

Mid Sussex District Council

District Plan 2021-2039

Setting of the South Downs National Park

Assessment of SHELAA Sites

(Submission)

July 2024

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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.
- 1.2 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 landscape¹.
- 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.

¹ 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).

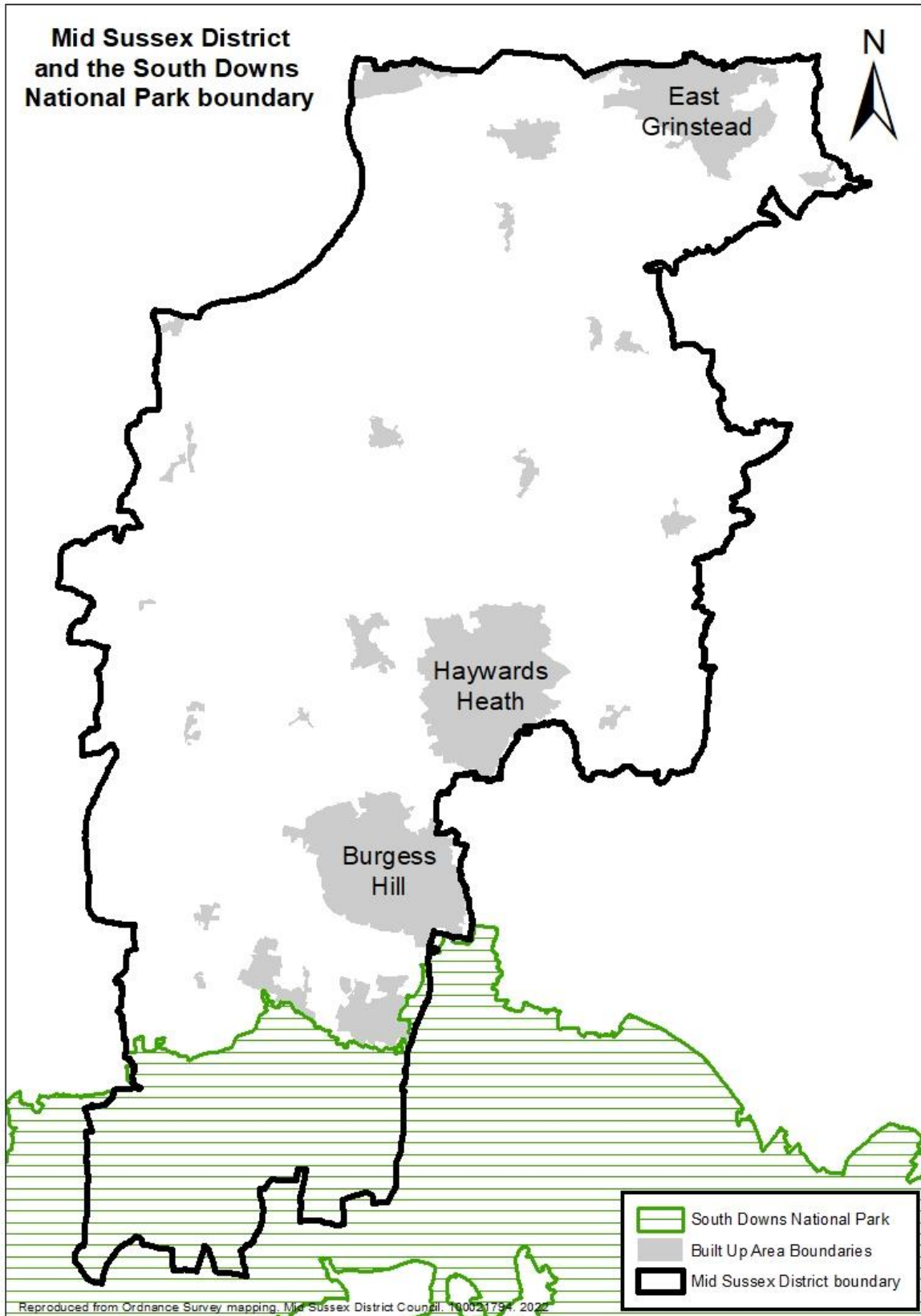


Figure 1 - The location of the South Downs National Park within Mid Sussex District.

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 Broads⁶³. 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.**

⁶³ 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):

