

# Mid Sussex District Council District Plan 2021-2039

Setting of the South Downs National Park
Assessment of SHELAA Sites
(Submission)

#### **Contents**

| 1.0   | Introduction                   | 2    |
|-------|--------------------------------|------|
| 2.0   | South Downs National Park      | 2    |
| 3.0   | Legislation and Policy Context | 5    |
| 4.0   | Methodology                    | 7    |
| Apper | ndix 1 - Assessment            | . 18 |
| Alb   | ourne                          | . 19 |
| Bur   | gess Hill                      | .23  |
| Has   | ssocks                         | .38  |
| Hur   | rstpierpoint                   | .50  |
| Sav   | vers Common                    | .72  |

#### 1.0 Introduction

1.1 The Mid Sussex District Plan 2014-2031 was adopted in March 2018. Policy DP4: Housing commits Mid Sussex District Council (the Council) to reviewing the District Plan. National planning policy also requires Local Plans to be reviewed to assess whether they need updating at least once every five years, and then updated as required. The District Plan Review will result in a new District Plan 2021-2039.

- As part of the review process and preparation of the District Plan 2021-2039, individuals, landowners, developers and site promoters were invited to put forward sites to be considered through the update to the Strategic Housing and Economic Land Availability Assessment (SHELAA). The SHELAA will be a crucial piece of the evidence base for the District Plan 2021-2039. The sites submitted have been assessed for their potential for allocation as part of the District Plan 2021-2039 process.
- 1.3 The purpose of this paper is to demonstrate that the national planning policy on development in the setting of a National Park has been fully considered in the preparation of the District Plan 2021-2039. This is important because as a designated landscape, National Parks are a nationally valued landscape<sup>1</sup>.
- 1.4 This paper sets out an approach to assessing the potential impact of the SHELAA sites considered to potentially be within the setting of the South Downs National Park. Sixteen SHELAA sites have been assessed. This paper records the assessment of these SHELAA sites and has a high-level conclusion as to the potential impact of the site on the setting of the South Downs National Park. Each SHELAA site is assessed as a matter of planning judgement taking into account the legislation and policy context. This assessment forms part of the site selection process and background evidence for the District Plan 2021-2039.
- 1.5 It is important to note that this paper is an assessment of the potential impact of the SHELAA sites on the setting of the South Downs National Park, rather than whether a SHELAA site is suitable for allocation in the District Plan 2021-2039. The process of determining whether it is acceptable development is through the site selection process for the District Plan. The decision on which sites are allocated in the District Plan 2021-2039 is a separate decision-making process.
- 1.6 This paper is the version for the submission stage of the District Plan. Should further information become available, the assessments can be refined.

#### 2.0 South Downs National Park

2.1 The South Downs was established as a National Park in 2010. The South Downs National Park covers over 1,600 sq km of the lowland landscape in Hampshire, West Sussex and East Sussex. The chalk ridge of the South Downs is often described as the spine of the South Downs National Park.

<sup>&</sup>lt;sup>1</sup> National Planning Policy Framework (July 2021) Chapter 15: Conserving and enhancing the natural environment, and Planning Practice Guidance: Natural environment.

2.2 The South Downs Local Plan was adopted in July 2019. The Local Plan is landscape-led and seeks to deliver ecosystem services. The Local Plan is based on the statutory purposes and duty for national parks.

2.3 Approximately 11% of Mid Sussex District is within the South Downs National Park. The boundary is to the south of Burgess Hill, Hassocks and Hurstpierpoint. The area of Mid Sussex District that falls within the South Downs National Park includes the downland villages of Fulking, Poynings and Pyecombe (Figure 1).

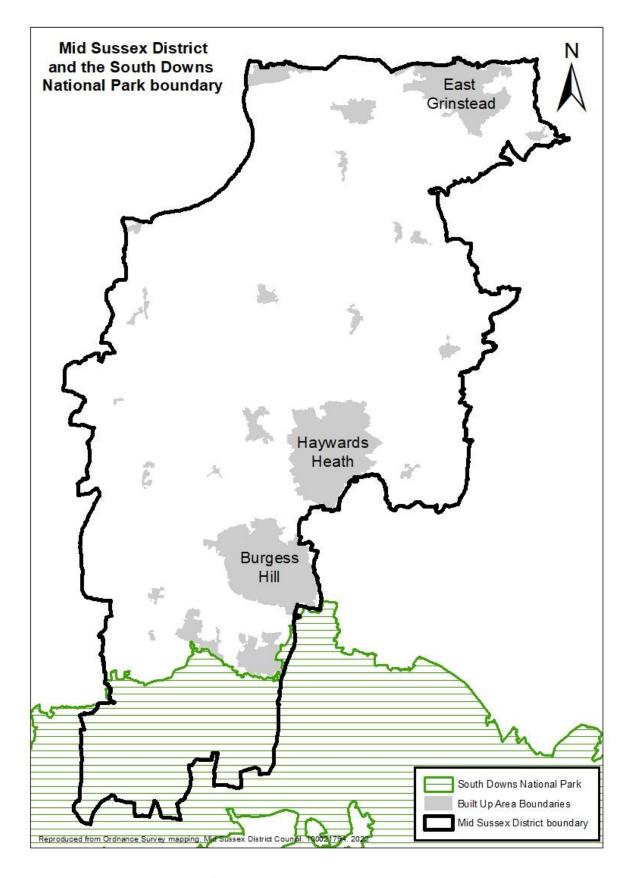


Figure 1 - The location of the South Downs National Park within Mid Sussex District.

#### 3.0 Legislation and Policy Context

- 3.1 The statutory purpose for National Parks is set out in the Environment Act 1995. Section 61 provides for the two purposes of National Parks:
  - To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
  - To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- 3.2 Section 11A of the National Parks and Access to the Countryside Act 1949 (as amended) provides a duty for relevant authorities, including a local authority such as Mid Sussex District Council, that in exercising or performing any functions in relation to, or so as to affect, land in any National Park in England, they must seek to further the purpose for which National Parks were designated.
- 3.3 The Government has published the English National Parks and the Broads: UK Government Vision and Circular 2010. This purpose of this document is to provide policy guidance and sets out a vision for National Parks to guide long-term planning and strategic decision-making. The vision should also be used by relevant authorities to inform their decisions on how to meet their statutory duty to have regard to the purposes for which National Parks were designated.

#### Vision for the English National Parks and the Broads

#### By 2030 English National Parks and the Broads will be places where:

- There are thriving, living, working landscapes notable for their natural beauty and cultural heritage. They inspire visitors and local communities to live within environmental limits and to tackle climate change. The wide-range of services they provide (from clean water to sustainable food) are in good condition and valued by society.
- Sustainable development can be seen in action. The communities of the Parks take an active part in decisions about their future. They are known for having been pivotal in the transformation to a low carbon society and sustainable living. Renewable energy, sustainable agriculture, low carbon transport and travel and healthy, prosperous communities have long been the norm.
- Wildlife flourishes and habitats are maintained, restored and expanded and linked
  effectively to other ecological networks. Woodland cover has increased and all
  woodlands are sustainably managed, with the right trees in the right places.
  Landscapes and habitats are managed to create resilience and enable adaptation.
- Everyone can discover the rich variety of England's natural and historic environment, and have the chance to value them as places for escape, adventure, enjoyment, inspiration and reflection, and a source of national pride and identity. They will be recognised as fundamental to our prosperity and well-being.
- 3.4 The National Planning Policy Framework (NPPF; December 2023) provides the Government's policy for development within the setting of a National Park. It confirms that development

within the setting of a National Park should be sensitively located and designed to avoid or minimise adverse impacts on the National Park (emphasis added):

- 182. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads<sup>63</sup>. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.
- 3.5 There is further advice contained in Planning Practice Guidance:

Paragraph: 036 Reference ID: 8-036-20190721

#### How can planning policies conserve and enhance landscapes?

The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.

Paragraph: 042 Reference ID: 8-042-20190721

## How should development within the setting of National Parks, the Broads and Areas of Outstanding Natural Beauty be dealt with?

Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.

3.6 The Mid Sussex District Plan 2014-2031 has a policy on the setting of the South Downs National Park. This policy has been reviewed and updated. Policy DP18 will be included within the District Plan 2031-2039 as Policy DPC5 (Regulation 19).

#### **Policy DPC5: Setting of the South Downs National Park**

Development within land that contributes to the characteristics of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and the views, outlook and aspect, into and out of the National Park by virtue of the development's location, scale, form or design.

Development proposals in the setting of the National Park should be sensitively located and designed, be consistent with National Park purposes, should not adversely affect transitional landscape character, and must not significantly harm the National Park or its setting.

Assessment of such development proposals will have regard to the South Downs Partnership Management Plan, South Downs Local Plan and other adopted planning documents and strategies.

Development proposals should consider and address potential impacts on roads within the National Park or in the setting of the National Park. A Transport Statement/ Assessment and/or landscape assessment may be required for development likely to generate significant amounts of movement.

#### 4.0 Methodology

- 4.1 Taking into account the legislation and policy context, an approach has been developed to assess the SHELAA sites for their potential impact on the setting of the South Downs National Park. This approach intends to be a clear framework to assess each SHELAA site in a consistent way and to inform the site selection process for the District Plan. It is believed there is no national methodology that can be followed nor have any examples been found for a similar assessment elsewhere in the country.
- 4.2 The approach taken links to the site selection process for the District Plan. The SHELAA site assessment is a three-part process. As explained in the *Site Selection Conclusions Paper* (July 2024) (Figure 2):



2(a) Relationship to Settlements – Sites that are disconnected from existing settlements and/or of a size which means that they cannot provide significant on-site facilities/ services (and are therefore not likely to represent sustainable development as set out in the NPPF) were rejected at this stage. An assessment was made as the degree of separation from an existing built-up area boundary (as defined on the Policies Maps). The assessment was based on the consideration of:

- Proximity of site to defined built up area boundary;
- Physical separation of site from existing built-up area by features such as ancient woodland and watercourses;
- Ability to safely access the site, on foot via existing footpath from nearest settlement.

The sites rejected at this stage were not subject to assessment against the selection criteria at stages 2(b) and 2(c) as they do not represent sustainable development.

2(b) Showstoppers – Showstoppers are those environmental constraints and deliverability considerations for which the site assessment can result in very negative impact against the site assessment criteria. This approach is supported by the NPPF which is clear that development in the most environmentally sensitive locations (i.e. Ancient Woodland/AONB) should be avoided. Sites with the greatest constraints, i.e. showstoppers, or where a significant proportion of a site is affected have been excluded from further assessment at this stage. This enabled the detailed assessment to strictly focus on those sites most likely to be considered reasonable alternatives.

2(c) Overall assessment – The sites left in the pool of sites once stage 2(a) and 2 (b) were completed where subject to assessment against the 14 detailed assessment criteria. The assessment criteria are set out in Appendix 1. Sites classified as "Significant" (1,000+dwellings) were also subject to additional testing against the criteria/questions set out in the methodology. Sites rejected at this stage were not subject to further assessment and were not included in the 'Development Scenarios' that were tested at stage 3.

Figure 2 - The site selection process for the District Plan.

4.3 As a starting point, SHELAA sites in the four parishes that either have land within the South Downs National Park or immediately adjoin the South Downs National Park boundary were considered for assessment in this paper. The four parishes are: Albourne, Burgess Hill, Hassocks and Hurstpierpoint & Sayers Common.

SHELAA sites rejected early in the site selection process at Stage 2(a) were not assessed for their potential impact on the setting of the South Downs National Park. This is because these sites are disconnected from existing settlements and/or of a size which means that they cannot provide significant on-site facilities/ services. These SHELAA sites do not represent sustainable development. SHELAA sites rejected at Stage 2(b) were also not assessed for their potential impact on the setting of the South Downs National Park. This is because these SHELAA sites have environmental constraints considered to be 'showstoppers' and so were not taken forward in the site selection process. This filtering exercise left thirty-three sites that progressed to Stage 2(c) of the site selection process (the detailed assessment). Further refinement of these thirty-three SHELAA sites led to sixteen SHELAA sites to be assessed in this paper for their potential impact on the setting of the South Downs National Park. Figure 3 identifies the reasons for the refinement of the thirty-three SHELAA sites to the sixteen SHELAA sites that were taken forward for assessment.

| SHELAA sites assessed at Stage 2(c) |              |  |       |   |  |  |
|-------------------------------------|--------------|--|-------|---|--|--|
| Settlement                          | SHELAA<br>ID | Site address   | Yield | Included in setting of the South Downs National Park assessment   |  |  |
| Albourne                            | 775          | Grange View House,<br>London Road, Albourne                                | 8     | No.  Not assessed due to location and proximity to existing development.  |  |  |
|                                     | 789          | Phase 1 Swallows Yard,<br>London Road, Albourne                            | 46    | No.<br>Not assessed as<br>considered as part of the<br>larger SHELAA site 1146.   |  |  |
|                                     | 986          | Land to the west of<br>Albourne Primary School,<br>Henfield Road, Albourne | 125   | No.  Not assessed as the site was subject to a recent application for 120 dwellings which was dismissed on appeal (October 2023). The appeal decision notes at paragraph 15 that impact on the South Downs National Park is neutral. Paragraph 17 acknowledges that the undulating nature of the topography allows a wide variety of short, medium and longer views, including to the South Downs from the site and across the site, and also from nearby public rights |  |  |

| SHELAA sites | SHELAA sites assessed at Stage 2(c) |   |       |  |  |  |  |
|--------------|-------------------------------------|---|-------|--|--|--|--|
| Settlement   | SHELAA                              | Site address  | Yield | Included in setting of the South Downs National Park assessment  |  |  |  |
|              |                                     |   |       | of way (paragraph 24). The Inspector goes on to say at paragraph 32 that whilst the change that would arise to the landscape character from the appeal proposal would be considerable, in terms of the views from Wolstonbury Hill and Devil's Dyke, the change would be neutral since the site is imperceptible without binoculars. |  |  |  |
|              | 1063                                | Phase 2 Swallows Yard,<br>London Road, Albourne           | 46    | No. Not assessed as considered as part of the larger SHELAA site 1146.   |  |  |  |
|              | 1146                                | Swallows Yard (Phases 1<br>& 2), London Road,<br>Albourne | 90    | Yes. Assessed due to the scale of development and potential visibility of the South Downs.   |  |  |  |
| Burgess Hill | 555                                 | Pollards Farm, Ditchling<br>Common, Burgess Hill          | 26    | Yes. Assessed as close to the boundary of the South Downs National Park with no development in between.  |  |  |  |
|              | 573                                 | Batchelors Farm,<br>Keymer Road, Burgess<br>Hill          | 33    | Yes. Assessed as outside the built-up area and close to the boundary of the South Downs National Park.   |  |  |  |
|              | 710                                 | Maltings Grange,<br>Malthouse Lane,<br>Hurstpierpoint     | 420   | No. Not assessed as considered as part of the larger SHELAA site 1105.   |  |  |  |
|              | 740                                 | Broad location west of<br>Burgess Hill                    | 1400  | No.  Not assessed as distant from the South Downs  National Park and adjacent  |  |  |  |

| SHELAA sites assessed at Stage 2(c) |        |   |       |  |  |  |
|-------------------------------------|--------|---|-------|--|--|--|
| Settlement                          | SHELAA | Site address  | Yield | Included in setting of the South Downs National Park assessment  |  |  |
|                                     |        |   |       | to Burgess Hill and north of Hurstpierpoint. This site is also likely to be viewed in the context of the Brookleigh development to the north.                        |  |  |
|                                     | 825    | Land at Paygate Cottage,<br>Folders Lane, Burgess<br>Hill                 | 50    | Yes. Assessed as close to the boundary of the South Downs National Park with no development in between.  |  |  |
|                                     | 828    | Land east of Fragbarrow<br>House, Common Lane,<br>Burgess Hill            | 5     | Yes. Assessed as close to the boundary of the South Downs National Park with no development in between.  |  |  |
|                                     | 1105   | Land east and west of<br>Malthouse Lane                                   | 750   | No.  Not assessed as distant from the South Downs  National Park and adjacent to Burgess Hill. This site is also likely to be viewed in the context of Burgess Hill. |  |  |
| Hassocks                            | 210    | Land rear of 2 Hurst Road<br>(Land opposite Stanford<br>Avenue), Hassocks | 25    | No.  Not assessed as immediately adjacent to the built-up area with residential development to the north, east and south.  |  |  |
|                                     | 742    | Russell Nursery,<br>Brighton Road, Hassocks                               | 30    | Yes. Assessed as the site adjoins the boundary of the South Downs National Park.   |  |  |
|                                     | 752    | Land north of Friars Oak,<br>London Road, Hassocks                        | 45    | No.  Not assessed as the site lies between the A273 London Road and the allocated site SA24.   |  |  |

| SHELAA sites   | SHELAA sites assessed at Stage 2(c) |  |       |   |  |  |  |
|----------------|-------------------------------------|--|-------|---|--|--|--|
| Settlement     | SHELAA<br>ID                        | Site address   | Yield | Included in setting of the<br>South Downs National<br>Park assessment                                     |  |  |  |
|                | 1022                                | Former Hassocks Golf<br>Club, London Road,<br>Hassocks   | 500   | Yes. Assessed as outside of the built-up area and for the scale of development.                           |  |  |  |
|                | 1137                                | Land west of Ockley<br>Lane                              | 400   | Yes. Assessed as outside of the built-up area and for the scale of development.                           |  |  |  |
| Hurstpierpoint | 13                                  | Land west of Kemps,<br>Hurstpierpoint                    | 90    | Yes. Assessed due to the scale of development.  |  |  |  |
|                | 19                                  | Land east of College<br>Lane, Hurstpierpoint             | 80    | Yes. Assessed due to the scale of development and close to the boundary of the South Downs National Park. |  |  |  |
|                | 173                                 | Land north of 149<br>College Lane,<br>Hurstpierpoint     | 17    | No.  Not assessed due to the scale of development and in proximity to existing development.               |  |  |  |
|                | 283                                 | Land at Hurst Wickham,<br>Hurstpierpoint                 | 24    | No.  Not assessed due to the scale of development and in proximity to existing development.               |  |  |  |
|                | 575                                 | Land north east of<br>Hurstpierpoint                     | 150   | Yes. Assessed due to the scale of development and the site is in open countryside.                        |  |  |  |
|                | 794                                 | Land at Benfell Ltd,<br>Albourne Road,<br>Hurstpierpoint | 8     | No.  Not assessed due to scale of development and the site is previously developed land.                  |  |  |  |
|                | 800                                 | Land west of The Grange,<br>Hurstpierpoint               | 20    | No.  Not assessed due to the scale of development and   |  |  |  |

