South Downs National Park Authority

South Downs Local Plan Review
Landscape Study

April 2026

South Downs National Park Authority

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1.0 INTRODUCTION

1.1 Background

Purpose and Scope of the Study

1.1.1 The South Downs National Park's distinctive rural landscapes and settlements are of national importance. The new National Park Local Plan will set out a strategy for delivering growth over the plan period to 2042 in a way that conserves and enhances the Special Qualities of the National Park.

1.1.2 To help inform the local plan-making process, CBA was commissioned by the South Downs National Park Authority (SDNPA) in 2025 to undertake this Landscape Study as part of the evidence base for the South Downs National Park Local Plan Review. The aim of the Study is to provide an appraisal of the potential capacity for sites to accommodate development in landscape and visual terms, taking into consideration site-specific constraints and enhancement opportunities.

1.1.3 In line with national planning policy, robust landscape evidence is required to support effective decision-making with regards to allocating sites for development in local plans that is compatible with National Park purposes.

1.1.4 The First Consultation (Regulation 18) of the South Downs Local Plan Review undertaken in January to March 2025 set out 48 proposed new allocations (including a map showing the area for the allocation and specific areas for mitigation and enhancement where known, the number of dwellings or other development proposed, objectives for the site, and key matters and policy requirements).

1.1.5 The Regulation 18 proposals were supported by a Provisional Land Availability Assessment (November 2024), which includes a provisional summary assessment of landscape sensitivity for each of the 48 potential site allocations assessed as low, medium or high.

1.1.6 As a further step in landscape assessment, this Study provides a deeper understanding of the landscape sensitivity of these 48 potential site allocations (plus 30 additional potential site allocations identified by the SDNPA) to assist with decision-making in relation to the Pre-Submission (Regulation 19) Local Plan. A list of the 78 sites included in the scope of the study can be found in **Section 1.2**.

National Planning Policy Context

National Parks & Access to the Countryside Act 1949

1.1.7 Under the National Parks & Access to the Countryside Act 1949 (as amended by S245 of the Levelling Up & Regeneration Act 2023), relevant authorities (including public bodies and statutory undertakers) 'in exercising or performing any functions in relation to, or so as to affect, land' in National Parks 'must seek to further' the following purposes for which these areas are designated:

'1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area
2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public'

1.1.8 Working in partnership with other Local Authorities and organisations, National Park Authorities also have a duty to seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of the purposes.

National Planning Policy Framework

1.1.9 The UK Government published an updated and revised National Planning Policy Framework (NPPF) in December 2024, which sets out planning policies for England that include a presumption in favour of sustainable development. NPPF para 8 includes an overarching environmental objective for achieving sustainable development 'to protect and enhance our natural, built and historic environment.'

1.1.10 With regards to environmental considerations, NPPF para 20 states:

'Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

...d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation'.

1.1.11 With regards to achieving well-designed places, NPPF para 135 states:

'Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

1.1.12 NPPF para 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes' and 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.'

1.1.13 NPPF para 188 goes on to state that:

'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

1.1.14 With regards to National Parks, NPPF para 189 states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. 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.'

1.1.15 NPPF para 190 goes on to state:

'When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development8 other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

(a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

(b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

(c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.'

National Planning Policy Guidance

1.1.16 With regards to landscape considerations, National Planning Policy Guidance (NPPG) on the Natural Environment states[1]:

'Where appropriate, landscape character assessments can be prepared to complement Natural England's National Character Area profiles. Natural England provides guidance on undertaking these assessments.

To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can also be completed.

To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment (LVIA) can be used.

For protected landscapes (National Parks, the Broads and National Landscapes) the relevant management plan will contain further information on the area's natural beauty, special qualities and key characteristics.'

1.1.17 With regards to how development within National Parks should be approached, the NPPG on the Natural Environment states[2]:

'All development in National Parks, the Broads and Areas of Outstanding Beauty will need to be located and designed in a way that reflects their status as landscapes of the highest quality.'

South Downs Management Plan

1.1.18 The Special Qualities[3] that contribute to the natural beauty of the South Downs National Park are defined by the South Downs Partnership Management Plan 2020-2025:

'SQ1. Diverse, inspirational landscapes and breathtaking views
SQ2.A rich variety of wildlife and habitats including rare and internationally important species
SQ3. Tranquil and unspoilt places
SQ4. An environment shaped by centuries of farming and embracing new enterprise
SQ5. Great opportunities for recreational activities and learning experiences
SQ6. Well-conserved historical features and a rich cultural heritage
SQ7. Distinctive towns and villages, and communities with real pride in their area'

1.1.19 The South Downs Partnership Management Plan 2020-2025 sets out 10 outcomes for the management of the National Park. Outcome 1 (Landscape & Natural Beauty) states:

[1]Para: 037 Reference ID: 8-037-20190721 Revision date: 21 07 2019
[2] Para: 041 Reference ID: 8-041-20190721 Revision date: 21 07 2019
[3] www.southdowns.gov.uk/wp-content/uploads/2015/03/SDNP-Special-Qualities.pdf

‘The landscape character of the South Downs, its special qualities, natural beauty and local distinctiveness have been conserved and enhanced by avoiding or mitigating the negative impacts of development and cumulative change. For this outcome our priorities for the next five years are:

1.1 Protect Landscape Character: To protect and enhance the natural beauty and character of the National Park and seek environmental net-gain from any infrastructure projects
1.2 Create Green Infrastructure: To improve green and blue infrastructure to deliver nature recovery networks and connect people to nature within and around the National Park
1.3 Target New Payments: To maximise environmental, cultural and economic benefits of agri-environment and forestry schemes across the National Park.’

1.2 Structure of the Report

1.2.1 The remainder of this report is structured as follows:

- **Section 2.0** sets out the approach and methodology for the study
- **Section 3.0** provides an overview of the key findings from the study (to follow)
- **Appendix A** contains the site assessment proforma
- **Appendix B** contains the assessments for the following list of the 78 sites included in the scope of the study.

Settlement	Site Ref	Site Name
Alfriston	WE014	Alfriston Court, Sloe Lane
Amberley	HO037 -39	East Street Farm
Binsted	EA161	Land south of Lovell Gardens
Buriton	EA005	Land at Greenways Lane and Kiln Lane
Bury	CH003	Land east of Coombe Crescent
Bury	CH192	Bury Manor Farm (Farmyard Conversion)
Cocking	CH199	Land east of A286 and north of Mill Lane
Cocking	CH170	Land west of A286 & North of Bell Lane
Cooksbridge	LE090	Land at Beechwood Lane
Ditchling	LE148	Land rear 71 East End Lane
Easebourne	CH206	Land west of Budgenor Lodge
Easebourne	CH147	Midhurst Community Hospital and 1-2 Rotherfield Mews
Easebourne	CH203	Land at former Easebourne School
East Meon	EA246	Land east of Anvil Close
Fernhurst	CH026	Land at Hawksfold
Fernhurst	CH025	Fernhurst Glebe
Findon	AR009	Former Allotments north of The Quadrangle
Findon	AR068	Land south of Soldiers Field House
Findon	AR022	Land South of Finden (Wyatt's Field)
Funtington	CH211	South of Laxton Meadows
Hassocks	MI014	Land east of Lodge Lane
Hassocks	MI003	Land at Southdowns Farm
Hill Brow	CH271	Clayton Court, Rogate Road, Hill Brow
Hill Brow	EA223	Land at Heathmount, Hill Brow
Kingston	LE118	Land at Beaumont, Wellgreen Lane
Kingston	LE124	Audiburn Farm, Ashcombe Lane
Lancing	AD007	Hoe Court