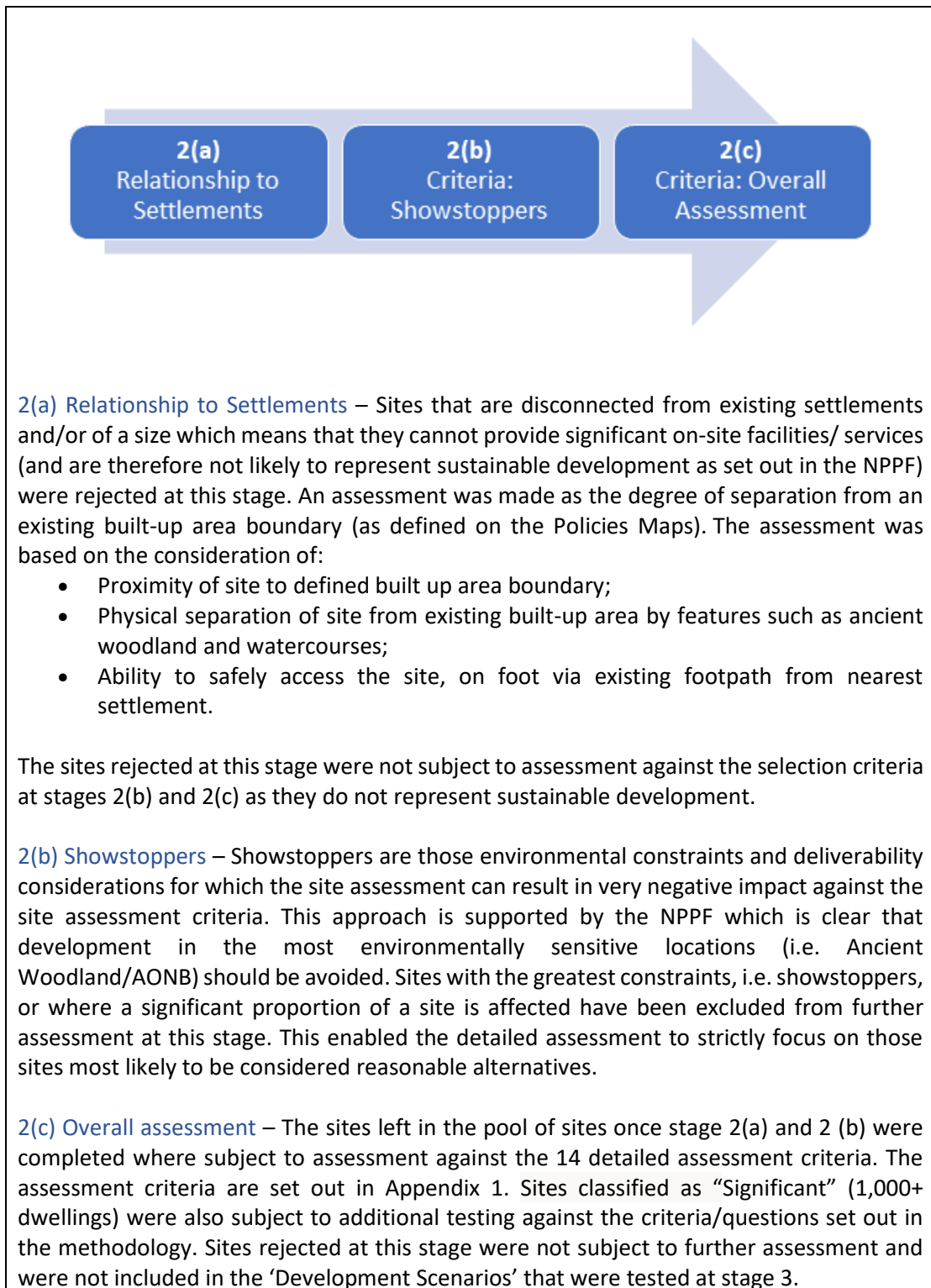


Figure 2 - The site selection process for the District Plan.

- 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.

- 4.4 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 ID	Site address	Yield	Included in setting of the South Downs National Park assessment
Albourne	775	Grange View House, London Road, Albourne	8	No. Not assessed due to location and proximity to existing development.
	789	Phase 1 Swallows Yard, London Road, Albourne	46	No. Not assessed as considered as part of the larger SHELAA site 1146.
	986	Land to the west of Albourne Primary School, 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 assessed at Stage 2(c)				
Settlement	SHELAA ID	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, London Road, Albourne	46	No. Not assessed as considered as part of the larger SHELAA site 1146.
	1146	Swallows Yard (Phases 1 & 2), London Road, Albourne	90	Yes. Assessed due to the scale of development and potential visibility of the South Downs.
Burgess Hill	555	Pollards Farm, Ditchling 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, Keymer Road, Burgess Hill	33	Yes. Assessed as outside the built-up area and close to the boundary of the South Downs National Park.
	710	Maltings Grange, Malthouse Lane, Hurstpierpoint	420	No. Not assessed as considered as part of the larger SHELAA site 1105.
	740	Broad location west of 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 ID	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, Folders Lane, Burgess 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 House, Common Lane, 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 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 (Land opposite Stanford 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, Brighton Road, Hassocks	30	Yes. Assessed as the site adjoins the boundary of the South Downs National Park.
	752	Land north of Friars Oak, London Road, Hassocks	45	No. Not assessed as the site lies between the A273 London Road and the allocated site SA24.

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

SHELAA sites assessed at Stage 2(c)				
Settlement	SHELAA ID	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 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 Way and Talbort Mead, Cuckfield Road, 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 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 Common	601	Land at Coombe Farm, London Road, Sayers Common	210	Yes. Assessed due to the scale of development and located south of Sayers Common.
	799	Land south of Reeds 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 Business Centre, Reeds Lane, Sayers Common	100	No. Not assessed as the site is distant from the South

SHELAA sites assessed at Stage 2(c)				
Settlement	SHELAA ID	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 Hassocks, London Road, 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 Meadow View, Sayers Common	250	No. Not assessed as considered as part of the larger SHELAA site 799.
	1026	Land at Chesapeake and Meadow View, Reeds 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.