| SHELAA sites assessed at Stage 2(c) |        |  |       |  |  |  |
|-------------------------------------|--------|--|-------|--|--|--|
| Settlement                          | SHELAA | Site address   | Yield | Included in setting of the South Downs National Park assessment  |  |  |
|                                     |        |  |       | the built-up area of Hurstpierpoint lies between the site and the South Downs National Park boundary.  |  |  |
|                                     | 1019   | Land west of The<br>Grange, Hurstpierpoint   | 150   | Yes. Assessed due to the scale of the development and south of Hurstpierpoint in open countryside adjoining the boundary of the South Downs National Park. |  |  |
|                                     | 1075   | Land north of Willow<br>Way and Talbort Mead,<br>Cuckfield Road,<br>Hurstpierpoint | 153   | Yes. Assessed due to the scale of the development and the site lies in open countryside with potential visibility of the South Downs.                      |  |  |
|                                     | 1095   | Land at West Town<br>Farm, Hurstpierpoint  | 500   | Yes. Assessed due to the scale of the development and the site lies in open countryside with potential visibility of the South Downs.                      |  |  |
| Sayers<br>Common                    | 601    | Land at Coombe Farm,<br>London Road, Sayers<br>Common                              | 210   | Yes. Assessed due to the scale of development and located south of Sayers Common.  |  |  |
|                                     | 799    | Land south of Reeds<br>Lane, Albourne  | 1850  | Yes. Assessed due to the scale of the development and the site lies in open countryside with potential visibility of the South Downs.                      |  |  |
|                                     | 830    | Land to the west of Kings<br>Business Centre, Reeds<br>Lane, Sayers Common         | 100   | No.  Not assessed as the site is distant from the South  |  |  |

| SHELAA sites | SHELAA sites assessed at Stage 2(c) |  |       |   |  |  |  |
|--------------|-------------------------------------|--|-------|---|--|--|--|
| Settlement   | SHELAA                              | Site address   | Yield | Included in setting of the South Downs National Park assessment   |  |  |  |
|              |                                     |  |       | Downs National Park and adjacent to the built-up area of Sayers Common.   |  |  |  |
|              | 1003                                | Land to south of LVS<br>Hassocks, London Road,<br>Sayers Common    | 200   | No.  Not assessed as the site is distant from the South Downs National Park and adjacent to the built-up area of Sayers Common. |  |  |  |
|              | 1018                                | Extension south west of<br>Meadow View, Sayers<br>Common           | 250   | No.  Not assessed as considered as part of the larger SHELAA site 799.  |  |  |  |
|              | 1026                                | Land at Chesapeke and<br>Meadow View, Reeds<br>Lane, Sayers Common | 33    | No.  Not assessed as the site is distant from the South Downs National Park and adjacent to the built-up area of Sayers Common. |  |  |  |

Figure 3 - SHELAA sites assessed for their potential impact on the setting of the South Downs National Park.

- The assessment of the SHELAA sites and their potential impact on the setting of the South Downs National Park has been undertaken as a desk-top exercise using available information along with site visits. It should be noted that generally the sites have been viewed from publicly accessible places such as highways and public rights of way, however, if the sites have been visited as part of the SHELAA and site selection process, information recorded from these site visits has been taken into account. It should also be noted that whilst all the sites have been visited, not all sites were able to be fully seen due to limited views from the publicly accessible places. Further detailed and technical studies may be required to refine the site assessments following observations on site or to provide specific details about the landscape and potential visual impact that may arise if a site is developed; this information is likely to be available at the planning application stage.
- 4.6 The assessment of each SHELAA site is recorded and the form provides basic information about the SHELAA site, landscape details and then an assessment of the potential for an adverse impact on the setting of the South Downs National Park. A high-level conclusion of the potential impact on the setting of the South Downs National Park has been made based on a planning judgement. Should any of these sites progress to be allocated within the District Plan, further detailed work on landscape character and visual impact will need to be undertaken, for example, through a Landscape and Visual Impact Assessment (LVIA)

undertaken by the site promoter. If a planning application is submitted for any of these SHELAA sites, then it is expected that an assessment of the potential for an adverse impact on the setting of the South Downs National Park will be made at that time, in line with adopted planning policy and using the technical studies submitted as part of the planning application. Factors such as scale, height, siting, use, materials and design will need to be considered as these may help determine whether a proposed development will affect the setting of the South Downs National Park. Loss of dark skies, tranquillity and a change in the views from the South Downs National Park should also be considered as these are part of the special qualities for the South Downs National Park.

- 4.7 Various sources have been drawn on to inform the assessment of SHELAA sites. These sources should also inform LVIAs and other evidence undertaken by site promoters and applicants for planning permission. These sources include:
  - South Downs Local Plan<sup>2</sup>
  - South Downs Local Plan evidence base including
    - Tranquillity and dark night skies maps<sup>3</sup>
    - View Characterisation and Analysis study<sup>4</sup>
    - Roads in the South Downs report<sup>5</sup>
    - The South Downs National Park Inspector's Report: Volume 1 (2006) Part 2: Boundary Report<sup>6</sup>
  - Landscape character assessments including
    - Natural England National Character Area Profiles<sup>7</sup>
    - A Landscape Character Assessment for Mid Sussex<sup>8</sup>
    - Local Distinctiveness Study of West Sussex<sup>9</sup>
    - South Downs Landscape Character Assessment (2020)<sup>10</sup>
  - Historic environment record/ Sussex Historic Landscape Characterisation
  - Capacity of Mid Sussex District to accommodate development (2014)<sup>11</sup>
  - Mid Sussex District Council GIS data
- 4.8 The setting of the South Downs National Park falls within the Low Weald National Character Area. Development should have regard to the National Character Area profile published by Natural England<sup>12</sup> that sets out the key characteristics of the landscape and opportunities to

<sup>&</sup>lt;sup>2</sup> https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan/

<sup>&</sup>lt;sup>3</sup> Tranquillity and dark night skies maps:

https://sdnpa.maps.arcgis.com/apps/MapSeries/index.html?appid=eb8954a17baa4745bcd4f91503858af2

<sup>&</sup>lt;sup>4</sup> https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan-evidence-base/evidence-and-supporting-documents/viewshed-analysis/

<sup>&</sup>lt;sup>5</sup> https://www.southdowns.gov.uk/landscape-design-conservation/design-in-the-south-downs/guidance/roads-in-the-south-downs/

<sup>6</sup> https://www.southdowns.gov.uk/wp-content/uploads/2018/08/SDNP-Insp-Report-Vol-1-2006.pdf

<sup>&</sup>lt;sup>7</sup> https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles

<sup>&</sup>lt;sup>8</sup> https://www.midsussex.gov.uk/environment-net-zero/nature-conservation-and-landscape/

<sup>&</sup>lt;sup>9</sup> https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/local-distinctiveness-study-of-west-sussex/

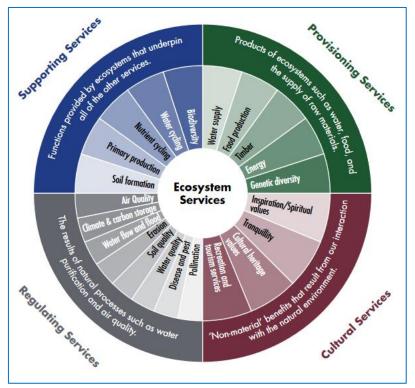
<sup>&</sup>lt;sup>10</sup> https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/

<sup>11</sup> https://www.midsussex.gov.uk/media/2485/mid-sussex-capacity-study.pdf

<sup>12</sup> https://nationalcharacterareas.co.uk/low-weald/

conserve and enhance the landscape. This could include protecting, managing and enhancing the trees, woodland and hedgerows; improving the quality, state and structure of watercourses and waterbodies and their floodplains; maintaining the pastoral landscape and promoting good agricultural practice; and restoring grasslands.

- 4.9 The setting of the South Downs National Park assessment may also include consideration of whether there is visibility of the National Park from the site, in particular the South Downs. The assessment may also include consideration of the extent of any visibility, for example, if there is a clear view to the South Downs or whether any views are glimpses between trees.
- 4.10 The South Downs Local Plan has a landscape-led approach and its policies seek to ensure that the benefits and services people and wider society get from the natural environment are recognised and enhanced. These benefits are called ecosystem services (Figure 4). As both landscape and ecosystem services are embedded in the South Downs Local Plan and function across administrative boundaries, it is considered appropriate to take these into account when assessing if a SHELAA site may have a potential impact of the setting of the National Park.



Source: South Downs Local Plan (Adopted 2019).

Figure 4 - The range of ecosystems services.

4.11 If any of the SHELAA sites are considered suitable for allocation in the District Plan 2021-2039, it is recommended that the site yield should be identified taking a landscape-led approach. A landscape-led masterplan for the site should be developed and it is recommended that the site promoter undertakes a Landscape and Visual Impact Assessment (LVIA) including post design of the site.

4.12 The South Downs National Park Authority was invited to review a draft of this paper and provide early comments on the potential impact of the SHELAA sites on the setting of the National Park. These comments have been incorporated into the assessment and taken into account in the site selection process for the District Plan to inform decisions on which sites are suitable for allocation.

4.13 The full assessments of the SHELAA sites considered as part of this assessment and to potentially be within the setting of the South Downs National Park are included in Appendix 1.

# **Appendix 1 - Assessment**

### **Albourne**

| SHELAA ID  | 1146   | Site area  | 4.7Ha  | Yield  | 90  |  |
|--|--|--|--|--|---|--|
| Site address   | Swallows Ya  | ırd (Phases 1  | & 2), Londor   | Road, Alboι  | ırne  |  |
| Settlement   | Albourne Parish Albourne   |  |  |  |   |  |
| Landscape detai  | ls   |  |  |  |   |  |
| National<br>Character<br>Area  | western and so   | NCA is a broad lo<br>uthern edges of   | ow-lying clay vale<br>the High Weald.<br>ter with small-sca  | It is predomina  | ntly agricultural   |  |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Character Guide<br>The Eastern Low<br>with a strong he<br>the upper Adur<br>The landscape  | Character Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick |  |  |   |  |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | landscape with   | eristics of this la  | ndscape are a lov<br>ow pattern. It lie<br>ams.  |  | •   |  |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | Iandscape type The Scarp Foots of the steep no landscape type The footslopes t   | is J2: Adur to On<br>slopes landscape<br>orthern scarp of<br>is dominated by   | h Downs National use Scarp Footslo comprises the lo the South Down the chalk scarp w a transition betweenorth. | opes.  Dowland shelf that  This east of the Al  Thich forms a drai | : lies at the foot<br>run Valley. This<br>matic backdrop. |  |
| Assessment   |  |  |  |  |   |  |
| Settlement   | Does the site ab   | out the built-up a   | area boundary?   |  | No  |  |
| pattern  | Does the site relate to the settlement pattern in terms of location?   |  |  |  |   |  |
|  | Does the site re   | late to the settle   | ement pattern in   | terms of scale?  | No  |  |
|  | Would the site significantly erode the gap between settlements?  |  |  |  |   |  |
|  | Would the site be a significant incursion into the countryside?  Yes   |  |  |  |   |  |
|  | The site lies to the north of Albourne and to the west of the A23. The scale of the development is large compared to the size of the existing settlement and would extend the settlement northwards along the B2118 London Road. Development of the site would reduce the size of the open countryside between Albourne and Sayers Common. |  |  |  |   |  |

| Landscape<br>character |  | rm part of the transitional landscape character owns National Park?  | No       |  |  |
|------------------------|--|--|----------|--|--|
|                        | Are there any tr<br>boundaries?                        | rees and/or hedgerows on the site or its   | Yes      |  |  |
|                        | Are there any specifical boundaries?                   | orings, watercourses or ponds on the site or its   | No       |  |  |
|                        | Landscape capacity                                     | <b>63: Albourne Low Weald</b> – Low/ Medium landsc<br>The site has substantial landscape sensitivity<br>landscape value.   |          |  |  |
|                        | Summary  | The site is unlikely to form part of the transitional landscape character for the South Downs National Park, however, detailed landscape studies may be required to demonstrate this. An Inspector concluded in a recent appeal decision for a proposed development of 120 houses on a site to the west of Albourne that the appeal site would have a neutral impact on the South Downs National Park (DM/22/2416) and so as this site is to the north of Albourne, it is considered that it is unlikely to form part of the transitional landscape character for the South Downs National Park. |          |  |  |
| Visual impact          | Can the South D  | Downs be seen from the site?   | Yes      |  |  |
|                        | Is the site visible                                    | Yes  |          |  |  |
|                        | Can the nearest settlement be seen from the site?  Yes |  |          |  |  |
|                        | Summary  | The site is adjacent to residential development to the south and there is a PROW crossing the site and along a boundary.  Although the site is not likely to be visible from the nearest areas of the South Downs National Park, there are long views to the South Downs.  |          |  |  |
| Tranquillity           | Is the site in a ti                                    | ranquil area?  | No       |  |  |
|                        | Is the site affect                                     | Possibly   |          |  |  |
|                        | Is the site affect                                     | No   |          |  |  |
|                        | Summary  | The site is in a rural location on the edge of a villathe B2118 London Road is a busy country road.  |          |  |  |
|                        |  | According to the South Downs National Park Authority map of tranquillity prepared as part of the South Downs National Park Authority Tranquillity Study (2017), the site lies near an area that has been given a tranquillity score of -20.47. The tranquillity score ranges from 113 for most tranquil to -123 for least tranquil. On this scoring system, the site is in an area that is less tranquil than other parts of the South Downs National Park, however, it is more tranquil than areas close to existing settlements such as Hurstpierpoint and Hassocks.                           |          |  |  |
| Dark night             | Are there likely                                       | to be dark night skies?  | Likely   |  |  |
| skies                  | Is there street li                                     | ghting nearby?   | Some     |  |  |
|                        | Is the site affect                                     | ted by artificial lighting nearby?   | Possibly |  |  |

|   | Summary   | There is street lighting on nearby roads and nearby residential development may generate artificial lighting.  According to the South Downs National Park Authority map of dark night skies, the area of the National Park immediately to the south of Albourne has been assessed as E1a: Intrinsic Rura Darkness and 2km Buffer Zone. This classification is generall given to most rural locations outside of the central area of the                                     |     |  |  |  |
|---|---|---|-----|--|--|--|
|   |   | Darkness and 2km Buffer Zone. This classification is generally given to most rural locations outside of the central area of the South Downs National Park. This zone has dark skies and includes areas vulnerable to light pollution.  Any development of this site should take opportunities to reduce light pollution (including sky glow, glare and light spillage) to minimise adverse impacts on the South Downs National Park in accordance with policy requirements. |     |  |  |  |
| Understanding   | Is there a PROW   | V crossing the site?  | Yes |  |  |  |
| and<br>enjoyment  | Is there a PROW   | on the site boundary?   | Yes |  |  |  |
| Should the site be developed, the user experience of the will change. For example, views may change, the charatof the PROW may change and the rural nature of the Pmay change. Should the site be developed, there is also potential for the PROW to be used more frequently and regularly. |   |   |     |  |  |  |
| Ecosystem services  |   | ng paddocks which may provide Regulating and Suscilmate regulation, soil quality, pollination and bi  |     |  |  |  |
| Green<br>infrastructure   | The site lies in the countryside which is part of the wider green infrastructure network. Should the site be developed, it would be beneficial to retain and enhance the trees and hedgerows on the site boundaries. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site should also incorporate new green infrastructure in accordance with policy requirements.  |   |     |  |  |  |
| Historic<br>environment   | There are no conservation areas close to the site; Albourne Conservation Area lies further to the south. There are three Grade II listed buildings close to the site; one to the west and two to the south.   |   |     |  |  |  |
| MSDC<br>conclusion  | Taking into account the factors considered as part of this assessment, it is considered that this site is not directly within the setting of the South Downs National Park since the site and the National Park are separated by open countryside of approximately 2km as the crow flies (the closest part of the site to the nearest part of the National Park boundary). However, should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation. |   |     |  |  |  |