Settlement	Site Ref	Site Name
Lewes	LE103	Land behind the White Hart, 55 High Street
Lewes	LE133	Springman House, 8 North Street
Lewes	LE039	County Hall, St Anne's Crescent
Lewes	LE114	Land at the rear of 49-55 St Anne's Crescent
Lewes	LE134	The Shelleys Hotel, 136 High Street
Lewes	LE141	East Sussex College, Mountfield Road
Liphook	EA215	Land west of Liphook/ Land at Westlands Park
Liphook	EA216	Land at Westlands
Liss	EA043	Land at Farnham & Station Roads
Lodsworth	CH215	Land west of The Street
Midhurst	CH165	Land east of Pitsham Lane
Midhurst	CH131	Land south of Goodwood Close and woodland east of Southlands Park (aka The Tennis Court Site)
Midhurst	CH222	Land adjacent to The Grange Car Park
Midhurst	CH218	Former Bus Depot, Pitsham Lane
Midhurst	CH217	Land at Forest Road
Milland	CH277	Land at Rake Road
Milland	CH278	Land at Fernhurst Road
Newhaven	LE185	North Industrial Estate
Northchapel	CH074	Land west of Valentines Lea
Owslebury	WI100	Land at Old Green Farm
Owslebury	WI101	Land at Whites Hill Farm
Petersfield	EA226	Land east of Heath Road East and Harrier Way
Petersfield	EA071	Land south of Paddock Way
Petersfield	EA187	Windward, Reservoir Lane
Petersfield	EA072	Land South of the Causeway
Petersfield	EA186	Land at Causeway House
Petersfield	EA189	Land north of Buckmore Stables
Petersfield	EA061	Land at Horse Chestnut Farm
Petersfield	EA063	Land north west of Tilmore Road
Petersfield	EA145	Land at Tilmore West
Petersfield	EA182	Land at Drum Court, The Spain
Petersfield	EA225	Land at Festival Hall
Petersfield	EA195	The Courtyard, Heath Road
Petersfield	EA067	Land at Penns Place
Petworth	CH092/CH093	Land at Rotherbridge Lane
Petworth	CH096	Land north of Northend Close
Petworth	CH089	Land south of Herbert Shiner School
Rogate	CH236	Land west of Village Hall
Rogate	CH237	Parsonage Estate, Rogate
Rogate	CH107	South of Parsonage Estate
Seaford	LE109	Land at Seaford Golf Club, Firle Road
Sheet	EA200	Land off Merryfield Road
Sompting	AD001	Land off Steepdown Road
Steyning	HO032	Sweetland, Newham Lane
Steyning	HO007	Land at Horsham Road
Stroud	EA212	Land north of Winchester Road
Swanmore	WI102	Land north of Dodds Lane
Swanmore	WI118	Land east and south of Cobbett Close
Twyford	WI056	Land north of Hewlett Close
Worthing	WO005	Barn Hill Golf Club
Worthing	WO003	Land between Charmandean and Lyons Way

1.3 Generic Landscape Mitigation & Enhancement Guidance

1.3.1 The assessments set out in **Appendix B** include site-specific guidance on landscape mitigation measures and potential landscape enhancement opportunities, which should be read in conjunction with the following generic guidance that is applicable to all potential sites:

Landscape Character Guidance

- Have regard to draft SDNPLP Policies SD4: Landscape Character, SD2: Ecosystem Services, SD5: Design, SD7: Relative Tranquillity, SD9: Biodiversity & and Geodiversity, SD11: Trees, Woodlands & Hedgerows and SD45: Green Infrastructure.
- Ensure development is set back from ancient woodland to create a buffer zone of at least 15 metres to avoid root damage and provide a valuable habitat for woodland wildlife (e.g. mix of woodland edge and semi-improved grassland to provide structural complexity and species diversity).
- Retain, protect, and enhance mature vegetation within and around a site, including woodlands, trees and hedgerows.
- Enhance connectivity of local habitat networks through tree/hedgerow planting, in line with any relevant nature recovery biodiversity priorities.
- Improve connectivity of woodlands and hedgerows through new tree and hedgerow planting in character with the local area, using native species where possible.
- Conserve, protect and enhance priority habitat; development should avoid such areas where possible, and retain areas of adequate open space to aid integration.
- Development should be screened with additional or enhanced planting, using characteristic native species where possible/suitable, in line with the character of the local landscape.
- Retain areas of historic field pattern where possible

Settlement Character Guidance

- Locate development (including both buildings and new access roads or other infrastructure) to fit with existing settlement pattern and respect landscape/topographic features that define the existing settlement edge (e.g. valleys, ridges etc.).

- Consider character and setting of nearby heritage assets - e.g. conservation areas, listed buildings, scheduled monuments or registered parks and gardens (having regard to draft SDNPLP Policy SD12: Historic Environment).
- Site development to minimise the perception of coalescence between settlements/areas of a settlement.
- Development height should integrate with surrounding settlement edges, both existing and consented.
- Seek opportunities to create a cohesive character to settlements by integrating development with recent or consented development in the vicinity.
- Design buildings to respond appropriately to the character and appearance of their surroundings by using high quality materials in keeping with the local vernacular (having regard to draft SDNPLP Policy SD5: Design).
- Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan.
- Locate open, greenspaces in the most sensitive areas of the site, and seek to connect them using characteristic green infrastructure
- Intersperse green and open spaces and tree planting within development to help strengthen green infrastructure, break up mass of built form, and enhance integration of built forms within the landscape (having regard to draft SDNPLP Policies SD11: Trees, Woodlands & Hedgerows and SD45: Green Infrastructure).
- Minimise the influence of lighting on people and wildlife through sensitive building design and architecture
- Avoid excessive lighting and only install outdoor lighting where necessary
- Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use of dark sky-friendly lighting (having regard to draft SDNPLP Policy SD8: Dark Night Skies).

Views & Visual Amenity Guidance

- Consider intervisibility with the wider National Park in the siting and design of development; include corridors to retain and frame any existing views (having regard to draft SDNPLP Policy SD6: Safeguarding Views).
- Avoid development in the more open and elevated areas of a site where possible.
- Retain and enhance public access across a site and provide opportunities to experience the surrounding countryside and woodlands.

- Design buildings characteristically and in response to sensitive views, to ensure views of them are positive.

2.0 METHODOLOGY

2.1 Approach

2.1.1 A bespoke assessment methodology has been developed that reflects the status of the National Park and the principles set out in national planning policy, planning practice guidance and best practice guidance with regards to landscape matters.

2.1.2 The methodology has been shaped by the following best practice landscape assessment guidance (taking into account relevant current best practice developed by CBA and others):

- An Approach to Landscape Sensitivity Assessment (Natural England, 2019)
- An Approach to Landscape Character Assessment (Natural England, 2014)
- Guidelines for Landscape & Visual Impact Assessment, 3rd Ed – GLVIA3 (LI & IEMA, 2013)

2.1.3 The approach reflects the definitions[4] set out below:

Landscape: 'Means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' that can include 'natural, rural, urban and urban fringe areas; land, inland water and marine areas; and landscapes that might be considered outstanding as well as everyday or degraded landscapes' (European Landscape Convention, Oct 2000)

Landscape Character: 'A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.' (GLVIA3)

Landscape Elements: 'Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.'

Landscape Features: 'Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines or a particular aspect of the project proposal.'

Landscape Value: 'The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.' (GLVIA3)

Landscape Susceptibility: 'Within the context of spatial planning and land management, landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type/development scenario or other change without undue negative effects on landscape character and the visual resource.'

4 An Approach to Landscape Sensitivity Assessment (Natural England, 2019)

Landscape Sensitivity: 'Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type/development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.'