- 4.5 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 Plan²
- South Downs Local Plan evidence base including
 - Tranquillity and dark night skies maps³
 - View Characterisation and Analysis study⁴
 - Roads in the South Downs report⁵
 - The South Downs National Park Inspector's Report: Volume 1 (2006) – Part 2: Boundary Report⁶
- Landscape character assessments including
 - Natural England National Character Area Profiles⁷
 - A Landscape Character Assessment for Mid Sussex⁸
 - Local Distinctiveness Study of West Sussex⁹
 - South Downs Landscape Character Assessment (2020)¹⁰
- Historic environment record/ Sussex Historic Landscape Characterisation
- Capacity of Mid Sussex District to accommodate development (2014)¹¹
- 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 England¹² that sets out the key characteristics of the landscape and opportunities to

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

³ Tranquillity and dark night skies maps:

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

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

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

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

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

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

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

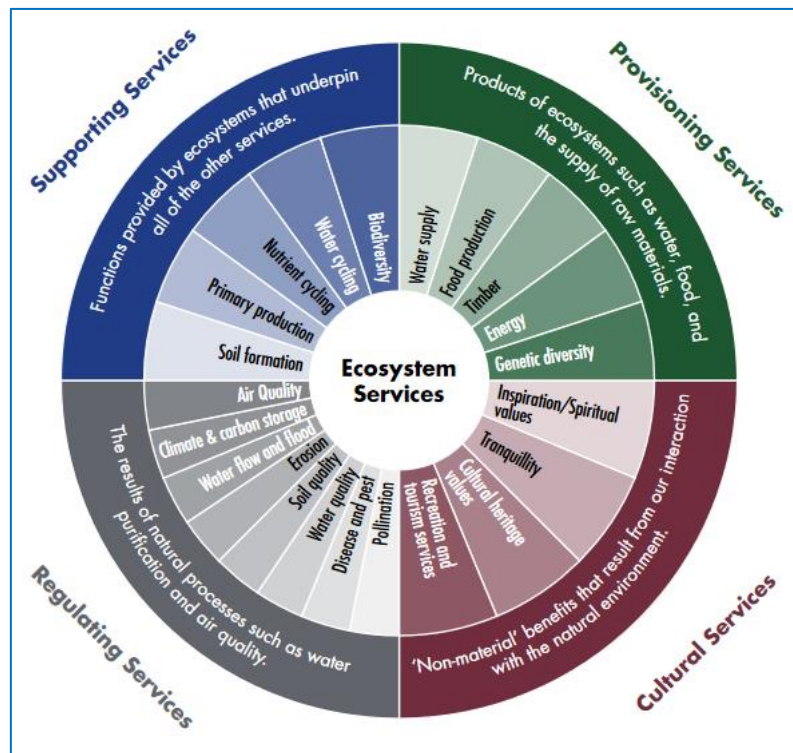
¹⁰ <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>

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

¹² <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 Yard (Phases 1 & 2), London Road, Albourne				
Settlement	Albourne	Parish	Albourne		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				No
	Does the site relate to the settlement pattern in terms of location?				No
	Does the site relate to the settlement pattern in terms of scale?				No
	Would the site significantly erode the gap between settlements?				No
	Would the site be a significant incursion into the countryside?				Yes
	Summary	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 character	Does the site form part of the transitional landscape character for the South Downs National Park?	No
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	No
	Landscape capacity	63: Albourne Low Weald – Low/ Medium landscape capacity The site has substantial 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. 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 Downs be seen from the site?	Yes
	Is the site visible from nearby PROW?	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 tranquil area?	No
	Is the site affected by significant road noise?	Possibly
	Is the site affected by significant rail noise?	No
	Summary	The site is in a rural location on the edge of a village, however, the 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 skies	Are there likely to be dark night skies?	Likely
	Is there street lighting nearby?	Some
	Is the site affected by artificial lighting nearby?	Possibly

	Summary	<p>There is street lighting on nearby roads and nearby residential development may generate artificial lighting.</p> <p>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 Rural 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.</p> <p>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.</p>	
Understanding and enjoyment	Is there a PROW crossing the site?		Yes
	Is there a PROW 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 grazing paddocks which may provide Regulating and Supporting Services such as climate regulation, soil quality, pollination and biodiversity.		
Green 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 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 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 details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				Yes
	Does the site relate to the settlement pattern in terms of location?				No
	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	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 character	Does the site form part of the transitional landscape character for the South Downs National Park?		Unlikely
	Are there any trees and/or hedgerows on the site or its boundaries?		Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?		Yes
	Landscape capacity	69: Whapple Ways Low Weald – Low/ Medium landscape capacity The site has substantial landscape sensitivity and moderate 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?		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 tranquil area?		Yes
	Is the site affected by significant road noise?		No
	Is the site affected 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 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 less tranquil than other parts of the South Downs National Park.	
Dark night skies	Are there likely to be dark night skies?		Yes
	Is there street lighting nearby?		No
	Is the site affected 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	

		<p>constructed and occupied, nearby artificial lighting may increase.</p> <p>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.</p> <p>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.</p>	
Understanding and enjoyment	Is there a PROW crossing the site?		No
	Is there a PROW on the site boundary?		Yes
	Summary	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	As an area of undeveloped land, the site provides Regulating and Supporting Services. For example, climate regulation, soil quality, pollination and biodiversity.		
Green infrastructure	<p>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.</p> <p>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.</p>		
Historic environment	There are no conservation areas close to the site. There is a Grade II listed building to the south of the site.		
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 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 details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up 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	The site is to the south of Burgess Hill and opposite low density residential development. The site is some way from Burgess Hill town centre and not that well connected to local services. The site is an incursion into the countryside, however, individually the site is not likely to significantly erode the gap between Burgess Hill and Keymer (Hassocks).			

