0974253c6f14?item=1>

¹⁹ South Downs National Park. *View Characterisation and Analysis*. [online] Available at: <https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan-evidence-base/evidence-and-supporting-documents/viewshed-analysis/>

²⁰ 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

²¹ South Downs National Park. *Landscape Capacity Study* [online]. Available at:

²² Lewes District Council (2023) *Lewes Landscape Sensitivity Assessment*. [online] Available at: https://planningpolicyconsult.lewes-eastbourne.gov.uk/LDC_PO_2023/consultationHome

- LDC Landscape Character Assessment²³;
- LDC Landscape and Visual Appraisal²⁴;
- Natural England National Character Areas 121: Low Weald²⁵ comprising the north of the district and NCA 125: South Downs²⁶ comprising the south of the district;
- East Sussex County Landscape Character Assessment²⁷;
- West Sussex County Landscape Character Assessment²⁸;
- Lewes Landscape Character Assessment²⁹;
- Conservation Area Appraisals;
- The Sussex Historic Landscape Characterisation³⁰ and historic mapping; and
- Seaford Neighbourhood Plan Statement of Seaford’s Local Landscape Character and Views³¹

Cumulative Assessment Methodology

3.10 The following stages are undertaken for the cumulative assessment.

Stage 1: Settlement Pattern Review

3.11 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.”

3.12 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.

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

Table 3-1: 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. |

²³ Lewes District Council (2023). *Landscape Character Assessment*. [online] Available at: https://www.lewes-eastbourne.gov.uk/media/4237/LDC-Landscape-Character-Assessment-2023/pdf/Lewes_Landscape_Character_Assessment_2023.pdf?m=1734451924277

²⁴ Lewes District Council (2025). *Landscape and Visual Appraisal*. [online]. Available at: https://www.lewes-eastbourne.gov.uk/media/4510/LDC-Landscape-and-Visual-Appraisal-LLVA-2025/pdf/Lewes_Landscape_and_Visual_Appraisal_2025_09_03-V2.pdf?m=1761727693040

²⁵ Natural England (2013) NCA 121: Low Weald. [online] Available at: <http://publications.naturalengland.org.uk/publication/12332031>

²⁶ Natural England (2015) NCA 125: South Downs. [online] Available at: <http://publications.naturalengland.org.uk/publication/7433354>

²⁷ East Sussex County Council (2016) East Sussex County Landscape Assessment. [online] Available at: <https://www.eastsussex.gov.uk/environment/landscape/landscape>

²⁸ West Sussex County Council (2003). West Sussex Landscape Character Assessment [online] Available at: http://www2.westsussex.gov.uk/environment/wscp/HW4_High_Weald_Fringes.pdf

²⁹ Lewes District Council (2023) Lewes Landscape Character Assessment. [online] Available at: <https://www.lewes-eastbourne.gov.uk>

³⁰ 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/>

³¹ Seaford District Council [online] Available at: <https://www.seafordtowncouncil.gov.uk/wp-content/uploads/2019/09/5-Landscape-Character-Views-FINAL.pdf>

| Impact | Description |
|----------|--|
| 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

3.14 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

3.15 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

3.16 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 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.

3.17 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 3-2 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

3.18 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.

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

Stage 5: Potential Impacts and Effects

3.20 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.

3.21 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.

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

Settlement Pattern

3.23 The impact is assessed using the following criteria:

Table 3-3: 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

3.24 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 3-4: 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

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

Table 3-5: 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

3.26 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.

4. Cumulative Assessment Summary

4.1 As set out in the methodology, the cumulative assessment is undertaken on a:

- Settlement by settlement basis; and
- In-combination within other settlements.

4.2 This chapter sets out a summary of the settlement by settlement basis cumulative assessment and should be read in combination with the appendices, which provides the full settlement assessments, and **Figures 1-7**.

4.3 The second part of this chapter sets out the in-combination cumulative assessments.

Settlement Cumulative Effects

4.4 The following table summarises the likelihood for significant cumulative effects at each of the potential allocation sites and their respective settlement pattern, published landscape character and the South Downs National Park.

Table 4-1: Settlement Potential for Cumulative Significant Effects

| Settlement | Settlement Pattern Significant Effects | Published Landscape Character Significant Effects | | | South Downs National Park Significant Effects |
|--|--|---|--------|----------|---|
| | | National | County | District | |
| Broyle Side | Yes | No | No | Yes | Yes |
| <p>Broyle Side Summary: The cumulative impact would be very high due to the change from the linear and small scale clustered settlement pattern, adjacent to the local road networks reflecting a sense of time-depth, to a larger scale clustered settlement pattern which was broadly oval in form and substantially larger in geographic extent. The overall scale and extent of change would be small in relation to the national and county published landscape character areas but there is the potential for significant adverse effects at the district scale due to the scale of cumulative change. Due to the distance from the South Downs National Park impacts are reduced, but with the potential perceived coalescence and increase in Broyle Sides settlement pattern there are the potential for significant adverse effects.</p> | | | | | |
| Cooksbridge | Yes | No | No | No | Yes |
| <p>Cooksbridge Summary: The cumulative impact would be very high to the settlement pattern due to the scale and extent of change. The scale and extent of the cumulative impact in relation to the wider geographic areas of the published landscape character areas would be small, along with the cumulative sites being in proximity to the A274 and London to Lewes railway line, such that significant effects to the published character areas are unlikely. There is the potential for significant effects to the setting of part of the South Downs National Park due to the increased proximity of residential land uses and views from elevated parts of the scarp slope.</p> | | | | | |
| Haywards Heath | No | No | No | Yes | No |
| <p>Haywards Heath Summary: The cumulative extent of development would relate to existing development to the north and west of the potential allocation sites reducing the potential for significant adverse effects on the settlement pattern. With cumulative development across a localised valley system and elevated parts of the landscape, with the potential to impact stated key features there is the potential for significant adverse effects at the district scale landscape character. The potential allocation sites do not form part of the setting to the South Downs National Park.</p> | | | | | |
| Newhaven | No | No | No | No | No |

Newhaven Summary: The cumulative change would be an increase in residential land uses, although mostly located across brownfield land such that there would be no significant effects to the settlement pattern and published landscape character areas. There are opportunities for improved townscape impacts in the setting of the South Downs National Park. Development of 38NH would not extend the settlement pattern any closer to the South Downs National Park due to being bound by existing residential land uses.

| Settlement | Settlement Pattern Significant Effects | Published Landscape Character Significant Effects | | | South Downs National Park Significant Effects |
|--|--|---|--------|----------|---|
| | | National | County | District | |
| Peacehaven and Telscombe Cliffs | No | No | No | No | No |
| <p>Peacehaven and Telscombe Cliffs Summary: Most of the potential allocated sites are located within the settlement boundary or residential parts of the townscape, where the residential development provides the opportunity for beneficial change, as well as retaining the settlement pattern and townscape character. Potential allocation sites 41PT, 70PT and 76PT would increase the density of residential land uses in the northern part of the Peacehaven and Telscombe, beyond the settlement boundary, but the geometric form of the settlement pattern would remain, with the existing land uses to the north of 41PT, 70PT and 76PT retaining the transition to the South Downs National Park. Therefore, no cumulative significant adverse effects are likely.</p> | | | | | |
| Ringmer | Yes | No | No | No | Yes |
| <p>Ringmer Summary: Whilst the overall 'triangular' form of the settlement pattern would be retained via the cumulative impact of the potential allocation sites, the increased west to east extent of the settlement and the potential merging with Little Norlington and reduced separation between Ringmer and Broyle Side would result in the potential for significant effects to the settlement boundary. The relatively localised change in relation to the wider geographic extent of the published character areas would be unlikely to result in significant adverse effects. The increased perception of residential land uses and perceived coalescence with Broyle Side is likely to result in significant adverse effects to part of the setting of the South Downs National Park.</p> | | | | | |
| Seaford | No | No | No | n/a | No |
| <p>Seaford Summary: The combined impacts from development of the potential allocation sites would not alter the settlement form, given that the majority of development would occur within the townscape at brownfield locations and development at 01SF would be very well located to the settlement pattern. With the cumulative sites within the townscape or very well related to the settlement pattern, there would be no significant adverse effects to the published landscape character assessments, nor the setting of the South Downs National Park.</p> | | | | | |

In-Combination Cumulative Effects

4.5 The following section assesses the potential for significant adverse effects to settlement patterns, published landscape character areas and the South Downs National Park from the in-combination impacts of all of the potential allocation sites.

Settlement Pattern

- 4.6 Overall, due to the distance between the settlements, e.g. 4km between Cooksbridge and Ringmer, no in-combination significant adverse effects are predicted to the settlement patterns.
- 4.7 The exception is at Ringmer and Broyle Side, where the potential cumulative impacts of the potential allocation sites could result in the perceived merging of the settlements. This would result in a very high impact and likely in-combination significant adverse effects.

Published Landscape Character

4.8 The following table sets out which published landscape character areas cover the settlements. Published landscape character areas within covering two or more settlements are taken forwards for the in-combination assessment.

| Potential Allocation Site | NCA 121 | NCA 125 | LCA 19 | LCA14 | LCA 15 | HW4 | LCA 28 | LLCA C2 | LLCA C3 | LLCA D1 | LCA E3 | LCA B1/B2 |
|---------------------------|---------|---------|--------|-------|--------|-----|--------|---------|---------|---------|--------|-----------|
| Broyle Side | Yes | | | Yes | Yes | | | Yes | Yes | | | |
| Cooksbridge | Yes | | | Yes | | | | Yes | | | | |
| Haywards Heath | Yes | | | Yes | | Yes | | | Yes | | | |
| Newhaven | | Yes | Yes | | | | | | | | Yes | |
| Peacehaven and Telscombe | | Yes | | | | | Yes | | | | | Yes |
| Ringmer | Yes | | | Yes | Yes | | | Yes | | Yes | | |
| Seaford | | Yes | | | | | | | | | | |

National Character Areas

- 4.9 From the above table, Broyle Side, Cooksbridge, Haywards Heath and Ringmer are covered by NCA 121. 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. 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.
- 4.10 Newhaven, Seaford and Peacehaven and Telscombe are covered by NCA 125. With the majority of the potential allocation sites located within the townscape, along with limited change to the settlement boundaries, no reductions in the intervening distances or character between the settlements and development providing potential beneficial changes to the townscape, the impact would be very low and significant in-combination effects are not likely to NCA 125.

County Landscape Character Areas

- 4.11 Broyle Side, Cooksbridge, Haywards Heath and Ringmer are located in LCA 14. The in-combination impacts would be an increase in the settlement scale across Cooksbridge, Ringmer and Broyle Side in the south-east part of LCA 14 and Haywards Heath in the north-west part of LCA 14. Cooksbridge. The cumulative increase in the settlements would result in the perceived coalescence of Ringmer with Broyle Side, whilst intervening features and distance would avoid any perceived coalescence between Haywards Heath and Burgess Hill. Cumulatively, Cooksbridge, Ringmer and Broyle Side 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.
- 4.12 Broyle Side and Ringmer would also be located in LCA 15; however, with the far smaller extent and scale of development within LCA 15 the impacts are assessed as being low and significant effects to LCA 15 are not likely.

District Landscape Character Areas

- 4.13 Broyle Side, Cooksbridge and Ringmer are located in LLCA C2, although in separate geographic parts of the LLCA, as Cooksbridge is physically separated from Ringmer and Broyle Side by the intervening LLCA E2: Lewes Catchment. 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. However, these parts of the LLCA are noted by the published study for localised audible and visual detracting features and decreased tranquillity due to main roads and the railway line. The increase in the scale of the settlements would be perceived locally, whilst the density of surrounding woodlands and undulating landform across remainder of LLCA C2 would contain the influence of the potential allocation sites across the remainder of LLCA C2. The in-combination effects

would alter the geographic boundaries of LLCA C2, with the potential allocation sites being removed from LLCA C2, which would 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 medium with a likelihood for significant in-combination effects.

South Downs National Park

- 4.14 Ringmer, Broyle Side and Cooksbridge are located on the north-east side of the South Downs National Park. As set out above for the district landscape character areas, their in-combination effects would be perceived from elevated land across the scarp slope. The in-combination impacts would increase the amount of residential land uses directly bordering parts of the South Downs National Landscape, with that at Cooksbridge potential resulting in the perceived coalescence with Hamsey, and that at Ringmer potentially resulting in the perceived coalescence with Broyle Side. Therefore, the in-combination impacts would be medium, resulting in the likelihood for significant adverse effects.
- 4.15 Newhaven, Peacehaven and Telscombe and Seaford are located on the south-east side of the South Downs National Park. With the potential allocation sites mainly within the settlement boundaries and new residential land uses being well located to the existing settlement patterns, and perceived in this context, there would be a very low level of impact and significant in-combination effects are unlikely.
- 4.16 At a wider scale, the c.10km distance between the settlements on the north-east side of the South Downs National Park and those on the south-east side would negate any in-combination perception of the potential allocation sites. Whilst an overall increase in the settlement patterns would occur, the in-combination effects of all the potential allocation sites bordering the South Downs National Park would result in a low impact and significant in-combination effects are not predicted.

5. Appendix I: Broyle Side

5.1 With reference to **Figure 1**, the cumulative assessment of potential allocation sites at Broyle Side is based upon the following sites:

- 30RG: Land east of Broyle Side;
- 50RG: Land west of Broyle Side;
- 60RG: Land on west side of Half Mile Drove;
- 64RG: Land at Upper Broyle Farm;
- 65RG: Land at 4 Half Mile Drove; and
- 67RG: Land at Howells Bank Farm, Broyle Lane.

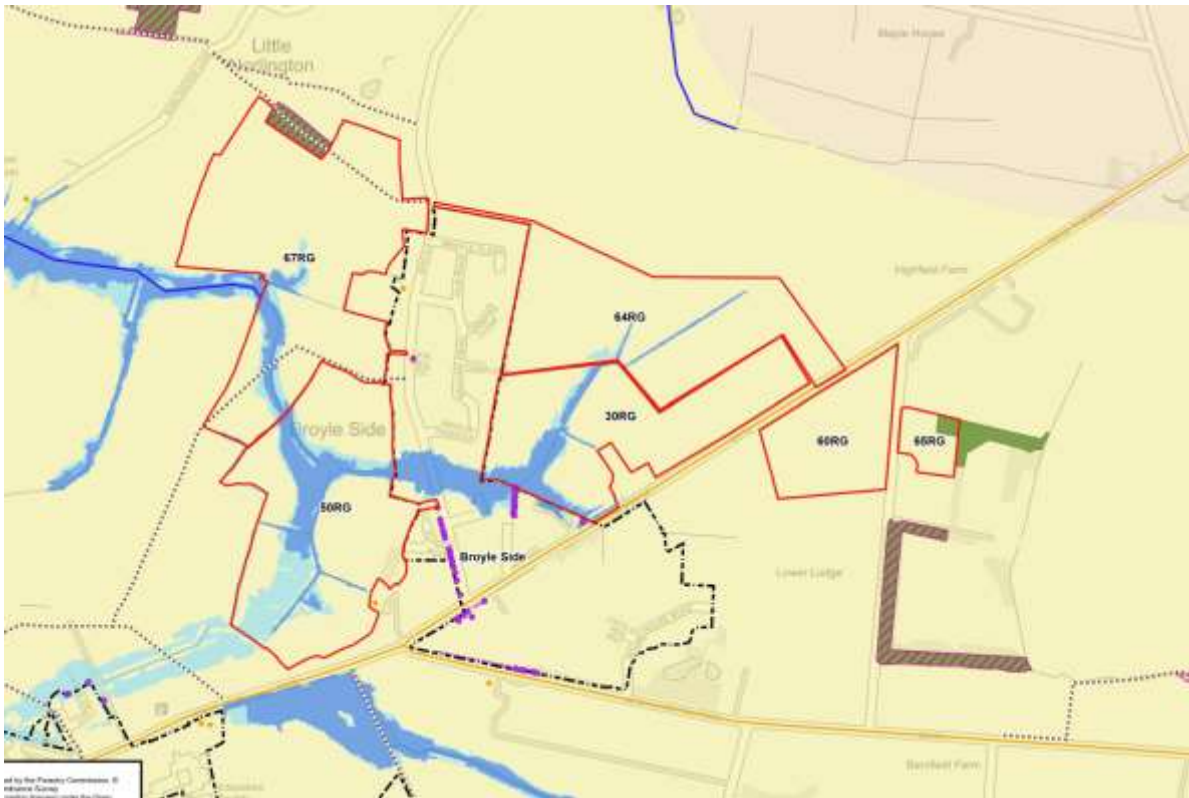


Figure 5-1: Extract of Figure 1 and Potential Allocation Sites at Broyle Side.

Baseline

Stage 1: Settlement Pattern Review

- 5.2 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. Broyle Side's settlement hierarchy classification is a local village.
- 5.3 With reference to historic mapping, the local road networks formed defined routes across the landscape, particularly the alignment of the B2192. In the mid 1800's 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.



Figure 5-2: Extract of 1885-1903 mapping of Broyle Side.

- 5.4 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.
- 5.5 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 Round 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 extends along the southern side of the B2124, and adjacent to Half Mile Drove, all beyond the settlement boundary.
- 5.6 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. This intervening c.350m is not covered by any landscape designations, nor planning policies relating to strategic gap or Green Belt.
- 5.7 From the above, given the relatively narrow ribbon pattern of development across the northern part of the Broyle Side, the cluster of employment land uses between the B2192 and the B2124 and the potential for coalescence with Ringmer, the sensitivity of the settlement pattern is assessed as very high.

Sage 2: Potential Allocation Sites Landscape and Visual Baseline Summary

- 5.8 The following table summarises the key landscape and visual baseline matters of the Broyle Side sites, derived from reviews of the published studies and fieldwork.