# **Burgess Hill**

| SHELAA ID  | 555  | Site area  | 2.4Ha  | Yield  | 26  |  |
|--|--|--|--|--|---|--|
| Site address   | Pollards Farm, Ditchling Common, Burgess Hill                                |  |  |  |   |  |
| Settlement   | Burgess Hill Parish Burgess Hill   |  |  |  |   |  |
| Landscape detai  | ls   |  |  |  |   |  |
| National<br>Character<br>Area  | western and so   | NCA is a broad louthern edges of   | ow-lying clay vale<br>the High Weald.<br>ter with small-sca  | It is predomina  | ntly agricultural   |  |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Character Guid The Eastern Low with a strong he the upper Adur The landscape | Land Management Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick |  |  |   |  |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | landscape with   | eristics of this la  | ndscape are a lov<br>ow pattern. It lie<br>ams.  |  | ·   |  |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | Iandscape type The Scarp Foots of the steep no landscape type The footslopes | is J2: Adur to On<br>slopes landscaped<br>orthern scarp of<br>is dominated by  | h Downs National use Scarp Footslot comprises the lot the South Down the chalk scarp was a transition betweenorth. | opes.  owland shelf that  ns east of the A  hich forms a dra | t lies at the foot<br>run Valley. This<br>matic backdrop. |  |
| Assessment   |  |  |  |  |   |  |
| Settlement   | Does the site at   | out the built-up a   | area boundary?   |  | Yes   |  |
| pattern  | Does the site relate to the settlement pattern in terms of location?         |  |  |  |   |  |
|  | Does the site re   | late to the settle   | ement pattern in   | terms of scale?  | Yes   |  |
|  | Would the site significantly erode the gap between settlements?              |  |  |  |   |  |
|  | Would the site be a significant incursion into the countryside? No           |  |  |  |   |  |
|  | Summary  | The site is outside the built-up area and separated from existing development. However, the site is next to a housing allocation currently under construction and so in time the site may be adjacent to development. The site is some way from Burgess Hill town centre and not well connected to local services. The B2112 Ditchling Road is to the east of the site.  |  |  |   |  |

| Landscape<br>character |   | rm part of the transitional landscape character owns National Park?   | Unlikely |  |  |
|------------------------|---|---|----------|--|--|
|                        | Are there any to boundaries?                      | Are there any trees and/or hedgerows on the site or its boundaries?  Yes  |          |  |  |
|                        | Are there any s boundaries?                       | orings, watercourses or ponds on the site or its  | Yes      |  |  |
|                        | Landscape<br>capacity                             | 69: Whapple Ways Low Weald – Low/ Med capacity The site has substantial landscape sensitivity landscape value.  | ·        |  |  |
|                        | Summary   | The site may form part of the transitional landscape character for the South Downs National Park due to its proximity, however, its landscape character may not be representative of the character of the South Downs National Park. Although the site may not be wholly representative of the landscape character of the National Park, it is likely to form part of the transitional countryside between the National Park and Burgess Hill. Detailed landscape studies may be required to assess this further. |          |  |  |
| Visual impact          | Can the South [                                   | Downs be seen from the site?  | Some     |  |  |
|                        | Is the site visible from nearby PROW?  Yes        |   |          |  |  |
|                        | Can the nearest settlement be seen from the site? |   |          |  |  |
|                        | Summary   | There are some views of the South Downs National Park from the site. In time as the housing allocation at Burgess Hill is constructed and occupied, the settlement is likely to be seen from the site.  |          |  |  |
| Tranquillity           | Is the site in a t                                | Yes   |          |  |  |
|                        | Is the site affect                                | No  |          |  |  |
|                        | Is the site affect                                | Possibly  |          |  |  |
|                        | Summary   | The nearby railway line to the south-west of the site may result in some noise. As the housing allocation is constructed and occupied, the tranquillity of the area may reduce.   |          |  |  |
|                        |   | According to the South Downs National Park Authority map of tranquillity prepared as part of the South Downs National Park Authority Tranquillity Study (2017), the site lies in an area that has been given a tranquillity score of -7.91. The tranquillity score ranges from 113 for most tranquil to -123 for least tranquil. On this scoring system, the site is in an area that is lead tranquil than other parts of the South Downs National Park.  |          |  |  |
| Dark night             | Are there likely                                  | Yes   |          |  |  |
| skies                  | Is there street I                                 | ighting nearby?   | No       |  |  |
|                        | Is the site affect                                | ted by artificial lighting nearby?  | No       |  |  |
|                        | Summary   | Any artificial lighting is likely to be from nearby residential development. In time as the housing allocation at Burgess Hill is   |          |  |  |

|                         |   | constructed and occupied, nearby artificial lighting may increase.  According to the South Downs National Park Authority map of dark night skies, the area immediately to the south of Burgess Hill and to the north of Ditchling has been assessed as E1b: Transition Zone. This classification is generally given to rural environments on the edge of the National Park or near to urban areas. This zone forms the transition between dark zones and |     |  |  |
|-------------------------|---|--|-----|--|--|
|                         |   | the urban environment.  Any development of this site should take opportunities to reduce light pollution (including sky glow, glare and light spillage) to minimise adverse impacts on the South Downs National Park in accordance with policy requirements.   |     |  |  |
| Understanding           | Is there a PROW   | V crossing the site?   | No  |  |  |
| and<br>enjoyment        | Is there a PROW   | on the site boundary?  | Yes |  |  |
|                         | Should the site be developed, the user experience of the PROW may change. For example, views may change, the characteristics of the PROW may change and the rural nature o the PROW may change. Should the site be developed, there is also the potential for the PROW to be used more frequently and regularly.  |  |     |  |  |
| Ecosystem services      | As an area of undeveloped land, the site provides Regulating and Supporting Services. For example, climate regulation, soil quality, pollination and biodiversity.  |  |     |  |  |
| Green<br>infrastructure | The site lies within the South Downs National Park Natural Capital Investment Area 6: Haywards Heath and Burgess Hill as identified in the People and Nature Network (March 2020). Opportunities for green infrastructure in this area include creating ecological and access links from the South Downs National Park to the High Weald AONB.  Should the site be developed, it would be beneficial to retain and enhance the trees and hedgerows on the site boundaries. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site should also incorporate new green infrastructure in accordance with policy requirements and there may be opportunities for green infrastructure connectivity with nearby development. |  |     |  |  |
| Historic<br>environment | There are no conservation areas close to the site. There is a Grade II listed building to the south of the site.  |  |     |  |  |
| MSDC<br>conclusion      | Taking into account the factors considered as part of this assessment, it is considered that this site is not directly within the setting of the South Downs National Park since the site and the National Park are separated by the B2112 and B2113 Folders Lane. However, as the South Downs National Park is in close proximity to the site (less than 400m), should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation.  |  |     |  |  |

| SHELAA ID  | 573  | Site area   | 1.4Ha   | Yield   | 33  |
|--|--|---|---|---|---|
| Site address   | Batchelors Farm, Keymer Road, Burgess Hill   |   |   |   |   |
| Settlement   | Burgess Hill Parish Burgess Hill   |   |   |   |   |
| Landscape detai  | ls   |   |   |   |   |
| National<br>Character<br>Area  | NCA 121: Low Weald  The Low Weald NCA is a broad low-lying clay vale that wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural and is essentially rural in character with small-scale villages. Woodland and ponds are common.  |   |   |   |   |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Land Management Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows. |   |   |   |   |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | Hickstead Low Weald  The key characteristics of this landscape are a lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams.   |   |   |   |   |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | The site does not abut the South Downs National Park boundary but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north.       |   |   |   |   |
| Assessment   |  |   |   |   |   |
| Settlement   | Does the site at   | out the built-up a  | area boundary?  |   | Yes   |
| Does the site relate to the settlement pattern in terms of location? |  |   |   |   | Yes   |
|  | Does the site relate to the settlement pattern in terms of scale? Yes  |   |   |   |   |
| Would the site significantly erode the gap between settlements?      |  |   |   |   | No  |
|  | Would the site be a significant incursion into the countryside? No   |   |   |   |   |
|  | Summary  | residential deve<br>town centre an<br>site is an incurs<br>the site is not li | ne south of Burge<br>elopment. The sit<br>ad not that well co<br>sion into the cour<br>kely to significan<br>d Keymer (Hassoo | te is some way fronnected to locantryside, howeve | om Burgess Hill<br>I services. The<br>r, individually |

| Landscape                                    | Does the site fo   | was mank of the two welt-real law development   |          |  |  |
|--|--|---|----------|--|--|
| character                                    | Does the site form part of the transitional landscape character for the South Downs National Park?   |   |          |  |  |
|  | Are there any trees and/or hedgerows on the site or its boundaries?  Yes   |   |          |  |  |
|  | Are there any sp<br>boundaries?  | orings, watercourses or ponds on the site or its  | Yes      |  |  |
|  | Landscape<br>capacity  | <b>68: Furzefield Low Weald</b> – Medium landscape capacity The site has moderate landscape sensitivity and moderate landscape value.   |          |  |  |
|  | Summary  | The site is unlikely to form part of the transitional landscape character for the South Downs National Park, however, detailed landscape studies may be required to demonstrate this as it is in close proximity to the boundary of the National Park.    |          |  |  |
| Visual impact                                | Can the South D  | owns be seen from the site?   | Yes      |  |  |
|  | Is the site visible  | e from nearby PROW?   | Yes      |  |  |
|  | Can the nearest  | settlement be seen from the site?   | Yes      |  |  |
|  | Summary  A path leading into the Burgess Hill Green Circle is northern boundary. Houses on Greenlands Drive a from the site. There are long distance views to the Downs.   |   |          |  |  |
| Tranquillity Is the site in a tranquil area? |  |   | Yes      |  |  |
|  | Is the site affected by significant road noise?  |   |          |  |  |
|  | Is the site affect   | ed by significant rail noise?   | Possibly |  |  |
|  | Summary  | The nearby railway line to the west of the site may result in some noise. Keymer Road and Ockley Lane are busy country roads and there is road noise around the site.   |          |  |  |
|  | According to the South Downs National Park Authority of tranquillity prepared as part of the South Downs Nation Authority Tranquillity Study (2017), the site lies in an are has been given a tranquillity score of -17.10. The tranquiscore ranges from 113 for most tranquil to -123 for least tranquil. On this scoring system, the site is in an area that tranquil than other parts of the South Downs National P |   |          |  |  |
| Dark night                                   | Are there likely   | to be dark night skies?   | Yes      |  |  |
| skies  | Is there street lighting nearby?   |   | No       |  |  |
|  | Is the site affected by artificial lighting nearby?  |   | No       |  |  |
|  | Summary  The site is likely to currently low levels of artificial lighting although there may be some artificial lighting experience nearby properties.  |   |          |  |  |
|  |  | According to the South Downs National Park Authority map of dark night skies, the area immediately to the south of Burgess Hill and to the north of Ditchling has been assessed as E1b:  Transition Zone. This classification is generally given to rural |          |  |  |

| Understanding           | environments on the edge of the National Park or near to urban areas. This zone forms the transition between dark zones and the urban environment.  Any development of this site should take opportunities to reduce light pollution (including sky glow, glare and light spillage) to minimise adverse impacts on the South Downs National Park in accordance with policy requirements.  Is there a PROW crossing the site?  No  |  |    |  |  |
|-------------------------|---|--|----|--|--|
| and<br>enjoyment        | Is there a PROW on the site boundary?   |  | No |  |  |
| Cinjoyiiiciii           | Summary  Whilst there are no formal PROW crossing the site, there is path accessing the Burgess Hill Green Circle on the site's northern boundary. Should the site be developed, the user experience of the path leading into the informal open space change. For example, views may change, the characteristic the PROW may change and the rural nature of the PROW rechange. Should the site be developed, there is also the potential for the PROW to be used more frequently and regularly.   |  |    |  |  |
| Ecosystem services      |   | ndeveloped land, the site provides Regulating and ample, climate regulation, soil quality, pollination |    |  |  |
| Green<br>infrastructure | The site lies within the South Downs National Park Natural Capital Investment Area 6: Haywards Heath and Burgess Hill as identified in the People and Nature Network (March 2020). Opportunities for green infrastructure in this area include creating ecological and access links from the South Downs National Park to the High Weald AONB.  Should the site be developed, it would be beneficial to retain and enhance existing trees. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site should also incorporate new green infrastructure in accordance with policy requirements, particularly to provide pedestrian links and connectivity to the Green Circle to |  |    |  |  |
| Historic environment    | the north and west of the site.  There are no conservation areas or listed buildings close to the site (there is a Grade II listed building further to the north of the site).  |  |    |  |  |
| MSDC<br>conclusion      | Taking into account the factors considered as part of this assessment, it is considered that this site is not directly within the setting of the South Downs National Park since the site and the National Park are separated by open countryside of approximately 750m as the crow flies (the closest part of the site to the nearest part of the National Park boundary). However, this site may be visible from long views within the National Park and so should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation. |  |    |  |  |

| SHELAA ID   | 825  | Site area          | 2.7Ha          | Yield  | 50  |
|---|--|--------------------|----------------|--|-----|
| Site address  | Land at Paygate Cottage, Folders Lane, Burgess Hill  |                    |                |  |     |
| Settlement  | Burgess Hill Parish Burgess Hill   |                    |                |  |     |
| Landscape detai   | ls   |                    |                |  |     |
| National<br>Character<br>Area   | NCA 121: Low Weald  The Low Weald NCA is a broad low-lying clay vale that wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural and is essentially rural in character with small-scale villages. Woodland and ponds are common.  |                    |                |  |     |
| West Sussex<br>Landscape<br>Character<br>Assessment   | Land Management Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows.   |                    |                |  |     |
| Mid Sussex<br>Landscape<br>Character<br>Assessment  | Hickstead Low Weald  The key characteristics of this landscape are a lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams.   |                    |                |  |     |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment  | The site does not abut the South Downs National Park boundary (the B2112 south of Ditchling Common and Folders Lane East form the boundary) but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north. |                    |                |  |     |
| Assessment  |  |                    |                |  |     |
| Settlement  | Does the site ab   | out the built-up a | area boundary? |  | Yes |
| pattern   | Does the site relate to the settlement pattern in terms of location?  Yes  |                    |                |  |     |
|   | Does the site relate to the settlement pattern in terms of scale? Yes  |                    |                | Yes  |     |
|   | Would the site significantly erode the gap between settlements?  |                    |                |  |     |
|   | Would the site be a significant incursion into the countryside? No   |                    |                | No   |     |
| Summary  The site is outside the built-up area and separated development by the railway line. However, the site housing allocation currently under construction and the site may be adjacent to development. The site from Burgess Hill town centre and not well connected. |  |                    |                | ite is next to a<br>and so in time<br>te is some way |     |

|                     |   | services. The B2112 Ditchling Road is to the east of the site and the B2113 Folders Lane is to the south of the site.  |          |  |  |
|---------------------|---|--|----------|--|--|
| Landscape character |   | Orm part of the transitional landscape character Downs National Park? Unlikely   |          |  |  |
|                     | Are there any trees and/or hedgerows on the site or its boundaries?  Yes  |  |          |  |  |
|                     | Are there any spoundaries?  | orings, watercourses or ponds on the site or its   | Yes      |  |  |
|                     | Landscape<br>capacity   | <b>69: Whapple Ways Low Weald</b> – Low/ Medium landscape capacity  The site has substantial landscape sensitivity and moderate landscape value.   |          |  |  |
|                     | Summary  The site may form part of the transitional landscape charafor the South Downs National Park due to its proximity, however, its landscape character may not be representat the character of the South Downs National Park. Although site may not be wholly representative of the landscape character of the National Park, it is likely to form part of the transitional countryside between the National Park and Be Hill. Detailed landscape studies may be required to assess further. |  |          |  |  |
| Visual impact       | Can the South Downs be seen from the site?  Some  |  |          |  |  |
|                     | Is the site visible from nearby PROW?  Yes  |  |          |  |  |
|                     | Can the nearest   | settlement be seen from the site?  | No       |  |  |
|                     | Summary   | There are some views of the South Downs National Park from the site. In time as the housing allocation at Burgess Hill is constructed and occupied, the settlement is likely to be seen from the site.   |          |  |  |
| Tranquillity        | Is the site in a ti   | ranquil area?  | Yes      |  |  |
|                     | Is the site affect  | ted by significant road noise?   | No       |  |  |
|                     | Is the site affect  | ted by significant rail noise?   | Possibly |  |  |
|                     | Summary   | The nearby railway line to the south-west of the site may result in some noise. As the housing allocation is constructed and occupied, the tranquillity of the area may reduce.  According to the South Downs National Park Authority map of tranquillity prepared as part of the South Downs National Park Authority Tranquillity Study (2017), the site lies near an area that has been given a tranquillity score of -23.45. The tranquillity score ranges from 113 for most tranquil to -123 for least tranquil. On this scoring system, the site is in an area that is less tranquil than other parts of the South Downs National Park. |          |  |  |
| Dark night          | Are there likely  | to be dark night skies?  | Yes      |  |  |
| skies               | Is there street li  | ghting nearby?   | No       |  |  |

|                         | Is the site affected by artificial lighting nearby?   |   |  |  |  |
|-------------------------|---|---|--|--|--|
|                         | Summary   | Any artificial lighting is likely to be from nearby residential development. In time as the housing allocation at Burgess Hill is constructed and occupied, nearby artificial lighting may increase.  |  |  |  |
|                         |   | According to the South Downs National Park Authority map of dark night skies, the area immediately to the south of Burgess Hill and to the north of Ditchling has been assessed as E1b: Transition Zone. This classification is generally given to rural environments on the edge of the National Park or near to urban areas. This zone forms the transition between dark zones and the urban environment. |  |  |  |
|                         |   | Any development of this site should take opport reduce light pollution (including sky glow, glare a spillage) to minimise adverse impacts on the Sou National Park in accordance with policy requiren   | ind light<br>ith Downs                 |  |  |
| Understanding           | Is there a PROW   | V crossing the site?  | No                                     |  |  |
| and<br>enjoyment        | Is there a PROW   | on the site boundary?   | Yes                                    |  |  |
|                         | Summary   | Should the site be developed, the user experience may change. For example, views may change, the characteristics of the PROW may change and the the PROW may change. Should the site be developed to the potential for the PROW to be used more and regularly.  | e<br>rural nature of<br>oped, there is |  |  |
| Ecosystem services      | As an area of undeveloped land, the site provides Regulating and Supporting Services. For example, climate regulation, soil quality, pollination and biodiversity.  |   |  |  |  |
| Green<br>infrastructure | The site lies within the South Downs National Park Natural Capital Investment Area 6: Haywards Heath and Burgess Hill as identified in the People and Nature Network (March 2020). Opportunities for green infrastructure in this area include creating ecological and access links from the South Downs National Park to the High Weald AONB.  Should the site be developed, it would be beneficial to retain and enhance the existing trees and hedgerows. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site should also incorporate new green infrastructure in accordance with policy requirements and there may be opportunities for green infrastructure connectivity with nearby development. |   |  |  |  |
| Historic<br>environment | There are no conservation areas close to the site. There is a Grade II listed building to the north of the site and a Grade II listed building to the south-east of the site; both of which are adjacent to the site boundaries.  |   |  |  |  |
| MSDC<br>conclusion      | Taking into account the factors considered as part of this assessment, it is considered that this site is not directly within the setting of the South Downs National Park since the site and the National Park are separated by the B2112 and B2113 Folders Lane. However, as the South Downs National Park is in close proximity to the site (less than 400m), should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the   |   |  |  |  |

purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation.