Landscape character	Does the site form part of the transitional landscape character for the South Downs National Park?		No
	Are there any trees and/or hedgerows on the site or its boundaries?		Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?		Yes
	Landscape capacity	68: Furzefield Low Weald – 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 Downs be seen from the site?		Yes
	Is the site visible 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 on the site's northern boundary. Houses on Greenlands Drive are visible from the site. There are long distance views to the South Downs.	
Tranquillity	Is the site in a tranquil area?		Yes
	Is the site affected by significant road noise?		No
	Is the site affected 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 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 -17.10. 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 skies	Are there likely to be dark night skies?		Yes
	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 experienced from 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	

		<p>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.</p> <p>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.</p>
Understanding and enjoyment	Is there a PROW crossing the site?	
	No	
	Is there a PROW on the site boundary?	
		No
	Summary	<p>Whilst there are no formal PROW crossing the site, there is a 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 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.</p>
Ecosystem services	<p>As an area of undeveloped land, the site provides Regulating and Supporting Services. For example, climate regulation, soil quality, pollination and biodiversity.</p>	
Green infrastructure	<p>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.</p> <p>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 the north and west of the site.</p>	
Historic environment	<p>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).</p>	
MSDC conclusion	<p>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.</p>	

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 details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up 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		The site is outside the built-up area and separated from existing development by the railway line. 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 and the B2113 Folders Lane is to the south of the site.	
Landscape character	Does the site form part of the transitional landscape character for the South Downs National Park?		Unlikely
	Are there any trees and/or hedgerows on the site or its boundaries?		Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?		Yes
	Landscape capacity	69: Whapple Ways Low Weald – Low/ Medium landscape capacity The site has substantial landscape sensitivity and moderate 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?		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 tranquil area?		Yes
	Is the site affected by significant road noise?		No
	Is the site affected 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 skies	Are there likely to be dark night skies?		Yes
	Is there street lighting nearby?		No

	Is the site affected by artificial lighting nearby?	No
	Summary	<p>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.</p> <p>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.</p> <p>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.</p>
Understanding and enjoyment	Is there a PROW crossing the site?	No
	Is there a PROW on the site boundary?	Yes
	Summary	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	As an area of undeveloped land, the site provides Regulating and Supporting Services. For example, climate regulation, soil quality, pollination and biodiversity.	
Green infrastructure	<p>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.</p> <p>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.</p>	
Historic 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 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	

	<p>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.</p>
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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 details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				No
	Does the site relate to the settlement pattern in terms of location?				No
	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	The site is outside of the built-up area of Burgess Hill and development of the site would not be immediately adjacent to the existing built-up area boundary. The site is some way from Burgess Hill town centre and not that well connected to local services. Development of the site would mean that built form is closer to the South Downs National Park than it currently is and			

		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 trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape capacity	68: Furze field Low Weald – Medium landscape capacity The site has moderate landscape sensitivity and moderate 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 Downs be seen from the site?	Yes
	Is the site visible 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 tranquil area?	Yes
	Is the site affected by significant road noise?	No
	Is the site affected by significant rail noise?	Possibly
	Summary	The site is unlikely to be affected by significant road or rail noise, although the railway line between Burgess Hill and Lewes is to the north-east of the site. 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 -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 skies	Are there likely to be dark night skies?	Yes
	Is there street lighting nearby?	No
	Is the site affected by artificial lighting nearby?	No
	Summary	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 and enjoyment	Is there a PROW crossing the site?	No
	Is 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	As an area of undeveloped land, the site provides Regulating and Supporting Services. For example, climate regulation, soil quality, pollination and biodiversity.	
Green 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 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 conclusion	Taking into account the factors considered as part of this assessment, it is considered that this site is within the setting of the South Downs National Park since the National Park boundary is in close proximity to the site's eastern and	

	<p>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.</p>
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Hassocks

SHELAA ID	742	Site area	3.5Ha	Yield	30
Site address	Russell Nursery, Brighton Road, Hassocks				
Settlement	Hassocks	Parish	Hassocks		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<p>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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				No
	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	The site is a former nursery and is to the rear of residential properties on Hurst Road with residential development also on its eastern boundary. It is outside of the built-up area for Hassocks. Development of this site would extend the settlement			

		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 character	Does the site form part of the transitional landscape character for the South Downs National Park?	Yes
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape capacity	71: Hurstpierpoint Southern Fringe – Low landscape capacity The site has substantial landscape sensitivity and substantial 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 from nearby PROW?	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 tranquility area?	No
	Is the site affected by significant road noise?	Possibly
	Is the site affected by significant rail noise?	No
	Summary	The site is unlikely to be affected by significant road or rail noise, although the A273 Brighton Road is a busy road and the Stonepound Crossroads is a busy junction. 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 has been given a score of between -23.25 and -27.32. The Stonepound Crossroads 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 scoring system, the site is in an area that is less tranquil than other parts of the South Downs National Park.
	Are there likely to be dark night skies?	Yes

Dark night skies	Is there street lighting nearby?		Yes
	Is the site affected 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 and enjoyment	Is there a PROW crossing the site?		No
	Is there a PROW on the site boundary?		No
	Summary	The site is unlikely to be seen from nearby PROW and so the user experience of nearby PROW is unlikely to change should the site be developed. 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 a former nursery with two areas of trees to the north and south of the of the western part of the site. The site provides Provisioning, Regulating and Supporting Services. For example, food production, climate regulation, soil quality, pollination and biodiversity.		
Green infrastructure	<p>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.</p> <p>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.</p>		
Historic environment	There are no conservation areas or listed buildings close to the site. The site lies within a WSCC Archaeological Notification Area.		
MSDC conclusion	Taking into account the factors considered as part of this assessment, it is considered that this site is within the setting of the South Downs National Park since the site and the National Park share a boundary. The site could potentially be regarded as transitional open space between the existing residential development and the National Park to the south of the site; the site acts as a buffer between built development and the National Park. The site is on the southern side of Hassocks 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.		