Table 5-1: Broyle Side Landscape and Visual Baseline Summary

| Site Reference | Summary Description |
|----------------|---|
| 30RG | 30RG comprises five arable fields, each geometric in form, covering c.6.17 hectares (ha) on the eastern side of Broyle Side. The northern and eastern edges of 30RG are bordered by fields. The southern edge of 30RG is bordered by vegetation adjacent to the B2192 and Turnpike Cottage. The western side of 30RG is bordered by residential land uses in Broyle Side. 30RG to the south of 64RG and separated from 60RG and 65RG (to the south) by the B2192. 30RG is situated in a low lying position at around 18m Above Ordnance Datum (AOD). Several drainage ditches across 30RG provide localised change in landform. The fields across 30RG are divided by hedgerows. 30RG is not crossed by any PRoW and is not covered by any landscape designations. 30RG is representative of the geometric field patterns extending to the east of Broyle Side towards Shortgate. |

Site Reference Summary Description

| | |
|--|--|
| | <p>30RG is highly visible due to low managed vegetation around its boundaries. Receptors include road users on the B2192, residents at Broyle Side and recreational users on PRoW in the wider landscape, including receptors on elevated land in the South Downs National Park.</p> |
|--|--|

| | |
|------|--|
| 50RG | <p>50RG consists of five arable fields, each irregular in form, covering c.13.4ha on the western side of Broyle Side. The northern edge of 50RG is bordered by fields and vegetation. The eastern edge of 50RG is bordered by residential land uses in Broyle Side and Fingerpost Field. The southern edge of 50RG is bordered by residential land uses and fields adjacent to the B2192. The western edge of 50RG is bordered by arable fields, although of a larger scale than those within 50RG. 50RG is to the south of 67RG and situated around 15m AOD, and a gentle pattern of undulating landform due to watercourses and drainage ditches within the 50RG. The fields across 50RG are divided by hedgerows with established trees. 50RG is not crossed by any PRoW and is not covered by any landscape designations. 50RG is representative of the smaller scale field pattern to the west of Broyle Side, which extends north-west towards Little Norlington.</p> <p>50RG is visible from the B2192, and individual properties at Ringmer. Receptors include recreational users, residents in Ringmer and Broyle Side, road users and recreational users in the South Downs National Park.</p> |
|------|--|

| | |
|------|--|
| 60RG | <p>60RG is a single field, geometric in form, covering c.4.74ha, to the south-east of Broyle Side. The northern edge of 60RG is bordered by vegetation adjacent to the B2192. The eastern edge of 60RG is bordered by vegetation adjacent to Half Mile Drive. The southern edge of 60RG is bordered by a residential property and the western edge of 60RG is bordered by small scale fields, vegetation and contemporary residential development. 30RG and 64RG are to the north-west, on the opposite side of the B2192. 60RG is situated around 20m AOD, forming a generally level area of land between the B2192 and Half Mile Drove. 60RG is not crossed by any PRoW and is not covered by any landscape designations. 60RG is representative of the smaller scale field pattern to the south-east of Broyle Side.</p> <p>60RG has limited inter-visibility with the wider landscape due to the enclosure provided by vegetation, with the main receptors being road users and local residents.</p> |
|------|--|

| | |
|------|---|
| 64RG | <p>64RG comprises four fields, covering c.11.92ha, on the eastern side of Broyle Side. The northern edge of 64RG is bordered by fields of a similar geometric form as the site to the north, east and south. 64RG is bordered by residential land uses in Broyle Side to the west. 64RG is to the north of the 30RG. 64RG is situated between 18m and 20m AOD, with a gently undulating pattern of landform across the site. 64RG is not crossed by any PRoW and is not covered by any landscape designations. 64RG is representative of the smaller scale field pattern to the east of Broyle Side, which extends north-west towards Little Norlington.</p> <p>64RG is highly visible due to low managed vegetation, bordering the fields. Receptors include road users on the B2192, residents at Broyle Side and recreational users on PRoW in the wider landscape, including across elevated land in the South Downs National Park.</p> |
|------|---|

| | |
|------|--|
| 65RG | <p>65RG is a field bordered by established trees on the eastern side of Half Mile Drove, covering c.1ha. 65RG is bordered by fields and Broyle Mill Farm to the north, small scale fields, woodlands and residential properties to the east and south and Half Mile Drove and 60RG to the west. The landform across 65RG is generally flat, situated around 20m AOD. 65RG is not crossed by any PRoW and is not covered by any landscape designations. 65RG is representative of the smaller scale field pattern to the south-east of Broyle Side. 65RG is representative of the small field patterns and higher extent of woodland to the east of Half Mile Drove.</p> <p>65RG has limited inter-visibility with the wider landscape due to the enclosure provided by vegetation, with the main receptors being road users and local residents.</p> |
|------|--|

| | |
|------|--|
| 67RG | <p>67RG consists of small to medium-scale fields, covering 19.5ha to the west and north-west of Broyle Side. 67RG is bordered by similar small scale fields to the north and south and west. Residential land uses adjacent at Broyle Side form the eastern boundary to 67RG. 67RG is to the north of 50RG. The fields across 67RG are divided by hedgerows and a linear tree belt. 67RG is situated across gently undulating landform, between 20m AOD in the north-east part of the site and 15m AOD in the southern part of the site. There is localised steeper terrain in proximity to the watercourse in the south-west part of 67RG. 67RG is crossed by two PRoW, between Broyle Lane and Norlington Lane. 67RG is not covered by any landscape</p> |
|------|--|

Site Reference Summary Description

designations and is representative of the smaller scale field pattern to the west of Broyle Side, which extends north-west towards Little Norlington.

The northern part of 67RG has limited inter-visibility from Ringmer and Broyle Side due to the strong landscape structure, particularly in the north of 67RG. The southern part of 67RG has inter-visibility with Broyle Side and Ringmer. There are also close range views from the PRoW crossing 67RG. Receptors include recreational users, residents in Ringmer and Broyle Side, road users and recreational users in the South Downs National Park.



Figure 5-3: View across the larger scale field patterns to the west of Broyle Side, reflecting 30RG and 64RG, with Broyle Side visibility in the background of the view.

5.9 From the above review of the potential allocation sites, they are mostly small to large scale fields bordering Broyle Side. There is notable difference between the smaller scale fields and higher density of vegetation to the west of Broyle Side in comparison with the large scale fields to the east and the more limited vegetation cover.

Stage 3: Relationship to Published Landscape Character Assessments

5.10 The potential allocation sites are covered by the following published landscape character areas:

- Natural England's National Character Area 121: Low Weald (NCA 121), which covers all of the potential allocation sites;
- East Sussex Landscape Character Assessment Landscape Character Area 14: Western Low Weald (LCA 14), which covers 50RG and 67RG on the western side of Broyle Side and Landscape Character Area 15: Eastern Low Weald (LCA 15), which covers the remaining potential allocations sites to the east of Broyle Side; and
- LLCA Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald (LCA C2) which covers 50RG and 67RG and D1: Glynde and Ringmer Eastern Low Weald (LCA D1), which covers the remainder of the potential allocation sites.

5.11 For LCA C2 and LCA D1, the LLCA states the '*forces for change*' include settlement expansion and further linear development. Stated development guidelines are to limit development, design to retain the rural character of the area, avoid adverse impacts to the South Downs National Park and avoid the merging of settlements.

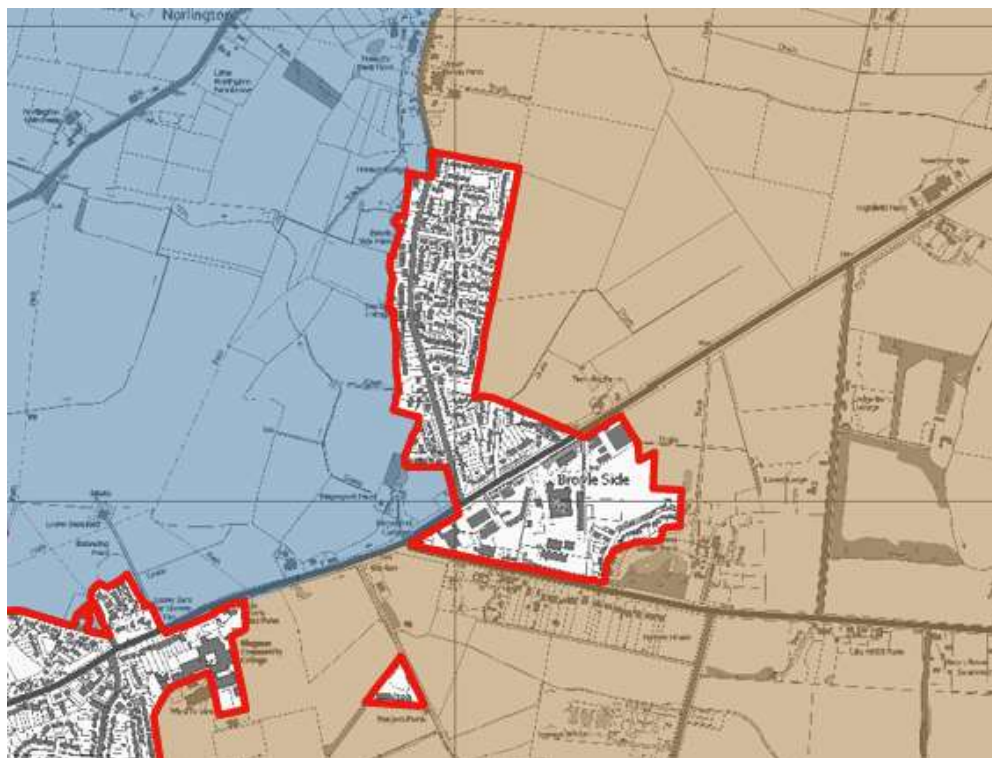


Figure 5-4: Extract of the LLCA, illustrating LCA C2 via the blue hatch and LCA D1 via the brown hatch around Broyle Side.

Stage 4: Landscape Sensitivity

5.12 The potential allocation sites were included in the LLSA as follows:

- 50RG and most of 67RG was covered by Broyle Side A. The LLSA concluded a high-medium sensitivity to residential development due to the functional value and siting of 50RG between Ringmer and Broyle Side;
- 30RG and 64RG were covered by Broyle Side B. The LLSA concluded a medium sensitivity to residential development due the land use and existing relationship with residential land uses in Broyle Side; and
- 60RG and 65RG were covered by Broyle Side C. The LLSA concluded a medium-low sensitivity to residential development due to the enclosure by surrounding vegetation and proximity to local road networks and residents.

5.13 From a review of the LLSA, the medium-low to high-medium sensitivity ratings are considered to be appropriate given the variation in the field patterns, vegetation coverage, spatial and perceived relationship between Broyle Side and Ringmer.

5.14 NCA 121, LCA 14 and LCA 15 are assessed as having a high sensitivity to the cumulative development of potential allocation sites at Broyle Side.

Stage 5: Relationship to the South Downs National Park

5.15 The South Downs National Park is c.870m to the south of the western edge of Broyle Side's settlement boundary at the junction of the B2192 and B2124. The intervening land uses between Broyle Side and the South Downs National Park are predominantly arable, characterised by small to medium scale fields, divided by field boundary vegetation. Due to the inter-visibility between the allocated sites and elevated land within the South Downs National Park, Broyle Side and the potential allocations are part of the setting to the South Downs National Park.

Potential Impacts and Effects

Potential Allocation Site Effects

5.16 Development of 30RG would extend Broyle Side's settlement pattern north-eastwards, by c.555m from the existing settlement boundary at Yeomans. The settlement pattern would also extend c.290m northwards from the B2192 to border Foxglove Close. The scale of this extension would be similar to the scale of the Broyle Side's settlement pattern to the south of the B2192 and would reflect the linear pattern of development adjacent to the main road networks. The intervening distance between the eastern edge of 30RG and Half Mile Drove would be c.135m, therefore closer in comparison to the c.440m between Broyle Side's settlement boundary at Round House Road and Half Mile Drove, on the southern side of the B2192. Although as noted above, this intervening c.440m consists of residential buildings and

structures across Lower Lodge Farm beyond the settlement boundary, such that the distance between built form and Half Mile Drove is c.105m. Development at 30RG would therefore retain a similar distance from Half Mile Drove as the existing extent of undeveloped land adjacent to the B2192. There would be alteration to the small to medium scale geometric field patterns with loss of field boundary hedgerows and individual trees.

- 5.17 Development of 50RG would extend Broyle Side's settlement pattern westwards, by c.315m from Broyle Lane. The extent of 50RG would be similar to that of the commercial land uses between the B2192 and the B2124 in the southern part of Broyle Side's settlement boundary. The south-western extent of 50RG would be bound by residential land uses and the public house adjacent to the B2192, such that the amount of residential development across the western part of Broyle Side would increase, even though the character and land use within the c.75m of intervening land between the public house and Ringmer's eastern settlement boundary would remain as existing. There would be alteration to the smaller scale field patterns, hedgerows and vegetation bordering the watercourses.
- 5.18 Development of 60RG would result in a cluster of residential land uses between the B2192 and Half Mile Drove, c.350m to the north-east of Broyle Side's settlement boundary along the southern side of the B2192. The scale of development would be larger than that of existing individual residential dwellings adjacent to Half Mile Drove, as well as resulting in a near continuous pattern of linear development between Broyle Side and Half Mile Drove. Beyond the change in land use, alteration to the field and vegetation patterns would be low due to 60RG forming part of a larger scale field, with the key vegetation located around the field edges.
- 5.19 Development of 64RG would extend Broyle Side's settlement pattern eastwards by c.660m, to within c.125m of Half Mile Drove. The northern extent of development would vary in distance from the B2192, whilst reflecting the same spatial position in the landscape as the northern edge of Broyle Side's settlement pattern at Broyle Close. There would be alteration to the small to medium scale geometric field patterns with loss of field boundary hedgerows and individual trees.
- 5.20 Development of 65RG would result in a very small scale increase of residential land uses adjacent to Half Mile Drove, whilst retaining the character of individual and intermittent built form. Alterations to the field patterns and vegetation across 65RG would be localised and not alter the wider landscape character or vegetation patterns.
- 5.21 Development of 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.

Cumulative Effects

Settlement Pattern

- 5.22 The combined effect from residential development across all of the potential allocation sites set out above, would be an increase in the scale and extent of Broyle Side's settlement pattern. In comparison to the c.430m linear form of residential land uses across the northern part of Broyle Side, the potential allocation sites would increase the east to west extent of residential land uses adjacent to the B2192 up to c.1.2km. The north to south extent of Broyle Side's settlement pattern would remain similar, being aligned with existing residential land uses adjacent to Broyle Close and employment land uses adjacent to the B2124.
- 5.23 The intervening distance between Broyle Side and Little Norlington would reduce from c.440m to c.60m due to 67RG. The c.350m between Ringmer's and Broyle Side's settlement boundaries along the B2124 would remain, as development across 50RG would not extend to the B2124, but the scale of residential land uses in proximity to Ringmer would be notably greater than the residential properties and public house adjacent to the north side of the B2124 (beyond the settlement boundary) and those being constructed to the south of the B2124.
- 5.24 Due to the above, the cumulative impact would be very high due to the change from the linear and small scale clustered settlement pattern, adjacent to the local road networks reflecting a sense of time-depth, to a larger scale clustered settlement pattern which was broadly oval in form and substantially larger in geographic extent.
- 5.25 The very high impact in relation to the medium-low to high-medium sensitivity ratings is assessed as giving rise to likely significant adverse cumulative effects to the settlement pattern.

Published Landscape Character Assessments

- 5.26 Cumulative development would reduce the extent of agricultural land use bordering Broyle Side, with alteration to the field and vegetation patterns, particularly to the west of Broyle Side across 50RG and 67RG. The cumulative development would result in an obvious and evident change to the landscape character due to the scale and extent of residential land uses, including a more developed and residential character to Half Mile Drove. New residential land uses

would be visible at close range for recreational users on PRow across 67RG, residents at Broyle Side and local road users. The perception of approaching Broyle Side from the north-east, along the B2192, via an avenue of trees bordered by fields between Half Mile Drove and residential land uses at Yeomans would be altered via 30RG, 60RG and 64RG. The cumulative perceived sense of arriving / leaving Broyle Side would be demarcated via the junction of the B2192 and Half Mile Drove as the north-east edge of Broyle Side.

- 5.27 All of the potential allocation sites are covered by NCA 121: Low Weald. The cumulative impact would result in localised alteration to the stated key features of arable land uses, field boundary vegetation and irregular field patterns. The potential allocation sites would reflect the development of larger villages around the main transport routes, such that whilst there would be an increase in the scale and extent of Broyle Side, in relation to the wider geographic area of NCA 121: Low Weald (1,824sqkm), the cumulative impact would be very low and significant adverse effects are unlikely.
- 5.28 The East Sussex Landscape Character Assessment defines part of the boundary between LCA 14 and LCA 15 via Broyle Side, with most of the settlement being in LCA 15, along with Ringmer. The combined impact from the expansion of Broyle Side would be an increase residential land uses around the boundary between LCA 14 and LCA15. There would be alteration to the arable land uses, field boundaries and vegetation patterns across the potential allocation sites. There would be an increased perception of residential land uses and a greater concentration of contemporary development in LCA 15 in comparison to the 20th century expansion of Broyle Side. The cumulative effects would reflect the stated current '*forces for change*' via expansion of larger villages. Although with the cumulative change consolidated to the boundaries of LCA 14 and 15, the wider pattern of arable land uses, woodlands, and stated pastoral qualities across the published character areas would remain. The cumulative impact would be low and significant adverse cumulative effects are unlikely.
- 5.29 With reference to **Figure 5-4**, the LLCA similarly defines part of the boundary between LCA C2 and LCA D1 via Broyle Side. The cumulative impact would be increased residential land uses across both LCAs, with a reduction in the arable land uses and undeveloped character between Broyle Side, Ringmer, Half Mile Drove and Little Norlington. The cumulative impact would also include localised removal of vegetation and alterations to field patterns and localised reduction in the rural character in proximity to Broyle Side. The scale and extent of change in relation to LCA C2 would be low, such that cumulative significant adverse effects are not predicted. The scale of change across LCA D1 would be medium, focused across the northern part of the LCA as result of the eastwards expansion of Broyle Side, such that cumulative significant effects are likely.

South Downs National Park

- 5.30 The cumulative impact of potential allocation sites at Broyle Side would be visible from elevated land within the South Downs National Park to the south of Broyle Side. The cumulative development of the potential allocation sites would retain the existing c.870m between Broyle Side's western settlement boundary and the South Downs National Park, but the overall perception would be of an increased urban setting. Due to this a medium impact is predicted, resulting in the potential for significant adverse effects.

Guidance and Enhancement Measures

- 5.31 The LLSA guidance for development at Broyle Side was:
- Respect and enhance the linear settlement pattern of Broyle Side;
 - Development should seek to avoid coalescence between Ringmer and Broyle Side through appropriate siting, massing and layout;
 - 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.
 - 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.
- 5.32 In addition to the guidance for development at Broyle Side within the LLSA, cumulative development should:

- Maximise opportunities for new open space, new woodland planting and improved recreational opportunities as part of an integrated green and blue infrastructure framework across Ringmer and Broyle Side, as part of wider co-ordinated approach to development;
- Existing PRoW across the cumulative sites should be retained and views towards the South Downs National Park protected or incorporated within layouts to maintain sense of place; and
- Ensure high quality architecture, with sensitive roof lines and tonal colours, so that built form mitigates potential impacts from the South Downs National Park, prior to the establishment of new planting within the layouts.

6. Appendix II: Cooksbridge

6.1 With reference to **Figure 2**, the cumulative assessment of potential allocation sites at Cooksbridge is based upon the following sites:

- 11HY: Land North of Hamsey Lane; and
- 19HY: Land North of Cooksbridge

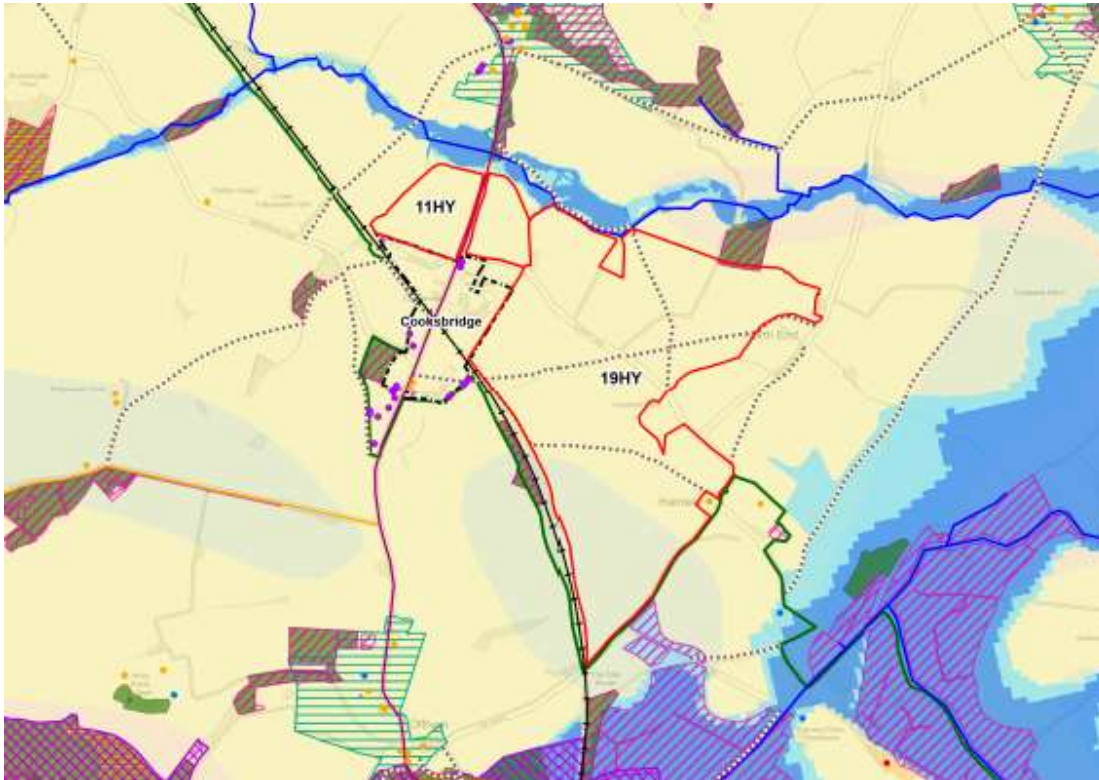


Figure 6-1: Extract of Figure 2 and Potential Allocation Sites at Cooksbridge.