| SHELAA ID  | 828   | Site area  | 2.8Ha          | Yield        | 5   |
|--|---|--|----------------|--------------|---|
| Site address   | Land east of Fragbarrow House, Common Lane, Burgess Hill  |  |                |              |   |
| Settlement   | Burgess Hill  |  | Parish         | Burgess Hill |   |
| Landscape deta   | ils   |  |                |              |   |
| National<br>Character<br>Area  | The Low Weald western and so  | NCA 121: Low Weald  The Low Weald NCA is a broad low-lying clay vale that wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural and is essentially rural in character with small-scale villages. Woodland and ponds are common.  |                |              |   |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Character Guide<br>The Eastern Low<br>with a strong he<br>the upper Adur<br>The landscape<br>small irregular p  | Land Management Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows. |                |              |   |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | The key charact landscape with  | Hickstead Low Weald  The key characteristics of this landscape are a lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams.   |                |              |   |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | The site does not abut the South Downs National Park boundary (the B2112 Common Lane to the east of the site forms the boundary) but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north.   |  |                |              |   |
| Assessment   |   |  |                |              |   |
| Settlement   | Does the site ab  | out the built-up a   | area boundary? |              | No  |
| pattern  | Does the site relate to the settlement pattern in terms of location?  |  |                |              |   |
|  | Does the site relate to the settlement pattern in terms of scale? Yes   |  |                |              |   |
|  | Would the site significantly erode the gap between settlements?   |  |                |              |   |
|  | Would the site be a significant incursion into the countryside? No  |  |                |              |   |
|  | Summary  The site is outside of the built-up area of Burgess development of the site would not be immediately at the existing built-up area boundary. The site is some Burgess Hill town centre and not that well connected services. Development of the site would mean that built-up area boundary. The site is some some services. Development and not that well connected services between the site would mean that built-up area of Burgess development of the site would mean that built-up area of Burgess development of the site would not be immediately and the existing built-up area of Burgess development of the site would not be immediately and the existing built-up area boundary. The site is some would not be immediately and the existing built-up area boundary. The site is some would not be immediately and the existing built-up area boundary. The site is some would not be immediately and the existing built-up area boundary. The site is some would not be immediately and the existing built-up area boundary. The site is some would not be immediately and the existing built-up area boundary. |  |                |              | tely adjacent to<br>some way from<br>nected to local<br>nat built form is |

|                     |  | would not be representative of the current settlement pattern. Access to the site would be along the access road to the Ridgeview Wine Estate; the road is narrow with limited development and ditches either side of the road. Any highway works that may be required should this site be developed including on the B2112 would need to have regard to the National Park.   |     |  |  |  |
|---------------------|--|---|-----|--|--|--|
| Landscape character | Does the site form part of the transitional landscape character for the South Downs National Park?  Yes  |   |     |  |  |  |
|                     | Are there any to boundaries?   | rees and/or hedgerows on the site or its  | Yes |  |  |  |
|                     | Are there any s boundaries?  | prings, watercourses or ponds on the site or its  | Yes |  |  |  |
|                     | Landscape capacity   | <b>68: Furzefield Low Weald</b> – Medium landscape of The site has moderate landscape sensitivity landscape value.  |     |  |  |  |
|                     | Summary  | The site comprises two fields with trees on its boundaries. The South Downs National Park is in close proximity to the site (the B2112 Common Lane forms the boundary with the South Downs National Park). Although the site may not be wholly representative of the landscape character of the National Park, it is likely to form part of the transitional countryside between the National Park and Burgess Hill.  |     |  |  |  |
| Visual impact       | Can the South [  | n the South Downs be seen from the site?  Yes   |     |  |  |  |
|                     | Is the site visible  | e from nearby PROW?   | Yes |  |  |  |
|                     | Can the nearest  | settlement be seen from the site?   | Yes |  |  |  |
|                     | Summary  | The site is set back from the B2112 Common Lane which forms the boundary with the South Downs National Park. Due to the site's proximity with the South Downs National Park, the site is likely to be visible and as it is on the south side of the Burgess Hill, the site may also be visible from wider viewpoints within the South Downs National Park, so careful landscaping may be required.  There is a public right of way along the southern boundary of the site which is within neighbouring Lewes District and there are also public rights of way to the east of the B2112 Common Lane in neighbouring Lewes District that are within the South Downs National Park. |     |  |  |  |
| Tranquillity        | Is the site in a t   | the site in a tranquil area? Yes  |     |  |  |  |
|                     | Is the site affected by significant road noise?  |   |     |  |  |  |
|                     | Is the site affect   | s the site affected by significant rail noise? Possibly   |     |  |  |  |
|                     | The site is unlikely to be affected by significant road or rail noi although the railway line between Burgess Hill and Lewes is the north-east of the site.  According to the South Downs National Park Authority map tranquillity prepared as part of the South Downs National Park |   |     |  |  |  |

|                         | Authority Tranquillity Study (2017), the site lies in an area that has been given a tranquillity score of -9.33. The tranquillity score ranges from 113 for most tranquil to -123 for least tranquil. On this scoring system, the site is in an area that is less tranquil than other parts of the South Downs National Park.  |   |                 |  |
|-------------------------|--|---|-----------------|--|
| Dark night              | Are there likely   | to be dark night skies?   | Yes             |  |
| skies                   | Is there street li   | Is there street lighting nearby? No   |                 |  |
|                         | Is the site affect   | ed by artificial lighting nearby?   | No              |  |
|                         | According to the South Downs National Park Authority map dark night skies, the area immediately to the south of Burge Hill and to the north of Ditchling has been assessed as E1 Transition Zone. This classification is generally given to run environments on the edge of the National Park or near to urba areas. This zone forms the transition between dark zones are the urban environment.  Any development of this site should take opportunities to redulight pollution (including sky glow, glare and light spillage) minimise adverse impacts on the South Downs National Park accordance with policy requirements.   |   |                 |  |
| Understanding           | Is there a PROW  | / crossing the site?  | No              |  |
| and<br>enjoyment        | Is there a PROW  | there a PROW on the site boundary?  Yes   |                 |  |
|                         | Summary  | There is PROW on the southern boundary. Should the site be developed, the user experience of the PROW may change. For example, views may change, the characteristics of the PROW may change and the rural nature of the PROW may change. Should the site be developed, there is also the potential for the PROW to be used more frequently and regularly. |                 |  |
| Ecosystem services      |  | undeveloped land, the site provides Regulating a example, climate regulation, soil quality, p   |                 |  |
| Green<br>infrastructure | The site lies within the South Downs National Park Natural Capital Investment Area 6: Haywards Heath and Burgess Hill as identified in the People and Nature Network (March 2020). Opportunities for green infrastructure in this area include creating ecological and access links from the South Downs National Park to the High Weald AONB.  Should the site be developed, it would be beneficial to retain and enhance the trees on the site boundaries as well as the hedgerow separating the two fields. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site should also incorporate new green infrastructure in accordance with policy requirements. |   |                 |  |
| Historic<br>environment | There are no conservation areas close to the site. There is a Grade II listed building to the east of the site, between the site and the boundary of the South Downs National Park.  |   |                 |  |
| MSDC<br>conclusion      | considered that  | count the factors considered as part of this as this site is within the setting of the South Down nal Park boundary is in close proximity to the site   | s National Park |  |

southern boundaries. The site could potentially be regarded as transitional open space between the existing residential development of Burgess Hill and the National Park to the south of the site. The site is on the southern side of Burgess Hill and this site may also be visible from long views within the National Park and so should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation.

## **Hassocks**

| SHELAA ID  | 742  | Site area  | 3.5Ha  | Yield                   | 30                                 |
|--|--|--|--|-------------------------|------------------------------------|
| Site address   | Russell Nursery, Brighton Road, Hassocks   |  |  |                         |                                    |
| Settlement   | Hassocks Parish Hassocks   |  |  |                         |                                    |
| Landscape detai  | Landscape details  |  |  |                         |                                    |
| National<br>Character<br>Area  | western and so   | NCA is a broad louthern edges of   | ow-lying clay vale<br>the High Weald.<br>ter with small-sca                    | It is predomina         | ntly agricultural                  |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Character Guide The Eastern Screlief of low sar have survived of by the steep do The landscape   | Land Management Guidelines   LW11: Eastern Scarp Footslopes Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Scarp Footslopes east of the Adur Valley comprise an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault Clay. Views south are dominated by the steep downland scarp. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick |  |                         |                                    |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | The key charact ridges and gen   | Hurstpierpoint Scarp Footslopes  The key characteristics of this landscape are an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault clay. Views south are dominated by the steep downland scarp   |  |                         |                                    |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | The western part of the southern site boundary forms a boundary with the South Downs National Park. The landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north. |  |  |                         |                                    |
| Assessment   |  |  |  |                         |                                    |
| Settlement   | Does the site at   | out the built-up a   | area boundary?   |                         | No                                 |
| pattern  | Does the site re location?   | late to the settle   | ement pattern in   | terms of                | Yes                                |
|  | Does the site re   | late to the settle   | ement pattern in   | terms of scale?         | Yes                                |
|  | Would the site significantly erode the gap between settlements?  |  |  |                         |                                    |
|  | Would the site   | be a significant i   | ncursion into the  | countryside?            | No                                 |
|  | Summary  | properties on I  | ormer nursery a<br>Hurst Road with i<br>undary. It is ou<br>elopment of this s | residential develoption | opment also on<br>uilt-up area for |

|                        | of Hassocks to the south-west and would not be consistent with the existing settlement pattern. The site is to the west of the A273 Brighton Road and to the south of Hurst Road.  |   |          |  |  |
|------------------------|--|---|----------|--|--|
| Landscape<br>character |  | Does the site form part of the transitional landscape character for the South Downs National Park?  Yes   |          |  |  |
|                        | Are there any to boundaries?   | rees and/or hedgerows on the site or its  | Yes      |  |  |
|                        | Are there any s boundaries?  | orings, watercourses or ponds on the site or its  | Yes      |  |  |
|                        | Landscape capacity   | <b>71:</b> Hurstpierpoint Southern Fringe – Low landsom The site has substantial landscape sensitivity a landscape value.   |          |  |  |
|                        | Summary  | There are fields to the south of the site and a small woodland to the west of the site. The South Downs National Park is immediately adjacent to the south of the site. The site acts as buffer between the National Park and the built development along Hurst Road to the north and the Hassocks to the east of the A273.   |          |  |  |
| Visual impact          | Can the South [  | Downs be seen from the site?  | Yes      |  |  |
|                        | Is the site visible  | Unlikely  |          |  |  |
| _                      | Can the nearest settlement be seen from the site?  Yes   |   |          |  |  |
|                        | Summary  | The site is on the south side of Hurst Road to the rear of existing residential development and is to the west of the Hassocks. Part of the southern boundary of the site abuts the South Downs National Park and there is a public right of way to the west and south of the site, so the site may be visible from these routes. As the site is on the south side of Hassocks, the site may also be visible from wider viewpoints in the South Downs National Park such as from the South Downs. |          |  |  |
| Tranquillity           | Is the site in a t   | ranquil area?   | No       |  |  |
|                        | Is the site affect   | ted by significant road noise?  | Possibly |  |  |
|                        | Is the site affect   | ted by significant rail noise?  | No       |  |  |
|                        | The site is unlikely to be affected by significant road or rail noise although the A273 Brighton Road is a busy road and to Stonepound Crossroads is a busy junction.  According to the South Downs National Park Authority map tranquillity prepared as part of the South Downs National Park Authority Tranquillity Study (2017), the site has been given score of between -23.25 and -27.32. The Stonepound Crossroal and A273 London Road has been given a tranquillity score between -23.25 and -47.03. The tranquillity score ranges from 113 for most tranquil to -123 for least tranquil. On this scori system, the site is in an area that is less tranquil than other part of the South Downs National Park. |   |          |  |  |
|                        | Are there likely   | to be dark night skies?   | Yes      |  |  |

| Dark night              | Is there street li   | ghting nearby?  | Yes  |  |  |
|-------------------------|--|---|--|--|--|
| skies                   | Is the site affect   | ted by artificial lighting nearby?  | Yes  |  |  |
|                         | Summary  | According to the South Downs National Park Authority map of dark night skies, the area immediately to the south of Hassocks has been assessed as E1b: Transition Zone. This classification is generally given to rural environments on the edge of the National Park or near to urban areas. This zone forms the transition between dark zones and the urban environment. Any development of this site should take opportunities to reduce light pollution (including sky glow, glare and light spillage) to minimise adverse impacts on the South Downs National Park in accordance with policy requirements.    |  |  |  |
| Understanding           | Is there a PROW  | / crossing the site?  | No   |  |  |
| and<br>enjoyment        | Is there a PROW  | on the site boundary?   | No   |  |  |
|                         | Summary  The site is unlikely to be seen from nearby PROW and user experience of nearby PROW is unlikely to change the site be developed. Should the site be developed, to also the potential for the PROW to be used more freq and regularly.   |   |  |  |  |
| Ecosystem services      | of the western<br>Supporting Ser<br>quality, pollinat  | mer nursery with two areas of trees to the north a part of the site. The site provides Provisioning, vices. For example, food production, climate ion and biodiversity.   | Regulating and regulation, soil  |  |  |
| Green<br>infrastructure | The site lies within the South Downs National Park Natural Capital Investment Area 6: Haywards Heath and Burgess Hill as identified in the People and Nature Network (March 2020). Opportunities for green infrastructure in this area include creating ecological and access links from the South Downs National Park to the High Weald AONB.  Should the site be developed, it would be beneficial to create new habitat to link the parcels of woodland in the site with the woodland to the west of the site. There may also be opportunities to enhance the pond on the site. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site should also incorporate new green infrastructure in accordance with policy requirements.   |   |  |  |  |
| Historic<br>environment | There are no conservation areas or listed buildings close to the site. The site lies within a WSCC Archaeological Notification Area.   |   |  |  |  |
| MSDC<br>conclusion      | considered that since the site are be regarded a development are buffer between southern side of the National Padesigned to avowhich the National padesigned to avow t | count the factors considered as part of this as this site is within the setting of the South Downed the National Park share a boundary. The site cast transitional open space between the exist and the National Park to the south of the site; the built development and the National Park. The f Hassocks and this site may also be visible from lower and so should this site be developed, it should any adverse impacts. Regard should be had to the cional Park was designated. A Landscape and ecommended to inform the site's design and any recommended to inform the site's design and any recommended. | s National Park ould potentially ting residential e site acts as a e site is on the ng views within ald be carefully he purposes for Visual Impact |  |  |

| SHELAA ID  | 1022  | Site area  | 39.0Ha   | Yield                                 | 500               |
|--|---|--|--|---------------------------------------|-------------------|
| Site address   | Former Hassocks Fold Club, London Road, Hassocks  |  |  |                                       |                   |
| Settlement   | Hassocks  |  | Parish   | Hassocks                              |                   |
| Landscape deta   | ls  |  |  |                                       |                   |
| National<br>Character<br>Area  | western and so<br>and is essentiall<br>are common.  | NCA is a broad lo<br>uthern edges of<br>y rural in charac  | ow-lying clay vale<br>the High Weald<br>ter with small-sca | It is predomina<br>lle villages. Wood | ntly agricultural |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Land Management Guidelines   LW10: Eastern Low Weald Land Management Guidelines   LW11: Eastern Scarp Footslopes Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The Eastern Scarp Footslopes east of the Adur Valley comprise an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault Clay. Views south are dominated by the steep downland scarp. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows. |  |  |                                       |                   |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | The key charact landscape with drained by the Hurstpierpoint The key charact ridges and gen   | Hickstead Low Weald  The key characteristics of this landscape are a lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams.  Hurstpierpoint Scarp Footslopes  The key characteristics of this landscape are an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault clay. Views south are dominated by the steep downland |  |                                       |                   |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | The site does not abut the South Downs National Park boundary but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north.  |  |  |                                       |                   |
| Assessment   |   |  |  |                                       |                   |
| Settlement   | Does the site ab  | out the built-up a   | area boundary?   |                                       | Yes               |
| pattern  | Does the site re location?  | late to the settle   | ement pattern in   | terms of                              | No                |
|  | Does the site re  | late to the settle   | ement pattern in   | terms of scale?                       | No                |