SHELAA ID	1022	Site area	39.0Ha	Yield	500
Site address	Former Hassocks Fold Club, London Road, Hassocks				
Settlement	Hassocks	Parish	Hassocks		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<p>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.</p>				
Mid Sussex Landscape Character Assessment	<p>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 scarp.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				Yes
	Does the site relate to the settlement pattern in terms of location?				No
	Does the site relate to the settlement 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 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	Does the site form part of the transitional landscape character for the South Downs National Park?	No
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape 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 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 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
	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 to the west of Hassocks, any development on the site may be visible from wider viewpoints within the South Downs National Park such as from the South Downs.
Tranquillity	Is the site in a tranquil area?	Yes
	Is the site affected by significant road noise?	No
	Is the site affected by significant rail noise?	No

	Summary	Whilst the site may be affected by some road or rail noise, this unlikely to be significant. The A273 London Road is a busy 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 to the north of an area that has been given a score of -17.67. The Stonepound Crossroads 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 scoring system, the site is in an area that is less tranquil than other parts of the South Downs National Park.
Dark night skies	Are there likely to be dark night skies?	Yes
	Is there street lighting nearby?	Yes
	Is the site affected 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 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 and enjoyment	Is there a PROW crossing the site?	Yes
	Is there a PROW 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	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 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 environment	Friar's Oak House is a Grade II listed building that fronts the A273 London Road and is approximately at the centre of the eastern boundary of the site. The site lies within a WSCC Archaeological Notification Area.	

MSDC conclusion	<p>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.</p>
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SHELAA ID	1137	Site area	36.9Ha	Yield	400
Site address	Land west of Ockley Lane				
Settlement	Hassocks	Parish	Hassocks		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				Yes
	Does the site relate to the settlement pattern in terms of location?				No
	Does the site relate to the settlement 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 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.			

Landscape character	Does the site form part of the transitional landscape character for the South Downs National Park?	No
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape capacity	66: Hurstpierpoint Low Weald – Low landscape capacity The site has substantial landscape sensitivity and substantial 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 Downs be seen from the site?	Yes
	Is the site visible from nearby PROW?	Uncertain
	Can the nearest settlement be seen from the site?	Yes
	Summary	The South Downs can be seen from the site although this in the context of the settlement of Keymer (Hassocks) forming the nearer distance views. As a large site in open countryside to the north of Hassocks, any development on the site may be visible from wider viewpoints within the South Downs National Park such as from the South Downs.
Tranquillity	Is the site in a tranquil area?	Yes
	Is the site affected by significant road noise?	No
	Is the site affected by significant rail noise?	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 Keymer (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 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. 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 skies	Is there street lighting nearby?		No
	Is the site affected by artificial lighting nearby?		Possibly
	Summary	<p>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 (the area to the east of the site) 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.</p> <p>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.</p>	
Understanding and enjoyment	Is there a PROW crossing the site?		No
	Is there a PROW on the site boundary?		No
	Summary	<p>There is a PROW to the north of the site and should the site be developed, the user experience of the PROW may change. For example, there may be views of built development. Should the site be developed, there is also the potential for the PROW to be used more frequently and regularly.</p>	
Ecosystem services	<p>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.</p>		
Green infrastructure	<p>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.</p> <p>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 new green infrastructure in accordance with policy requirements.</p>		
Historic environment	<p>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.</p>		
MSDC conclusion	<p>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, but it may form part of the visual setting for the National Park. However, as a large site in a currently rural area, 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</p>		

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

SHELAA ID	13	Site area	5.8Ha	Yield	90
Site address	Land west of Kemps, Hurstpierpoint				
Settlement	Hurstpierpoint	Parish	Hurstpierpoint & Sayers Common		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up 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?				Yes
	Summary		The site is currently open countryside outside of the built-up area but there is residential development to the south and east 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.		

Landscape character	Does the site form part of the transitional landscape character for the South Downs National Park?	No
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape capacity	66: Hurstpierpoint Low Weald – 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 from nearby PROW?	Yes
	Can the nearest settlement be seen from the site?	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 tranquil area?	Semi
	Is the site affected by significant road noise?	Partly
	Is the site affected by significant rail noise?	No
	Summary	The site is unlikely to be affected by significant road or rail noise, however, road noise from the A23 can be heard. 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 southern part of the site has been given a score of between -57.98 as it is within the same grid as the built-up area. However, the site may be more tranquil further away from the built-up area. 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.
Dark night skies	Are there likely to be dark night skies?	Semi
	Is there street lighting nearby?	Yes
	Is the site affected by artificial lighting nearby?	Possibly

	Summary	<p>Any artificial lighting is likely to be from nearby residential development.</p> <p>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.</p> <p>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.</p>
Understanding and enjoyment	Is there a PROW crossing the site?	Yes
	Is there a PROW on the site boundary?	Yes
	Summary	<p>A PROW runs along the site's southern boundary and another crosses the north-east corner of the site. 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.</p> <p>Should the site be developed, there is also the potential for the PROW to be used more frequently and regularly.</p>
Ecosystem services	<p>The site is rough grassland with mature trees on the site boundaries. The site provides Provisioning, Regulating and Supporting Services. For example, climate regulation, soil quality, pollination and biodiversity.</p>	
Green infrastructure	<p>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.</p> <p>Should the site be developed, it would be beneficial to retain and enhance the existing hedgerows and field boundaries as well as enhance the watercourse 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.</p>	
Historic environment	<p>The Langton lane Conservation Area lies to the west of the site and there is also a Grade II listed building to the west of the site on Langton Lane. The southern part of the Langton Lane Conservation Area is also a WSCC Archaeological Notification Area.</p>	
MSDC conclusion	<p>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 settlement of Hurstpierpoint to the south and east. However, this site may be visible from long views within the National Park and so it may form part of the visual setting from 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.</p>	