Baseline

Stage 1: Settlement Overview

- 6.2 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. The settlement hierarchy defines Cooksbridge as a local village.
- 6.3 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.



Figure 6-2: Extract of 1885-1903 mapping of Cooksbridge.

- 6.4 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.
- 6.5 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.
- 6.6 From the above, the sensitivity of the settlement pattern is assessed as very high.

Stage 2: Potential Allocation Sites Landscape and Visual Baseline Summary

- 6.7 The following table summarises the landscape and visual baseline matters of the Cooksbridge sites, derived from reviews of the published studies and fieldwork.

Table 6-1: Cooksbridge Landscape and Visual Baseline Summary

| Site Reference | Summary Description |
|----------------|--|
| 11HY | <p>11HY consists of small to medium scale fields, separated by the A275, to the north of Cooksbridge, covering 8.4ha. 11HY is situated across low-lying and gently undulating landform, situated between 15m AOD in the north of 11HY and 22m AOD in the south. A tributary of the River Ouse and fields form the northern boundary to 11HY. Fields and established trees belts for the eastern boundary of 11HY. Hamsey Lane, residential and commercial land uses in the northern part of Cooksbridge form the southern boundary. Small scale rectangular fields form the western boundary. 19HY lies to the west of 11HY. 11HY is not crossed by any PRoW, nor is it covered by any landscape designations. Whilst 11HY is representative of the wider arable land uses bordering Cooksbridge, the form and scale of western part of 11HY is not reflective of the small scale rectangular field patterns to the north-west of Cooksbridge.</p> <p>There are close range views of 11HY from the A275 and the northern edge of Cooksbridge. From within the South Downs National Park, specifically the elevated ridge between Blackcap, Mount Harry and Offham Hill, the 11HY is seen as part of the arable land bordering Cooksbridge. 11HY is seen in the context of the movement of vehicles on the A275 and trains on the railway line bordering the southern edge of 11HY, such that composition of views consists of movement and built form from adjacent residential and commercial land uses. The Cooksbridge (Hamsey) Conservation Area appraisal notes the importance of local rural views in providing setting to the conservation area. Receptors include road users on the A275, railway users, residents in Cooksbridge, educational users and recreational users in the South Downs National Park, including between Blackcap, Mount Harry and Offham Hill.</p> |
| 19HY | <p>19HY comprises small to large scale fields to the north-east and east of Cooksbridge, covering 60ha. 19HY is bound to the north by a tributary of the River Ouse, fields and woodlands. Fields, small scale residential settlements at Hamsey and North End form the eastern boundaries. The southern boundary of 19HY is</p> |

Site Reference Summary Description

formed by the railway line and the South Downs National Park. Residential land uses in Cooksbridge form the western boundary of the 19HY. The fields are situated across sloping landform, which ranges between 10m AOD in the northern part of 19HY to 35m AOD in the south-east part of 19HY. PRoW cross 19HY, providing connections between the local road networks. 19HY is not covered by any landscape designations and is representative of the arable land uses and parkland character between Cooksbridge and Hamsey.

Views from Cooksbridge are limited by the intervening vegetation, with close range views from the PRoW crossing 19HY. Views within 19HY are identified within the Hamsey Cooksbridge Conservation Area Appraisal 'key views and vistas'. From within the South Downs National Park, specifically the elevated ridge between Blackcap, Mount Harry and Offham Hill, 19HY is seen as part of the arable land bordering Cooksbridge and between Cooksbridge and Hamsey. Receptors include road users on the A275, residents in Cooksbridge, educational users, recreational users of PRoW, railway users and recreational users in the South Downs National Park, including between Blackcap, Mount Harry and Offham Hill.



Figure 6-3: View across 11HY, looking towards Cooksbridge.

6.8 From the above review, the fields across the potential allocation sites form part of the arable land use and setting to Cooksbridge, which has associations from the reviews of the historic mapping and a sense of time-depth. The field patterns, vegetation cover, recreational value and undulating landform is more notable to the east of Cooksbridge, in comparison to the relatively larger scale fields to the north and west, which do not reflect the wider field pattern.

Stage 3: Relationship to Published Landscape Character Assessments

6.9 The potential allocation sites are covered by the following published landscape character areas:

- Natural England's National Character Area 121: Low Weald, which covers both of the potential allocated sites;
- East Sussex Landscape Character Assessment Local Landscape Character Area 14: Western Low Weald; and
- LLCA, Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald (LCA C2).

6.10 With reference to the LLCA, 11HY and 19HY are representative of the stated key characteristics of undulating landform, arable fields and hedgerows and recreational access. Stated '*forces for change*' within LCA C2 include settlement expansion and linear development along road networks.

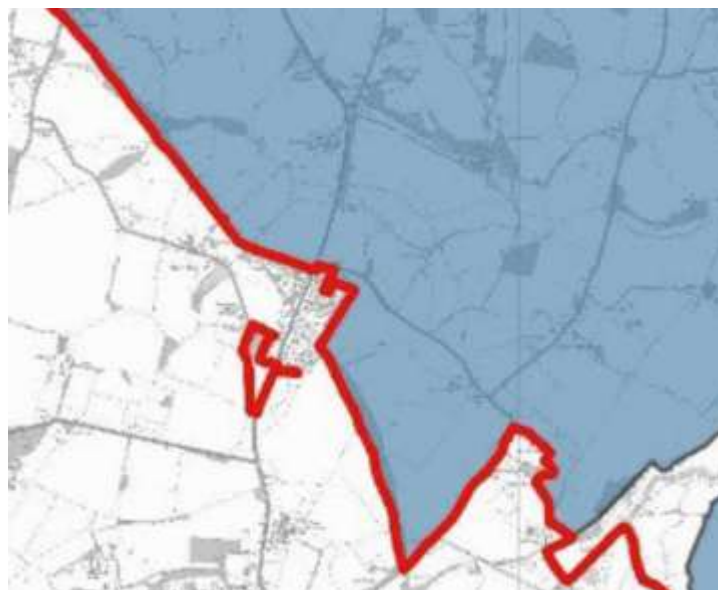


Figure 6-4: Extract of the LLCA, illustrating LCA C2 via the blue hatch, covering land around Cooksbridge.

Stage 4: Landscape Sensitivity

6.11 Both potential allocation sites were included in the LLSA as follows:

- 11HY was assessed as having medium-high sensitivity to residential development, due mainly to the inter-visibility with the South Downs National Park;
- The western part of 11HY was included within 'Cooksbridge A', with the LLSA concluding a medium-high sensitivity to residential development, due to the range of field sizes, land use and inter-visibility with the South Downs National Park; and
- The eastern part of 11HY and 19HY was included as 'Cooksbridge B', with the LLSA concluding a high-medium sensitivity to residential development due to the undulating landform, land use, proximity to Hamsey Conservation Area and inter-visibility with the South Downs National Park.

6.12 These conclusions of medium-high and high-medium are considered to be appropriate given the land use, arable character and proximity to the South Downs National Park, considered with the proximity to the London to Lewes railway, Cooksbridge and the A275.

6.13 NCA 121 and LCA 14 are assessed as having a high sensitivity to the cumulative development of potential allocation sites at Cooksbridge.

Stage 5: Relationship to the South Downs National Park

6.14 The South Downs National Park is to the south of the London to Lewes railway line and extends to the east of 19HY, such that the potential allocation sites form part of the setting to the South Downs National Park due to the inter-visibility and similar landscape character and perception.

Potential Effects

Potential Allocation Site Effects

6.15 Development of 11HY would extend Cooksbridge's settlement pattern c.260 northwards, adjacent to the A275. The western extent of development across 11HY would reflect that of residential land uses and the settlement boundary adjacent to Chatfield Close along the southern edge of 11HY. Similarly, the eastern extent of 11HY would reflect that of the settlement boundary along the eastern edge of Cooksbridge. Development of 11HY would therefore reflect the ribbon settlement pattern. Beyond the change in land use, alteration to the field and vegetation patterns would be low due to 11HY consisting of single fields with vegetation around the boundary of the 11HY, along with the tapered form across the northern part of 11HY reflecting the field pattern.

6.16 Development of 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. 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.

Cumulative Effects

Settlement Pattern

- 6.17 The combined effect from residential development across 11HY and 19HY would be a change from the clustered and very small scale settlement pattern to the north and south of the railway line, to an elongated settlement, extending north-west to south-east, between the railway line and the tributary of the River Ouse. 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.
- 6.18 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.
- 6.19 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.

Published Landscape Character Assessments

- 6.20 Cumulative development would reduce the extent of agricultural land bordering Cooksbridge, with alteration to field and vegetation patterns, particularly across 19HY, due to the smaller scale fields patterns to the north of Hamsey Lane and individual trees within the fields to the south of Hamsey Lane. There would be alterations to landform particularly across the south-east parts of 19HY. The cumulative development would result in an obvious and evident change to the landscape character due to the scale and extent of residential land uses, including a more developed and residential character to Hamsey Lane, North End Lane and the settings of Hamsey and North End. New residential land uses would be visible at close range for recreational users on PRoW across 19HY, residents at Cooksbridge and Hansey, and road users.
- 6.21 11HY and 19HY are covered by NCA 121: Low Weald. The cumulative impact would result in localised alteration to the stated key features of arable land uses, field boundary vegetation and irregular field patterns. The potential allocation sites would increase the scale and extent of Cooksbridge, but in relation to the wider geographic area of NCA 121: Low Weald (1,824sqkm), the cumulative impacts would be very low and significant effects are unlikely.
- 6.22 The East Sussex Landscape Character Assessment includes 11HY and 19HY within LCA 14. The combined impact from the expansion of Cooksbridge would be an increase residential land uses in the southern part of LCA 14, adjacent to the boundary with the South Downs National Park. There would be alteration to the key characteristics of arable land, field boundaries and vegetation patterns and an increased perception of residential land uses within the local landscape. The cumulative change would reflect the stated '*forces for change*' of creeping suburbanisation and settlement growth' within LCA 14, with Cooksbridge becoming of a similar scale as Plumpton, also in the southern part of LCA 14 and adjacent to the London to Lewes railway line. The extent of the cumulative change would be small in relation to the wider geographic area of LCA 14. The increase in Cooksbridge scale would be within the part of the LCA where there is settlement and the railway, such that development already influences the inherently rural character. Due to this, the cumulative impact would be low and significant effects are unlikely.
- 6.23 With reference to **Figure 6-4**, the cumulative schemes would be located in LLCA LCA C2. The cumulative impact would be the same as stated above for LCA 14, reflecting stated '*forces for change*' of expansion of settlement areas and linear development along the road networks. Notwithstanding the change in character across the Site and in the southern part of LCA C2, the scale and extent of the change would be small, such that the impact would be low and significant effects are unlikely.

South Downs National Park

- 6.24 The cumulative impact of the expansion of Cooksbridge would be visible from elevated land within the South Downs National Park, including between Blackcap and the approach to Mount Harry, along with parts of the Ufton Ridge. The south-eastwards expansion of Cooksbridge would also increase the amount of residential land uses bordering part of the South Downs National Park, in comparison to those at Hamsey and southern Cooksbridge, where land exhibits similar characteristics to the South Downs National Park. The cumulative impact is assessed as medium, with the potential for cumulative significant effects to part of the setting of the South Downs National Park.

Guidance and Enhancement Measures

6.25 The LLSA guidance for Cooksbridge was:

- 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;
- New development should be sensitively designed in the context of the conservation area and the South Downs National Park. Development should be concentrated in proximity to Cooksbridge, 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 potential developable area 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;
- 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; and
- Any new development should protect the setting of the South Downs National Park and the rural context, through sympathetic design that remains in character with the scale and typologies of surrounding development.

6.26 In addition to the above guidance, cumulative development should:

- Ensure high quality architecture, with sensitive roof lines and tonal colours, so that built form mitigates potential impacts from the South Downs National Park, prior to the establishment of new planting within the layouts.

7. Appendix III: Haywards Heath

7.1 With reference to **Figure 3**, the cumulative assessment of potential allocation sites at Haywards Heath is based upon the following sites:

- 35WV: Land at Hurstwood:
- 39WV: Land at Rogers Farm:
- 40WV: Land at Hurstwood Lodge;
- 41WV: Land adjacent to Cleavewater Barn, Lunce's Hill; and
- 48WV: Land to the East of Lunce's Hill.

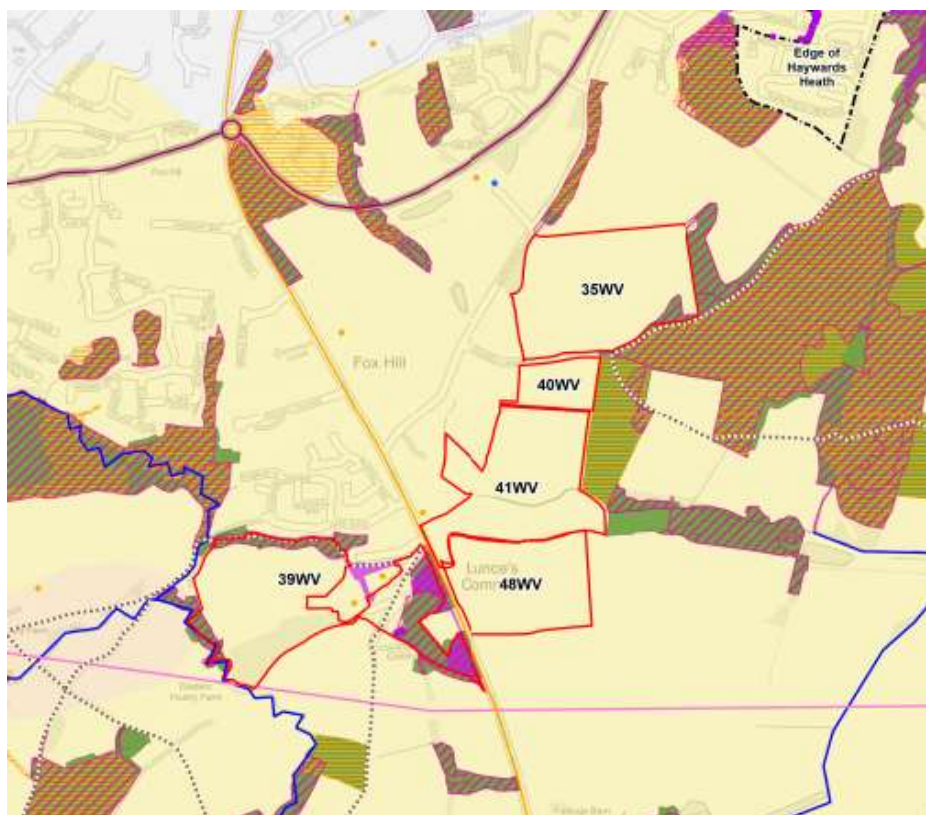


Figure 7-1: Extract of Figure 3 and Potential Allocation Sites at Haywards Heath.

Baseline

Stage 1: Settlement Overview

- 7.2 Whilst Haywards Heath is in West Sussex, residential land uses on the south-east edge of Haywards Heath and the potential allocation sites are located at the north-west edge of the district of Lewes.
- 7.3 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.



Figure 7-2: Extract of 1885-1903 mapping of Haywards Heath with district boundary illustrated by the black line.

- 7.4 Residential expansion mostly occurred after the railway opened in 1841, particularly eastwards from the railway line, with infill 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 included for the re-alignment of the A272 to the southern side of Haywards Heath.
- 7.5 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.
- 7.6 The potential allocation sites form part of the rural land uses along or adjacent to the district boundary, consisting of small to medium scale fields set within woodlands or established field boundaries.
- 7.7 From the above, the sensitivity of the settlement pattern is assessed as low.

Stage 2: Potential Allocation Sites Landscape and Visual Baseline Summary

- 7.8 The following table summarises the landscape and visual baseline matters of the Haywards Heath potential allocation sites, derived from reviews of the published studies and fieldwork.

Table 7-1: Haywards Heath Landscape and Visual Baseline Summary

| Site Reference | Summary Description |
|----------------|--|
| 35WV | 35WV is a broadly rectangular area of agricultural / grazing land, covering c.10ha, to the south-east of Haywards Heath. 35WV is bordered by a hedgerows and trees along its northern edge and woodland along its remaining edges. Colwell Lane is adjacent to its southern edge, with allotments to its south-west and Hurstwood Lane to its west. 35WV is to the north of 40WV. 35WV is situated across sloping land, which rises from around 43m AOD on the southern edge of 35WV, to around 65m AOD on the northern edge of 35WV. 35WV is not crossed by any PRoW, nor is it covered by any landscape designations. 35WV forms part of the small scale geometric field patterns bordering the south-east edge of Haywards Heath. |

Site Reference Summary Description

| | |
|------|--|
| | <p>Visually, there is a high degree of enclosure from Hurst Wood to the east, limiting visibility from the wider landscape. There is inter-visibility with residential land uses to the north and along adjacent to Colwell Lane, along with allotment users and recreational users on Colwell Lane, adjacent to 35WV. Receptors are therefore residential and recreational users in the surrounding landscape.</p> |
| 39WV | <p>An irregular shaped area of land, covering c.11.5ha to the south of Haywards Heath. The western part of the 39WV consists of agricultural land, with Lunce's Common, consisting of fields and woodland in the eastern part of 39WV, including trees covered by a TPO. The northern edge of 39WV is bordered by a narrow belt of woodland. The eastern edge of 39WV is bordered by the B2112 and individual large scale residential properties, set within well vegetated grounds. Fox Hill Farm and fields border the southern edge of the 39WV, with woodland and a stream forming the western boundaries. 39WV is to the south-west of 48WV, being separated by the B2112. 39WV is situated across sloping landform, which falls from the eastern edge of 39WV, at around 45m AOD, to the western edge of 39WV, at around 35m AOD. The eastern part of 39WV is crossed by a PRoW, in addition to public access at Lunce's Common. 39WV is not covered by any landscape designations. 39WV is representative of the small to medium scale field patterns extending to the south of Haywards Heath.</p> <p>Kiln Wood to the north of 39WV provides a high degree of visual enclosure and generally screened views from residents to the north. Similarly, small scale woodlands across undulating land to the south of 39WV limit inter-visibility with the wider landscape. There are close range views of 39WV from farms and individual residential properties in proximity to the allocated site, as well as from PRoW crossing 39WV the B2112. Receptors are therefore recreational users of PRoW, including across Lunce's Common, residents and motorists.</p> |
| 40WV | <p>A small and broadly rectangular area of agricultural land located to the south-east of Haywards Heath, covering c.1.7ha. 40WV is bordered by vegetation adjacent to Colwell Lane to the north, ancient woodland to the east, a tree belt to the south and paddocks and residential land uses to the west. 40WV is to the south of 35WV and to the north of 41WV. 40WV is situated across sloping land, which falls from the northern edge of 40WV, around 43m AOD, to the south edge, around 38m AOD. 40WV is not crossed by any PRoW, nor is it covered by any landscape designations. 40WV forms part of the small scale geometric field patterns bordering the south-east edge of Haywards Heath.</p> <p>Rising land to the north of 40WV limits inter-visibility between 40WV and residential land uses adjacent to the A272. Hurst Wood to the west of the 40WV provided a high degree of visual enclosure in relation to the wider landscape to the east. There is inter-visibility between 40WV and the valley to the south, including along parts of the B2112. There are close range views from residential properties bordering the northern and western sides of the 40WV, along with recreational users along Colwell Lane and across parts of Hurst Wood. Receptors are recreational users, residents and road users.</p> |
| 41WV | <p>Several small scale irregular fields agricultural fields located to the south-east of Haywards Heath, covering c.6.82ha. 41WV is to the south of 40WV and the north of 41WV, and is separated from 39WV by the B2112. 41WV is bordered by field boundary vegetation along its northern and southern edges, ancient woodland along its eastern boundary and field boundary vegetation and residential properties along its western boundary. 41WV is situated across a localised valley, relating to the Pellingford Brook which flows across the southern part of 41WV, at around 33m AOD. The land rises from the Pellingford Brook, to around 38m AOD across the northern edge of 41WV and 35m AOD on the southern edge. There are several tree groups within the site, relating adjacent to the Pellingford Brook. 41WV is not crossed by any PRoW, nor is it covered by any landscape designations. 41WV forms part of the small scale geometric field patterns bordering the south-east edge of Haywards Heath.</p> <p>Rising land to the north of 41WV limits inter-visibility with residential land uses adjacent to the A272. There is inter-visibility with the valley to the east of 41WV, although there is limited public access, with one PRoW extending towards Slugwash Lane, from where 41WV is visible. There is inter-visibility between 41WV and parts of the B2112, along with residential properties to the west of 41WV. Receptors are recreational users, residents and road users.</p> |
| 48WV | <p>Two small rectangular fields to the south-east of Haywards Heath, covering c.6ha. 48WV is to the south of 41WV and is separated from 39WV (to the west) by the B2112. 48WV is bordered by a field boundary to the</p> |

Site Reference Summary Description

north and south, fields to the east and vegetation adjacent to the B2122 to the west. 48WV is situated across rising landform, forming the southern aspect of a localised valley relating to the Pellingford Brook (to the north of 48WV). The landform rises from the northern edge of 48WV, at around 35m AOD, to the southern edge of 48WV, around 47m AOD. The two fields within 48WV are divided by a hedgerow with trees. 48WV is not crossed by any PRow, nor is it covered by any landscape designations. 48WV forms part of the small scale regular field pattern extending to the south-east of Haywards Heath.