Landscape Capacity: 'Refers to the amount of specified development or change which a particular landscape and the associated visual resource is able to accommodate without undue negative effects on its character and qualities.'

Green Infrastructure: 'A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.' (National Planning Policy Framework, 2024)

2.1.4 The methodology reflects the principles of the landscape-led approach to development in Policy SD4: Landscape Character of the First Consultation (Regulation 18) Local Plan, in addition to the following relevant policies:

- Policy SD2: Ecosystem Services
- Policy SD5: Design
- Policy SD6: Safeguarding Views
- Policy SD7: Relative Tranquillity
- Policy SD8: Dark Night Skies
- Policy SD9: Biodiversity & Geodiversity
- Policy SD11: Trees, Woodlands & Hedgerows
- Policy SD12: Historic Environment
- Policy SD17: Protection of the Water Environment
- Policy SD45: Green Infrastructure

2.1.5 The landscape-led approach to development is also reflected in the South Downs National Park Design Guide 2022.

2.1.6 The Study is primarily informed by the South Downs Landscape Character Assessment 2020 (and its interactive mapping tool), supplemented by other key sources of evidence including:

- South Downs Partnership Management Plan 2020-2025
- South Downs National Park: View Characterisation and Analysis Report, 2015
- South Downs National Park Authority: Tranquillity Study, 2017
- South Downs National Park Dark Night Skies and Tranquillity Maps
- Landscape Background Paper: South Downs Local Plan, 2017
- Ecosystem Services Background Paper and Map: South Downs Local Plan, 2018

- Historic Maps (https://maps.nls.uk/geo/explore)[5]

2.2 Site Assessment Proforma

2.2.1 Drawing on the above evidence, a proforma is used to provide a consistent approach to assessment of the potential development sites under the following headings (see the Site Assessment Proforma in **Appendix A** for details):

- Site Information
- Landscape & Visual Baseline:
  - Site Character
  - Landscape Character Context
  - Visual Character Context
  - Perceptual Qualities Context
  - Site Elements (Geology, Landform & Water; Roads & Paths; Settlement & Buildings; Fields; Woodland & Trees)
  - Designations
  - Adopted Site Allocations
- Landscape Sensitivity Assessment
- Potential Effects & Mitigation/Enhancement Opportunities
- Summary & Recommendations

2.2.2 For larger sites with potential for development of 20 residential dwellings or more, the assessment is supported by an illustrative Key Site Constraints & Opportunities Summary Plan that provides further guidance on locations where development could best be accommodated in landscape and visual terms.

2.3 Landscape Sensitivity Assessment Criteria

2.3.1 In line with best practice guidance[6], the approach to landscape sensitivity assessment is based on combining judgements about landscape value and landscape susceptibility.

Landscape Value

2.3.2 In line with the principles for establishing the value of landscape in GLVIA3, the assessment considers the following baseline landscape character factors:

- Coherence/consistency of pattern of landscape elements
- Contribution to ecosystem functions (green/blue infrastructure corridors)
- Strength of historic character (time-depth)

[5] The National Historic Landscape Characterisation 250m Grid mapping layer included in the South Downs Landscape Character Assessment 2020 interactive mapping tool presents the historic landscape character of England at a broad-brush level. Historic maps are therefore used to inform the Study at a local scale.

6 An Approach to Landscape Sensitivity Assessment (Natural England, 2019)

- Important views
- Perceptual/experiential qualities (sense of tranquillity/dark skies)
- Designations

2.3.3 The landscape value of each site is assessed against the following criteria:

Landscape Value	Assessment Criteria
High	Typically a coherent landscape with a distinct, recognisable and consistent pattern of elements that are intact, rare and in good condition; of high scenic quality (including important views and perceptual/experiential qualities) and recreational value; makes a major contribution to ecosystem functions; and has designated sites/elements of cultural heritage and/or wildlife conservation interest (predominantly of international/national importance).
Medium	Typically, a landscape with a distinct, recognisable and consistent pattern of elements that are in moderate condition; of some scenic quality (including important views and perceptual/experiential qualities) and recreational value; makes a moderate contribution to ecosystem functions; and has designated sites/elements of cultural heritage and/or wildlife conservation interest (predominantly of local importance).
Low	Typically, a landscape without a distinct, recognisable and consistent pattern of elements; of low scenic quality (including limited important views and perceptual/experiential qualities) and recreational value; makes a limited contribution to ecosystem functions; and has no designated sites/elements of cultural heritage and/or wildlife conservation interest.

Landscape Susceptibility

2.3.4 The assessment of landscape susceptibility also considers the baseline landscape character factors outlined above.

2.3.5 The landscape susceptibility of each site is assessed against the following criteria:

Landscape Susceptibility	Assessment Criteria
High	The baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) are highly vulnerable to changes from built development, and are likely to experience substantial negative effects as a result of the proposed use(s)/quantum of development
Medium to High	The baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) are highly/moderately vulnerable to changes from built development, and are likely to experience negative effects as a result of the proposed use(s)/quantum of development
Medium	The baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate

Landscape Susceptibility	Assessment Criteria
	vulnerability to changes from built development, and are likely to experience some negative effects as a result of the proposed use(s)/quantum of development
Medium to Low	The baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate/limited vulnerability to changes from built development, and are likely to experience some/limited negative effects as a result of the proposed use(s)/quantum of development
Low	The baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has limited vulnerability to changes from built development, and are not likely to experience any negative effects as a result of the proposed use(s)/quantum of development

Landscape Sensitivity

2.3.6 Combining the judgements about landscape value and landscape susceptibility, the landscape sensitivity of each site is considered against the following assessment criteria:

Landscape Sensitivity	Assessment Criteria
High	A site assessed as being of high landscape value and high susceptibility to the proposed use(s)/quantum of development.
Medium to High	A site assessed as being of medium or high landscape value and medium to high susceptibility to the proposed use(s)/quantum of development.
Medium	A site assessed as being of medium landscape value and medium susceptibility to the proposed use(s)/quantum of development.
Medium to Low	A site assessed as being of medium or low landscape value and medium to low susceptibility to the proposed use(s)/quantum of development.
Low	A site assessed as being of low landscape value and low susceptibility to the proposed use(s)/quantum of development.

2.3.7 The landscape sensitivity assessment criteria set out above were tested through pilot assessments for a brownfield site (Site LE141 Lewes College, Lewes) and a greenfield site (Site LE124 Audiburn Farm, Ashcombe Lane, Kingston near Lewes) agreed with the SDNPA. See the Settlement Landscape Context Plans for site locations.

2.4 Limitations

2.4.1 In line with the brief, the Landscape Study is a high-level desk-based assessment that is proportionate to the current stage of the Local Plan process. No field-based

assessments have been undertaken by CBA as part of this Study. It has been informed by advice and inputs from the SDNPA Landscape Officer to capture local knowledge.

2.4.2 As with all landscape assessments the Study is based upon data and information which is to a greater or lesser extent subjective. Some caution is required in its interpretation in order to avoid the suggestion that certain landscape features or qualities can be absolutely associated with certain levels of sensitivity. In reality, landscape sensitivity is the result of a complex interplay of often unequally weighted variables.

2.4.3 The assessments are based on professional judgement, taking account of the interplay between the criteria, as well as those which might be more important to landscape character in and around a particular site. There may be spatial variations in relation to the landscape sensitivity of different parts of larger sites. These variations are identified in the assessments where appropriate.