SHELAA ID	19	Site area	8.1Ha	Yield	80
Site address	Land east of College Lane, Hurstpierpoint				
Settlement	Hurstpierpoint	Parish	Hurstpierpoint & Sayers Common		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<p>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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				Yes
	Does the site relate to the settlement pattern in terms of location?				No
	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?				Yes
	Summary	The site is currently open countryside outside of the built-up area but there is residential development to the south and west of the site. The site is on the eastern edge of Hurstpierpoint and development would extend the settlement eastwards into the			

		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 character	Does the site form part of the transitional landscape character for the South Downs National Park?	No
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape capacity	66: Hurstpierpoint Low Weald – Low landscape capacity The site has substantial landscape sensitivity and substantial landscape value.
	Summary	A stream runs across the centre of the site leading to two small ponds on the east of the site. There are mature trees on the site boundaries. 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?	Yes
	Is the site visible from nearby PROW?	Yes
	Can the nearest settlement be seen from the site?	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 and proximity to Hassocks, 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 tranquil area?	Yes
	Is the site affected by significant road noise?	No
	Is the site affected 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 has been given a score of between -24.98 and -45.30. 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.
Dark night skies	Are there likely to be dark night skies?	Yes
	Is there street lighting nearby?	Yes
	Is the site affected 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 and enjoyment	Is there a PROW crossing the site?	No
	Is there a PROW on the site boundary?	Yes
	Summary	A PROW forms the site's eastern 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 regularly.
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 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 environment	The Hurst Wickham Conservation Area lies to the north-west of the site and there is a Grade II listed building to the west of the site on College Lane approximately opposite the proposed site access. The south-east corner of the site is adjacent to a WSCC 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 the B2116 Wickham Hill with a single row of residential development either side of the road. However, this site may be visible from long views within the National Park and so it may form part of the visual setting from 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	575	Site area	18.7Ha	Yield	150
Site address	Land north east of Hurstpierpoint				
Settlement	Hurstpierpoint	Parish	Hurstpierpoint & Sayers Common		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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 scarp.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				No
	Does the site relate to the settlement pattern in terms of location?				No
	Does the site relate to the settlement 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 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?	No
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape 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 Downs be seen from the site?	Some
	Is the site visible from nearby PROW?	Yes
	Can the nearest settlement be seen from the site?	Yes
	Summary	The site could be visible from the surrounding countryside and potentially from the South Downs National Park, however, given the site's proximity 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 tranquil area?	Yes
	Is the site affected by significant road noise?	No
	Is the site affected by significant rail noise?	No
	Summary	The site is in a rural location on the edge of a village. 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 -12.48. 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.

Dark night skies	Are there likely to be dark night skies?		Yes
	Is there street lighting nearby?		No
	Is the site affected 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 and enjoyment	Is there a PROW crossing the site?		No
	Is there a PROW on the site boundary?		Yes
	Summary	There is a PROW to the south of the site on its boundary and a PROW to the north of the site. The site is to the south of Hurstpierpoint College and the outlook from the school would change. 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 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 infrastructure	<p>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.</p> <p>Should the site be developed, it would be beneficial to create new habitat to link the two parcels of ancient woodland to the north, west and north-west of 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.</p>		
Historic environment	The Hurstpierpoint Conservation Area is to the south of the site and the Hurst Wickham Conservation Area is to the south-east of the site. Part of Hurstpierpoint College is a Grade II listed building. The site lies within a WSCC 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, the B2116 High Street and residential development either side of the road. However, as a large site, this site may be visible from long views within the		

	<p>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.</p>
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SHELAA ID	1019	Site area	19.5Ha	Yield	150
Site address	Land west of The Grange, Hurstpierpoint				
Settlement	Hurstpierpoint	Parish	Hurstpierpoint & Sayers Common		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<p>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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				Yes
	Does the site relate to the settlement pattern in terms of location?				No
	Does the site relate to the settlement 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 abuts the built-up area boundary for Hurstpierpoint but would represent a sizeable amount of development south of the B2116 where there is generally only currently a single line of		

		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 character	Does the site form part of the transitional landscape character for the South Downs National Park?	Yes
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape capacity	65: Wanbarrow Foothills – Low/ Medium landscape capacity The site has moderate landscape sensitivity and substantial 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 Downs be seen from the site?	Yes
	Is the site visible from nearby PROW?	Yes
	Can the nearest settlement be seen from the site?	Yes
	Summary	Clear views of the South Downs are visible from the site and there are several PROW crossing the site. As the site is on the southern boundary of Hurstpierpoint, development here is likely to be visible from the South Downs National Park and the site could also be visible from the surrounding countryside.
Tranquillity	Is the site in a tranquil area?	Yes
	Is the site affected by significant road noise?	Yes
	Is the site affected by significant rail noise?	No
	Summary	The site is unlikely to be affected by significant rail noise, however, traffic noise from the A23 can be heard. 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 -18.76. 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.
	Are there likely to be dark night skies?	Yes