The relatively elevated position of 48WV, on the southern aspect of a localised valley results in inter-visibility with residential land uses to the north, adjacent to Hurstwood Lane. There is inter-visibility eastwards along the valley to Slugwash Lane and fields to the south of 48WV, extending to More House Moat. There are close range views from Lunce's Common to the west and parts of the B2112.



Figure 7-3: View looking southwards across 35WV.

7.9 From the above, the potential allocation sites form part of a localised valley system, which extends around the south-east and southern edge of Haywards Heath. The potential allocation sites are predominantly medium scale fields and geometric in form, with the key vegetation structure around the perimeter of the fields. The exception is to the south of Haywards Heath, where the vegetation cover is higher, resulting in a more enclosed character.

Stage 3: Relationship to Published Landscape Character Assessments

7.10 The potential allocations sites are covered by the following published landscape character areas:

- Natural England's National Character Area 121: Low Weald, which covers all the potential allocation sites;
- East Sussex Landscape Character Assessment LCA: 14, Western Low Weald, which covers all of the potential allocation sites within the Lewes district;
- West Sussex Landscape Character Assessment HW4: High Weald Fringe, which covers the western parts of 39WV; and
- LLCA LCT C: Western Low Weald and LCA C3: Ditching Common Western Low Weald (LCA C3), which covers all of the potential allocation sites within the Lewes district.

7.11 The LLCA summarises LCA C3 as exhibiting a rural character, with enclosure by mature vegetation and a typically dispersed built form pattern. The Pellingford Brook is noted for its influence on the undulating landform, such that 41WV is representative of this stated landscape feature. All of the potential allocation sites are representative of the stated small to medium scale fields and agricultural land uses situated across undulating landform. Only site 39WV is representative of the stated PRow network and recreational access across LCA C3. The B2112, which separates site

39WV from sites 41WV and 48WV is noted by the published study as a detracting feature which decreases tranquillity in comparison to that across the wider geographic extent of LCA C3.

- 7.12 Stated *'forces for change'* within LCA C3 are expansion of development and pressure for improved recreational access. Development guidelines include limiting development and designing to retain the rural character of the LCA, including the protection of ancient woodland and setting new development within a new robust landscape framework, a part of wider blue green infrastructure strategy.



Figure 7-4: Extract of the LLCA, illustrating LCA C3, via the red hatch, extending around the eastern and south-east edges of Haywards Heath.

Stage 4: Landscape Sensitivity

- 7.13 35WV was included in the LLSA as part of the 'Edge of Haywards Heath B' area, which concluded that the landscape had a medium to high-medium sensitivity residential development.
- 7.14 The remaining potential allocation sites were not included in the LLSA. The following table therefore sets out a summary assessment of their landscape sensitivity, based upon the LLSA methodology.

Table 7-2: Landscape Sensitivity Assessment

| Site | Landscape Sensitivity Assessment Conclusions |
|------|--|
| 39WV | As an area of undulating landform with established vegetation, with small to medium scale field patterns, 39WV is less able to accommodate change. 39WV is not covered by any landscape designations. There is a recreational value via the PRow and Lunce's Common. There is an historical association due to being representative of arable land uses to the south-east of the Haywards Heath. The vegetation patterns providing a functional value. Therefore, 39WV has indicators of high landscape sensitivity due to the landform, vegetation patterns and recreational values. Visibility of 39WV is predominantly from close range locations, where there is a high scenic quality due to the land uses and vegetation. There are no designated views, nor apparent references to views of 39WV in published studies. In conclusion, 39WV is assessed as having a high sensitivity to residential development. |
| 40WV | As an area of sloping landform, which is open in character and located adjacent to existing residential land uses, there is some ability to accommodate change. 40WV is not covered by any landscape designation, nor is there a recreational value. There is an historical association due to being representative of arable land uses to the south-east of Haywards Heath. 40WV has indicators of medium landscape sensitivity. The combination of close range views and views from the opposite side of the valley increase the visual sensitivity, although there are no designated views, nor |

apparent references to views of 40WV in published studies. In conclusion, 40WV is assessed as having a high-medium sensitivity to residential development.

41WV 41WV is part of a localised valley system, with the Pellingford Brook flowing across the lower lying parts of 41WV. The field pattern consists of small scale irregular fields, which in combination with the landform and vegetation results in a high susceptibility to change. 41WV is not covered by any landscape designation, nor is there a recreational value. There is an historical association due to being representative of the small scale fields and arable land uses to the south-east of Haywards Heath. 41WV has indicators of high landscape sensitivity due to the valley landform. The combination of close range views and views from along the valley increase the visual sensitivity, although there are no designated views, nor apparent references to views of 41WV in published studies. In conclusion, 41WV is assessed as having a high sensitivity to residential development.

48WV As a relatively elevated area of land and sloping landform forming the southern aspect of a localised valley, the susceptibility to change is high. 41WV is not covered by any landscape designation, nor is there a recreational value. There is an historical association due to being representative of arable land uses to the south-east of Haywards Heath. 48WV has indicators of high landscape sensitivity due to the valley landform. The combination of close range views and views from along the valley increase the visual sensitivity, although there are no designated views, nor apparent references to views of 48WV in published studies. In conclusion, 48WV is assessed as having a high sensitivity to residential development.

7.15 From the above table, the sensitivity of the potential allocation sites not included in the LLSA ranges between high-medium and high, due to being located across a valley side, representative of the historic field patterns, existing vegetation cover and close range inter-visibility.

7.16 NCA 121: Low Weald, LCA: 14 Western Low Weald and HW4: High Weald Fringe are assessed as having a high sensitivity.

Stage 5: Relationship to the South Downs National Park

7.17 The potential allocations sites are c.3.5km to the north of the South Downs National Park. Whilst elevated land in the South Downs National Park is visible from the allocated sites (as demonstrated by **Figure 7-3**), due to the intervening distance and features and the proximity to Haywards Heath, the allocated sites are assessed as not forming part of the setting to the South Downs National Park.

Potential Effects

Potential Allocation Site Effects

- 7.18 Development of 35WV would introduce residential land uses up to c.420m to the east of Hurstwood Lane, to border Hurst Wood. This would be of a greater scale than the existing settlement pattern to the south-west of 35WV, which extends up to c.160m to the east of Hurstwood Lane, whilst 35WV would reflecting the spatial extent of residential development to the north of the Site, beyond an intervening field, between Hurstwood Lane and Colwell Lane. This intervening field would provide the only physical separation between an otherwise continuous pattern of residential development to the east of Hurstwood Lane. Beyond the change in land use at 35WV, alteration to the field and vegetation patterns would be lowered due to 35WV consisting of a single field with the key vegetation structure around the field edges.
- 7.19 Development of 39WV would increase the scale of residential land uses to the west of the B2112, in comparison to that at Fox Hill Farm and Field Cottage, with the residential development extending up to c.55m from the B2112. This extent of residential development would reflect that of contemporary residential development to the north of 39WV, adjacent to Cape Road, such that development would be perceived as a continuation of the linear settlement pattern. Beyond the change in land use, alteration to the field and vegetation patterns would be high across the eastern part of 39WV, due to the high degree of vegetation coverage. Development would enclose PRow and open space across Lunce's Common, also in the eastern part of the 39WV.
- 7.20 Development of 40WV would introduce residential land uses to the south of Colwell Lane, extending development c.320m to the east of Hurstwood Lane. This would be of a greater scale than the existing settlement pattern to the south-west of 40WV, which extends up to c.160m to the east of Hurstwood Lane, whilst 40WV would reflecting the spatial extent of residential development to the north of the Site, beyond intervening fields and 35WV, between Hurstwood Lane and Colwell Lane. Beyond the change in land use at 40WV, alteration to the field and vegetation patterns would be lowered due to 40WV consisting of a single field with the key vegetation structure around the field edges.

- 7.21 Development of 41WV would introduce residential land uses up to c.470m to the east of the B2112, to border the Hurst Wood. This would be of a greater scale than the existing buildings up to c.110m to the east of the B2112 adjacent to Hurstwood Close and up to c.65m at Cleavewaters Farm. Beyond the change in land use at 41WV, alteration to the field, landform and vegetation patterns would be higher due 41WV consisting of a several small scale fields, sloping landform as part of the Pellingford Brook valley and vegetation adjacent to the Pellingford Brook.
- 7.22 Development of 48WV would introduce residential land uses up to c.285m to the east of the B2112. This would be of a greater scale than individual properties set within established woodland on the western side of the B2112 and a small cluster of buildings at Cleavewaters Farm, to the north of 48WV, extending up to c.65m from the B2112. Beyond the change in land use at 41WV, alteration to the field and vegetation patterns would be higher due sloping landform and being on an elevated part of the southern aspect of the Pellingford Valley.

Cumulative Effects

Settlement Pattern

- 7.23 The combined effect from residential development across all of the potential allocation sites would be to increase the scale and extent of the southern and south-eastern residential edges of Haywards Heath. The cumulative distance from 39WV (to the west of the B2112) to 36WV (to the east of Hurstwood Lane), would result in a c.1.4km 'arc' of near continuous residential land uses.
- 7.24 Residential land uses across the eastern edge of Haywards Heath, to the north of 35WV, extend up to c.640m to the east of Hurstwood Lane, to Colwell Lane, to border established woodland. Cumulative development across 35WV, 40WV and 41WV would reflect this pattern, with 41WV aligned with contemporary residential development on the western side of the B2112, such that it would form a 'rounding-off' to the settlement pattern. 39WV would similarly be well enclosed by established vegetation, resulting in a relatively small increase in the southwards extent of residential land uses adjacent to the B2112, which would be reflected by the spatial extent of 48WV on the eastern side of the B2112.
- 7.25 Due to the above, the cumulative impact would be medium, as the cumulative impact would reflect existing settlement patterns and those of the historic settlement development adjacent to local road networks. The potential effect to the settlement form is assessed as not significant.

Published Landscape Character Assessments

- 7.26 Cumulative development would reduce the extent of agricultural land use bordering the south-eastern and southern edges of Haywards Heath. There would be alteration to the field and vegetation patterns, particularly to the west of the B2112, along with alteration to the pattern of landform across part of the Pellingford Brook valley. The cumulative development would result in an obvious and evident change to the landscape character due to the scale and extent of residential land uses, particularly across the Pellingford Brook valley.
- 7.27 New residential land uses would be visible at close range for recreational users on Colwell Lane, residents at adjacent to the potential allocation sites and road users on the B2112, particularly given the elevated topographic position of 48WV.
- 7.28 The perceived approach to Haywards Heath along the B2112 would be of a more developed context, with the reduced sense of a transition between the rural and urban edges around Hurstwood Lane, along with a reduced perception of parts of the Pellingford Brook valley.
- 7.29 All of the potential allocation sites are covered by NCA 121: Low Weald. The cumulative impact would result in localised alteration to stated key features of arable land uses, field boundary vegetation and irregular field patterns. The potential allocation sites would reflect the settlement form, such that whilst there would be an increase in the scale and extent of Haywards Heath, in relation to the wider geographic area of NCA 121: Low Weald (1,824sqkm), the cumulative impact would be very low and significant adverse effects are unlikely.
- 7.30 The East Sussex Landscape Character Assessment covers the potential allocated sites (within Lewes) in LCA 14. The published study notes the B2112 is a busy commuter route and the '*forces for change*' include the expansion of Haywards Heath. There would be cumulative alteration to the arable land uses, field boundaries and vegetation patterns across the potential allocation sites. There would be an increased perception of residential land uses and a greater concentration of contemporary development adjacent to the B2112. The cumulative effects would reflect the stated current '*forces for change*' via settlement expansion. Although, with the cumulative change consolidated to the boundary of LCA 14, and set within the boundaries of Hurst Wood, the scale and extent of the change would be small. Therefore, the cumulative impact would be low and significant adverse effects are unlikely.
- 7.31 With reference to **Figure 7-4**, the LLCA includes the potential allocation sites within LCA C3. The cumulative impact would reflect that stated above for LCA 14, with a reduction in arable land uses, alteration to field patterns and landform

and an increase in residential land uses. The perception of the cumulative impact would be localised within LCA C3 due to the high degree of enclosure from woodland, including Hurst Wood. However, the Pellingford Brook is noted as a key characteristic within the LCA and the cumulative development across the Pellingford Brook increases the cumulative impact to medium, such that significant cumulative effects are likely to LCA C3.

The South Downs National Park

7.32 Due to the 3.5km between the potential allocation sites and the SDNP, along with the intervening land uses, there would not be significant cumulative effects on the SDNP and its special qualities.

Guidance and Enhancement Measures

7.33 The LLSA guidance for Haywards Heath was:

- 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;
- Development should be concentrated closer to the settlement edges, due to the relationship with the settlement edge of Haywards Heath;
- Any new development should be consistent with the character, pattern and scale of surrounding settlement;
- Development should conserve and enhance the permissive routes, 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; and
- Views to the south towards the South Downs National Park should be maintained and protected where possible.

8. Appendix IV: Newhaven

8.1 With reference to **Figure 4**, the cumulative assessment of potential allocation sites at Newhaven is based upon the following sites:

- 16NH: The Old Shipyard, Robinson Road;
- 38NH: Land at Harbour Heights;
- 65NH: Land at Beach Road (minimum 28 dwellings covered by Policy H3(d) of the Newhaven Neighbourhood Plan); and
- Beach Road (60 dwellings covered by Policy H3(c) of the Newhaven Neighbourhood Plan).

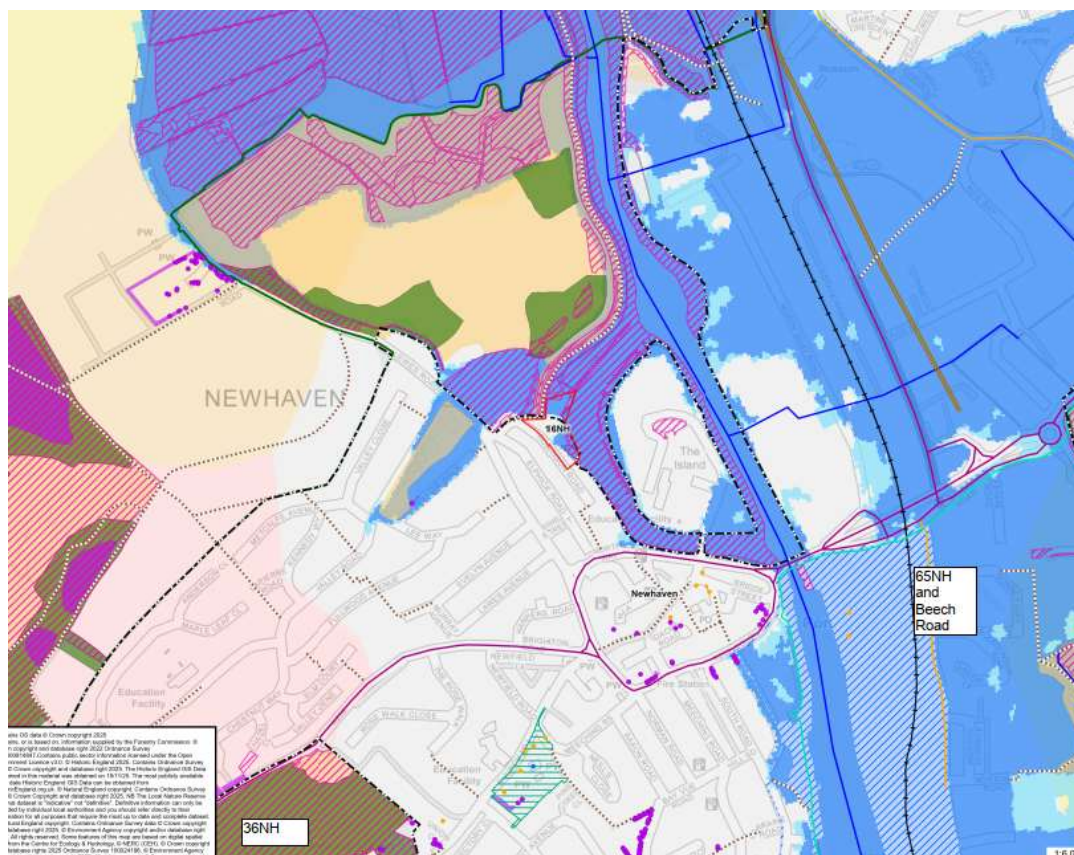


Figure 8-1: Extract of Figure 2 and 65NH and Beach Road.

Baseline

Stage 1: Settlement Overview

8.2 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. Newhaven is classified as a district centre.

8.3 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.



Figure 8-2: Extract of 1885-1903 mapping of Newhaven.

- 8.4 The present day settlement pattern consists of 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.
- 8.5 Peacehaven's settlement boundary is c.560m to the west of Newhaven. The intervening land uses consists 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.
- 8.6 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, such that whilst a sporadic settlement pattern, there are defined boundaries and the sensitivity is high.

Stage 2: Potential Allocation Sites Landscape and Visual Baseline Summary

- 8.7 The following table summarises the landscape and visual baseline matters of the Newhaven sites, derived from reviews of the published studies and fieldwork.

Table 8-1: Newhaven Landscape and Visual Baseline Summary

| Site Reference | Summary Description |
|----------------|---|
| 16NH | 16NH consists of former boatyard buildings and hardstanding in the north-west part of Newhaven, covering 0.64ha. Fields and woodland form the northern boundaries to 16NH. The River Ouse and its banks form the eastern boundaries. Robinson Road and residential land uses form the southern boundary and Robinson Road and fields form the western boundary. The landform slopes from around 20m AOD on the southern edge of 16NH to around 10m AOD on the northern edge. Several individual mature trees border the buildings within 16NH, which are utilitarian in appearance. 16NH is crossed by PRoW but is not covered by |

Site Reference Summary Description

any landscape designations. 16NH is representative of employment and industrial style buildings adjacent to the River Ouse.

There are close range views of 16NH from adjacent residential land uses and the local road networks, as well as the PRoW crossing the Site and along the southern bank of the River Ouse. There are also close range views from employment land uses and Denton Park and across the North Quay, on the northern bank of the River Ouse. 16NH is visible from PRoW across elevated land within the South Downs National Park to the south-west and the east and the country park. Receptors include residents, road users, employment users and recreational users.

38NH 38NH comprises large and medium scale arable fields, woodlands and Meeching Quarry Industrial Estate, situated between Gibbon Road and Court Farm Road, in the south-west part of Newhaven, covering c.20ha. Residential land uses form most of the northern, eastern and southern boundaries of 38NH, with fields and the coastline to the south and fields and intermittent residential properties situated across rising landform to the west. The landform slopes from around 60m AOD on the northern edge of 38NH to around 25m AOD on the southern edge. The woodland and vegetation include TPO's. 38NH is not crossed by any PRoW, although there are PRoW along the southern edge of 38NH, with the King Charles III England Coast Path also to the south of 38NH. 38NH is not covered by any landscape designations and is representative of the arable land uses between Newhaven and Peacehaven.