2.4.4 Whilst the Study provides an indication of a potential allocation site's capacity to accommodate the proposed use(s)/quantum of development in landscape terms, the results should not be interpreted as a definitive statement on its suitability for development. In addition to more detailed Landscape & Visual Impact Assessments involving field-based assessments, specific development proposals for a site would need to be assessed on their individual merits against criteria-based policies in the Local Plan to address site-specific planning issues not covered by this Landscape Study (e.g. heritage, ecology, flood risk, transport, etc).

3.0 KEY FINDINGS

3.1 General

3.1.1 An overview of the key findings from the study are set out below. This includes the overall Landscape Sensitivity Assessment and summary/recommendations for each of the potential development Sites in and around the settlements included in the study.

3.2 Alfriston

WE014 - Alfriston Court, Sloe Lane, Alfriston

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Amberley by introducing a new form of built development into an area of land that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Alfriston Conservation Area, by using high quality materials in keeping with the local vernacular



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 1a
ALFRISTON
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.3 Amberley

HO037 - 038 - East Street Farm, Amberley

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Amberley by introducing built development into an area of countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Amberley Conservation Area, by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

N

0 100 200 m

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CBA

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 2a
AMBERLEY
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.4 Binsted

EA161 - Land south of Lovell Gardens, Binsted

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Binsted by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 100 200 m

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CBA

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LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 3a
BINSTED
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.5 Buriton

EA005 - Land at Greenways Lane and Kiln Lane, Buriton

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the west of Buriton by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Buriton Conservation Area, by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

N

0 100 200 m

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LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 4a
BURITON
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.6 Bury

CH003 - Land East of Coombe Crescent, Bury

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the southeast of Bury by introducing built development into the open countryside that forms part of the rural context to the village, including part of its Conservation Area. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

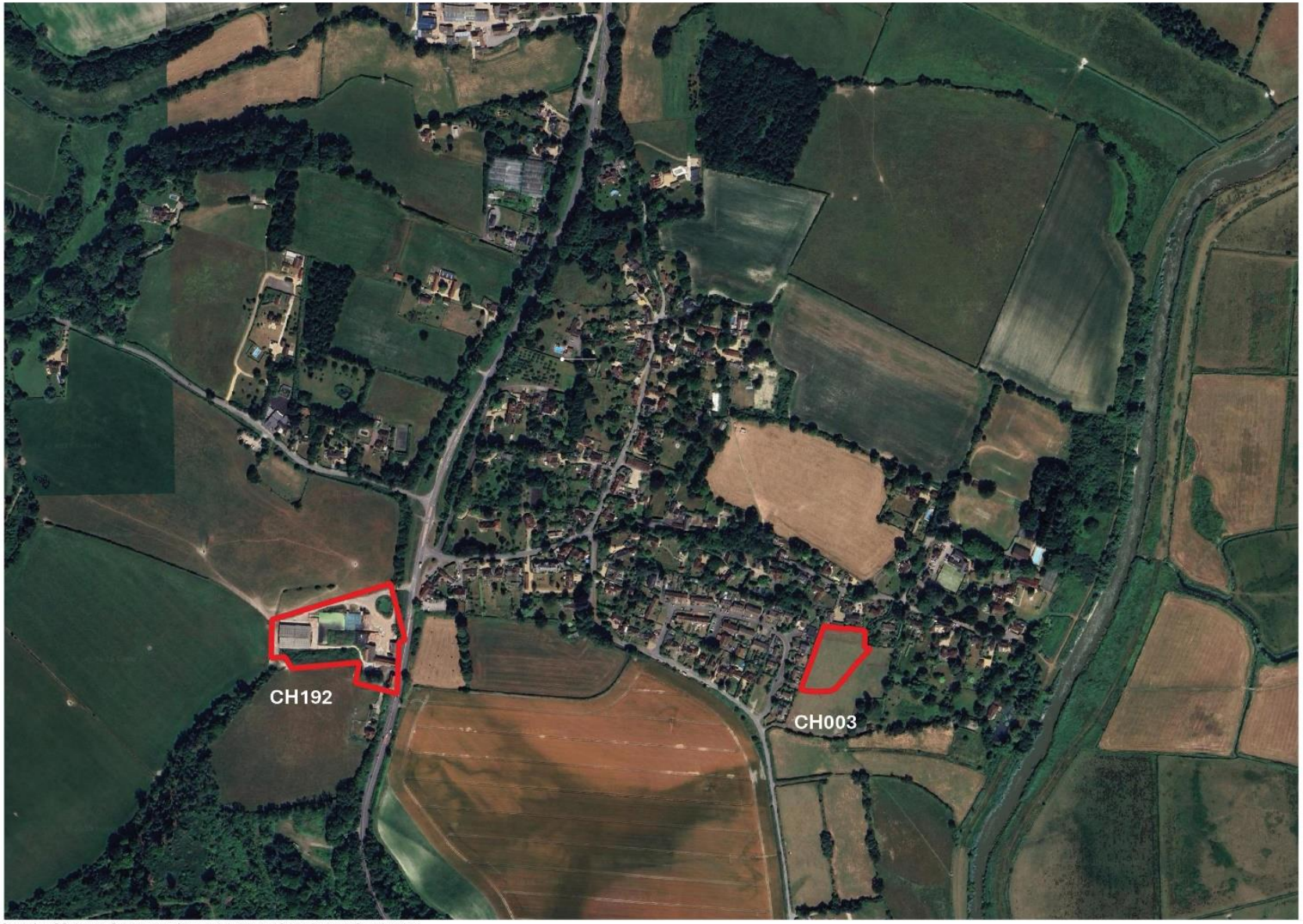
- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Bury Conservation Area, by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to avoid encroaching into the Bury Conservation Area
- Strictly minimise influence of lighting associated with new development, with all lighting subject to careful design, and also subject to control measures to reduce unnecessary light pollution and ensure no harm to the quality of dark night skies

CH192 - Bury Manor Farm

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Bury by introducing a new form of built development into the countryside that forms part of its rural context, slightly separate from the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Bury Conservation Area, by using high quality materials in keeping with the local vernacular
- Strictly minimise influence of lighting associated with new development, with all lighting subject to careful design, and also subject to control measures to reduce unnecessary light pollution and ensure no harm to the quality of dark night skies
- Ensure site layout respects the historic assart field pattern



KEY

Potential Site Allocation

N

0 100 200 m

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CBA

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 5a
BURY
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.7 Cocking

CH199 - Land east of A286: and north of Mill Lane, Cocking

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northeast of Cocking by introducing built development into the open countryside that forms part of the rural context to the village, particularly its Conservation Area. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