Dark night skies	Is there street lighting nearby?		No
	Is the site affected by artificial lighting nearby?		No
	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 and enjoyment	Is there a PROW crossing the site?		Yes
	Is there a PROW 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. The user experience of the PROW in the context of the South Downs will also 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 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 infrastructure	<p>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.</p> <p>Cutlers Brook on the southern boundary of the site acts as a linear ecological corridor to the South Downs National Park to the east of the site.</p> <p>Should the site be developed, it would be beneficial to create new habitat to link the two isolated parcels of ancient woodland to the west of the site and to create ecological connections to the wider countryside. The site should also incorporate new green infrastructure in accordance with policy requirements.</p>		
Historic 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 conclusion	Taking into account the factors considered as part of this assessment, it is considered that this site is within the setting of the South Downs National Park as the boundary is the B2117 to the east of the site. The site is on the southern side of Hurstpierpoint and there are clear views of the South Downs. The 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.
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SHELAA ID	1075	Site area	10.4Ha	Yield	153
Site address	Land north of Willow Way and Talbot Mead, Cuckfield Road, Hurstpierpoint				
Settlement	Hurstpierpoint	Parish	Hurstpierpoint & Sayers Common		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				Yes
	Does the site relate to the settlement pattern in terms of location?				No
	Does the site relate to the settlement pattern in terms of scale?				No
	Would the site significantly erode the gap between settlements?				No
	Would the site be a significant incursion into the countryside?				Yes
	Summary	The site is to the north of Hurstpierpoint and separated into two parcels either side of Cuckfield Road. The site would extend the settlement of Hurstpierpoint northwards and would encroach into the countryside.			

Landscape character	Does the site form part of the transitional landscape character for the South Downs National Park?		No
	Are there any trees and/or hedgerows on the site or its boundaries?		Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?		Yes
	Landscape capacity	66: Hurstpierpoint Low Weald – Low landscape capacity The site has substantial landscape sensitivity and substantial landscape value.	
	Summary	There is a belt of trees in the south of the site adjacent to the built-up area boundary. A drain forms the northern boundary of the site and there is a stream along the southern boundary. The site is unlikely to form part of the transitional landscape character for the South Downs National Park since the settlement of Hurstpierpoint is between the site and the National Park.	
Visual impact	Can the South Downs be seen from the site?		Yes
	Is the site visible from nearby PROW?		Yes
	Can the nearest settlement be seen from the site?		Yes
	Summary	There are long distance views to the South Downs and the site is adjacent to Hurstpierpoint. There is a PROW on the site's northern boundary.	
Tranquillity	Is the site in a tranquil area?		Yes
	Is the site affected by significant road noise?		No
	Is the site affected by significant rail noise?		No
	Summary	The site is in a rural location on the edge of Hurstpierpoint. Cuckfield 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), a similar edge of settlement 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.	
Dark night skies	Are there likely to be dark night skies?		Yes
	Is there street lighting nearby?		No
	Is the site affected 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 and enjoyment	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 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 infrastructure	<p>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.</p> <p>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 infrastructure in accordance with policy requirements.</p>	
Historic environment	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 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 settlement of Hurstpierpoint. However, as a site in a currently rural area, 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	1095	Site area	24.9Ha	Yield	500
Site address	Land at West Town Farm, Hurstpierpoint				
Settlement	Hurstpierpoint	Parish	Hurstpierpoint & Sayers Common		
Landscape details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<p>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.</p>				
Mid Sussex Landscape Character Assessment	<p>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 scarp.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				No
	Does the site relate to the settlement pattern in terms of location?				No
	Does the site relate to the settlement 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 character	Does the site form part of the transitional landscape character for the South Downs National Park?	No
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape capacity	66: Hurstpierpoint Low Weald – 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 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	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 tranquil area?	Yes
	Is the site affected by significant road noise?	Some
	Is the site affected by significant rail noise?	No

	Summary	<p>The site may be affected by road noise as the A23 is immediately to the west of the site, however, the site is unlikely to be affected by significant rail noise.</p> <p>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 -18.47. 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.</p>
Dark night skies	Are there likely to be dark night skies?	Yes
	Is there street lighting nearby?	No
	Is the site affected by artificial lighting nearby?	Possibly
	Summary	<p>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.</p> <p>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.</p>
Understanding and enjoyment	Is there a PROW crossing the site?	Yes
	Is there a PROW on the site boundary?	Yes
	Summary	<p>There are PROW crossing the site: one PROW in the north of the site and one PROW in the south of the site. There is also a PROW along the western boundary of the site. 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.</p>
Ecosystem services	<p>The site is agricultural land with a small area of woodland and a pond in the south-west of the site. The site provides Provisioning, Regulating and Supporting Services. For example, food production, climate regulation, soil quality, pollination and biodiversity.</p>	
Green infrastructure	<p>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.</p> <p>Should the site be developed, it would be beneficial to retain and enhance the existing trees, streams and pond. Any development of this site should incorporate ecological corridors to the wider countryside to avoid fragmentation. The site</p>	

	should also incorporate new green infrastructure in accordance with policy requirements.
Historic environment	<p>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.</p> <p>The place names 'Spring Farm' and 'Watercress Bed' on the site boundary may suggest a wet landscape and the presence of water.</p>
MSDC conclusion	<p>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.</p>

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 details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				No
	Does the site relate to the settlement pattern in terms of location?				No
	Does the site relate to the settlement pattern in terms of scale?				No
	Would the site significantly erode the gap between settlements?				No
	Would the site be a significant incursion into the countryside?				Yes
	Summary	The site lies to the south of Sayers Common in the north and it is west of the A23. The site comprises two parcels of land, north and south of a track which is also a public right of way. There are a couple of properties in the middle of the site but excluded from the site boundary. Development of this site would represent an incursion into the countryside.			