There are close range views of 38NH from surrounding residential land uses and the PRoW to the south of the Site and Fort Newhaven and Castle Hill to the south-east. 38NH is also visible from the sea, forming part of the seascape character of the coastline. Inter-visibility with the wider landscape to the north is limited by residential land uses and rising land, although there is inter-visibility with elevated land in the South Down National Park. South Downs National Park viewpoint 15: Nore Down above Piddinghoe is 2.7km to the north-west of 38NH. Receptors include residents, road users, employment users and recreational users.

65NH 65NH consists of a large employment building, located on the eastern edge of employment land uses on Eastside in the eastern part of Newhaven. Employment land uses across the remainder of Eastside form the boundaries to 65NH. 16NH is situated across flat landform, around 5m AOD. 65NH consists of a building divided into four long rectangular bays, each with a pitched roof, equating to c.1.5 storeys in height. The building façade is predominantly white/cream aluminium panelling with light brick, such that it is utilitarian in form. The building is bordered by external hardstanding for car-parking. 65NH is to the south-west of Beech Road (below).

There are close range views from PRoW to the north and west of Beach Road, as well as from surrounding employment land and residential properties. The relatively low height of the buildings limits views from the Ouse Estuary Nature Reserve and elevated land across the SDNP to the north-east of Beach Road. Receptors include residents, road users, employment users and recreational users.

Beach Road Beach Road is an employment site, located on the eastern edge of employment land uses on Eastside in the eastern part of Newhaven. Fields form the northern boundary, employment land uses form the remaining boundaries. Beach Road is situated across flat landform, around 5m AOD. The Beach Road site consists of a rectangular four storey building along the western side of Beach Road. A curved roof covers a two to four storey building across the remainder of Beach Road, along with external car-parking. The building facades are predominantly red brick, with white and blue panelling across the western façade of the four storey building. Beach Road is to the north-east of 65NH.

There are close range views from PRoW to the north and west of Beach Road, as well as from surrounding employment land and residents. There are longer distance views of the four storey building from within the Ouse Estuary Nature Reserve and elevated land across the SDNP to the north-east of Beach Road. Receptors include residents, road users, employment users and recreational users.



Figure 8-3: View looking across 38NH from the Kings Charles III England Coast Path.

8.8 From the above, three of the potential allocated sites are previously developed land, with existing built form, which does not contribute positively to the townscape. 38NH is part of the rural landscape, consisting of fields, woodlands and an area of existing employment land uses.

Stage 3: Relationship to Published Landscape Character Assessments

8.9 The potential allocation sites are covered by the following published studies:

- Natural England's National Character Area 125: South Downs (NCA 125) which covers all the potential allocation sites;
- East Sussex Landscape Character Assessment, Local Landscape Character Area 19: Lower Ouse Valley covering 16NH and Local Landscape Character Area 34: Newhaven covering 38NH, 65NH and Beach Road; and
- The LLCA includes part of 16NH within LCA E3: Newhaven and Seaford Ouse Catchment (LCA E3). The remaining potential allocated sites were not included in the assessment due to being within the townscape.

8.10 With reference to the East Sussex Landscape Character Assessment, Newhaven is noted for problems of industrial clutter, modern housing estates, harsh open edges, with continued improvements to housing estate, including tree planting noted as one of the landscape action priorities.

8.11 With reference to the LLCA, 16NH is representative of the stated recreational access across LCA E3, but does not reflect the remaining key characteristics due to being a former boat yard. Stated '*forces for change*' within LCA E3 are development encroachment into areas which provide a setting to the South Downs National Park.

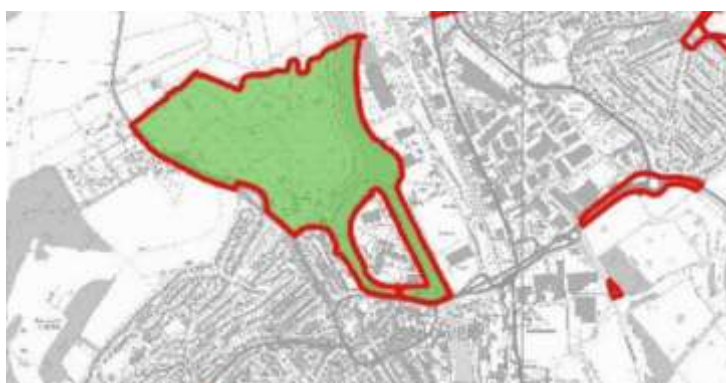


Figure 8-4: Extract of LCA E3: Newhaven and Seaford Ouse Catchment (illustrated via the green hatch), covering part of 16NH. The other potential allocation sites at Newhaven are not included in the LLCA due to being within the urban area.

Stage 4: Landscape Sensitivity

- 8.12 The Lewes Landscape Sensitivity Assessment assessed 16NH within the assessment of 'Newhaven A'. The LLSA concluded that Newhaven A had a very high sensitivity to residential development due to mainly to the country park and inter-visibility from the South Downs National Park. As 16NH is a smaller geographic area within Newhaven A and consists of a former boatyard, it is assessed for this cumulative assessment that the sensitivity is lower, at medium, due to the existing buildings which are of a low scenic quality.
- 8.13 The remaining potential allocation sites were not included in the LLSA. The following table therefore sets out a summary assessment of their landscape sensitivity, based upon the LLSA methodology.

Table 8-2: Landscape Sensitivity Assessment

| Site | Landscape Sensitivity Assessment Conclusions |
|------------|--|
| 38NH | The sloping land and woodlands are features of higher susceptibility, in contrast to existing land uses within Meeching Quarry. The combination of the existing land uses and surrounding residential land uses results in a notable settlement edge character to 38NH. There is functional value from the vegetation and a sense of place and distinctiveness as part of a tract of mainly undeveloped land between Newhaven and Peacehaven. The combination of close range views longer distance views from the South Downs National Park and the sea increase the visual sensitivity, although there are no designated views, nor apparent references to views of 38NH in published studies. In conclusion, 38NH is assessed as having a high sensitivity to residential development. |
| 65NH | As developed land with buildings and hardstanding, situated across low lying flat landform, the susceptibility is very low. 65NH is not covered by any landscape designations, nor does it exhibit any notable features of landscape value. 65NH is visible from a range of locations, but is not within any designated views, nor apparent references in published studies. 65NH is assessed as having a very low sensitivity to residential development. |
| Beech Road | As developed land with buildings and hardstanding, situated across low lying flat landform, the susceptibility is very low. Beech Road is not covered by any landscape designations, nor does it exhibit any notable features of landscape value. Beech Road is visible from a range of locations, but is not within any designated views, nor apparent references in published studies. Beech Road is assessed as having a low sensitivity to residential development. |

- 8.14 From the above table, the landscape sensitivity of the cumulative sites varies between high, medium and low, such that on balance it is considered to be medium.
- 8.15 NCA 125: South Downs is assessed as very high sensitivity. LCA 19: Lower Ouse Valley is assessed as high sensitivity and LCA 34 is assessed as medium sensitivity.

Stage 5: Relationship to the South Downs National Park

- 8.16 The South Downs National Park borders the north-west, northern and eastern edges of Newhaven. All of the potential allocation sites are in proximity to the designated boundary, such that along with Newhaven, they are assessed as forming the setting to the South Downs National Park.

Potential Impacts and Effects

Potential Allocation Site Impacts

- 8.17 16NH consists of existing buildings which do not contribute positively to the townscape and the setting of the South Downs National Park and the River Ouse. Residential development would reflect the existing settlement pattern and development in the northern part of Newhaven.
- 8.18 Development of 38NH would introduce residential land uses between those on Gibbon Road and Court Farm Road, effectively 'in-filling' between residential areas. The western extent of 38NH would increase residential land uses c.39m to the west of those adjacent to Court Farm Road, but would mirror the extent of residential and educational land uses across Harbour Heights, to the north of 38NH. The scale of residential development would be similar to that across the south-west part of Newhaven. Beyond the change in land use at 38NH, alteration to the field patterns would be lowered due to 38NH consisting of larger scale fields. There would be changes to the sloping landform across the 38NH and woodland across the eastern part of 38NH.

- 8.19 Development of 65NH and Beech Road would replace utilitarian style employment buildings with residential land uses, such that it provides the opportunity for beneficial landscape and visual effects, due to improved architectural quality, new planting and public realm improvements.

Cumulative Effects

Settlement Pattern

- 8.20 16NH, 65NH and Beach Road would all be located across brownfield land. 38NH would infill arable land between residential land uses in the south-west part of Newhaven, resulting in a 'rounding-off' of this part of the settlement pattern. The western extent of 38NH would align with residential land uses to the north, and would be enclosed by woodland and rising landform to the west. The cumulative impact to the settlement pattern would be low, with no likely resulting significant effects.

Published Landscape Character Assessments

- 8.21 The cumulative change would be an increase in residential land uses, although mostly located across brownfield land such that there is the potential for beneficial change to the townscape due to the replacement of utilitarian style employment buildings. Development at 38NH would evidently alter the existing character from fields to residential land uses and remove an area of undeveloped land forming part of the green infrastructure between Newhaven and the wider landscape and coastline.
- 8.22 All of the potential allocation sites are covered by NCA 125: South Downs. As most of the potential allocated sites are located across brownfield land and 38NH being well integrated between existing residential land uses, the impact would be very low, with no likely significant adverse effects.
- 8.23 Similarly, for LCA 19, the localised extent and scale of change within a development part of the character area would result in a low impact and no likely significant adverse effects.
- 8.24 In relation to the East Sussex LCA 34, the cumulative impact would be beneficial via the removal of utilitarian employment buildings with new residential land uses across 65NH and Beach Road, with potential close range views of this change. The cumulative impact would be adverse for the loss of fields and increased residential development across 38NH and the change in character to one of the larger areas of undeveloped land within the south-west part of the LCA, along with a range of visual effects, from both elevated land to the north-west and the coastline to the south. The impact would be low and significant effects are not likely.

The South Downs National Park

- 8.25 The potential allocation sites would not alter the perceived relationship between the South Downs National Park and Newhaven, with the replacement of existing buildings within the townscape reflecting the existing character and providing opportunities for improved scenic quality. Development of 38NH would not extend the settlement pattern any closer to the South Downs National Park due to being bound by existing residential land uses. The impact is assessed as low and significant effects are unlikely.

Guidance and Enhancement Measures

- 8.26 The LLSA advised that land which included 16NH should be enhanced as a gateway into the South Downs National Park.
- 8.27 Given the LLSA did not include the cumulative sites, additional guidance is:
- High quality architecture to replace the low scenic quality and utilitarian form of buildings brownfield land, set within a new green infrastructure farmwork which increases the vegetation cover;
 - Sensitive approach to siting and layout across 38NH, due to the undulating landform, with development retaining the woodland and TPO structure. The western part of 38NH should not be developed, to enable a transition into the wider landscape and respect views from the coastal path, with new recreational access provided across 38NH; and
 - Refer to the published guidance for Newhaven.

9. Appendix V: Peacehaven and Telscombe Cliffs

9.1 With reference to **Figure 5**, the cumulative assessment of potential allocation sites at Peacehaven and Telscombe Cliffs is based upon the following sites:

- 19PT: Motel, 1 South Road;
- 39PT: Land adjacent to 22 & 30 Cliff Park Close;
- 41PT: Land on the South Side of Valley Road;
- 47PT: Land at Cornwall Avenue;
- 69PT: Land at Hoyle Road;
- 70PT: Land south of Valley Road and east of Roderick Avenue;
- 76PT: Roderick Avenue;
- 77PT: Lower Hoddern Farm; and
- 88PT: The Dewdrop Inn, 19 Steyning Avenue.

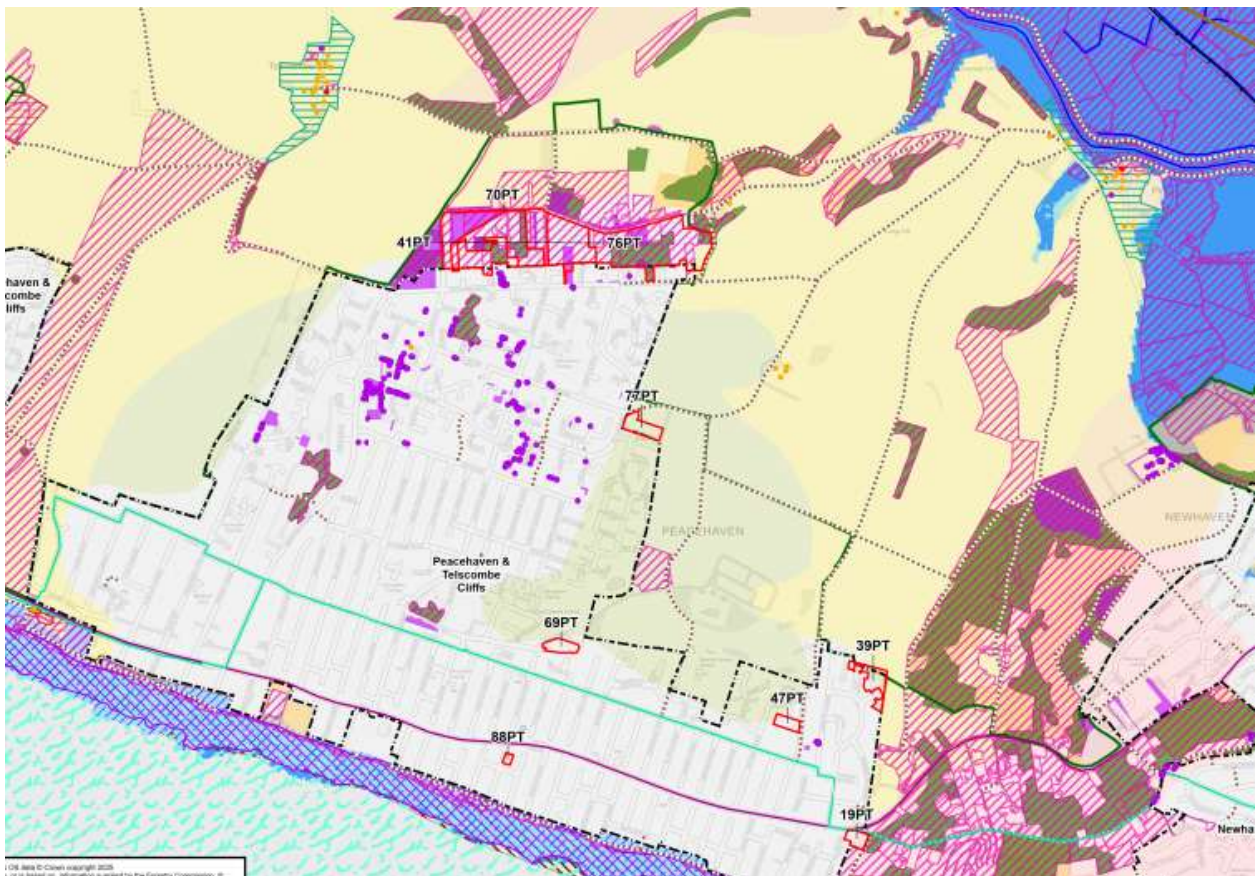


Figure 9-1: Extract of Figure 5: Potential Allocation Sites at Peacehaven and Telscombe Cliffs.

Baseline

Stage 1: Settlement Pattern Review

9.2 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. Peacehaven and Telscombe Cliffs are classified as a district centre.

- 9.3 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.



Figure 9-2: Extract of 1885-1903 mapping of Peacehaven and Telscombe.

- 9.4 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.
- 9.5 The eastern edge of Peacehaven’s settlement boundary is c.560m from Newhaven’s western edge. The intervening land uses consists 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.
- 9.6 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.
- 9.7 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, such that the sensitivity is high.

Stage 2: Potential Allocation Sites Landscape and Visual Baseline Summary

- 9.8 The following table summarises the key landscape and visual baseline matters of the Peacehaven and Telscombe Cliffs sites, derived from reviews of the published studies and fieldwork.

Table 9-1: Peacehaven and Telscombe Cliffs Landscape and Visual Baseline Summary

Site Reference Summary Description

| | |
|------|---|
| 19PT | 19PT is a broadly rectangular area of vacant land (being a former petrol station and motel), covering c.0.42ha, at the south-east edge of Peacehaven, within the planning boundary. 19PT is bordered by the A259 and The Highway to the north, and open space to the east and south. Residential land uses border the south-west and western edges of 19PT. 19PT is situated around 50m AOD, with the landform being generally flat across the site. 19PT is not crossed by any PRow, although there are routes to the north, along The Highway, and to the east across the open space. 19PT is not covered by any landscape or townscape designations. |
|------|---|

Site Reference Summary Description

| | |
|------|--|
| | <p>There are close range views of 19PT from the A259 and residents to the north and west. There are close to mid-range views from The Highway and residential properties and PRoW to the east. 19PT is also visible from part of the King Charles III England Coast Path to the south. 19PT is not visible in longer distance views due to the height of intervening residential land uses, and rising landform across Rushey Hill to the east. Receptors are residents, road users and recreational users.</p> |
| 39PT | <p>39PT consists of trees and scrub, covering c.043ha, at the north-east edge of Peacehaven. Large scale arable fields within the South Downs National Park form the northern boundary to 39PT, with open space to the east. Residential land uses form the southern and western boundaries to 39PT. The landform slopes across 39PT, from c.30m AOD on the western edge to c.50m AOD on the eastern edge, mirroring the wider pattern of landform to the north and east. 39PT is not crossed by any PRoW and is not covered by any landscape or townscape designations, nor is any of the vegetation ancient woodland, nor covered by TPO's. 39PT forms an area of regenerative vegetation across a former playing field and MUGA, which now provides a soft edge to the residential land use and reflects the wider character of vegetation of vegetation to the east of the Site and around the wider settlement edge.</p> <p>39PT is visible at close range from adjacent residential properties, along with a PRoW to the east of 39PT and residential properties to the south, along with intermittent views from the A259. Receptors are residents, recreational users and road users.</p> |
| 41PT | <p>41PT consists of a broadly rectangular area of agricultural land, scrub, woodland and intermittent residential properties in the north-west part of Peacehaven, covering c.17.53ha. 41PT is bordered by Valley Road and intermittent residential properties and woodland to the north, Telscombe Road and the South Downs National Park to the east and south (along with residential properties) and Downs Walk and the South Downs National Park to the west. 41PT consists of several smaller potential allocated sites 70PT and 76PT. 41PT is situated across sloping land, which falls from around 70m AOD on the southern edge of 71PT, to around 50m AOD on the northern edge. 41PT is not crossed by any PROW, nor any landscape or townscape designations. Vegetation within 41PT is covered by TPOs. 41PT is representative of the pockets of fields and woodland interspersed within a low residential settlement pattern to the north of Telscombe Road, which extends northwards beyond 41PT to border the South Downs National Park.</p> <p>41PT is visible at close range from residential properties adjacent to Telscombe Road, as well as residential properties within 41PT and adjacent to Valley Road. The density of woodland across 41PT truncates views across all of 41PT, such that overall, views are generally short range in extent. There are longer distance views from Lodge Hill within the South Downs National Park to the east, and from Telscombe Ridge to the west. Receptors are residents, recreational users and road users.</p> |
| 47PT | <p>47PT is a rectangular area of vacant land, covering c.0.4ha, in the north-east part of Peacehaven, within the planning boundary. 47PT is bordered by residential land uses to the north, east and west and allotments to the south. 47PT is situated across generally flat landform, at around 30m AOD. 41PT is not crossed by any PRoW, although there is a route to the east of the Site, along Cornwall Avenue. 47PT is not covered by any landscape or townscape designations.</p> <p>47PT is visible at close range from surrounding residential properties, allotment users, road users and recreational users along Cornwall Avenue. 47PT is not visible from the wider landscape due to its enclosure by surrounding residential land uses. Receptors are residents, recreational users and road users.</p> |
| 69PT | <p>69PT is an oval shaped area of land, consisting of vehicles and open storage, covering 0.6ha, on the northern edge of Peacehaven, within the planning boundary. 69PT is bordered by Hoyle Road to the north, employment and residential land uses to the east, residential land uses to the south and employment land uses to the west. 69PT is an area of flat landform, situated around 25m AOD. 69PT is not crossed by any PRoW and is not covered by any landscape or townscape designations. 69PT is representative of employment land uses along the northern edge of Peacehaven.</p> <p>69PT is visible at close range from residential properties to the south and commercial land uses to the north, east and west, as well as the local road networks bordering 69PT, although 69PT is seen beyond intervening employment land uses.</p> |

Site Reference Summary Description

70PT covers scrub and several residential properties between Downs Walk and Roderick Avenue North, in the north-west part of Peacehaven, covering c.4ha. 70PT forms the western part of 41PT. 70PT is bordered by residential properties and Valley Road to the north, a field and Roderick Avenue to the east, residential properties adjacent to Telscombe Road to the south and Downs Walk and the South Downs National Park to the west. 70PT is situated across sloping land, which falls from around 70m AOD on the southern edge of 71PT, to around 50m AOD on the northern edge. 70PT is not crossed by any PROW, nor any landscape or townscape designations. Vegetation within 70PT is covered by TPOs. 41PT is representative of the pockets of fields and woodland interspersed within a low residential settlement pattern to the north of Telscombe Road, which extends northwards beyond 70PT to border the South Downs National Park.