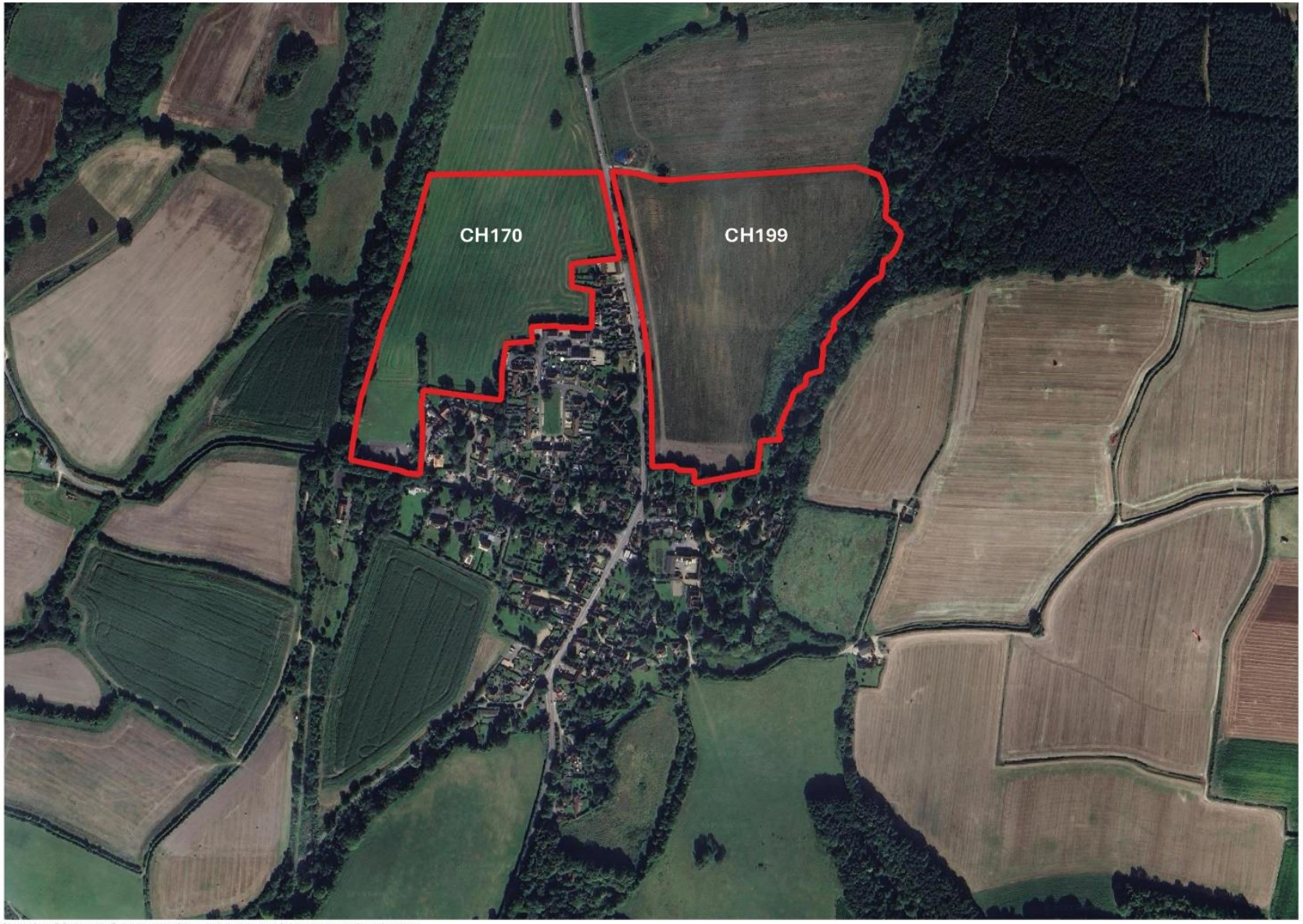
- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site and connect to the wider landscape
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Carefully consider the siting of development within the large field parcel of varying topography, with regards to local and wider landscape views

CH170 - Land west of A286 & North of Bell Lane

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northwest of Cocking by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site and connect to the wider landscape
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Carefully consider the siting of development within the large field parcel of varying topography, with regards to local and wider landscape views



KEY

Potential Site Allocation

N

0 100 200 m

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CBA

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 6a
COCKING
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.8 Cooksbridge

LE090 - Land at Beechwood Lane, Cooksbridge

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the west of Cooksbridge by introducing built development into the open countryside that forms part of the rural context to the village and would extend the settlement into the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular from within the National Park



KEY

Potential Site Allocation

N

0 100 200 m

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LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 7a
COOKSBRIDGE
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

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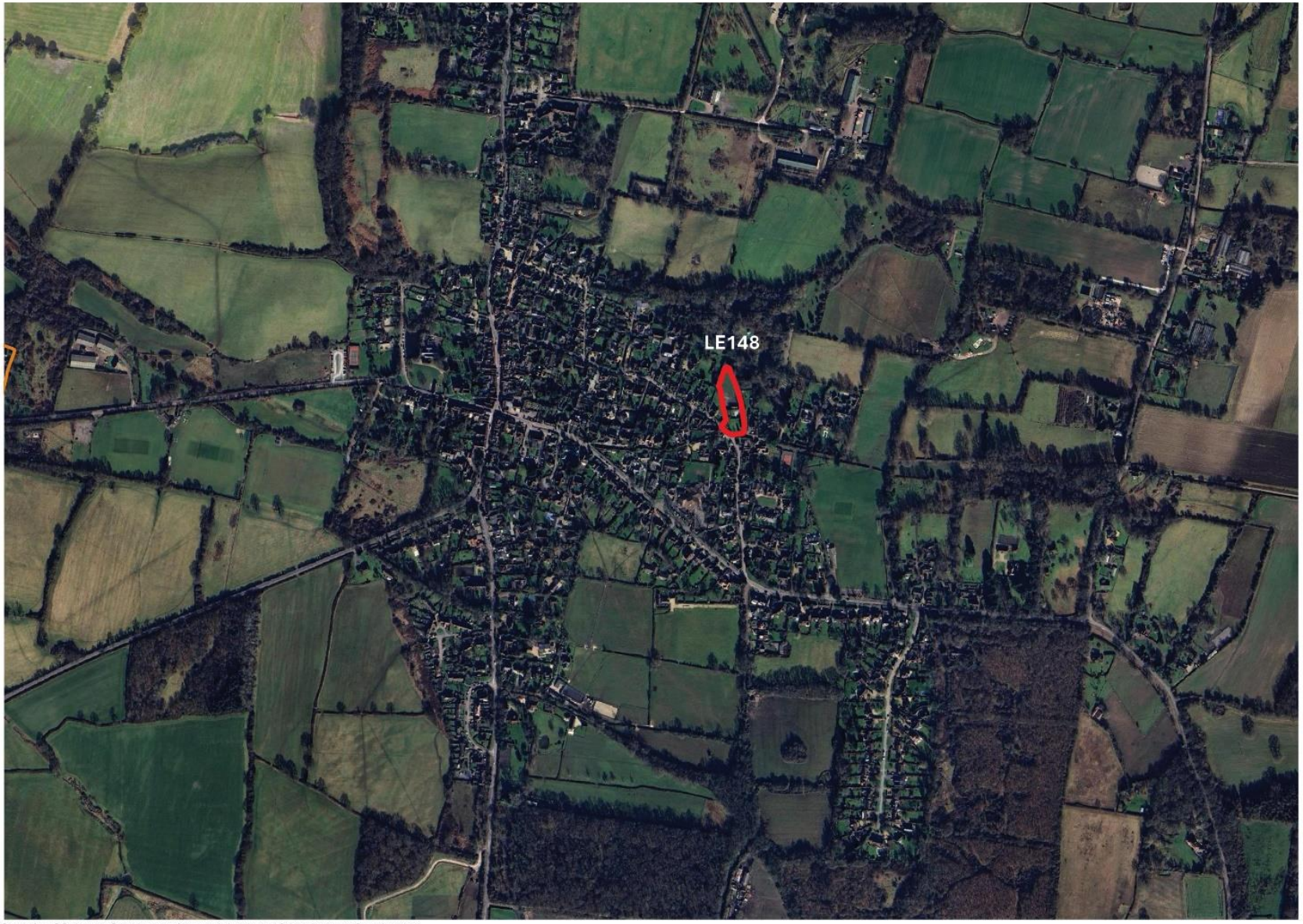
3.9 Ditchling

LE148 - Land rear of 71: East End Lane, Ditchling

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would increase the density of the settlement edge on the northeast of Ditchling by introducing built development into an area that forms part of gardens in the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to limit as far as possible encroachment into the Ditchling Conservation Area



KEY

Potential Site Allocation

N

0 100 200 m

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SOUTH DOWNS LOCAL PLAN REVIEW
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FIGURE 8a
DITCHLING
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