Landscape character	Does the site form part of the transitional landscape character for the South Downs National Park?	No
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape capacity	62: Hickstead – Sayers Common Low Weald – Medium landscape capacity The site has substantial landscape sensitivity and slight 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?	Partly
	Summary	The site is visible from the surrounding countryside, particularly from the public rights of way network, so careful landscaping will be required. The settlement of Sayers Common can only be seen from the nearest part of the site to the village. The majority of the site is in the countryside. The site is approximately 2.5km from the nearest part of the South Downs National Park boundary measured from the centre of the site and approximately 2.2km from the nearest part of the South Downs National Park boundary measured from the southernmost part of the site. Although the site is not likely to be visible from the nearest areas of the South Downs National Park due to intervening topography and screening, as a site in open countryside to the south of Sayers Common, any development on the site may be visible from wider viewpoints within the South Downs National Park. As such, the site may form part of the visual setting for the National Park.
Tranquillity	Is the site in a tranquil area?	Semi
	Is the site affected by significant road noise?	Yes
	Is the site affected by significant rail noise?	No
	Summary	The site is affected by road noise from the A23 as it is immediately to the east of the site. 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 -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 may more tranquil than areas close to existing settlements such as Hurstpierpoint and Hassocks although the A23 may also affect tranquillity.	
Dark night skies	Are there likely to be dark night skies?		Yes
	Is there street lighting nearby?		No
	Is the site affected by artificial lighting nearby?		Possibly
	Summary	According to the South Downs National Park Authority map of dark night skies, the area to the south of Albourne 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. Areas to the south of Albourne are also within dark night sky zone E1a: Intrinsic Rural 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 and enjoyment	Is there a PROW crossing the site?		Yes
	Is there a PROW 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 will change and the rural nature of the PROW will 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 grazing land and rough grassland with field boundaries of mature trees and hedgerows. The site provides Provisioning, Regulating and Supporting Services. For example, food production, climate regulation, soil quality, pollination and biodiversity.		
Green infrastructure	The site lies on the edge of 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. The public rights of way running through the site provide opportunities to connect to the wider countryside. Should the site be developed, it would be beneficial to retain the existing mature trees and hedgerows as these are valuable characteristics of the site. Connectivity should be provided to the ancient woodland surrounding 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 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 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 details					
National Character Area	<p>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.</p>				
West Sussex Landscape Character Assessment	<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.</p>				
Mid Sussex Landscape Character Assessment	<p>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.</p>				
South Downs National Park Landscape Character Assessment	<p>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.</p>				
Assessment					
Settlement pattern	Does the site abut the built-up area boundary?				Yes
	Does the site relate to the settlement pattern in terms of location?				No
	Does the site relate to the settlement 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 lies between Sayers Common in the north and Albourne in the south and it is west of the A23. The site comprises two distinct parcels of land, north and south of the B2216 Henfield Road. It stretches from Sayers Common in the east to Trusler's Hill Lane in the west, and to Albourne village in the south. There are a few isolated rural properties on the site boundaries. Apart from the most north-eastern tip of the site, the remainder lies			

		wholly in open countryside, outside the built-up area boundaries. Development of this site would represent a significant incursion into the countryside. Development of this site would also be inconsistent with the small-scale dispersed settlement pattern of the Low Weald.
Landscape character	Does the site form part of the transitional landscape character for the South Downs National Park?	No
	Are there any trees and/or hedgerows on the site or its boundaries?	Yes
	Are there any springs, watercourses or ponds on the site or its boundaries?	Yes
	Landscape capacity	62: Hickstead – Sayers Common Low Weald – Medium landscape capacity 63: Albourne Low Weald – Low/ Medium landscape capacity 80: Trusler’s Hill Lane Footslopes – Low/ medium landscape capacity The site has moderate/high – substantial landscape sensitivity and slight – moderate landscape value.
	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
	Can the nearest settlement be seen from the site?	Some
	Summary	Development of this site would have a significant landscape impact partly due to its size. The site is visible from the surrounding countryside, particularly from the public rights of way network, so careful landscaping will be required. The site is approximately 2.7km from the nearest part of the South Downs National Park boundary measured from the centre of the site and approximately 2.2km from the nearest part of the South Downs National Park boundary measured from the southernmost part of the site. Although the site is not likely to be visible from the nearest areas of the South Downs National Park due to intervening topography and screening, as a large site in open countryside, any development on the site may be visible from wider viewpoints within the South Downs National Park. As such, the site may form part of the visual setting for the National Park.
Tranquillity	Is the site in a tranquil area?	Yes
	Is the site affected by significant road noise?	No
	Is the site affected 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
	Is there street lighting nearby?	Some
	Is the site affected by artificial lighting nearby?	Possibly
	Summary	According to the South Downs National Park Authority map of dark night skies, the area to the south of Albourne 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. Areas to the south of Albourne are also within dark night sky zone E1a: Intrinsic Rural 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 and enjoyment	Is there a PROW crossing the site?	Yes
	Is there a PROW 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 infrastructure	As a site of significant size, there are many opportunities to enhance the current green infrastructure and create new green infrastructure. The public rights of way running through the site provide opportunities to connect to the wider countryside. Should the site be developed, it would be beneficial to retain the existing trees and hedgerows, and provide connectivity to the ancient woodland to the west of Trusler's Hill Lane. 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 environment	There are no conservation areas close to the site. There are several listed buildings in close proximity to the site.
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. 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.