|  | Would the site settlements?                            | significantly erode the gap between   | Yes   |  |  |
|--|--|---|---|--|--|
|  | Would the site   | be a significant incursion into the countryside?  | Yes   |  |  |
|  | Summary  | The central section of the site abuts the built-up area boundary at the development currently under construction opposite the Friar's Oak public house. The site would represent a significant extension to the west of Hassocks beyond the development under construction opposite the Friar's Oak public house. It would represent linear development along the A273 London Road where there is currently limited development. This would continue to alter the existing settlement pattern and erode the gap between Hassocks and Hurst Wickham and Hassocks and Burgess Hill. |   |  |  |
| Landscape character  |  | rm part of the transitional landscape character owns National Park?   | No  |  |  |
|  | Are there any tr<br>boundaries?                        | rees and/or hedgerows on the site or its  | Yes   |  |  |
|  | Are there any sp<br>boundaries?                        | orings, watercourses or ponds on the site or its  Yes   |   |  |  |
|  | Landscape capacity                                     | <b>66: Hurstpierpoint Low Weald</b> – Low landscape capacity The site has substantial landscape sensitivity and substantial landscape value.  |   |  |  |
|  | Summary  | Development of this site would represent a sizeable extension to Hassocks on its north-eastern side to the west of the A273 London Road where there is currently limited development although there are a couple of sites currently under construction, however, this site would extend beyond the permitted sites into open countryside, albeit a former golf course. Due to the presence of built development between the site and the South Downs National Park, the site is unlikely to form part of the transitional landscape character for the National Park.              |   |  |  |
| Visual impact  | Can the South D  | Downs be seen from the site?  | No  |  |  |
|  | Is the site visible from nearby PROW?                  |   | Yes   |  |  |
|  | Can the nearest settlement be seen from the site?  Yes |   |   |  |  |
| Although the site is not likely to be visible from the not of the South Downs National Park, as a large so countryside to the west of Hassocks, any developments item may be visible from wider viewpoints within Downs National Park such as from the South Downs |  |   | e site in open opment on the thin the South |  |  |
| Tranquillity   | Is the site in a ti                                    | ranquil area?   | Ys  |  |  |
|  | Is the site affect                                     | ted by significant road noise?  | No  |  |  |
|  | Is the site affect                                     | ted by significant rail noise?  | No  |  |  |

|                         |  | Whilet the site war is a ffeat, it is a second  | u mail maila a tha   |  |
|-------------------------|--|---|--|--|
|                         | Summary  | Whilst the site may be affected by some road of unlikely to be significant. The A273 London Road According to the South Downs National Park Autranquillity prepared as part of the South Down Authority Tranquillity Study (2017), the site lies an area that has been given a score of -17.67. T Crossroads and A273 London Road has been give score between -23.25 and -47.03. The tranquilliform 113 for most tranquil to -123 for least tracering system, the site is in an area that is less other parts of the South Downs National Park. | is a busy road. uthority map of s National Park to the north of he Stonepound en a tranquillity ty score ranges ranquil. On this |  |
| Dark night              | Are there likely   | to be dark night skies?   | Yes  |  |
| skies                   | Is there street I  | ighting nearby?   | Yes  |  |
|                         | Is the site affect   | ted by artificial lighting nearby?  | Possibly   |  |
|                         | Summary  | According to the South Downs National Park Audark night skies, the area immediately to the south as been assessed as E1b: Transition Zone. This generally given to rural environments on the National Park or near to urban areas. This z transition between dark zones and the urban environment of this site should take opportulight pollution (including sky glow, glare and light pollution to the South Downs Naccordance with policy requirements.   | uth of Hassocks classification is e edge of the one forms the vironment. nities to reduce ght spillage) to                       |  |
| Understanding           | Is there a PROV  | V crossing the site?  | Yes  |  |
| and<br>enjoyment        | Is there a PROV  | v on the site boundary?   | Yes  |  |
|                         | Summary  | Should the site be developed, the user experience will change. For example, views may change, the of the PROW may change and the rural nature of may change. Should the site be developed, there potential for the PROW to be used more frequent regularly.   | characteristics<br>f the PROW<br>e is also the   |  |
| Ecosystem services      | As a former golf course with an area of ancient woodland to the south-east of the site, the site provides Regulating and Supporting Services. For example, climate regulation, soil quality, pollination and biodiversity.   |   |  |  |
| Green<br>infrastructure | The site lies within the South Downs National Park Natural Capital Investment Area 6: Haywards Heath and Burgess Hill as identified in the People and Nature Network (March 2020). Opportunities for green infrastructure in this area include creating ecological and access links from the South Downs National Park to the High Weald AONB.  There is a risk that the area of ancient woodland to the south-east of the site could become surrounded by residential development and isolated. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. |   |  |  |
| Historic<br>environment | and is approxin  | se is a Grade II listed building that fronts the A27 nately at the centre of the eastern boundary of the CC Archaeological Notification Area.   |  |  |

## MSDC conclusion

Taking into account the factors considered as part of this assessment, it is considered that this site is not directly within the setting of the South Downs National Park since the site and the National Park are separated by open countryside and the B2116 Hurst Road with a single row of residential development either side of the road. However, as a large site, this site may be visible from long views within the National Park and so should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation.

| SHELAA ID  | 1137   | Site area   | 36.9Ha  | Yield           | 400                              |  |
|--|--|---|---|-----------------|----------------------------------|--|
| Site address   | Land west of Ockley Lane   |   |   |                 |                                  |  |
| Settlement   | Hassocks   |   | Parish  | Hassocks        |                                  |  |
| Landscape detai  | ls   |   |   |                 |                                  |  |
| National<br>Character<br>Area  | western and so   | NCA is a broad lo<br>uthern edges of  | ow-lying clay vale<br>the High Weald.<br>ter with small-sca | It is predomina | ntly agricultural                |  |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Character Guide<br>The Eastern Low<br>with a strong he<br>the upper Adur<br>The landscape  | Character Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows |   |                 |                                  |  |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | Hickstead Low Weald  The key characteristics of this landscape are a lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams.   |   |   |                 |                                  |  |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | The site does not abut the South Downs National Park boundary but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north. |   |   |                 |                                  |  |
| Assessment   |  |   |   |                 |                                  |  |
| Settlement   | Does the site ab   | out the built-up a  | area boundary?  |                 | Yes                              |  |
| pattern  | Does the site relate to the settlement pattern in terms of location?   |   |   |                 | No                               |  |
|  | Does the site re   | late to the settle  | ement pattern in  | terms of scale? | No                               |  |
|  | Would the site significantly erode the gap between settlements?  Would the site be a significant incursion into the countryside?  Yes  Summary  The site lies to the east of the railway line and between Burgess Hill and Keymer (Hassocks). It is a large site and would be both a significant incursion into the countryside and would erode the gap between the two settlements. The site would extend Keymer (Hassocks) northwards.   |   |   |                 |                                  |  |
|  |  |   |   |                 | Yes                              |  |
|  |  |   |   |                 | would be both<br>would erode the |  |

| Landscape     | Does the site form part of the transitional landscape character No  |  |           |  |  |
|---------------|---|--|-----------|--|--|
| character     | for the South De  |  |           |  |  |
|               | Are there any tr<br>boundaries?   | Yes  |           |  |  |
|               | Are there any specifical boundaries?  | orings, watercourses or ponds on the site or its   | Yes       |  |  |
|               | Landscape capacity  | <b>66: Hurstpierpoint Low Weald</b> – Low landscape of The site has substantial landscape sensitivity a landscape value.   |           |  |  |
|               | Summary   | The site is unlikely to form part of the transitional landscape character for the South Downs National Park, however, detailed landscape studies may be required to demonstrate this since the National Park is less than 400m from the site but is separated by Ockley Hill/ Ockley Lane. The site may form part of the transitional countryside between the National Park and Burgess Hill.  |           |  |  |
| Visual impact | Can the South D   | Downs be seen from the site?   | Yes       |  |  |
|               | Is the site visible   | e from nearby PROW?  | Uncertain |  |  |
|               | Can the nearest   | e nearest settlement be seen from the site?  |           |  |  |
|               | The South Downs can be seen from the site although this context of the settlement of Keymer (Hassocks) forming to nearer distance views. As a large site in open countryside north of Hassocks, any development on the site may be well from wider viewpoints within the South Downs National I such as from the South Downs. |  |           |  |  |
| Tranquillity  | Is the site in a ti   | ranquil area?  | Yes       |  |  |
|               | Is the site affected by significant road noise?   |  | No        |  |  |
|               | Is the site affect  | No   |           |  |  |
|               | Summary   | The site is in a rural location although there is built development to the south. The railway line forms the western boundary of the site and may be affected by rail noise more than the eastern part of the site. Ockley Hill/ Ockley Lane is to the east of the site and is a busy country road between Keym (Hassocks) and Burgess Hill.  According to the South Downs National Park Authority map of tranquillity prepared as part of the South Downs National Park Authority Tranquillity Study (2017), the eastern part of the site lies in an area that has been given a tranquillity score of between -8.67 to -11.43. The tranquillity score ranges from 1 for most tranquil to -123 for least tranquil. On this scoring system, the site is in an area that is less tranquil than other parts of the South Downs National Park. Ockley Hill/ Ockley Lane have been given a score that is less tranquil than the site as has Keymer village. |           |  |  |
|               | Are there likely  | to be dark night skies?  | Yes       |  |  |

| Dark night              | Is there street li   | ghting nearby?   | No  |  |
|-------------------------|--|--|---|--|
| skies                   | Is the site affect   | ed by artificial lighting nearby?  | Possibly  |  |
|                         | hority map of ath of Burgess east of the This eents on the arban unities to and light ath Downs ments.   |  |   |  |
| Understanding           | Is there a PROW  | / crossing the site?   | No  |  |
| and<br>enjoyment        | Is there a PROW  | on the site boundary?  | No  |  |
| cijoyiicii              | There is a PROW to the north of the site and should the developed, the user experience of the PROW may chat example, there may be views of built development. She site be developed, there is also the potential for the Planck be used more frequently and regularly.   |  |   |  |
| Ecosystem services      | The site is agricultural land with a small area of ancient woodland to the north of the site. The site provides Provisioning, Regulating and Supporting Services. For example, food production, climate regulation, soil quality, pollination and biodiversity.  |  |   |  |
| Green<br>infrastructure | The site lies within the South Downs National Park Natural Capital Investment Area 6: Haywards Heath and Burgess Hill as identified in the People and Nature Network (March 2020). Opportunities for green infrastructure in this area include creating ecological and access links from the South Downs National Park to the High Weald AONB.  Should the site be developed, it would be beneficial to retain and enhance the trees on the site boundaries as well as the hedgerow separating the field parcels. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site should also incorporate |  |   |  |
| Historic<br>environment | new green infrastructure in accordance with policy requirements.  There are no conservation areas or listed buildings close to the site – there are listed buildings further away to the south-east of the site. The site lies adjacent to a WSCC Archaeological Notification Area.  |  |   |  |
| MSDC<br>conclusion      | considered that National Park si countryside, bu However, as a la long views with should be caref  | ount the factors considered as part of this assessment this site is not directly within the setting of the Sonce the site and the National Park are separated by the setting for the National Fark are separated by the may form part of the visual setting for the National site in a currently rural area, this site may be in the National Park and so should this site be devully designed to avoid any adverse impacts. Regaroses for which the National Park was designated. | outh Downs by open ional Park. visible from reloped, it d should be |  |

and Visual Impact Assessment is recommended to inform the site's design and any mitigation.

## Hurstpierpoint

| SHELAA ID  | 13   | Site area  | 5.8Ha   | Yield                             | 90   |
|--|--|--|---|-----------------------------------|--|
| Site address   | Land west of Kemps, Hurstpierpoint   |  |   |                                   |  |
| Settlement   | Hurstpierpoint   |  | Parish  | Hurstpierpoint & Sayers<br>Common |  |
| Landscape detai  | ls   |  |   |                                   |  |
| National<br>Character<br>Area                            | western and so   | NCA is a broad lo<br>uthern edges of   | ow-lying clay vale<br>the High Weald.<br>ter with small-sca | . It is predomina                 | ntly agricultural                              |
| West Sussex<br>Landscape<br>Character<br>Assessment      | Character Guide<br>The Eastern Low<br>with a strong he<br>the upper Adur<br>The landscape  | Character Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick |   |                                   |  |
| Mid Sussex<br>Landscape<br>Character<br>Assessment       | The key charact landscape with   | Hickstead Low Weald  The key characteristics of this landscape are a lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams.   |   |                                   |  |
| South Downs National Park Landscape Character Assessment | The site does not abut the South Downs National Park boundary but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north. |  |   |                                   |  |
| Assessment   |  |  |   |                                   |  |
| Settlement   | Does the site ab   | out the built-up a   | area boundary?  |                                   | Yes  |
| pattern  | Does the site re location?   | late to the settle   | ement pattern in  | terms of                          | Yes  |
|  | Does the site relate to the settlement pattern in terms of scale?  |  |   | Yes                               |  |
|  | Would the site significantly erode the gap between settlements?  Would the site be a significant incursion into the countryside?  Yes  Summary  The site is currently open countryside outside of the builtarea but there is residential development to the south and early of the site. The site is on the western edge of Hurstpierpoint and development would extend the settlement westwards into the countryside between Hurstpierpoint and the A23.  |  |   |                                   | No   |
|  |  |  |   |                                   | Yes  |
|  |  |  |   |                                   | south and east stpierpoint and twards into the |

|                        |   |  | 1    |  |
|------------------------|---|--|------|--|
| Landscape<br>character | Does the site form part of the transitional landscape character for the South Downs National Park?  |  |      |  |
|                        | Are there any tr<br>boundaries?   | Yes  |      |  |
|                        | Are there any spoundaries?  | orings, watercourses or ponds on the site or its   | Yes  |  |
|                        | Landscape capacity  | <b>66: Hurstpierpoint Low Weald</b> – Low landscape capacity The site has substantial landscape sensitivity and substantial landscape value.   |      |  |
|                        | Summary   | A stream runs along the western boundary of the northern section of the site before crossing the centre of the site to the southern boundary. There are mature trees on the site boundaries and hedgerows crossing the site. The site is unlikely to form part of the transitional landscape character for the South Downs National Park given the intervening built-up area of Hurstpierpoint to the south and east of the site, however, detailed landscape studies may be required to demonstrate this. |      |  |
| Visual impact          | Can the South [   | Downs be seen from the site?   | No   |  |
|                        | Is the site visible   | Yes  |      |  |
|                        | Can the nearest   | Yes  |      |  |
|                        | Summary   | The site could be visible from the surrounding countryside and potentially from the South Downs National Park, however, given the site's relationship to the existing settlement of Hurstpierpoint, any adverse visual impact may be limited. Careful landscaping may still be needed for other reasons should the site be developed.  |      |  |
| Tranquillity           | Is the site in a to   | Is the site in a tranquil area?  |      |  |
|                        | Is the site affect  | Partly   |      |  |
|                        | Is the site affected by significant rail noise?   |  | No   |  |
|                        | The site is unlikely to be affected by significant road of however, road noise from the A23 can be heard.  According to the South Downs National Park Authority Tranquillity Study (2017), the southern part has been given a score of between -57.98 as it is with grid as the built-up area. However, the site may be m further away from the built-up area. Hurstpierpoint between -33.11 and -57.98. The tranquillity score is 113 for most tranquil to -123 for least tranquil. On system, the site is in an area that is less tranquil than of the South Downs National Park. |  |      |  |
| Dark night             | Are there likely  | to be dark night skies?  | Semi |  |
| skies                  | Is there street li  | ghting nearby?   | Yes  |  |
|                        | Is the site affect  | Is the site affected by artificial lighting nearby?  |      |  |

|                         | Summary   | Any artificial lighting is likely to be from nead development.  According to the South Downs National Park Audark night skies, the area immediately to Hurstpierpoint has been assessed as E1b: Transclassification is generally given to rural envirous edge of the National Park or near to urban areas. The transition between dark zones and the urban Any development of this site should take opportu   | uthority map of<br>the south of<br>ition Zone. This<br>nments on the<br>This zone forms<br>a environment.          |
|-------------------------|---|---|--|
|                         |   | light pollution (including sky glow, glare and light minimise adverse impacts on the South Downs Naccordance with policy requirements.  | ght spillage) to   |
| Understanding           | Is there a PROV   | V crossing the site?  | Yes  |
| and<br>enjoyment        | Is there a PROV   | V on the site boundary?   | Yes  |
|                         | Summary   | A PROW runs along the site's southern boundary crosses the north-east corner of the site. Should developed, the user experience of the PROW will example, views may change, the characteristics of may change and the rural nature of the PROW m Should the site be developed, there is also the property to be used more frequently and regularly.   | the site be<br>I change. For<br>of the PROW<br>ay change.<br>otential for the                                      |
| Ecosystem services      | provides Provis   | gh grassland with mature trees on the site bound ioning, Regulating and Supporting Services. For exquality, pollination and biodiversity.   |  |
| Green<br>infrastructure | Area 6: Haywar<br>Network (Marc<br>creating ecolog<br>High Weald AO<br>Should the site<br>existing hedger<br>habitats. Any de<br>the wider coun | thin the South Downs National Park Natural Caperds Heath and Burgess Hill as identified in the Peoch 2020). Opportunities for green infrastructure in tical and access links from the South Downs Nation NB.  be developed, it would be beneficial to retain arrows and field boundaries as well as enhance the evelopment of this site should incorporate ecological tryside to avoid fragmentation. The site should a distructure in accordance with policy requirements.   | pple and Nature his area include anal Park to the and enhance the ne watercourse ical corridors to lso incorporate |
| Historic<br>environment | a Grade II listed   | ne Conservation Area lies to the west of the site and building to the west of the site on Langton Langton Langton Langton Langton Lane Conservation Area is also a WSCC ea.   | e. The southern  |
| MSDC<br>conclusion      | considered tha<br>National Park si<br>of Hurstpierpoi<br>long views with<br>from the Natio<br>designed to avo                                   | count the factors considered as part of this as it this site is not directly within the setting of the neethe site and the National Park are separated by it to the south and east. However, this site may in the National Park and so it may form part of the near Park. Should this site be developed, it should any adverse impacts. Regard should be had to the tional Park was designated. A Landscape and ecommended to inform the site's design and any recommended to inform the site's design and any recommended. | the settlement<br>be visible from<br>the visual setting<br>ald be carefully<br>the purposes for<br>Visual Impact   |