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3.10 Easebourne

CH206 - Land west of Budgenor Lodge, Easebourne

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northwest of Easebourne by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to limit as far as possible impacts on the setting of adjacent listed buildings

CH147 - Midhurst Community Hospital and 1-2 Rotherfield Mews, Easebourne

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would change the character of the settlement edge to the southwest of Easebourne by changing the use and introducing a new form of built character into the current community hospital Site. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to limit as far as possible impacts on the setting of the adjacent Conservation Area and heritage assets

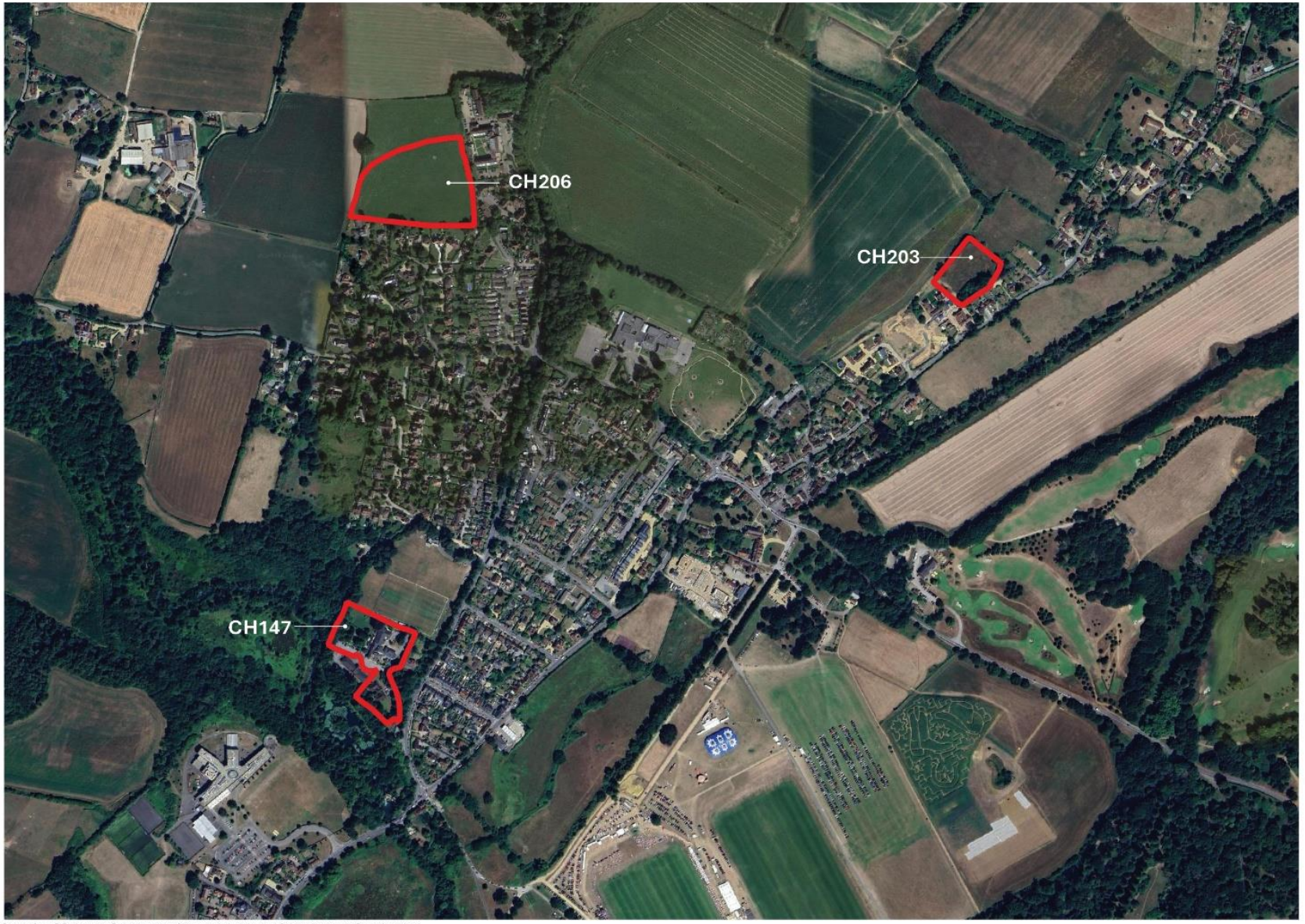
CH203 - Land at former Easebourne School, Easebourne

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northeast of Easebourne by introducing built development into an area of greenspace that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site

- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to limit as far as possible impacts on the setting of the adjacent Conservation Area and listed buildings



KEY

Potential Site Allocation

N

0 100 200 m

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CBA

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LANDSCAPE STUDY
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FIGURE 9a
EASEBOURNE
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.11 East Meon

EA246 - Land east of Anvil Close

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the southeast of East Meon by introducing built development into the open countryside that forms part of the rural context to the village and would add development within the Dark Sky Core of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Strictly minimise influence of lighting associated with new development, with all lighting subject to careful design, and also subject to control measures to reduce unnecessary light pollution and ensure no harm to the quality of dark night skies



KEY

Potential Site Allocation

N

0 100 200 m

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SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 10a
EAST MEON
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

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3.12 Fernhurst

CH026 - Land at Hawksfold, Fernhurst

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the southwest of Fernhurst by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern

CH025 - Fernhurst Glebe

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having Medium to High Landscape Sensitivity as it is of high landscape value and high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would encroach into existing green space, introducing built development onto the Fernhurst Glebe. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and provide structure to the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to avoid encroaching into the Fernhurst Conservation Area



KEY

Potential Site Allocation

N

0 100 200 m

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FIGURE 11a
FERNHURST
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.13 Findon

AR009 - Former Allotments north of The Quadrangle, Findon

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Low Landscape Sensitivity** as it is of low landscape value and low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would increase the density of the settlement in this part of Findon by introducing built development into an area that is currently green space. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

AR068 - Land south of Soldiers Field House

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of medium landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the east of Findon by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