70PT is visible at close range from residential properties adjacent to Telscombe Road, as well as residential properties within 70PT. There are close range views of 70PT from the local road network, when adjacent to 70PT. There are longer distance views from Lodge Hill within the South Downs National Park to the east, and from Telscombe Ridge to the west. Receptors are residents, recreational users and road users.

76PT is a broadly square field, consisting of scrub and woodland, covering c.2.57ha in the north-west part of Peacehaven. 76PT is bordered by Valley Road and intermittent residential properties and woodland to the north; intermittent residential properties and woodland to the east; residential properties adjacent to Telscombe Road to the south and Roderick Avenue to the west. 76PT is within 41PT. 76PT is situated across sloping land, which falls from around 70m AOD on the southern edge of 71PT, to around 50m AOD on the northern edge. 76PT is not crossed by any PROW, nor is covered by any landscape or townscape designations. Vegetation within the Site is covered by a TPO.

76PT is visible from residential properties bordering the north-eastern and southern boundaries, as well as the local road networks, when adjacent to 76PT. There are also close range views of 76PT from PROW to the immediate north-east, along north Roderick Avenue North, from which 76PT is seen as a tract of undeveloped land across sloping landform, with residential land uses beyond. Receptors are residents, recreational users and road users.

77PT is a broadly rectangular paddock and two storey semi-detached properties, covering 0.8ha, located on the northern edge of Peacehaven, within the planning boundary. Employment land uses border the northern edge of 77PT, with small scale fields to the east and contemporary residential land uses to the south and Pelham Rise Road and residential properties to the west. The landform across 77PT is generally flat, being situated around 50m AOD. 77PT is not crossed by any PROW, although there is a route to the north of 77PT. 77PT is not covered by any landscape or townscape designations, with the South Downs National Park to the north of the Site, beyond employment land uses and to the east of the Site, beyond intervening fields.

77PT is visible at close range from residential land uses to the south and west, along with commercial land uses and a PROW to the north. There are mid-range views of 77PT from PROW across Lodge Hill to the north, within the South Downs National Park, although 77PT is seen in the direct context of residential land uses across the northern part of Peacehaven. Receptors are residents, recreational users and road users.

88PT is a public house and external carpark, covering 0.12ha in the southern part of Peacehaven, within the planning boundary. 88PT is bordered by employment and residential land uses. 88PT is situated across flat landform, around 25m AOD. 88PT is not crossed by any PROW. 88PT is not covered by any landscape or townscape designations.

88PT is visible at close range from surrounding residential land uses and the local road network when adjacent to 88PT. There are mid-range channelled views of 88PT from the north, along Steyning Avenue, due to the relatively straight alignment of the road networks, in which 88PT is seen as part of the townscape. Receptors are residents and road users.



Figure 9-3: View across the 41PT, 70PT and 76PT in the northern part of Peacehaven.

9.9 From the above review of the potential allocation sites, most are small scale areas of land within the settlement boundary and well related to the existing settlement pattern, along with being areas of previously developed land which do not contribute positively to the townscape. 41PT, 70PT and 76PT are to the north of the settlement boundary, and are consistent of a transitional landscape between the higher density residential areas to the south and the South Downs National Park.

Stage 3: Relationship to Published Landscape Character Assessments

9.10 The potential allocation sites are covered by the following published landscape character assessments:

- Natural England's National Character Area 125: South Downs (NCA 125), which covers all of the potential allocation sites at Newhaven;
- East Sussex LCA, Local Landscape Character Area 28: Peacehaven and Saltdean, Eastbourne, Bexhill and Hastings, which covers all of the potential allocation sites; and
- The LLCA includes 77PT within LCA B1: Peacehaven, Newhaven, Seaford and Saltdean. 41PT, 70PT and 76PT are covered by LCA B2: Peacehaven Residential. The remainder of the potential allocation sites are not included in the published study as they are within the townscape.

9.11 With reference to the LLCA, 77PT is representative of the stated key characteristics of the character being influenced by surrounding built form and varied vegetation cover. Stated forces for change within 77PT include development encroachment. 41PT, 70PT and 76PT are representative of the stated key characteristics of LCA B2, which include vegetation cover, a lower density settlement pattern, and forming part of the setting to the South Downs National Park. Stated forces for change within LCA B2 are higher density development.



Figure 9-4: Extract of the LLCA, illustrating LCA B2.

Stage 4: Landscape Sensitivity

9.12 The potential allocation sites were included in the LLSA as follows:

- 41PT, 70PT and 76PT were included in 'Peacehaven and Telscombe C', which concluded a high-medium sensitivity to residential development due to the undulating landform and vegetation patterns.

9.13 The remaining potential allocation sites were not included in the LLSA. The following table therefore sets out a summary assessment of their landscape sensitivity, based upon the LLSA methodology.

Table 9-2: Landscape Sensitivity Assessment

| Site | Landscape Sensitivity Assessment Conclusions |
|------|---|
| 19PT | As a relatively flat area of land, adjacent to residential land uses and the A259, its susceptibility is lowered. There are no distinctive landscape features or cultural association, nor any recreational value, such that its landscape value is low. Whilst visible from close range, 19PT is seen in the context of surrounding land uses and is not covered by any designated views, nor any apparent references in published studies. 19PT is assessed as having a low sensitivity to residential development. |
| 39PT | As an area of sloping land with vegetation cover, the susceptibility is higher. The vegetation provides a functional value. Whilst visible from close range, 39PT is seen in the context of surrounding land uses and is not covered by any designated views, nor any apparent references in published studies. 39PT is assessed as having a medium sensitivity to residential development. |
| 47PT | As a rectangular and low lying area of land which is generally flat and bordered by residential land uses the susceptibility is lowered. The vegetation cover provides a functional value, otherwise there are no specific indicators of landscape value. Whilst visible at close range, 47PT is seen in the context of surrounding residential land uses and is not covered by any designated views, nor any apparent references in published studies. 47PT is assessed as having a low sensitivity to residential development. |
| 69PT | As an area of hardstanding without any landscape features, the susceptibility is very low. There are no indicators of landscape value. Whilst visible at close range, 69PT is seen in the context of surrounding land uses and is not covered by any designated views, nor any apparent references in published studies. 69PT is assessed as having a low sensitivity to residential development. |
| 77PT | Due to the flat landform and land use and the intervening land uses between 77PT and the South Downs National Park, the susceptibility is lowered. The boundary vegetation provides a functional value but there are no other indicators of landscape value. Visibility is generally at close range, with 77PT seen in the context of surrounding land uses. 77PT is not covered by any designated views, nor any apparent references in published studies. 77PT is assessed as having a medium sensitivity to residential development. |

| Site | Landscape Sensitivity Assessment Conclusions |
|------|--|
| 88PT | As existing buildings without any landscape features, the susceptibility is very low. There are no indicators of landscape value. Whilst visible at close range, 88PT is seen in the context of surrounding land uses and is not covered by any designated views, nor any apparent references in published studies. 88PT is assessed as having a low sensitivity to residential development. |
| 9.14 | From a review of the LLSA, the high-medium sensitivity for 41PT, 70PT and 76PT is considered to be appropriate due to the undulating landform, field patterns and distinctiveness as a transitional landscape. |
| 9.15 | NCA 125 is assessed as having a very high sensitivity to the cumulative development of potential allocation sites. LCA 28, B1 and B2 are assessed as having a high sensitivity to the cumulative development of potential allocation sites. |

Stage 5: Relationship to the South Downs National Park

- 9.16 Due to the South Downs National Park bordering most of Peacehaven and Telscombe, along with inter-visibility with the designated landscape, the allocated sites are assessed as forming part of the setting to the South Downs National Park.

Potential Impacts and Effects

Potential Allocation Site Effects

- 9.17 Development of 19PT would introduce new residential land uses adjacent to existing properties bordering Wellington Road on the eastern edge of the settlement. Development would extend c.90m to the east of Wellington Road and beyond the established building line of adjacent properties but would remain within the settlement boundary and reflect the spatial extent of residential land uses to the north of 19PT, beyond the A259. Given 19PT is situated in a low lying position and does not exhibit any valued landscape features, residential development has the opportunity to provide beneficial change to 19PT through increased vegetation cover and the local townscape via development of an evident void in the townscape.
- 9.18 Development of 39PT would result in a very localised increase in residential land uses on along part of the northern edge of the settlement, given 39PT is adjacent to Cliff Park Close. Development would infill between the existing properties and the settlement boundary, with the higher impacts to landform and vegetation across 39PT. The scale and extent of residential land uses would therefore reflect the surrounding townscape character.
- 9.19 Development of 41PT would result in an intensification of existing residential land uses up to c.200m to the north of Telscombe Road, to Valley Road. In comparison to the existing intermittent residential land uses and well vegetated character 41PT, the impacts would be high due to alterations to landform, vegetation and ecological value, along with the evident change in land use.
- 9.20 Development of 47PT would increase residential land uses adjacent to Cornwall Avenue and the allotments but reflect the scale and pattern of the surrounding townscape. There would be a high degree of physical and visual enclosure to development, with a low level of impacts relating to removal of existing vegetation at 47PT.
- 9.21 Development of 69PT would be across an area of hardstanding within the northern part of the settlement. Development would extend residential land uses to the north of Greenwich Way but mirror the extent of residential land uses to the east of 69PT. Employment land uses would remain to the north of 69PT, such that there would be a high degree of physical and visual enclosure to development, with close range views of development.
- 9.22 Development of 70PT and 76PT are smaller areas within 41PT. Therefore, the impacts would reflect those stated above due to similarly extending and intensifying residential land uses to Valley Road, along with a change in land use at 76PT and alteration to the sloping landform and vegetation patterns.
- 9.23 Development of 77PT would increase the residential land uses to the east of Pelham Rise, whilst remaining within the same spatial extent as residential development to the south and employment land uses to the north of 77PT. The change in land use and high degree of physical enclosure to 77PT.
- 9.24 Development of 88PT would be to a brownfield location, within the townscape. The scale and extent of development would therefore reflect the surrounding residential pattern. There would be a high degree of physical and visual enclosure to development.

Cumulative Effects

Settlement Pattern

- 9.25 The majority of the potential allocation sites are within the settlement boundary, such that there would be no perceivable change to Peacehaven and Telscombe Cliffs planned form and often straight settlement edges.
- 9.26 Development across 41PT, 70PT and 76PT would intensify and increase residential land uses up to c.200m to the north of the settlement boundary. However, development would be bound by the local road networks, with intermittent residential land uses continuing to the north of the allocated sites, between Valley Road and The Lookout. This northwards extension of the settlement pattern would reflect the rectangular form of the north-west part of Peacehaven and Telscombe Cliffs. Therefore, the cumulative impact would be low and significant adverse effects to the settlement pattern are unlikely.

Published Landscape Character Assessments

- 9.27 The cumulative change would be an increase in residential land uses across Peacehaven and Telscombe Cliffs, but at either brownfield locations or land which is very well related to the townscape and existing settlement patterns. Several of the potential allocation sites provide the opportunity for beneficial changes, due to replacing derelict or townscape features of no value with improved public realm, higher quality architecture and new planting. Development across 41PT, 70PT and 76PT would increase the residential character of the local area. The cumulative impact would also alter the existing perception of the transition between higher to lower density residential areas occurring between Telscombe Road and Valley Road, to occurring to the north of Valley Road. All of the cumulative developments would be visible at close range, but the overall scale and extent of the change would be localised.
- 9.28 All of the potential allocation sites are covered by NCA 125: South Downs. As most of the potential allocated sites are located within the settlement boundary or residential parts of the townscape, the cumulative impact would be very low and there would be no significant cumulative effects to NCA 125.
- 9.29 All of the potential allocation sites are covered by East Sussex LCA 28: Peacehaven, Newhaven, Seaford and Saltdean (LCA 28). The cumulative sites within the settlement boundary would not result in cumulative impacts to the stated key characteristics of LCA 28 due to being within the townscape and often brownfield land, where the current condition of the allocated sites does not contribute positively to the townscape and visual amenity. With cumulative development across 47PT, 70PT and 76PT intensifying an existing residential area, and bound by residential land uses to the north, the impact to LCA 28 would be low and significant adverse cumulative effects are unlikely.
- 9.30 There would be no cumulative impacts to LLCA LCA B1, due to only potential allocation site 77PT being located within its geographic area, with any perception of the remaining potential allocation sites negated by the intervening land uses. With 47PT, 70PT and 76PT located across LCA B2, covering approximately half of the geographic area of LCA B2, there is the potential for a high impact and significant adverse cumulative effects due to the combined change from the predominantly arable land uses, alteration to vegetation cover and functional value as a transitional landscape.

The South Downs National Park

- 9.31 The cumulative impact of the potential allocation sites would increase the density of residential land uses in proximity to the South Downs National Park; however, the spatial relationship between Peacehaven and Telscombe and the designated landscape would remain. Therefore, the impact is assessed as low and significant adverse effects are not likely.

Guidance and Enhancement Measures

- 9.32 The LLSA guidance for Peacehaven and Telscombe was:
- At 77PT here are opportunities 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;
 - At 41PT, 70PT and 76PT, any new development should be located within pockets of land between existing built form within the parcel. Development should respect the scale and density of existing residential dwellings. Development should be avoided within the local wildlife site. The landform within the parcel should be considered, notably the steeper parts;
 - Existing vegetation and field patterns within the parcel should be protected, including the woodland blocks and TPOs, with appropriate stand offs given;

- Any new development should include a robust landscape strategy that protects and enhances the existing green infrastructure network. The landscape strategy should enhance the parcel of land as a gateway into the South Downs National Park; and
- There are opportunities to improve recreational access within the parcel and out into the South Downs National Park.

9.33 In addition to the above, development should:

- Ensure high quality architecture; and
- Reflect the transitional character of the area as between higher density residential land uses in Telscombe and the South Downs National Park through density, layout, siting, design and new planting.

10. Appendix VI: Ringmer

10.1 With reference to **Figure 6**, the cumulative assessment of potential allocation sites at Ringmer is based upon the following sites:

- 36RG: Redevelopment of shopping precinct maisonettes;
- 46RG: Land East of Harrisons Lane;
- 51RG: Land North of Ringmer;
- 55RG: Land North of Ringmer: Land at Norlington Farm east of Norlington Lane;
- 56RG: Land at Norlington Lane;
- 57RG: Land at Lower Barn Farm; and
- 81RG: Land North of Fingerpost Farm.

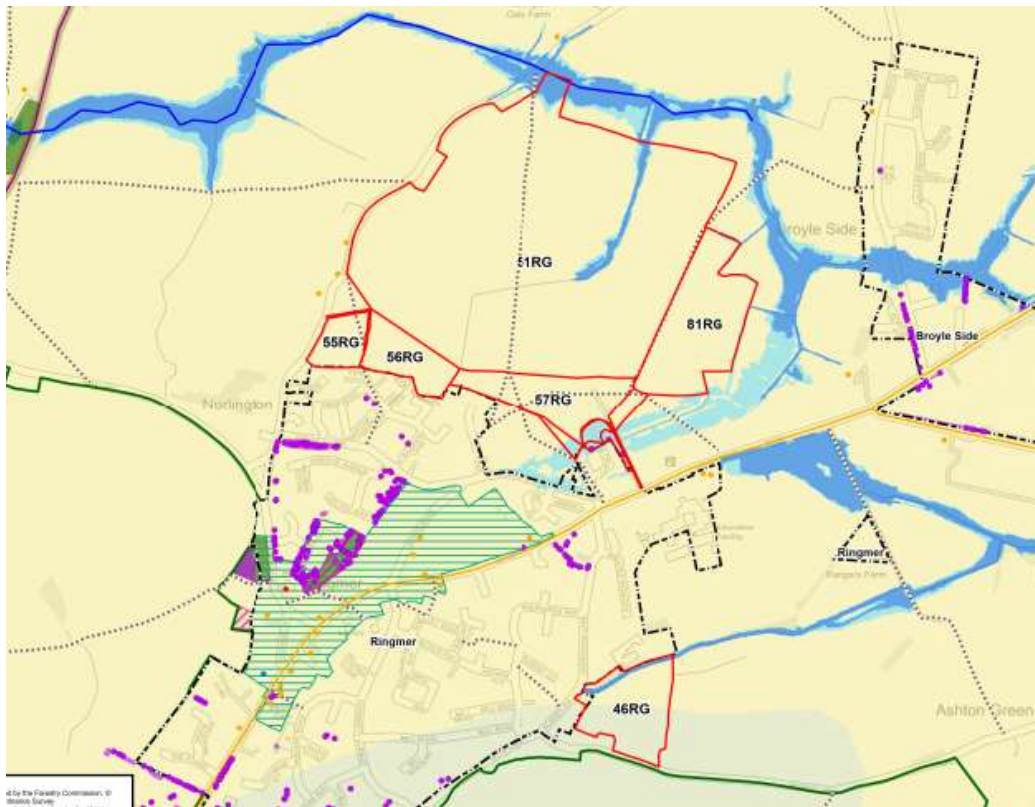


Figure 10-1: Location Plan of Potential Allocation Sites at Ringmer

Baseline

Stage 1: Settlement Pattern Review

10.2 Ringmer is located in 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 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 across the north-east part of Ringmer. Ringmer is classified as a Rural Service Centre.

10.3 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.



Figure 10-2: Extract of the 1885-1903 mapping for Ringmer.

- 10.4 Settlement expansion in the 20th century extended the settlement pattern to the south of the B2192, to Gate 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.
- 10.5 The north-east edge of Ringmer’s settlement pattern is c.350m from Broyle Side. The intervening distance between 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. This intervening c.350m is not covered by any landscape designations, nor planning policies relating to strategic gap or Green Belt.
- 10.6 From the above, given the triangular form of the settlement pattern and the potential for coalescence with Broyle Side, the sensitivity of the settlement pattern is assessed as very high.