| SHELAA ID  | 19   | Site area  | 8.1Ha  | Yield                                | 80                             |  |
|--|--|--|--|--------------------------------------|--------------------------------|--|
| Site address   | Land east of College Lane, Hurstpierpoint  |  |  |                                      |                                |  |
| Settlement   | Hurstpierpoint   |  | Parish   | Hurstpierpoint & Sayers<br>Common    |                                |  |
| Landscape detai  | tails  |  |  |                                      |                                |  |
| National<br>Character<br>Area                            | western and so   | NCA is a broad louthern edges of   | ow-lying clay vale<br>the High Weald.<br>ter with small-sca                      | It is predomina                      | ntly agricultural              |  |
| West Sussex<br>Landscape<br>Character<br>Assessment      | Land Management Guidelines   LW11: Eastern Scarp Footslopes Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Scarp Footslopes east of the Adur Valley comprise an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault Clay. Views south are dominated by the steep downland scarp. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows. |  |  |                                      |                                |  |
| Mid Sussex<br>Landscape<br>Character<br>Assessment       | The key charact ridges and gen   | Hurstpierpoint Scarp Footslopes  The key characteristics of this landscape are an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault clay. Views south are dominated by the steep downland scarp.  |  |                                      |                                |  |
| South Downs National Park Landscape Character Assessment | Iandscape type The Scarp Foots of the steep no landscape type The footslopes   | The site does not abut the South Downs National Park boundary but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north. |  |                                      |                                |  |
| Assessment   |  |  |  |                                      |                                |  |
| Settlement   | Does the site at   | out the built-up a   | area boundary?   |                                      | Yes                            |  |
| pattern  | Does the site re location?   | late to the settle   | ement pattern in   | terms of                             | No                             |  |
|  | Does the site re   | late to the settle   | ement pattern in   | terms of scale?                      | Yes                            |  |
|  | Would the site settlements?  | significantly eroo   | de the gap betwe   | en                                   | No                             |  |
|  | Would the site   | be a significant i   | ncursion into the  | countryside?                         | Yes                            |  |
|  | Summary  | area but there of the site. The  | rently open cour<br>is residential dev<br>site is on the eas<br>vould extend the | elopment to the<br>stern edge of Hui | south and west stpierpoint and |  |

|                        |                              | countryside between Hurstpierpoint and Hassocks. A site of this scale in this location would not be consistent with the existing settlement pattern which is a single row of houses in a linear form along College Lane and Wickham Hill.  |  |  |  |
|------------------------|------------------------------|--|--|--|--|
| Landscape<br>character |                              | rm part of the transitional landscape character owns National Park?  | No   |  |  |
|                        | Are there any to boundaries? | Are there any trees and/or hedgerows on the site or its boundaries?  |  |  |  |
|                        | Are there any spoundaries?   | orings, watercourses or ponds on the site or its   | Yes  |  |  |
|                        | Landscape capacity           | <b>66:</b> Hurstpierpoint Low Weald – Low landscape of The site has substantial landscape sensitivity a landscape value.   |  |  |  |
|                        | Summary                      | A stream runs across the centre of the site leading ponds on the east of the site. There are mature to boundaries. The site is unlikely to form part of landscape character for the South Downs however, detailed landscape studies may be demonstrate this.   | rees on the site<br>the transitional<br>National Park,   |  |  |
| Visual impact          | Can the South D              | Yes  |  |  |  |
|                        | Is the site visible          | Yes  |  |  |  |
|                        | Can the nearest              | settlement be seen from the site?  | Yes  |  |  |
|                        | Summary                      | The site could be visible from the surrounding of potentially from the South Downs National Park, the site's relationship to the existing Hurstpierpoint and proximity to Hassocks, any impact may be limited. Careful landscaping may for other reasons should the site be developed.   | however, given settlement of adverse visual  |  |  |
| Tranquillity           | Is the site in a t           | ranquil area?  | Yes  |  |  |
|                        | Is the site affect           | ted by significant road noise?   | No   |  |  |
|                        | Is the site affect           | ted by significant rail noise?   | No   |  |  |
|                        | Summary                      | The site is unlikely to be affected by significant ro According to the South Downs National Park Autranquillity prepared as part of the South Down Authority Tranquillity Study (2017), the site has core of between -24.98 and -45.30. Hurstpierpo between -33.11 and -57.98. The tranquillity sco 113 for most tranquil to -123 for least tranquil system, the site is in an area that is less tranquil to fthe South Downs National Park. | thority map of<br>s National Park<br>s been given a<br>bint has a score<br>re ranges from<br>On this scoring |  |  |
| Dark night             | Are there likely             | to be dark night skies?  | Yes  |  |  |
| skies                  | Is there street li           | ghting nearby?   | Yes  |  |  |
|                        | Is the site affect           | ted by artificial lighting nearby?   | Possibly   |  |  |

|                         | Summary  | According to the South Downs National Park Audark night skies, the area immediately to Hurstpierpoint has been assessed as E1b: Trans classification is generally given to rural enviroedge of the National Park or near to urban areas. the transition between dark zones and the urbar Any development of this site should take opportulight pollution (including sky glow, glare and liminimise adverse impacts on the South Downs Naccordance with policy requirements. | the south of ition Zone. This nments on the This zone forms a environment. nities to reduce ght spillage) to         |  |
|-------------------------|--|---|--|--|
| Understanding and       | Is there a PROW  | / crossing the site?  | No   |  |
| enjoyment               | Is there a PROW  | on the site boundary?   | Yes  |  |
|                         | Summary  | A PROW forms the site's eastern boundary. Show<br>developed, the user experience of the PROW will<br>example, views may change, the characteristics of<br>may change and the rural nature of the PROW m<br>Should the site be developed, there is also the pop<br>PROW to be used more frequently and regularly.  | I change. For<br>of the PROW<br>ay change.<br>otential for the   |  |
| Ecosystem services      | The site is agricultural land with mature trees on the site boundaries. The site provides Provisioning, Regulating and Supporting Services. For example, food production, climate regulation, soil quality, pollination and biodiversity.  |   |  |  |
| Green<br>infrastructure | The site lies within the South Downs National Park Natural Capital Investment Area 6: Haywards Heath and Burgess Hill as identified in the People and Nature Network (March 2020). Opportunities for green infrastructure in this area include creating ecological and access links from the South Downs National Park to the High Weald AONB.  Should the site be developed, it would be beneficial to create new habitat to link the two parcels of woodland in the north of the site and to enhance the stream and pond habitats. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site should also incorporate new green infrastructure in accordance with policy requirements. |   |  |  |
| Historic<br>environment | is a Grade II list<br>opposite the pr  | nam Conservation Area lies to the north-west of the duilding to the west of the site on College Lane oposed site access. The south-east corner of the aeological Notification Area.   | approximately  |  |
| MSDC<br>conclusion      | considered that<br>National Park s<br>Wickham Hill wi<br>However, this si<br>it may form par<br>developed, it sh<br>should be had  | count the factors considered as part of this as a this site is not directly within the setting of the ince the site and the National Park are separated ith a single row of residential development either site may be visible from long views within the National Park. Should be carefully designed to avoid any adverse it to the purposes for which the National Park was Visual Impact Assessment is recommended to inmitigation.                                      | e South Downs d by the B2116 side of the road. In all Park and so buld this site be impacts. Regard is designated. A |  |

| SHELAA ID  | 575  | Site area   | 18.7Ha            | Yield                             | 150 |
|--|--|---|-------------------|-----------------------------------|-----|
| Site address   | Land north east of Hurstpierpoint  |   |                   |                                   |     |
| Settlement   | Hurstpierpoint   |   | Parish            | Hurstpierpoint & Sayers<br>Common |     |
| Landscape detai  | ls   |   |                   |                                   |     |
| National<br>Character<br>Area  | The Low Weald western and so   | NCA 121: Low Weald  The Low Weald NCA is a broad low-lying clay vale that wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural and is essentially rural in character with small-scale villages. Woodland and ponds are common.   |                   |                                   |     |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Land Management Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows.   |   |                   |                                   |     |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | The key charact landscape with drained by the the thickness and gentless that the key charact ridges are the key character ridges are the key c | Hickstead Low Weald (the majority of the site)  The key characteristics of this landscape are a lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams.  Hurstpierpoint Scarp Footslopes  The key characteristics of this landscape are an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault clay. Views south are dominated by the steep downland |                   |                                   |     |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | The site does not abut the South Downs National Park boundary but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north.   |   |                   |                                   |     |
| Assessment   |  |   |                   |                                   |     |
| Settlement pattern   | Does the site ab   | out the built-up a  | area boundary?    |                                   | No  |
| pattern  | Does the site re location?   | late to the settle  | ement pattern in  | terms of                          | No  |
|  | Does the site re   | late to the settle  | ement pattern in  | terms of scale?                   | No  |
|  | Would the site settlements?  | significantly eroc  | de the gap betwe  | en                                | Yes |
|  | Would the site   | be a significant i  | ncursion into the | countryside?                      | Yes |

|                     | Summary  | The site would alter the settlement pattern by eroding the gap between Hurstpierpoint and Hurst Wickham. Development here would completely alter the setting of Hurstpierpoint College, removing it from the countryside and bringing residential dwellings to the border of the school. The site would also leave an area of undeveloped land to the south between Hurstpierpoint and Hurst Wickham which could lead to fragmentation of habitats and loss of ecological connectivity.                              |   |  |  |
|---------------------|--|--|---|--|--|
| Landscape character | Does the site form part of the transitional landscape character for the South Downs National Park? |  |   |  |  |
|                     | Are there any tr<br>boundaries?  | rees and/or hedgerows on the site or its   | Yes   |  |  |
|                     | Are there any sp<br>boundaries?  | orings, watercourses or ponds on the site or its   | Yes   |  |  |
|                     | Landscape<br>capacity  | 66: Hurstpierpoint Low Weald – Low landscape capacity The site has substantial landscape sensitivity and substantial landscape value.  |   |  |  |
|                     | Summary  | Development of this site would represent a sizeable extension to the north-east of Hurstpierpoint in open countryside and where there is currently limited development. The site is unlikely to form part of the transitional landscape character for the South Downs National Park, however, detailed landscape studies may be required to demonstrate this.  |   |  |  |
| Visual impact       | Can the South D  | Some   |   |  |  |
|                     | Is the site visible  | e from nearby PROW?  | Yes   |  |  |
|                     | Can the nearest  | settlement be seen from the site?  | Yes   |  |  |
|                     | Summary  | The site could be visible from the surrounding of potentially from the South Downs National Park, the site's proximity to the existing settlement of any adverse visual impact may be limited. Care may still be needed for other reasons shou developed.  | however, given<br>Hurstpierpoint<br>ful landscaping   |  |  |
| Tranquillity        | Is the site in a ti  | anquil area?   | Yes   |  |  |
|                     | Is the site affect   | ed by significant road noise?  | No  |  |  |
|                     | Is the site affect   | ed by significant rail noise?  | No  |  |  |
|                     | Summary  | The site is in a rural location on the edge of a vilunlikely to be affected by significant road or rail and According to the South Downs National Park Autranquillity prepared as part of the South Down Authority Tranquillity Study (2017), the site lies an area that has been given a score of -12.48. Hun a score between -33.11 and -57.98. The tranquillif from 113 for most tranquil to -123 for least transcoring system, the site is in an area that is less other parts of the South Downs National Park. | noise.  Ithority map of s National Park to the north of rstpierpoint has ity score ranges anquil. On this |  |  |

| Dark night              | Are there likely  | to be dark night skies?  | Yes   |  |
|-------------------------|---|--|---|--|
| skies                   | Is there street li  | ghting nearby?   | No  |  |
|                         | Is the site affect  | ed by artificial lighting nearby?  | Possibly  |  |
|                         | Summary   | According to the South Downs National Park Authority map of dark night skies, the area immediately to the south of Hurstpierpoint has been assessed as E1b: Transition Zone. This classification is generally given to rural environments on the edge of the National Park or near to urban areas. This zone forms the transition between dark zones and the urban environment. Any development of this site should take opportunities to reduce light pollution (including sky glow, glare and light spillage) to minimise adverse impacts on the South Downs National Park in accordance with policy requirements. |   |  |
| Understanding           | Is there a PROW   | / crossing the site?   | No  |  |
| and<br>enjoyment        | Is there a PROW   | on the site boundary?  | Yes   |  |
| Cijoyiiciii             | Summary   | There is a PROW to the south of the site on its be PROW to the north of the site. The site is to the site Hurstpierpoint College and the outlook from the change. Should the site be developed, the user estimates the PROW will change. For example, views may contracteristics of the PROW may change and the the PROW may change. Should the site be developed also the potential for the PROW to be used more and regularly.   | south of school would xperience of change, the rural nature of oped, there is                       |  |
| Ecosystem services      | The site is mostly agricultural land with a small area of ancient woodland to the north and another small area to the north-west of the site. The site provides Provisioning, Regulating and Supporting Services. For example, food production, climate regulation, soil quality, pollination and biodiversity. |  |   |  |
| Green<br>infrastructure | Area 6: Haywar<br>Network (March<br>creating ecolog<br>High Weald AOI<br>Should the site<br>the two parcels<br>site. Any develo   | thin the South Downs National Park Natural Cap<br>ds Heath and Burgess Hill as identified in the Peo<br>of 2020). Opportunities for green infrastructure in the<br>fical and access links from the South Downs Nationals.<br>When the developed, it would be beneficial to create new<br>a of ancient woodland to the north, west and not opposed the site should incorporate ecological of the developed fragmentation. The site should also incorporate in accordance with policy requirements.  | ple and Nature his area include anal Park to the v habitat to link rth-west of the corridors to the |  |
| Historic<br>environment | Wickham Conse   | pint Conservation Area is to the south of the site<br>rvation Area is to the south-east of the site. Part of<br>ide II listed building. The site lies within a WSCC<br>a.  | f Hurstpierpoint  |  |
| MSDC<br>conclusion      | considered that<br>National Park<br>countryside, the  | count the factors considered as part of this as<br>this site is not directly within the setting of the<br>since the site and the National Park are sepa<br>B B 2116 High Street and residential development e<br>as a large site, this site may be visible from long v   | e South Downs rated by open ither side of the   |  |

National Park and so should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation.

| SHELAA ID  | 1019   | Site area   | 19.5Ha   | Yield                             | 150              |
|--|--|---|--|-----------------------------------|------------------|
| Site address   | Land west of The Grange, Hurstpierpoint  |   |  |                                   |                  |
| Settlement   | Hurstpierpoint   |   | Parish   | Hurstpierpoint & Sayers<br>Common |                  |
| Landscape deta   | ils  |   |  |                                   |                  |
| National<br>Character<br>Area  | The Low Weald western and so   | NCA 121: Low Weald  The Low Weald NCA is a broad low-lying clay vale that wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural and is essentially rural in character with small-scale villages. Woodland and ponds are common.   |  |                                   |                  |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Character Guidelines   LW11: Eastern Scarp Footslopes Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Scarp Footslopes east of the Adur Valley comprise an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault Clay. Views south are dominated by the steep downland scarp. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows. |   |  |                                   |                  |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | Hurstpierpoint Scarp Footslopes  The key characteristics of this landscape are an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault clay. Views south are dominated by the steep downland scarp.  |   |  |                                   |                  |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | boundary with<br>to Ouse Scarp F<br>The Scarp Foots<br>of the steep no<br>landscape type<br>The footslopes   | The eastern site boundary is the B2117 Brighton Road which also forms a boundary with the South Downs National Park. The landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north. |  |                                   |                  |
| Assessment   |  |   |  |                                   |                  |
| Settlement   | Does the site at   | out the built-up a  | area boundary?   |                                   | Yes              |
| pattern  | Does the site re location?   | late to the settle  | ement pattern in   | terms of                          | No               |
|  | Does the site re   | late to the settle  | ement pattern in   | terms of scale?                   | No               |
|  | Would the site settlements?  | significantly eroc  | de the gap betwe   | en                                | Yes              |
|  | Would the site   | be a significant i  | ncursion into the  | countryside?                      | Yes              |
|  | Summary  | would represer  | the built-up areant a sizeable amo<br>there is generally | unt of developm                   | ent south of the |