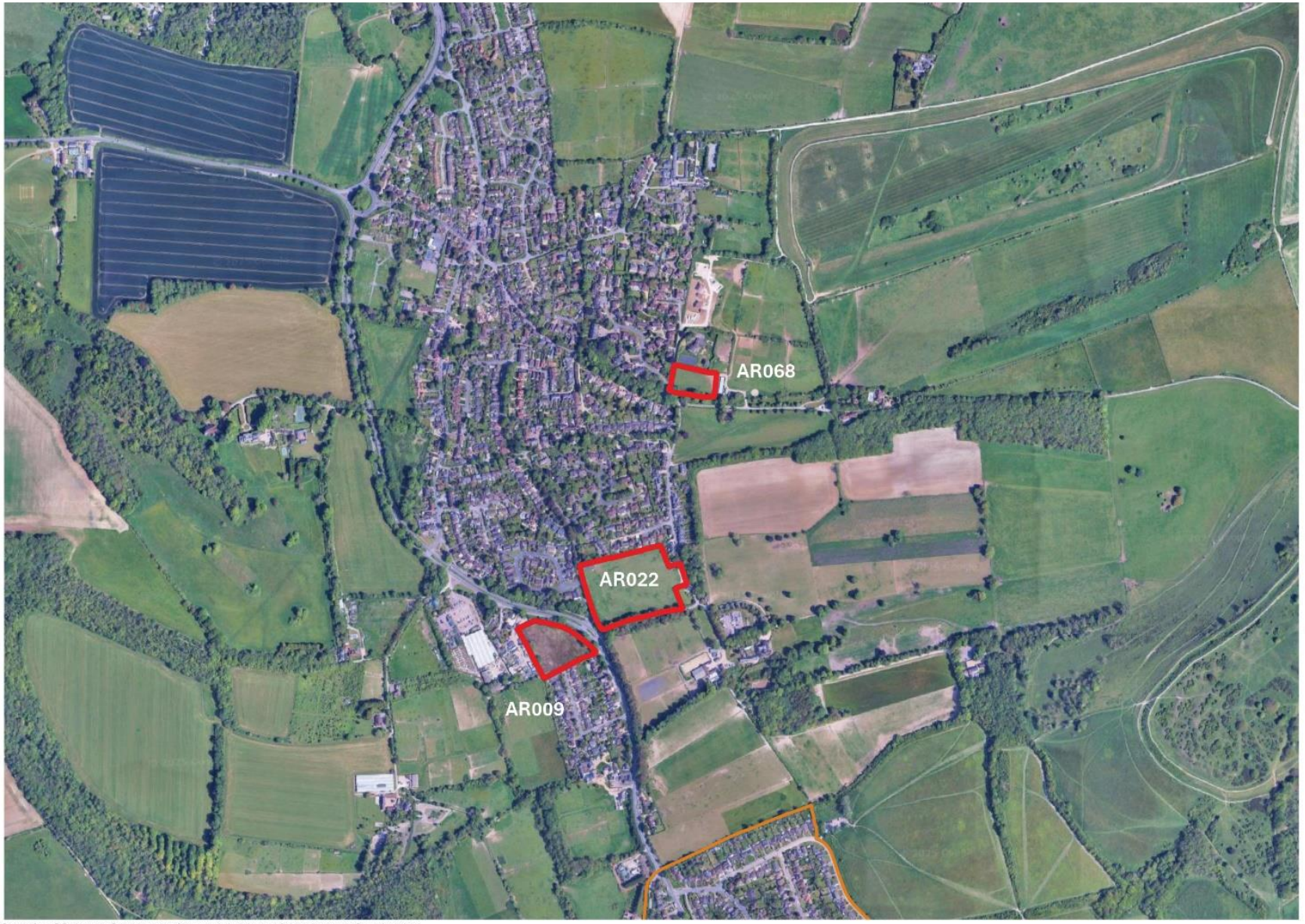
- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

AR022 - Land South of Finden (Wyatt's Field)

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the southeast of Findon by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Carefully consider location of development on the Site to minimise impact as far as possible on the historic buildings and roads, particularly in the east of the Site.



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 100 200 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 12a
FINDON
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

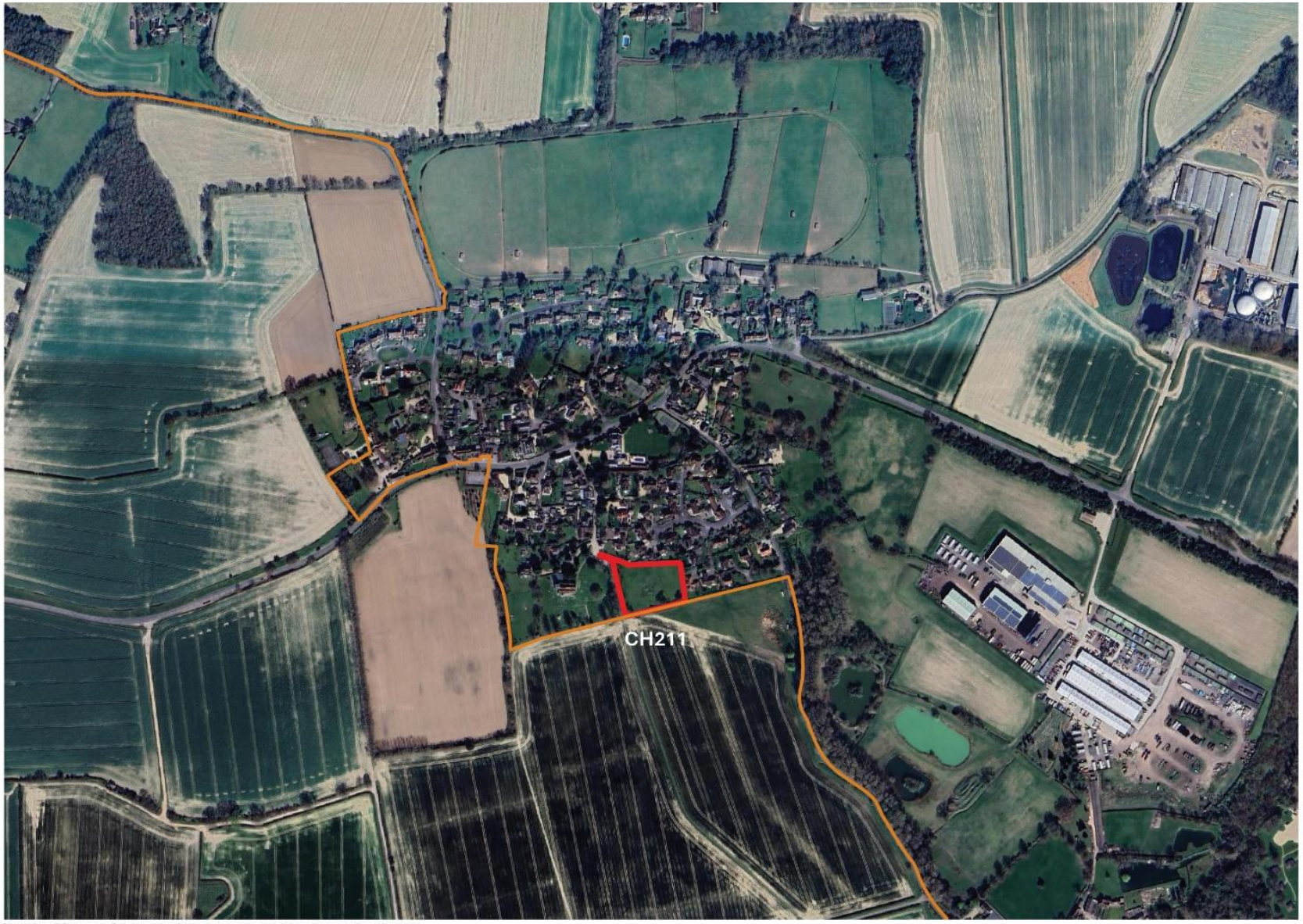
3.14 Funtington

CH211 - Land South of Laxton Meadow, Church Lane

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the southeast of Funtington by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to minimise impacts on the setting of adjacent heritage assets, especially the Church, and the Conservation Area
- Careful consideration of the impact of increase in access to this land parcel on the character of the narrow historic roads.