Stage 2: Potential Allocation Sites Landscape and Visual Baseline Summary

10.7 The following table summarises the key landscape and visual baseline matters of the Ringmer sites, derived from reviews of the published studies and fieldwork

Table 10-1: Ringmer Landscape and Visual Baseline Summary

| Site Reference | Summary Description |
|----------------|---|
| 36RG | 36RG consists of maisonettes above the Ringmer Shopping Precinct, located in the central part of Ringmer, adjacent to Springett Avenue and to the south of the B2192 and covering c0.1ha. 36RG is bordered by the village hall and a public house to the north and residential land uses to the east, south and west. 36RG consists of three buildings, each rectangular in form, arranged in a staggered alignment adjacent to Springett Avenue, with a triangular area of hardstanding with benches and a flagpole forming the intervening public realm. The residential building facades are a mixture of pale red bricks or dark red tiles, with a consistent pattern of a large window across the second storey and two windows across the third storey. The landform across 36RG is generally flat, being situated around 29m AOD. 36RG is not crossed by any PRoW and is not covered by any landscape or townscape designations. |

Site Reference Summary Description

| | |
|------|---|
| | <p>36RG is visible at close range from residents, road users and those visiting the shops. It is part of Ringmer's settlement pattern. There is inter-visibility between 36RG and the South Downs National Park, due to the alignment of Springett Avenue.</p> |
| 46RG | <p>46RG is a field bordered by established trees, covering 3.5ha, at the south-east edge of Ringmer, beyond but adjacent to the planning boundary. 46RG is bordered by Ringmer Primary school to the north, fields divided by hedgerows and trees to the east, Potato Lane and larger scale fields within the South Downs National Park to the south and residential land uses to the west at Rushey Green. The landform across 46RG is generally flat, at around 15m AOD. 46RG is not crossed by any PRoW and is not covered by any landscape designations.</p> <p>46RG is visible at close range from residents bordering the western edge of the field and road users along Potato Lane. Visibility from the wider landscape is limited by the height and density of vegetation bordering 46RG. The exception is from elevated land across the South Downs National Park to the south of the 46RG, from which 46RG is seen as part of the arable land uses extending around the eastern edge of Ringmer.</p> |
| 51RG | <p>51RG is agricultural land consisting of medium and large-scale fields, divided by hedgerows and mature trees, covering c.57.7ha at the north-west edge of Ringmer. Within the southeastern part of 51RG there is an electrical substation at Lower Barn East with an access track between it and the B2192 to the south-east. 51RG is bordered by the Norlington Stream and large scale fields to the north, fields to the east, contemporary residential development to the south and Norlington Lane and several properties, trees and fields to the west. 51RG is situated across gently rolling landform, around 20m AOD at the southern edge of 51RG and around 12m AOD at the northern edge of 51RG, adjacent to the Norlington stream. 51RG is crossed by several PRoW. 51RG is not covered by any landscape designations and is representative of the large scale arable field patterns to the north of Ringmer. 51RG is to the north-east of 51RG.</p> <p>51RG is visible to varying degrees from the western edge of Broyle Side and PRoW to the north of 51RG due to the low-lying position of 51RG, although the extent of visibility is influenced by the density of the intervening field boundary vegetation. 51RG is also visible from residential properties along the northern edge of Ringmer, as well as individual properties adjacent to Norlington Lane. There are close range views across 51RG from the PRoW crossing 51RG, from which there are views of the South Downs scarp slope. From the South Downs National Park, 51RG is visible from the ridgeline near Glyndebourne at Old Windmill Post and Saxon Cross, where it seen as part of the rural landscape extending between Ringmer and Broyle Side. The Ringmer Neighbourhood Plan recognises the landscape around the settlement of Ringmer as being visibly connected to the South Downs National Park. Receptors are residents, recreational users of local PRoW and within the South Downs National Park, and road users.</p> |
| 55RG | <p>55RG is a broadly rectangular field bordered by established trees at the north-west edge of Ringmer, covering 1.3ha. There is a derelict farm and timber framed building within 55RG which are non designated heritage assets and assumed to remain as part of any potential development. Fields and Norlington Lane form the northern boundary to 55RG, with large scale fields also to the east of 55RG. Contemporary residential development in Ringmer borders the southern edge of the Site. Norlington Lane, fields and farms form the western boundary. 55RG is situated across generally flat landform, situated around 20m AOD. A PRoW crosses the eastern edge of 55RG. 55RG is not covered by any landscape designations. 55RG is to south-west of 51RG.</p> <p>55RG is visible at close range from along Norlington Lane, when adjacent to the 55RG. There are also close range views from residential properties to the south of 55RG and the PRoW bordering the eastern edge of 55RG. 55RG is visible from elevated land in the South Downs National Park, although forms a very small part of the wider view. Receptors are residents, recreational users of local PRoW and within the South Downs National Park, and road users.</p> |
| 56RG | <p>56RG forms the south-west part of 51RG and is part of large arable field, covering c.2.1ha. Fields across the remainder of 51RG form the northern and eastern boundaries to 56RG. Contemporary residential development forms the southern edge with Norlington Farm (55RG) forming the western boundary. 56RG is situated across gently undulating landform, around 20m AOD. 56RG is not crossed by any PRoW and is not</p> |

Site Reference Summary Description

covered by any landscape designations. 56RG is representative of the large scale arable field patterns to the north of Ringmer. 51RG is to the north-east of 56RG.

56RG is visible at close range from along Norlington Lane. There are also close range views from residential properties adjacent to Norlington Lane and the PRow bordering the across 56RG and to the east, crossing 51RG. 56RG is visible from elevated land in the South Downs National Park, although forms a very small part of the wider view. Receptors are residents, recreational users of local PRow and within the South Downs National Park and road users.

57RG comprises several fields and part of the access road between the B2192 and Lower Barn East, covering c.3.5ha. 57RG covers most of the south-east part of 51RG. 57RG is bordered by fields across 51RG to the north, fields and residential properties adjacent to the B2192 to the east, residential land uses in Ringmer to the south and fields across the south-west part of 514RG to the west. 57RG is situated across gently undulating land between 15m AOD and 20m AOD. 57RG is crossed by several PRow. 57RG is not covered by any landscape designations and is representative of the large scale arable field patterns to the north of Ringmer.

57RG is visible at close range from the PRow crossing 57RG and 51RG, as well as residential properties and road users on Trinity Field Road and parts of the B2192. 57RG is visible from elevated land in the South Downs National Park, although forms a very small part of the wider view. Receptors are residents, recreational users of local PRow and within the South Downs National Park, and road users.

81RG is an irregular shaped field, to the east of 51RG, covering c.5.80ha. 81RG is bordered by fields and situated across gently sloping landform. A PRow crosses the western edge of 81RG. 81RG is not covered by any landscape designations and is representative of the large scale arable field patterns to the north of Ringmer.

81RG is visible to varying degrees from the north-east edge of Ringmer, the western edge of Broyle Side and the PRow to the immediate west of 81RG, from which there are views of the South Downs scarp slope. From the South Downs National Park, 81RG is visible from the ridgeline near Glyndebourne at Old Windmill Post and Saxon Cross, where it seen as part of the rural landscape extending between Ringmer and Broyle Side. The Ringmer Neighbourhood Plan recognises the landscape around the settlement of Ringmer as being visibly connected to the South Downs National Park. Receptors are residents, recreational users of local PRow and within the South Downs National Park, and road users.



Figure 10-3: View across part of 51RG.

10.8 From the above review of the potential allocation sites, they consist of arable fields of varying sizes, mainly bordering the northern edge of Ringmer, with one site to the east of Ringmer. The exception is 36RG, which is an existing three storey building in Ringmer.

Stage 3: Relationship to Published Landscape Character Assessments

10.9 The Lewes Landscape Character Assessment covers the sites within:

- Natural England's National Character Area 121: Low Weald, which covers all of the potential allocation sites;
- East Sussex Landscape Character Assessment Local Landscape Character Area 14: Western Low Weald, which covers all of the potential allocation sites, except 36RG and 41RG which is covered by Local Landscape Character Area 15: Eastern Low Weald; and
- The LLCA includes 51RG, 55RG, 56RG and 57RG within LCA C2: Barcombe, Plumpton and Cooksbridge, Western Low Weald (LCA C2). 46RG is within Landscape Character Area D1: Glynde and Ringmer Eastern Low Weald (LCA D1). 36RG was not included in the LLCA due to being within Ringmer.

10.10 With reference to the LLCA, 51RG, 55RG, 56RG and 57RG are representative of stated key characteristics of LCA C2 as they comprise gently undulating landform, arable land use, vegetation cover and recreational access. Stated forces for change within LCA C2 include settlement expansion, linear development adjacent to roads, and improvements to the PRow network.

10.11 With reference to the LLCA, 46RG is representative of the stated key characteristics of vegetation cover, arable fields and being part of the setting of the South Downs National Park within LCA D1. Stated forces for change for LCA D1 include settlement expansion, and linear development adjacent to roads.

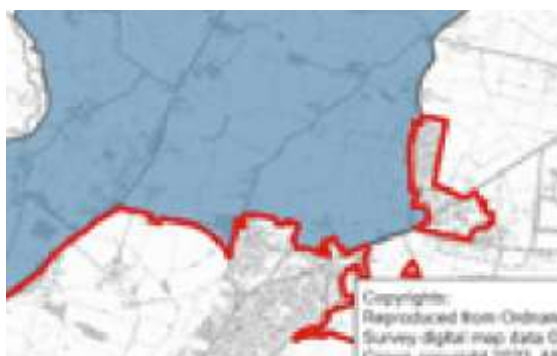


Figure 10-4: Extract of LLCA LCA C2, covering 51RG, 55RG, 56RG and 57RG.

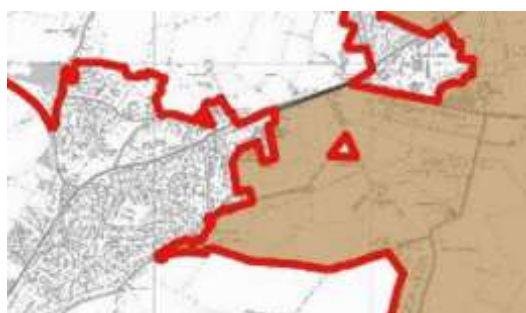


Figure 10-5: Extract of LLCA D1, covering 46RG.

Stage 4: Landscape Sensitivity

10.12 The LLSA assessed 46RG as part of Ringmer C, a larger area of land extending to the east of Ringmer. The LLSA concluded that Ringmer C had a high-medium to very high sensitivity to residential development, due to the land use, vegetation cover, relationship to Broyle Side and inter-visibility with the South Downs National Park.

10.13 The LLSA assessed 51RG, 55RG, 56RG and 57RG as part of Ringmer B. The LLSA concluded that Ringmer B had a medium to high-medium sensitivity to residential development due to the spatial relationship with Broyle Side and inter-visibility with the South Downs National Park.

10.14 The LLVA assessed 51RG. The LLVA concluded that the sensitivity is varied due to the mixed condition of the landcover and lower where there is a stronger relationship to residential development at Ringmer, across the southern part of the 51RG. The sensitivity is higher in at distance from Ringmer, across the northern part of the 51RG, where the perceptual aspects of landscape value are also higher.

10.15 For the remaining sites not included with the LLSA, the following table sets out their sensitivity, based upon an assessment of their landscape and visual sensitivity.

Table 10-2: Landscape Sensitivity Assessment

| Site | Landscape Sensitivity Assessment Conclusions |
|------|---|
| 36RG | As an area of generally flat landform, consisting of existing buildings within the townscape, the landscape susceptibility is lowered. 36RG is not covered by any landscape or townscape designations and therefore the value is lowered. 36RG is visible at close range from a predominantly residential receptors, as well as road users and visitors to the shop. Whilst visible from close range, 19PT is seen in the context of surrounding land uses and is not covered by any designated views, nor any apparent references in published studies. 36RG is assessed as having a low sensitivity to residential development. |
| 81RG | As a field, bordered by vegetation and a PRoW, situated across a rolling landform and between Ringmer and Broyle Side, with inter-visibility with the South Downs National Park, as well as closer range views from surrounding settlements, its sensitivity is assessed as high-medium. |

10.16 From the review of the LLSA, the stated sensitivities have been reviewed and are considered to be appropriate given the land use, spatial relationship between Ringmer and Broyle Side and inter-visibility from a range of locations, including the South Downs National Park.

10.17 NCA 121, LCA 14, LCA C2 and LCA D1 are assessed as having a high sensitivity to the cumulative development of potential allocation sites at Ringmer.

Stage 5: Relationship to the South Downs National Park

10.18 The South Downs National Park Landscape Character Area South Downs LCA J1: Ouse to Eastbourne Scarp Foothills (LCA J1) extends around the south-west, southern and south-eastern edges of Ringmer. Key characteristics of LCA J1 relevant to the Site include “visually dominated by the steep Chalk scarp to the south, which forms a backdrop to views. Impressive panoramic views from adjacent scarp and downs reveal a pleasingly balanced woodland and farmland mosaic”.

10.19 The published landscape character assessment sets out forces for change for LCA J1. Those relevant to Ringmer include pressure for residential development outside of the South Downs National Park, which could result in adverse effects on views from the LCA. The published LCA also notes that development outside of the South Downs National Park may impact on the tranquillity of LCA J1. The published LCA sets out development considerations, including the use of planting to mitigate visual impact of development, and considerations of how development outside of the South Downs National Park will affect views to and from the adjacent scarps and downs.

10.20 All the potential allocation sites at Ringmer are assessed as being within the setting of the South Downs National Park.

Potential Impacts and Effects

Potential Allocation Site Effects

10.21 Development of 36RG would reflect the existing character of the site, which already consists of residential built form. There would be no alteration to the settlement pattern. The development provides the opportunity for improving the physical and visual condition of the built form and public realm.

10.22 Development of 46RG would extend the existing residential land uses adjacent to Potato Lane by c.115m and those adjacent to Rushey Green by c.175m. The eastern extent of development would align with Ringmer Primary School to the north of the 46RG and be similar in extent to residential land uses to the north of the school, to the east of Harrison Lane, whilst increasing the overall scale of residential land uses along the southern edge of Ringmer.

10.23 Development of 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. 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. 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.

- 10.24 Development of 55RG would be located between contemporary residential and Norlington Farm, extending the north-west edge of Ringmer by c.130m. The scale of built form across 55RG would be greater than the existing buildings within the Site. On the assumption the buildings are retained (as non designated heritage assets) the development would provide the opportunity to improve their condition and appearance.
- 10.25 Development of 56RG would be across the south-west part of 51RG. Development would extend the north-west of Ringmer by 130m from contemporary residential properties to the south of 51RG. Whilst the scale of development would be greater than several farm buildings to the west (55RG) and farm buildings and employment land uses to the east of 56RG, the elongated form of 56RG would enable development to transition back into these surrounding land uses. The intervening distance between development and Broyle Side would be c.952m, reflecting existing distances between built form on the northern edge of Ringmer and Broyle Side. Alterations to the field patterns across 56RG would be lowered due to the larger scale field, with similarly a low impact to vegetation cover as it is allocated around the boundaries of 56RG.
- 10.26 Development of 57RG would be located across the south-east part of 51RG. Development would extend residential development c.150m to the north of residential land uses adjacent to Clark's Croft on the northern edge of Ringmer. The elongated form of 57RG would taper development westwards to border employment land uses. The distance between development at 57RG and the western edge of Broyle Side would be c.545m, in comparison to the existing c.650m between Clark's Croft and Broyle Side. Beyond the change in land use, there would be alteration to the generally smaller scale field patterns and a high degree of enclosure to PRow across 57RG.
- 10.27 Development of 81RG would extend Ringmer up to c.500m to the north of residential land uses at Clarks Croft and to within c.225m of Broyle Side. Beyond the change in land use, alteration to the field and vegetation patterns would be low due to 81RG consisting of larger scale field. There would be enclosure to PRow bordering the western edge of 81RG as well as the perception of the change in land use from the surrounding landscape.

Cumulative Effects

Settlement Pattern

- 10.28 The combined effect from residential development across all of the potential allocation sites would be a south-eastwards and northern expansion of Ringmer. Whilst increasing the scale of residential land uses, the cumulative developments would reflect Ringmer's 'triangular' settlement form, due to the northern expansion occurring across the wider part of Ringmer, where residential land uses already extend between Norlington Lane and the B2192.
- 10.29 The intervening distance between Ringmer and Little Norlington would reduce, with the potential merging of these settlements due to the extent of development across 51RG. Similarly, the intervening distance between Ringmer and the western edge of Broyle Side would reduce from c.650m to c.250m.
- 10.30 Due to the above, the cumulative impact would be high, as whilst the overall form of the settlement pattern would be retained, the potential merging with Little Norlington and reduced separation between Ringmer and Broyle Side would result in the potential for significant effects.

Published Landscape Character Assessments

- 10.31 Cumulative development would reduce the extent of agricultural land to the north and south-east of Ringmer, with alteration to the field and vegetation patterns, particularly across 51RG. The cumulative development would result in an obvious change in landscape character to the north of Ringmer and between Ringmer, Little Norlington and Broyle Side. New residential land uses would be visible at close range for recreational users across 51RG, 55RG, 56RG and 57RG, as well as residents bordering the cumulative sites and road users. There would be a reduced perception of agricultural land when travelling between Ringmer and Broyle Side, with the potential perceived merging of these settlements.
- 10.32 All of the potential allocation sites are covered by NCA 121: Low Weald. The cumulative impact would result in localised alteration to the stated key features of arable land uses, field boundary vegetation and irregular field patterns. The potential allocation sites would reflect the development of larger villages around the main transport routes. The cumulative impact would be an increase in the scale and extent of Ringmer, but one which reflects the settlement form and historic evolution by being adjacent to and between the local roads. In relation to the wider geographic area of NCA 121: Low Weald (1,824sqkm), the impact would be low and there would not be significant cumulative effects.
- 10.33 The East Sussex Landscape Character Assessment's boundary for LCA 14 extends along Bishop's Lane and Trinity Field on the northern edge of Ringmer. The cumulative impact from the northwards expansion of Ringmer within LCA 14 (51RG, 55RG, 56RG and 57RG) would be an increase in residential land uses across the south-east part of the LCA 14 in comparison to those adjacent to Norlington Lane, although located adjacent to contemporary residential development within and bordering LCA 14. There would be a cumulative alteration to the stated key characteristics of arable land

uses, field boundaries and vegetation patterns. The cumulative effects would reflect the stated current '*forces for change*' via expansion of larger villages. Although with the cumulative change consolidated at the boundary of LCA 14, the wider pattern of arable land uses, woodlands, and stated pastoral qualities across the published character areas would remain, such that the cumulative impact would be low and the effect to LCA 14 would not be significant.

- 10.34 The Est Sussex Landscape Character Assessment's boundary for LCA 15 includes Ringmer and agricultural land uses to the east. With 36RG situated within Ringmer and 46RG resulting in a very small change in land use and reduction in the arable field pattern, as well as being consolidated between existing road, residential and educational land uses, there would be a low impact and significant cumulative effects to LCA 15 are unlikely.
- 10.35 With reference to Figure 10-4, for LLCA C2, covering land to the north of Ringmer, the cumulative impact would be increased residential land uses, with a reduction in the arable land uses and undeveloped character between Broyle Side, Ringmer, and Little Norlington. The cumulative impact would also include localised removal of vegetation and alterations to field patterns and a reduction in the rural character. The scale and extent of change in relation to LCA C2 would be low, such that cumulative significant adverse effects are not predicted.

The South Downs National Park

- 10.36 The cumulative impact would be an increase in residential land uses adjacent to the South Downs National Park boundary along Potato Lane, via 46RG. Residential development extends along the southern side of Gote Lane and Potato Lane for c.552m adjacent to the South Downs National Park boundary, such that the c.115m increase of residential land uses along the southern edge of 46RG would be a relatively small increase.
- 10.37 The perception of 46RG would be in the context of Ringmer. The potential allocation sites to the north of Ringmer (51RG, 55RG, 56RG and 57RG) would be c.260m to the north-east of the South Downs National Park boundary at their closest point and beyond residential land uses adjacent to Norlington Lane and Bishop's Lane and would increase the perceived coalescence of Ringmer and Broyle Side.
- 10.38 The cumulative perception of the potential allocation sites would increase the residential character to this part of the setting of the South Downs National Park. The cumulative impact would be medium, resulting in a likely significant adverse effect to the setting of this part of the South Downs National Park.

Guidance and Enhancement Measures

- 10.39 The LLSA guidance for Ringmer was:
- Development should take into consideration the flood risk extent;
 - The mature vegetation on the boundaries of the fields 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;
 - 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;
 - 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 footpaths should be protected;
 - Any development should retain and integrate the mature tree planting in the part of the parcel;
 - Massing should be reduced on the edges of the parcel, to create a soft transition into the wider landscape;
 - Development should avoid any perceived coalescence between Ringmer and Broyle Side as well as the linear settlement along Norlington Lane; and
 - 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.
- 10.40 In addition to the guidance for development at Ringmer within the LLSA, cumulative development should:

- Maximise opportunities for new open space, new woodland planting and improved recreational opportunities as part of an integrated green and blue infrastructure framework across Ringmer and Broyle Side, as part of wider co-ordinated approach to development;
- Existing PRoW across the cumulative sites should be retained and views towards the South Downs National Park protected or incorporated within layouts to maintain sense of place; and
- Ensure high quality architecture, with sensitive roof lines and tonal colours, so that built form mitigates potential impacts from the South Downs National Park, prior to the establishment of new planting within the layouts.