|                        |                              | development fronting the B2116 High Street and Albourne Road. The site would be an incursion into the countryside on the south side of Hurstpierpoint whereas the settlement of Hurstpierpoint is generally to the north of the B2116.  |  |  |  |
|------------------------|------------------------------|---|--|--|--|
| Landscape<br>character |                              | rm part of the transitional landscape character owns National Park?   | Yes  |  |  |
|                        | Are there any to boundaries? | Are there any trees and/or hedgerows on the site or its poundaries?   |  |  |  |
|                        | Are there any s boundaries?  | orings, watercourses or ponds on the site or its  | Yes  |  |  |
|                        | Landscape capacity           | <b>65: Wanbarrow Foothills</b> – Low/ Medium landsc<br>The site has moderate landscape sensitivity a<br>landscape value.  |  |  |  |
|                        | Summary                      | Development of this site would represent a sizeable extension to the south of Hurstpierpoint in open countryside and where there is currently limited development. The site forms part of the transitional landscape character for the National Park and the South Downs are clearly visible.  The character of the B2117 Brighton Road that forms the boundary of the South Downs National Park changes as it leads out of Hurstpierpoint into the countryside.  There are two small areas of ancient woodland within the site and Cutlers Brook forms the site's southern boundary. |  |  |  |
| Visual impact          | Can the South [              | the South Downs be seen from the site?  Yes   |  |  |  |
|                        | Is the site visibl           | e from nearby PROW?   | Yes  |  |  |
|                        | Can the nearest              | settlement be seen from the site?   | Yes  |  |  |
|                        | Summary                      | Clear views of the South Downs are visible fro<br>there are several PROW crossing the site. As th<br>southern boundary of Hurstpierpoint, developme<br>to be visible from the South Downs National Pa<br>could also be visible from the surrounding count   | e site is on the<br>ent here is likely<br>ork and the site                                       |  |  |
| Tranquillity           | Is the site in a t           | ranquil area?   | Yes  |  |  |
|                        | Is the site affect           | ted by significant road noise?  | Yes  |  |  |
|                        | Is the site affec            | ted by significant rail noise?  | No   |  |  |
|                        | Summary                      | The site is unlikely to be affected by signific however, traffic noise from the A23 can be heard According to the South Downs National Park Autranquillity prepared as part of the South Down Authority Tranquillity Study (2017), the site lies has been given a tranquillity score of -18.76. Hur a score between -33.11 and -57.98. The tranquilliform 113 for most tranquil to -123 for least traccoring system, the site is in an area that is less other parts of the South Downs National Park.  | thority map of s National Park in an area that estpierpoint has ity score ranges anquil. On this |  |  |
|                        | Are there likely             | to be dark night skies?   | Yes  |  |  |

| Dark night              | Is there street li  | ghting nearby?  | No  |  |
|-------------------------|---|---|---|--|
| skies                   | Is the site affect  | ted by artificial lighting nearby?  | No  |  |
|                         | Summary   | According to the South Downs National Park And dark night skies, the area immediately to Hurstpierpoint has been assessed as E1b: Trans classification is generally given to rural envirous edge of the National Park or near to urban areas. The transition between dark zones and the urban Any development of this site should take opportulight pollution (including sky glow, glare and liminimise adverse impacts on the South Downs I accordance with policy requirements.   | the south of ition Zone. This nments on the This zone forms a environment. Inities to reduce ght spillage) to         |  |
| Understanding           | Is there a PROW   | / crossing the site?  | Yes   |  |
| and<br>enjoyment        | Is there a PROW   | / on the site boundary?   | Yes   |  |
| , ,                     | Summary   | Should the site be developed, the user experience will change. For example, views may change, the of the PROW may change and the rural nature or may change. The user experience of the PROW in the South Downs will also change. Should the sit developed, there is also the potential for the PROM more frequently and regularly.   | characteristics<br>f the PROW<br>n the context of<br>e be   |  |
| Ecosystem services      | The site is mostly agricultural land with two small areas of ancient woodland to the west of the site. The site provides Provisioning, Regulating and Supporting Services. For example, food production, climate regulation, soil quality, pollination and biodiversity.  |   |   |  |
| Green<br>infrastructure | Area 6: Haywar<br>Network (March<br>creating ecolog<br>High Weald AOI<br>Cutlers Brook of<br>corridor to the S<br>Should the site<br>the two isolated<br>ecological conn  | thin the South Downs National Park Natural Cap<br>ds Heath and Burgess Hill as identified in the Peo<br>of 2020). Opportunities for green infrastructure in to<br>ical and access links from the South Downs National.<br>NB.<br>on the southern boundary of the site acts as a life<br>South Downs National Park to the east of the site,<br>be developed, it would be beneficial to create new<br>diparcels of ancient woodland to the west of the site<br>ections to the wider countryside. The site should a<br>estructure in accordance with policy requirements | pple and Nature his area include anal Park to the inear ecological whabitat to link te and to create also incorporate |  |
| Historic<br>environment | The site abuts the Hurstpierpoint Conservation Area and the Langton Lane Conservation Area. Holy Trinity Church to the north-east of the site is a Grade II* listed building. The north-west corner of the site lies adjacent to a WSCC Archaeological Notification Area. |   |   |  |
| MSDC<br>conclusion      | considered that<br>the boundary is<br>of Hurstpierpoil<br>be visible from<br>developed, it sh   | count the factors considered as part of this as this site is within the setting of the South Downs I the B2117 to the east of the site. The site is on the site are clear views of the South Downs. Tong views within the National Park and so sho hould be carefully designed to avoid any adverse ito the purposes for which the National Park wa   | National Park as<br>e southern side<br>he site may also<br>uld this site be<br>mpacts. Regard                         |  |

Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation.

| SHELAA ID  | 1075   | Site area   | 10.4Ha  | Yield  | 153   |  |  |  |
|--|--|---|---|--|---|--|--|--|
| Site address   | Land north of Willow Way and Talbot Mead, Cuckfield Road,<br>Hurstpierpoint  |   |   |  |   |  |  |  |
| Settlement   | Hurstpierpoint   | Hurstpierpoint & Sayers Common  |   |  |   |  |  |  |
| Landscape detai  | ls   |   |   |  |   |  |  |  |
| National<br>Character<br>Area                            | The Low Weald western and so   | NCA 121: Low Weald  The Low Weald NCA is a broad low-lying clay vale that wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural and is essentially rural in character with small-scale villages. Woodland and ponds are common. |   |  |   |  |  |  |
| West Sussex<br>Landscape<br>Character<br>Assessment      | Land Management Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick species rich hedgerows. |   |   |  |   |  |  |  |
| Mid Sussex<br>Landscape<br>Character<br>Assessment       | The key charact landscape with   | Hickstead Low Weald  The key characteristics of this landscape are a lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams.  |   |  |   |  |  |  |
| South Downs National Park Landscape Character Assessment | Iandscape type The Scarp Foots of the steep no landscape type  | is J2: Adur to O<br>slopes landscape<br>orthern scarp o<br>is dominated by<br>themselves forn   | th Downs National<br>luse Scarp Footsle<br>e comprises the lo<br>f the South Down<br>the chalk scarp we<br>natransition between orth. | opes.  Dowland shelf that  This east of the Al  Phich forms a drai | t lies at the foot<br>run Valley. This<br>matic backdrop. |  |  |  |
| Assessment   |  |   |   |  |   |  |  |  |
| Settlement   | Does the site at   | out the built-up  | area boundary?  |  | Yes   |  |  |  |
| pattern  | Does the site re location?   | late to the settl   | ement pattern in  | terms of   | No  |  |  |  |
|  | Does the site re   | late to the settl   | ement pattern in  | terms of scale?  | No  |  |  |  |
|  | Would the site settlements?  | significantly ero   | de the gap betwe  | en   | No  |  |  |  |
|  | Would the site   | be a significant  | incursion into the  | countryside?   | Yes   |  |  |  |
|  | Summary  | two parcels eit<br>extend the set   | ther side of Cuckf<br>tlement of Hurstp   | eld Road. The sit  | ,   |  |  |  |

| character for  Are bou | the South Do<br>there any tr<br>undaries?  | rm part of the transitional landscape character owns National Park? rees and/or hedgerows on the site or its orings, watercourses or ponds on the site or its 66: Hurstpierpoint Low Weald – Low landscape of  | Yes<br>Yes   |  |
|------------------------|--|--|--|--|
| Are<br>bou<br>Lan      | undaries?<br>there any sp<br>undaries?<br>ndscape  | orings, watercourses or ponds on the site or its   |  |  |
| bou                    | undaries?  |  | Yes  |  |
|                        | •  | 66: Hurstpierpoint Low Weald – Low landscape of  |  |  |
| Сир                    | ,  | The site has substantial landscape sensitivity a landscape value.  |  |  |
| Sun                    | mmary  | There is a belt of trees in the south of the site adbuilt-up area boundary. A drain forms the norther of the site and there is a stream along the souther the site is unlikely to form part of the transitional character for the South Downs National Park since settlement of Hurstpierpoint is between the site National Park.  | ern boundary<br>ern boundary.<br>I landscape<br>te the |  |
| Visual impact Car      | n the South D  | owns be seen from the site?  | Yes  |  |
| Is ti                  | Is the site visible from nearby PROW?  |  |  |  |
| Car                    | n the nearest  | settlement be seen from the site?  | Yes  |  |
| Sun                    | Summary  There are long distance views to the South Downs is adjacent to Hurstpierpoint. There is a PROW on northern boundary. |  |  |  |
| Tranquillity Is the    | he site in a tr  | anquil area?   | Yes  |  |
| Is ti                  | he site affect   | ed by significant road noise?  | No   |  |
| Is th                  | he site affect   | ed by significant rail noise?  | No   |  |
| Sun                    | nmary  | The site is in a rural location on the edge of Hurst Cuckfield Road is a busy country road.  | pierpoint.   |  |
|                        |  | According to the South Downs National Park Authority map of tranquillity prepared as part of the South Downs National Park Authority Tranquillity Study (2017), a similar edge of settlemen location in Hurstpierpoint has been given a tranquillity score of -12.48 (an area to the west of Hurstpierpoint). Hurstpierpoint has a score between -33.11 and -57.98. The tranquillity score ranges from 113 for most tranquil to -123 for least tranquil. On this scoring system, the site is in an area that is less tranquil than other parts of the South Downs National Park. |  |  |
| _                      | there likely   | to be dark night skies?  | Yes  |  |
| skies Is ti            | here street li   | ghting nearby?   | No   |  |
| Is the                 | he site affect   | red by artificial lighting nearby?   | Possibly   |  |
| Sun                    | mmary  | thority map of<br>the south of<br>tion Zone. This<br>nments on the   |  |  |

| Understanding<br>and<br>enjoyment | edge of the National Park or near to urban areas. This zone forms the transition between dark zones and the urban environment. Any development of this site should take opportunities to reduce light pollution (including sky glow, glare and light spillage) to minimise adverse impacts on the South Downs National Park in accordance with policy requirements.  Is there a PROW crossing the site?  No  Is there a PROW on the site boundary?  Yes  Summary  There is a PROW on the site's northern boundary. Should the site be developed, the user experience of the PROW will change. For example, views may change, the characteristics of the PROW may change and the rural nature of the PROW may change. Should the site be developed, there is also the potential for the PROW to be used more frequently and        |  |   |  |
|-----------------------------------|---|--|---|--|
| Ecosystem services                | regularly.  The site is agricultural land with a small area of ancient woodland to the north of the site. The site provides Provisioning, Regulating and Supporting Services.  For example, food production, climate regulation, soil quality, pollination and biodiversity.  |  |   |  |
| Green<br>infrastructure           | The site lies within the South Downs National Park Natural Capital Investment Area 6: Haywards Heath and Burgess Hill as identified in the People and Nature Network (March 2020). Opportunities for green infrastructure in this area include creating ecological and access links from the South Downs National Park to the High Weald AONB.  Should the site be developed, it would be beneficial to retain and enhance the trees in the south of the site boundaries as well as the hedgerows. The drain on the northern boundary and the stream on the southern boundary may provide opportunities for enhancement and connectivity to the wider landscape. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site should also incorporate new green |  |   |  |
| Historic<br>environment           | infrastructure in accordance with policy requirements.  There are no conservation areas or listed buildings close to the site – the Hurstpierpoint Conservation Area is further to the south of the site. The site lies adjacent to a WSCC Archaeological Notification Area.  |  |   |  |
| MSDC<br>conclusion                | considered that National Park si countryside and currently rural a Park and so sho avoid any adver National Park w  | ount the factors considered as part of this assessment is this site is not directly within the setting of the Sonce the site and the National Park are separated by the settlement of Hurstpierpoint. However, as a sarea, this site may be visible from long views withing the site be developed, it should be carefully do see impacts. Regard should be had to the purposes was designated. A Landscape and Visual Impact Asset to inform the site's design and any mitigation. | outh Downs<br>by open<br>site in a<br>n the National<br>esigned to<br>s for which the |  |

| SHELAA ID  | 1095  | Site area   | 24.9Ha  | Yield           | 500               |
|--|---|---|---|-----------------|-------------------|
| Site address   | Land at West Town Farm, Hurstpierpoint  |   |   |                 |                   |
| Settlement   | Hurstpierpoint & Sayers Common  |   |   | & Sayers        |                   |
| Landscape detai  | ils   |   |   |                 |                   |
| National<br>Character<br>Area  | western and so  | NCA is a broad lo<br>uthern edges of  | ow-lying clay vale<br>the High Weald.<br>ter with small-sca | It is predomina | ntly agricultural |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Land Managem Character Guide The Eastern Low with a strong he the upper Adur The Eastern Scr relief of low san have survived of by the steep do The landscape   | Land Management Guidelines   LW10: Eastern Low Weald Land Management Guidelines   LW11: Eastern Scarp Footslopes Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The Eastern Scarp Footslopes east of the Adur Valley comprise an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault Clay. Views south are dominated by the steep downland scarp. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick |   |                 |                   |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | Hickstead Low Weald (the majority of the site) The key characteristics of this landscape are a lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams.  Hurstpierpoint Scarp Footslopes The key characteristics of this landscape are an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault clay. Views south are dominated by the steep downland |   |   |                 |                   |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | The site does not abut the South Downs National Park boundary but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north.                                |   |   |                 |                   |
| Assessment   |   |   |   |                 |                   |
| Settlement   | Does the site ab  | out the built-up a  | rea boundary?   |                 | No                |
| pattern  | Does the site re location?  | late to the settle  | ement pattern in  | terms of        | No                |
|  | Does the site re  | late to the settle  | ement pattern in  | terms of scale? | No                |

|                        | Would the site significantly erode the gap between settlements?  Yes |  |      |  |  |
|------------------------|--|--|------|--|--|
|                        | Would the site be a significant incursion into the countryside? Yes  |  |      |  |  |
|                        | Summary  | The site is between Albourne in the west and Hurstpierpoint to the east and whilst development of this site would erode the gap between the two settlements, the A23 forms the site's western boundary. The site is not adjacent to the built-up area boundary of Hurstpierpoint. Langton Lane is between the site and the main built-up area of Hurstpierpoint; it is a rural lane with low density residential development running north from the B2116 Albourne Road and is also a conservation area. The scale of development at this location would not be consistent with the settlement pattern of this area. |      |  |  |
| Landscape<br>character |  | rm part of the transitional landscape character owns National Park?  | No   |  |  |
|                        | Are there any tr<br>boundaries?                                      | rees and/or hedgerows on the site or its   | Yes  |  |  |
|                        | Are there any sp<br>boundaries?                                      | orings, watercourses or ponds on the site or its  Yes  |      |  |  |
|                        | Landscape capacity   | <b>66: Hurstpierpoint Low Weald</b> – Low landscape capacity The site has substantial landscape sensitivity and substantial landscape value.   |      |  |  |
|                        | Summary  | The site is agricultural land with a small area of woodland and a pond in the south-west of the site. There are mature trees and hedgerows throughout the site and on its boundaries. Development of this site would represent a sizeable extension to the west of Hurstpierpoint in open countryside and where there is currently limited development. The site is unlikely to form part of the transitional landscape character for the South Downs National Park, however, it may form part of the visual setting for the National Park. Detailed landscape studies may be required to demonstrate this.          |      |  |  |
| Visual impact          | Can the South D  | owns be seen from the site?  | Some |  |  |
|                        | Is the site visible  | e from nearby PROW?  | Yes  |  |  |
|                        | Can the nearest  | settlement be seen from the site?  | No   |  |  |
|                        | Summary  | Although the site is not likely to be visible from the nearest areas of the South Downs National Park, as a large site in open countryside between the A23 to the west and Hurstpierpoint to the site, any development on the site may be visible from wider viewpoints within the South Downs National Park and so may contribute to the visual setting of the National Park.   |      |  |  |
| Tranquillity           | Is the site in a ti  | ranquil area?  | Yes  |  |  |
|                        | Is the site affect   | ed by significant road noise?  | Some |  |  |
|                        | Is the site affect   | ed by significant rail noise?  | No   |  |  |

|                         | Summary  | The site may be affected by road noise as the A23 to the west of the site, however, the site is unlikel by significant rail noise.  According to the South Downs National Park Autranquillity prepared as part of the South Down Authority Tranquillity Study (2017), the site lies an area that has been given a score of -18.47. Hur a score between -33.11 and -57.98. The tranquilliform 113 for most tranquil to -123 for least tracering system, the site is in an area that is less other parts of the South Downs National Park. | y to be affected<br>athority map of<br>s National Park<br>to the north of<br>rstpierpoint has<br>ity score ranges<br>anquil. On this |  |
|-------------------------|--|--|--|--|
| Dark night skies        | Are there likely   | to be dark night skies?  | Yes  |  |
| SKICS                   | Is there street I  | ighting nearby?  | No   |  |
|                         | Is the site affect   | ted by artificial lighting nearby?   | Possibly   |  |
|                         | Summary  | According to the South Downs National Park Audark night skies, the area immediately to Hurstpierpoint has been assessed as E1b: Transclassification is generally given to rural envirous edge of the National Park or near to urban areas. The transition between dark zones and the urban Any development of this site should take opportulight pollution (including sky glow, glare and light minimise adverse impacts on the South Downs Naccordance with policy requirements.  | the south of ition Zone. This nments on the This zone forms a environment. nities to reduce ght spillage) to                         |  |
| Understanding           | Is there a PROV  | V crossing the site?   | Yes  |  |
| and<br>enjoyment        | Is there a PROV  | V on the site boundary?  | Yes  |  |
|                         | Summary  | There are PROW crossing the site: one PROW in the site and one PROW in the south of the site. T PROW along the western boundary of the site. Si be developed, the user experience of the PROW For example, views may change, the characterist PROW may change and the rural nature of the PROW change. Should the site be developed, there is also potential for the PROW to be used more frequent regularly.  | there is also a hould the site will change. ics of the ROW may so the  |  |
| Ecosystem<br>services   | The site is agricultural land with a small area of woodland and a pond in the southwest of the site. The site provides Provisioning, Regulating and Supporting Services. For example, food production, climate regulation, soil quality, pollination and biodiversity. |  |  |  |
| Green<br>infrastructure | Area 6: Haywar<br>Network (Marc<br>creating ecolog<br>High Weald AO<br>Should the site<br>existing trees, s  | thin the South Downs National Park Natural Capeds Heath and Burgess Hill as identified in the Peoch 2020). Opportunities for green infrastructure in tical and access links from the South Downs Nation NB.  be developed, it would be beneficial to retain art treams and pond. Any development of this site shodors to the wider countryside to avoid fragment   | ple and Nature his area include anal Park to the and enhance the uld incorporate   |  |

|                         | should also incorporate new green infrastructure in accordance with policy requirements.  |
|-------------------------|---|
| Historic<br>environment | Parts of the eastern site boundary are adjacent to the Langton Lane Conservation Area. The Langton Lane Conservation Area includes a few listed buildings. The south-east corner of the site lies adjacent to a WSCC Archaeological Notification Area.  The place names 'Spring Farm' and 'Watercress Bed' on the site boundary may suggest a wet landscape and the presence of water.  |
| MSDC<br>conclusion      | Taking into account the factors considered as part of this assessment, it is considered that this site is not directly within the setting of the South Downs National Park since the site and the National Park are separated by open countryside of approximately 850m as the crow flies (the closest part of the site to the nearest part of the National Park boundary). However, as a large site area, this site may be visible from long views within the National Park and thus it may contribute to the visual setting of the National Park. Should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation. |

## **Sayers Common**

| SHELAA ID  | 601  | Site area  | 14.2Ha   | Yield           | 210   |  |
|--|--|--|--|-----------------|---|--|
| Site address   | Land at Coombe Farm, London Road, Sayers Common  |  |  |                 |   |  |
| Settlement   | Sayers Common Parish Hurstpierpoint & Sayers Common  |  |  |                 |   |  |
| Landscape deta   | ils  |  |  |                 |   |  |
| National<br>Character<br>Area                            | western and so   | NCA is a broad lo<br>uthern edges of   | ow-lying clay vale<br>the High Weald<br>ter with small-sca | It is predomina | ntly agricultural                                   |  |
| West Sussex<br>Landscape<br>Character<br>Assessment      | Character Guide<br>The Eastern Low<br>with a strong he<br>the upper Adur<br>The landscape  | Land Management Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick                   |  |                 |   |  |
| Mid Sussex<br>Landscape<br>Character<br>Assessment       | landscape with   | eristics of this la  | ndscape are a lov<br>ow pattern. It lie<br>ıms.            |                 | •   |  |
| South Downs National Park Landscape Character Assessment | Iandscape type The Scarp Foots of the steep no landscape type The footslopes t   | The site does not abut the South Downs National Park boundary but the closest landscape type is J2: Adur to Ouse Scarp Footslopes.  The Scarp Footslopes landscape comprises the lowland shelf that lies at the foot of the steep northern scarp of the South Downs east of the Arun Valley. This landscape type is dominated by the chalk scarp which forms a dramatic backdrop. The footslopes themselves form a transition between the steep chalk scarp to the south and the Low Weald to the north. |  |                 |   |  |
| Assessment   |  |  |  |                 |   |  |
| Settlement   | Does the site ab   | out the built-up a   | rea boundary?  |                 | No  |  |
| pattern  | Does the site relate to the settlement pattern in terms of location?   |  |  |                 | No  |  |
|  | Does the site re   | late to the settle   | ement pattern in   | terms of scale? | No  |  |
|  | Would the site settlements?  | significantly eroc   | de the gap betwe   | en              | No  |  |
|  | Would the site   | be a significant in  | ncursion into the  | countryside?    | Yes   |  |
|  | Would the site be a significant incursion into the countryside?  The site lies to the south of Sayers Common in the north an west of the A23. The site comprises two parcels of land, and south of a track which is also a public right of way. Ther a couple of properties in the middle of the site but excluded the site boundary. Development of this site would represe incursion into the countryside. |  |  |                 | of land, north<br>way. There are<br>t excluded from |  |

|                        |  |   | _    |  |
|------------------------|--|---|------|--|
| Landscape<br>character | Does the site form part of the transitional landscape character for the South Downs National Park? |   |      |  |
|                        | Are there any to boundaries?   | Yes   |      |  |
|                        | Are there any spoundaries?   | orings, watercourses or ponds on the site or its  | Yes  |  |
|                        | Landscape<br>capacity  | 62: Hickstead – Sayers Common Low Weal landscape capacity The site has substantial landscape sensitive landscape value.   |      |  |
|                        | Summary  | There is ancient woodland to the north, south-east and south-west of the site. There are also trees and hedgerows within the site, including some large and old trees. There are watercourses (drains) that cross the site and along its boundary. The site is unlikely to form part of the transitional landscape character for the South Downs National Park due to the distance from the National Park, however, detailed landscape studies may be required to demonstrate this. |      |  |
| Visual impact          | Can the South [  | Downs be seen from the site?  | Some |  |
|                        | Is the site visible from nearby PROW?  |   | Yes  |  |
|                        | Can the nearest settlement be seen from the site?  |   |      |  |
|                        | Summary  | The site is visible forms the assume which are sometimes  |      |  |
| Tranquillity           | Is the site in a to  | · · · · · · · · · · · · · · · · · · ·   | Semi |  |
|                        |  | ted by significant road noise?  | Yes  |  |
|                        | Is the site affect   | ted by significant rail noise?  The site is affected by road noise from the   | No   |  |
|                        | e A23 as it is<br>uthority map of<br>s National Park<br>to the north of<br>The tranquillity        |   |      |  |

|                             |  | score ranges from 113 for most tranquil to -123 fo   | -  |  |  |
|-----------------------------|--|--|--|--|--|
|                             |  | On this scoring system, the site is in an area that is less tranquil than other parts of the South Downs National Park, however, it may more tranquil than areas close to existing settlements such as Hurstpierpoint and Hassocks although the A23 may also affect tranquillity.  |  |  |  |
| Dark night                  | Are there likely to be dark night skies?  Yes  |  |  |  |  |
| skies                       | Is there street li   | there street lighting nearby? No   |  |  |  |
|                             | Is the site affect   | ted by artificial lighting nearby?   | Possibly   |  |  |
|                             | Summary  | According to the South Downs National Park Audark night skies, the area to the south of Alboassessed as E1b: Transition Zone. This classificat given to rural environments on the edge of the Near to urban areas. This zone forms the transitio zones and the urban environment. Areas to Albourne are also within dark night sky zone E1a Darkness and 2km Buffer Zone. This classificati given to most rural locations outside of the cen South Downs National Park. This zone has dark ski areas vulnerable to light pollution.  Any development of this site should take opportulight pollution (including sky glow, glare and ligminimise adverse impacts on the South Downs National Powns Nationa | ourne has been cion is generally National Park or n between dark of the south of a: Intrinsic Rural ion is generally tral area of the ies and includes unities to reduce ght spillage) to        |  |  |
|                             |  | accordance with policy requirements.   | National Park in   |  |  |
| Understanding               | Is there a PROW  | ·  | Yes  |  |  |
| Understanding and enjoyment |  | accordance with policy requirements.   |  |  |  |
| and                         |  | accordance with policy requirements.  / crossing the site?   | Yes Yes The of the PROW characteristics the PROW will so the   |  |  |
| and                         | Is there a PROW Summary  The site is predo of mature trees Supporting Ser  | accordance with policy requirements.  / crossing the site?  / on the site boundary?  Should the site be developed, the user experience will change. For example, views may change, the of the PROW will change and the rural nature of change. Should the site be developed, there is also potential for the PROW to be used more frequent.  | Yes Yes Tee of the PROW characteristics the PROW will so the otly and field boundaries Regulating and  |  |  |
| and enjoyment  Ecosystem    | Is there a PROW  Summary  The site is predered of mature trees Supporting Sere quality, pollinate The site lies on Investment Are and Nature Net area include cree Park to the High The public rights to the wider con Should the site trees and hedge | accordance with policy requirements.  / crossing the site?  / on the site boundary?  Should the site be developed, the user experience will change. For example, views may change, the of the PROW will change and the rural nature of change. Should the site be developed, there is also potential for the PROW to be used more frequent regularly.  Cominantly grazing land and rough grassland with first and hedgerows. The site provides Provisioning, vices. For example, food production, climate it ion and biodiversity.  In the edge of the South Downs National Park as 6: Haywards Heath and Burgess Hill as identified work (March 2020). Opportunities for green infrastering ecological and access links from the South In Weald AONB.  In Weald AONB.   | Yes Yes Tee of the PROW characteristics the PROW will so the otly and regulation, soil Natural Capital d in the People structure in this Downs National of the existing mature tee. Connectivity |  |  |

|                         | countryside to avoid fragmentation. The site should also incorporate new green infrastructure in accordance with policy requirements.  |
|-------------------------|--|
| Historic<br>environment | There are no conservation areas close to the site. Coombe Farm House (Grade II) and Coombe Barn (Grade II) are listed buildings outside of the site but surrounded by the site.  |
| MSDC<br>conclusion      | Taking into account the factors considered as part of this assessment, it is considered that this site is not directly within the setting of the South Downs National Park since the site and the National Park are separated by open countryside. However, as a site that would extend Sayers Common to the south and in combination with the other sites at Sayers Common, this site may be visible from long views within the National Park and thus may form part of the visual setting for the National Park. Should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation. |

| SHELAA ID  | 799  | Site area  | 90.3Ha  | Yield   | 1850   |  |
|--|--|--|---|---|--|--|
| Site address   | Land south of Reeds Lane, Albourne   |  |   |   |  |  |
| Settlement   | Sayers Common Parish Albourne  |  |   |   |  |  |
| Landscape detai  | ils  | s  |   |   |  |  |
| National<br>Character<br>Area  | The Low Weald western and so   | NCA 121: Low Weald  The Low Weald NCA is a broad low-lying clay vale that wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural and is essentially rural in character with small-scale villages. Woodland and ponds are common.  |   |   |  |  |
| West Sussex<br>Landscape<br>Character<br>Assessment                  | Character Guid<br>The Eastern Lov<br>with a strong he<br>the upper Adur<br>The landscape | Land Management Guidelines   LW10: Eastern Low Weald Character Guidelines   Local Distinctiveness: Low Weald Character Area The Eastern Low Weald comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. The landscape is small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of shaws and tall thick |   |   |  |  |
| Mid Sussex<br>Landscape<br>Character<br>Assessment                   | landscape with   | eristics of this la  | indscape are a lov<br>ow pattern. It lie<br>ams.  |   | -  |  |
| South Downs<br>National Park<br>Landscape<br>Character<br>Assessment | Iandscape type The Scarp Foots of the steep no landscape type The footslopes             | is J2: Adur to O<br>slopes landscape<br>orthern scarp of<br>is dominated by  | th Downs National use Scarp Footslote comprises the lote the South Down the chalk scarp was a transition between north.                         | opes.  Dowland shelf that  This east of the Al  Thich forms a drai                  | lies at the foot<br>run Valley. This<br>matic backdrop.                        |  |
| Assessment   |  |  |   |   |  |  |
| Settlement   | Does the site at   | out the built-up a   | area boundary?  |   | Yes  |  |
| pattern  | Does the site relate to the settlement pattern in terms of location?                     |  |   |   |  |  |
|  | Does the site re   | late to the settle   | ement pattern in  | terms of scale?   | No   |  |
|  | Would the site settlements?  | significantly eroo   | de the gap betwe  | en  | Yes  |  |
|  | Would the site be a significant incursion into the countryside? Yes                      |  |   |   | Yes  |  |
|  | Summary  | in the south and distinct parcels Road. It stretch Hill Lane in the are a few isolar   | tween Sayers Cornd it is west of to<br>sof land, north a<br>nes from Sayers (<br>west, and to Alboted<br>ted rural properti<br>north-eastern ti | he A23. The site nd south of the Common in the courne village in tes on the site bo | comprises two B2216 Henfield east to Trusler's he south. There undaries. Apart |  |

|                     |  | wholly in open countryside, outside the boundaries. Development of this site would significant incursion into the countryside. Devel site would also be inconsistent with the small-settlement pattern of the Low Weald.  | d represent a lopment of this  |  |
|---------------------|--|---|--|--|
| Landscape character | Does the site form part of the transitional landscape character for the South Downs National Park? |   |  |  |
|                     | Are there any to boundaries?   | rees and/or hedgerows on the site or its  | Yes  |  |
|                     | Are there any s boundaries?  | prings, watercourses or ponds on the site or its  | Yes  |  |
|                     | Landscape<br>capacity  | 62: Hickstead – Sayers Common Low West landscape capacity 63: Albourne Low Weald – Low/ Medium landscape: 80: Trusler's Hill Lane Footslopes – Low/ medicapacity The site has moderate/high – substantial lands and slight – moderate landscape value.  | ape capacity<br>dium landscape   |  |
|                     | Summary  | Development of this site would have a significant landscape impact partly due to its size. The site is characteristic of the Low Weald and is a rural landscape. There are many trees, hedgerows and water features within the site. The site is unlikely to form part of the transitional landscape character for the South Downs National Park, however, detailed landscape studies may be required to demonstrate this.  |  |  |
| Visual impact       | Can the South [  | Downs be seen from the site?  | Some   |  |
|                     | Is the site visible from nearby PROW?  Yes   |   | Yes  |  |
|                     |  |   | Some   |  |
|                     | Summary  | Development of this site would have a significing impact partly due to its size. The site is visurrounding countryside, particularly from the way network, so careful landscaping will be requested. The site is approximately 2.7km from the near South Downs National Park boundary measured of the site and approximately 2.2km from the near South Downs National Park boundary measured southernmost part of the site. Although the site be visible from the nearest areas of the South I Park due to intervening topography and screening in open countryside, any development on the site from wider viewpoints within the South Downs North South, the site may form part of the visual setting Park. | sible from the public rights of ired. est part of the from the centre arest part of the ured from the e is not likely to Downs National g, as a large site e may be visible ational Park. As |  |
| Tranquillity        | Is the site in a t   | ranquil area?   | Yes  |  |
|                     | Is the site affec  | ted by significant road noise?  | No   |  |
|                     | Is the site affec  | ted by significant rail noise?  | No   |  |

|                         | Summary   | The site is unlikely to be affected by significant road or rail noise. According to the South Downs National Park Authority map of tranquillity prepared as part of the South Downs National Park Authority Tranquillity Study (2017), the site lies to the north of an area that has been given a score of -9.99 to 10.77. The tranquillity score ranges from 113 for most tranquil to -123 for least tranquil. On this scoring system, the site is in an area that is less tranquil than other parts of the South Downs National Park, however, it is more tranquil than areas close to existing settlements such as Hurstpierpoint and Hassocks.  |   |  |
|-------------------------|---|--|---|--|
| Dark night skies        | Are there likely  | to be dark night skies?  | Yes   |  |
| SKIES                   | Is there street I   | ighting nearby?  | Some  |  |
|                         | Is the site affect  | ted by artificial lighting nearby?   | Possibly  |  |
|                         | Summary   | According to the South Downs National Park Audark night skies, the area to the south of Alborassessed as E1b: Transition Zone. This classificate given to rural environments on the edge of the Near to urban areas. This zone forms the transition zones and the urban environment. Areas to Albourne are also within dark night sky zone E1a Darkness and 2km Buffer Zone. This classificate given to most rural locations outside of the cent South Downs National Park. This zone has dark sk areas vulnerable to light pollution.  Any development of this site should take opportulight pollution (including sky glow, glare and light minimise adverse impacts on the South Downs Naccordance with policy requirements. | ourne has been cion is generally National Park or n between dark of the south of a: Intrinsic Rural ion is generally tral area of the ies and includes unities to reduce ght spillage) to |  |
| Understanding           | Is there a PROV   | V crossing the site?   | Yes   |  |
| and<br>enjoyment        | Is there a PROV   | V on the site boundary?  | Yes   |  |
|                         | Summary   | Should the site be developed, the user experience of the PROW will change. For example, views may change, the characteristics of the PROW may change and the rural nature of the PROW may change. Should the site be developed, there is also the potential for the PROW to be used more frequently and regularly.   |   |  |
| Ecosystem services      | The site is predominantly agricultural land with field boundaries of trees and hedgerows. The site provides Provisioning, Regulating and Supporting Services. For example, food production, climate regulation, soil quality, pollination and biodiversity. |  |   |  |
| Green<br>infrastructure | green infrastructurunning throug countryside. Should the site and hedgerows   | ificant size, there are many opportunities to enhal cture and create new green infrastructure. The pubgh the site provide opportunities to connect be developed, it would be beneficial to retain the provide connectivity to the ancient woodland one. Any development of this site should incorported incorporations.  | lic rights of way to the wider e existing trees d to the west of  |  |

| Historic environment | corridors to the wider countryside to avoid fragmentation. The site should also incorporate new green infrastructure in accordance with policy requirements.  There are no conservation areas close to the site. There are several listed buildings in close proximity to the site.  |
|----------------------|--|
| MSDC<br>conclusion   | Taking into account the factors considered as part of this assessment, it is considered that this site is not directly within the setting of the South Downs National Park since the site and the National Park are separated by open countryside. However, as a large site in a currently rural area, this site may be visible from long views within the National Park and thus may form part of the visual setting for the National Park. Should this site be developed, it should be carefully designed to avoid any adverse impacts. Regard should be had to the purposes for which the National Park was designated. A Landscape and Visual Impact Assessment is recommended to inform the site's design and any mitigation. |