11. Appendix VII: Seaford

11.1 With reference to **Figure 7**, the cumulative assessment of potential allocation sites at Seaford is based on the following sites:

- 01SF: Land to the South of Chyngton Way;
- 04SF: Gas Works Site, Blatchington Road;
- 20SF: Holmes Lodge, 72 Claremont Road;
- 24SF: Station Approach, Dane Road;
- 29SF: Land to the Rear of Chichester Road;
- 36SF: Former St John's School, Firlie Road;
- 37SF: Sutton Place;
- 45SF: Jermyn Ford, 10 Claremont Road;
- 46SF: Brooklyn Hyundai, Claremont Road; and
- DCS25: Talland Parade

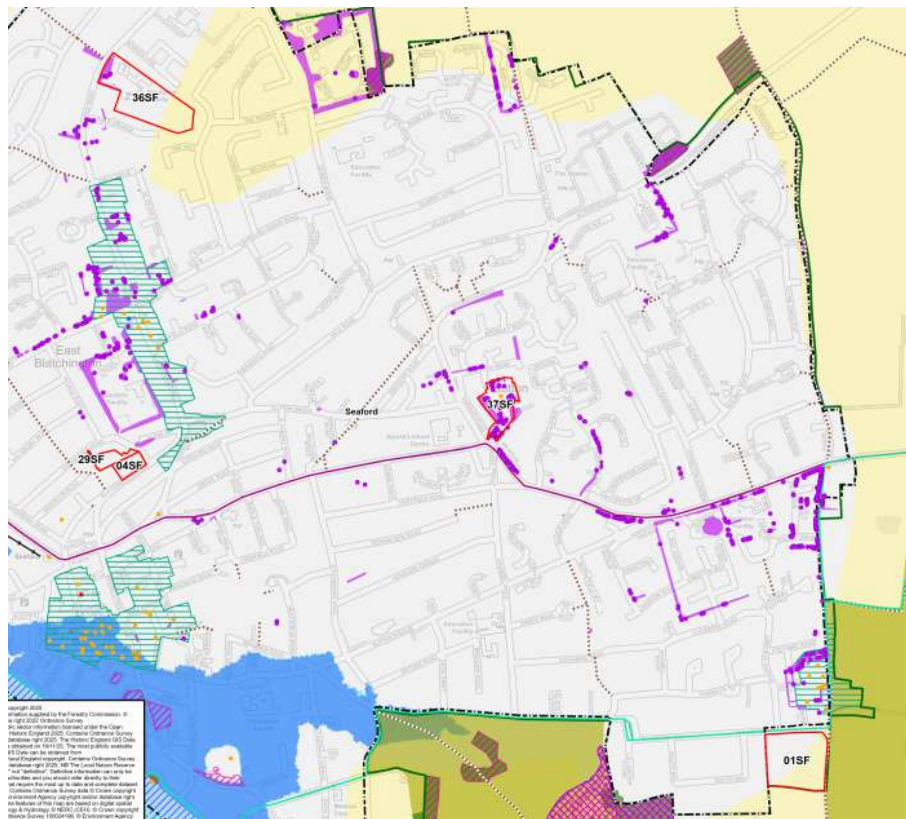


Figure 11-1: Extract of Figure 7 and Potential Allocation Sites at Seaford.

Baseline

Stage 1: Settlement Pattern Review

11.2 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. Seaford's settlement hierarchy classification is as a district centre.

11.3 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.



Figure 11-2: Extract of 1885-1903 mapping of Seaford.

- 11.4 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.
- 11.5 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.
- 11.6 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).
- 11.7 From the above, given the defined edges to Seaford's settlement pattern and that it is bound by the South Downs National Park, the sensitivity is high.

Stage 2: Potential Allocation Sites Landscape and Visual Baseline Summary

11.8 The following table summarises the key landscape and visual baseline matters of the Seaford sites, derived from reviews of the published studies and fieldwork.

Table 11-1: Seaford Landscape and Visual Baseline Summary

| Site Reference | Summary Description |
|----------------|---|
| 01SF | 01SF is a square shaped field with scrub, at the eastern edge of Seaford, covering c.2.75ha. Chyngton Way and residential land uses form the northern boundary. Larger scale rectangular fields within the South Downs National Park form the eastern and southern boundaries. Residential land uses adjacent to South Way form the western boundary. 01SF is situated across sloping land, at the base of South Hill, with the landform rising from c.26m AOD in the north-western corner, to c.37m AOD in the south-eastern corner of 01SF. 01SF is not crossed by any PRoW, although there is PRoW along the track to the east of 01SF which forms part of the National Cycle Network (NCN). 01SF is not covered by any landscape or townscape designations. |

Site Reference Summary Description

| | |
|------|---|
| | <p>01SF is visible at close range from surrounding residents, road users and recreational users, including on the NCN. The Site is within the extent of identified views within the Seaford Neighbourhood Plan. Receptors are residents, road users and recreational users.</p> |
| 04SF | <p>04SF is a former gas works, in the southern central part of Seaford, covering c.0.04ha. 04SF is bordered by residential land uses to the north and south, Chichester Road and Seaford Bowling Club to the east and employment land uses to the west. There is low growing ruderal vegetation across most of 04SF. 04SF appears in poor condition and is of a low scenic quality due to the former land uses. 04SF is situated across generally flat landform, at around 3m AOD. The western edge of 04SF is crossed by a PRoW. 04SF is not covered by any landscape or townscape designations.</p> <p>04SF is visible at close range from surrounding residents and the local road network. Tall trees to the south of 04SF, adjacent to Blatchington Road and built form in a higher topographical position within the townscape to the north of the 04SF, limit inter-visibility with the wider townscape. Receptors are residents, road users, employment users and recreational users.</p> |
| 20SF | <p>20SF is a residential dwelling, situated within a rectangular plot, in the south-west part of Seaford, covering c.0.06ha. 20SF is bordered by residential land uses to the north and east, the A259 to the south and a public house to the west. The existing dwelling is two storeys in height, with off-street parking. There are several tall trees in the back garden. 20SF is situated across generally flat landform, at c.17m AOD, although is slightly elevated above the A259. There are no PRoW across 20SF. 20SF is not covered by any landscape or townscape designations.</p> <p>20SF is visible at close range from surrounding residents and the local road network. A tall roadside hedge and changes in landform limit inter-visibility with the townscape to the south. There is inter-visibility with elevated land across Seaford Head to the south-west. Receptors are residents, road users, employment users and recreational users.</p> |
| 24SF | <p>24SF is a row of single storey commercial properties, in the south-west part of Seaford, covering c.0.03ha. 24SF is bordered by Seaford railway station, the A259 and employment and residential land uses to the north and east, Dane Road and residential land uses to the south and Seaford Health Centre to the west. 24SF is situated across generally flat landform, at around c.12m AOD. There are no PRoW access 24SF. 24SF is not covered by any landscape or townscape designations.</p> <p>24SF is visible at close range from surrounding residents, employment land uses and the local road network, including visitors to Seaford using Seaford railway station. Inter-visibility with the wider townscape is limited by the density of surrounding built form.</p> |
| 29SF | <p>29SF is a former gas works, in the southern central part of Seaford, covering c.0.03ha. 04SF is bordered by residential land uses to the north east and south, and the remainder of the former gas works to the south (04SF). 29SF consists of an area of hardstanding bordered by established trees. 04SF appears in poor condition. 04SF is situated across generally flat landform, at around 3m AOD.</p> <p>29SF is visible at close range from surrounding residents and the local road network. Tall trees to the south of 29SF, adjacent to Blatchington Road and built form in a higher topographical position within the townscape to the north of the 29SF, limits inter-visibility with the wider townscape. Receptors are residents, road users, employment users and recreational users.</p> |
| 36SF | <p>36SF is a former school, in the north-west part of Seaford, covering c.2.8ha. 36SF is bordered by residential land uses. There are established trees within the western part of 36SF, covered by a TPO. 36SF is situated across very gently sloping landform, at around 50m AOD. 36SF is not crossed by any PRoW, nor is it covered by any landscape or townscape designations.</p> <p>36SF is visible at close range from surrounding residents and the local road network. Tall trees across 36SF limit inter-visibility with the wider townscape. Receptors are residents, road users and recreational users.</p> |
| 37SF | <p>37SF is a former school, set within well vegetated grounds, in the central part of Seaford, covering c.1.2ha. 37SF is bordered by residential land uses to the north, east and west. Open space borders the southern</p> |

Site Reference Summary Description

| | |
|-------|---|
| | <p>edges of 37SF. There are listed buildings within the grounds of 37SF. 37SF is situated across gently sloping landform, around 35m AOD. 37SF is not crossed by any PRoW and is not covered by any landscape or townscape designations.</p> <p>37SF is visible at close range from surrounding residents and the local road network. Tall trees across 37SF limit inter-visibility with the wider townscape. Receptors are residents, road users and recreational users.</p> |
| 45SF | <p>45SF consists of several employment buildings and a car sales lot, in the south-west part Seaford, covering c.0.18ha. 45SF is bordered by employment land uses to the north, east, west and Claremont Road and residential land uses to the south. 45SF is situated across sloping landform between 5-7m AOD, reflecting the pattern of undulating landform along Claremont Road. 45SF consists of a hardstanding and single storey buildings, along with a high number of parked vehicles for sale. 45SF is not crossed by any PRoW and is not covered by any landscape or townscape designation.</p> <p>45SF is visible at close range from surrounding residents, employment users and the local road network. The density of surrounding built form and undulating landform limit inter-visibility with the wider townscape. Receptors are residents, road users and employment users.</p> |
| 46SF | <p>46SF is a garage and service station in the south-west part of Seaford, covering c.0.22ha. 46SF is bordered by Claremont Road and residential land uses to the north, a service states and residential land uses to the east, the A259 and railway line to the south and residential land uses to the west. 46SF is situated around 10m AOD, across a sloping area of land, due to the change in levels between the A259 and Claremont Road. 46SF consists of a two storey building, clad in grey panels with an external forecourt. 46SF is not crossed by any PRoW and is not covered by any landscape or townscape designation.</p> <p>46SF is visible at close range from surrounding residents, employment users and the local road network. The density of surrounding built form and undulating landform limit inter-visibility with the wider townscape. Receptors are residents, road users and employment users.</p> |
| DCS25 | <p>DCS25 is an existing building in the south-west part of Seaford and is not covered by any townscape designations.</p> <p>DCS25 is visible at close range from surrounding residents, employment users and the local road network. The density of surrounding built form and undulating landform limit inter-visibility with the wider townscape. Receptors are residents, road users and employment users.</p> |



Figure 11-3: View across 01SF.

11.9 From the above review of the potential allocation sites, with the exception of 01SF, all are within the settlement boundary and townscape. Their condition and scenic quality varies, but overall they are sites which are not considered to

contribute positively to the townscape character. 01SF is a single field situated across sloping land, but is well related to the existing settlement pattern due to residential land uses to the north and west.

Stage 3: Relationship to Published Landscape Character Assessments

11.10 The potential allocation sites are covered by the following published landscape character areas:

- Natural England's National Character Area 125: South Downs, which covers all of the potential allocation sites;
- East Sussex Landscape Character Assessment, Local Landscape Character Area 32: Seaford, which covers all of the potential allocation sites. The published study notes detracting features including post war suburban housing, and an undistinguished main approach to the town from the west, past the station.
- The LLCA did not include the potential allocation sites due to their being within Seaford or beyond the LLCA study area.

Stage 4: Landscape Sensitivity

11.11 The potential allocation sites were included in the LLSA as follows:

- 01SF was included as part of 'Seaford B', which concluded that 'Seaford B' had a medium sensitivity to residential development due to the landform and vegetation patterns, proximity to the South Downs National Park and a high visual sensitivity.

11.12 The remaining potential allocation sites were not included in the LLSA. The following table therefore sets out a summary assessment of their landscape sensitivity, based upon the LLSA methodology.

Table 11-2: Landscape Sensitivity Assessment

| Site | Landscape Sensitivity Assessment Conclusions |
|------|---|
| 04SF | As a former gas works, with parts of 04SF consisting of hardstanding, the susceptibility is lowered. The condition is assessed as low, with no notable landscape features, and 04SF does not contribute positively to the scenic quality of the townscape, such that the landscape value is lowered. 04SF is visible at close range from a range of receptors, but is not covered by any designated views. Therefore, the visual value and susceptibility are lowered. The sensitivity of 04SF to residential development is assessed as low. |
| 20SF | As a residential dwelling within a residential street consisting of detached properties, set back from the A259, the susceptibility is lowered. 20SF contains some established trees, but there are no specific indicators of townscape value, such that the value is lowered. 20SF is visible at close range from a range of receptors, but is not covered by any designated views. Therefore, the visual value and susceptibility are lowered. The sensitivity of 20SF to residential development is assessed as low. |
| 24SF | As single storey commercial properties within the townscape, the susceptibility is lowered. There are no indicators of landscape or townscape value such that the value is lowered. 24SF is visible at close range from a range of receptors, including visitors to Seaford railway station, but is not covered by any designated views. Therefore the visual value and susceptibility are therefore lowered. The sensitivity of 24SF to residential development is assessed as low, with the sensitivity relating mainly to the potential visibility from the station, as a point of arrival into Seaford. |
| 29SF | As a former gas works, with parts of 29SF consisting of hardstanding, the susceptibility is lowered. The condition is assessed as low, with no notable landscape features, and 29SF does not contribute positively to the scenic quality of the townscape, such that the landscape value is lowered. 29SF is visible at close range from a range of receptors, but is not covered by any designated views. Therefore, the visual value and susceptibility are lowered. The sensitivity of 29SF to residential development is assessed as low. |
| 36SF | The gently sloping landform and vegetation across 36SF increase the landscape susceptibility and value. 36SF is visible at close range from a range of receptors, but is not covered by any designated views. Therefore the visual value and susceptibility are lowered. The sensitivity of 36SF to residential development is assessed as medium-high. |
| 37SF | The high degree of vegetation across 37SF increases the landscape susceptibility and value. 37SF is visible at close range from a range of receptors, but is not covered by any designated views. Therefore the visual value and susceptibility are lowered. The sensitivity of 37SF to residential development is assessed as high. |
| 45SF | As employment buildings of a low scenic quality and condition, situated across hardstanding, the susceptibility is lowered. 45SF is not covered by any landscape or townscape designations and therefore the value is lowered. The |

gently sloping landform and vegetation across 36SF increase the landscape susceptibility and value. 45SF is visible at close range from a range of receptors, but is not covered by any designated views. Therefore the visual value and susceptibility are lowered. The sensitivity of 46SF to residential development is assessed as low.

46SF As employment buildings, situated across hardstanding, the susceptibility is lowered. 46SF is not covered by any landscape or townscape designations and therefore the value is lowered. 46SF is visible at close range from a high number of receptors, but is not covered by any designated views. Therefore the visual value and susceptibility are lowered. The sensitivity of 46SF to residential development is assessed as low.

DCS25 As employment buildings, situated across hardstanding, the susceptibility is lowered. DCS25 is not covered by any landscape or townscape designations and therefore the value is lowered. DCS25 is visible at close range from a high number of receptors, but is not covered by any designated views. Therefore, the visual value and susceptibility are lowered. The sensitivity of DCS25 to mixed use development is assessed as low.

11.13 From the above table, the landscape sensitivity is generally lowered due to many of the potential allocation sites being within the townscape and consisting of buildings and hardstanding.

11.14 NCA 125: South Downs is assessed as having a very high sensitivity. East Sussex Landscape Character Assessment, Local Landscape Character Area 32: Seaford is assessed as having a medium sensitivity.

Stage 5: Relationship to the South Downs National Park

11.15 The South Downs National Park encloses Seaford. 01SF is adjacent to the South Downs National Park, whilst the remainder of the potential allocation sites are c.1.1km from the designation across Seaford Head, to the south-east of Seaford. The potential allocation sites are considered to form part of the setting to the South Downs National Park, like all of Seaford.

Potential Impacts and Effects

Potential Allocation Site Effects

11.16 Development of 01SF would result in additional residential land uses to the south of Chyngton Way, extending them by c.175m to border the South Downs National Park. The extent and scale of development would reflect that to the north of Chyngton Way, which forms the northern edge of 01SF. There would be localised alterations to the sloping landform across 01SF and vegetation removal, as well as the rectangular field pattern.

11.17 Development of 04SF would introduce additional residential land uses along the northern side of Blatchington Road, reflecting the existing townscape pattern. The development would provide the opportunity to improve the condition and scenic quality of the Site, as well as infill an evident void in the townscape.

11.18 Development of 20SF would increase the number of residential dwellings within the potential allocation site, but would reflecting the existing residential character, with new opportunities for high quality built form.

11.19 Development of 24SF would result in a change in land use via new residential land uses at the potential allocation site, but would reflect the existing developed character of 24SF, with new opportunities for high quality built form in proximity to Seaford railway station.

11.20 Development of 04SF would introduce additional residential land uses along the southern side of Chichester Road, reflecting the existing townscape pattern. The development would provide the opportunity to improve the condition and scenic quality of the Site, as well as infill an evident void in the townscape.

11.21 Development of 36SF would introduce additional residential land uses adjacent to Firle Road. Development would reflect the townscape pattern, whilst reducing the extent of open space and vegetation across 36SF.

11.22 Development of 37SF would introduce additional residential land uses adjacent to Sandore Close. Development would reflect the townscape pattern, whilst reducing the extent of vegetation across 37SF.

11.23 Development of 45SF would replace employment built form and land uses with residential built form. The development would reflect the townscape pattern and provides the opportunity for improved public realm and architecture.

- 11.24 Development of 46SF would replace employment and utilitarian style buildings with residential land uses, reflecting the pattern of residential land uses to the east of 46SF. Development provides the opportunity for improved public realm and architecture given the high visibility from the A259.
- 11.25 Development of DCS25 would introduce mixed use within the townscape, reflecting the existing character. Development provides the opportunity for improved public realm and architecture.

Cumulative Effects

Settlement Pattern

- 11.26 The combined impacts from development of the potential allocation sites would not alter the settlement form, given that the majority of development would occur within the townscape at brownfield locations, and only 01SF would result in the loss of a field and new built form. Development of 01SF would still reflect the extent of the settlement pattern to the north of Chyngton Way. Therefore, the impact would be low and no cumulative significant adverse effects are likely to the settlement pattern.

Published Landscape Character Assessments

- 11.27 The cumulative impact would be additional residential land uses across Seaford, however, with the majority of the potential allocation sites within the townscape, and seen in the context of a range of built form and architectural styles, there would not be significant adverse effects to the local landscape (townscape) character, nor general visual amenity. The potential allocation sites provide opportunities to improve the architectural quality and public realm of the townscape, as well as the character of the residential edge bordering the South Downs National Park at 01SF.
- 11.28 All of the potential allocation sites are covered by NCA 125. The cumulative impact would not alter the urban character of Seaford, nor the settlement pattern, such that the potential allocation sites would reflect the residential character of Seaford. There would be a low impact and no significant cumulative effects to NCA 125.
- 11.29 Similarly, with all the potential allocation sites within East Sussex Local Landscape Character 32: Seaford, new development would reflect the dominant townscape character and provide opportunities to respond positively to improving the sense of arrival around the railway station and the general architectural quality in comparison to post war buildings. The impact would be low, with no significant effects.

The South Downs National Park

- 11.30 Whilst 01SF would result in residential land uses bordering part of the South Downs National Park, it would reflect the character of residential land uses already adjacent to the designated boundary. With other potential allocated sites within Seaford, and perceived in this context, there would be no cumulative effects to the setting or special qualities of the South Downs National Park. The impact would be low, with no significant effects.

Guidance and Enhancement Measures

- 11.31 The LLSA guidance for 01SF was
- 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;
 - Residential development should be two storey massing to reflect the existing settlement pattern. This should be set within new landscape planting, open space and buffers within the eastern part the parcel. Employment development should consider offsets to residential amenity and low height massing where possible. The development should form an appropriate transition to the wider landscape; and
 - 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.
- 11.32 In addition to the above, cumulative guidance is:
- Ensure high quality architecture, with opportunities for co-ordinated design approaches surrounding the railway station to demarcate this part of Seaford. Design opportunities should include improved public realm and street tree planting;

- Retain existing vegetation wherever practicable; and
- Refer to the published guidelines for Seaford.