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 100 200 m

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CBA

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LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 13a
FUNTINGTON
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

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3.15 Hassocks

MI014 - Land east of Lodge Lane, Keymer, Hassocks

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Keymer by introducing built development into the open countryside that forms part of the rural context to the village, extending the settlement into the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

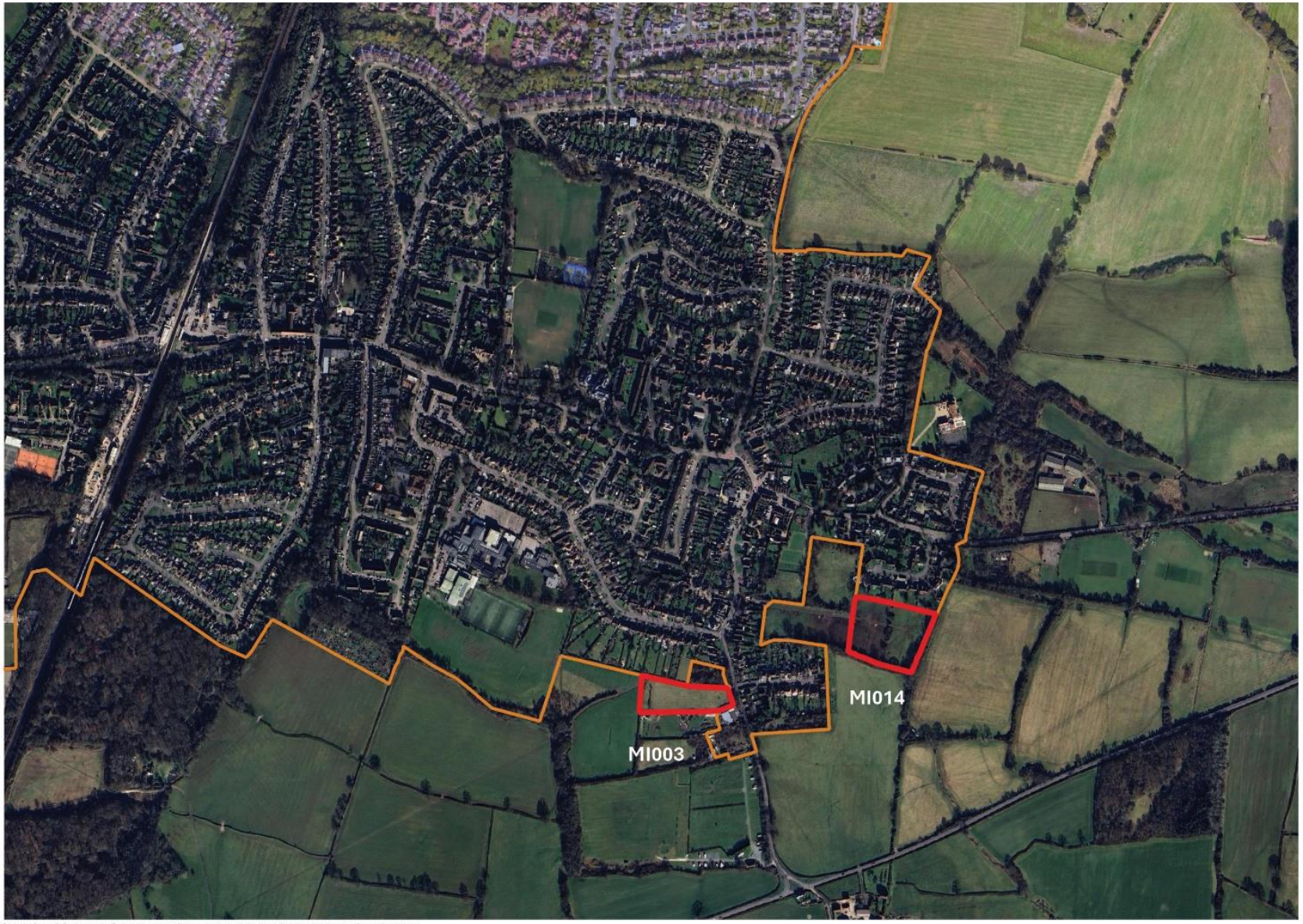
- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape

MI003 - Land at Southdowns Farm

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Keymer by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape



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SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 14a
HASSOCKS
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

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3.16 Hill Brow

CH271 - Clayton Court, Rogate Road, Hill Brow

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development could change the parkland character of the Site on the edge of Hill Brow. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Retain, protect and enhance the remains of the late 19th to early-mid 20th century designed landscape where possible to reinforce the parkland character of the Site
- Utilise and restore existing buildings where possible to sustain the historic built character of the Site, and their parkland setting
- Design of any new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape

EA223 - Land at Heathmount, Hill Brow

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would change the character of this partly previously developed land on the edge of Hill Brow, introducing a new form of built development into an area of green space. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Retain, protect and enhance the parts of the property that are historically distinctive
- Design of any new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape



KEY

Potential Site Allocation

N

0 200 400 m

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FIGURE 15a
HILL BROW
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

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3.17 Kingston near Lewes

LE118 - Land at Beaumont, Wellgreen Lane, Kingston

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the east of Kingston by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

LE124 - Audiburn Farm, Ashcombe Lane, Kingston

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the east of Kingston by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

N

0 100 200 m

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CBA

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LANDSCAPE STUDY
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FIGURE 16a
KINGSTON NEAR LEWES
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.18 Lancing

AD007 - Hoe Court, Lancing

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northeast of Lancing by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 100 200 m

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FIGURE 17a
LANCING
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.19 Lewes

LE103 - Land behind the White Hart, High Street, Lewes

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of high landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would redevelop this part of the centre of Lewes, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Design of new buildings to respond appropriately to the character and appearance of the surrounding Conservation Area by using high quality materials in keeping with the local vernacular

LE133 - Springman House, 8 North Street, Lewes

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would redevelop this part of the centre of Lewes, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Design of new buildings to respond appropriately to the character and appearance of the surrounding Conservation Area by using high quality materials in keeping with the local vernacular
- Retain, protect and enhance the parts of the Site (the listed building) that are historically distinctive

LE039 - County Hall, St Anne's Crescent, Lewes

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would redevelop this part of the centre of Lewes, with the opportunity to enhance the settlement character, and potentially introducing built development into areas that are currently open/green space. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Design of new buildings to respond appropriately to the character and appearance of the surrounding Conservation Area by using high quality materials in keeping with the local vernacular, and paying particular consideration to building heights; with development to be sited and designed to respond to/be sensitive to views of landmarks on the surrounding downs
- Retain, protect and enhance the parts of the Site that are more historically distinctive (Westfield House)

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site

LE114 - Land at the rear of 49-55: St Anne's Crescent, Lewes

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would introduce built development into an area of gardens within the town centre of Lewes. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Design of new buildings to respond appropriately to the character and appearance of the surrounding Conservation Area by using high quality materials in keeping with the local vernacular; with development to be sited and designed to respond to/be sensitive to views of landmarks on the surrounding downs
- Retain, protect and enhance trees which screen views into and through the Site

LE134 - The Shelleys Hotel, 136: High Street, Lewes

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **High Landscape Sensitivity** as it is of high landscape value and high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would redevelop this part of the historic centre of Lewes. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance the parts of the property that are historically distinctive, utilising these as the distinctive core of the development
- Design of any new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Retain, protect and enhance trees and hedgerows which screen views into and through the Site

LE141 - East Sussex College, Mountfield Road, Lewes

Overall Landscape Sensitivity Assessment: Parcel B of the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development. Parcels A and C of the Site are assessed as having Low Landscape Sensitivity as they are of low landscape value and low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Re-development on this Site has the opportunity to enhance the settlement character of this part of Lewes. Should development come forward on this Site, key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site

- Development in the north of the site (parcels A & B) to be sited and designed appropriately to respond sensitively to local views to/from Lewes Castle
- Development in the south of the site (parcel B) to be sited and designed to respond to the setting of the Lewes Conservation Area and views of landmarks on the surrounding downs
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 18a
LEWES
SETTLEMENT LANDSCAPE CONTEXT PLAN - AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.20 Liphook

EA215 - Land west of Liphook/ Land at Westlands Park

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would substantially extend the settlement edge to the southeast of Liphook into the National Park by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and within the Site and provide landscape structure
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the large land parcel with careful consideration of views to and from the wider landscape

EA216 - Land at Westlands, Liphook

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of medium landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would slightly extend the settlement edge to the southeast of Liphook into the National Park by introducing built development into a field parcel that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 100 200 m

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CBA

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LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 19a
LIPHOOK
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

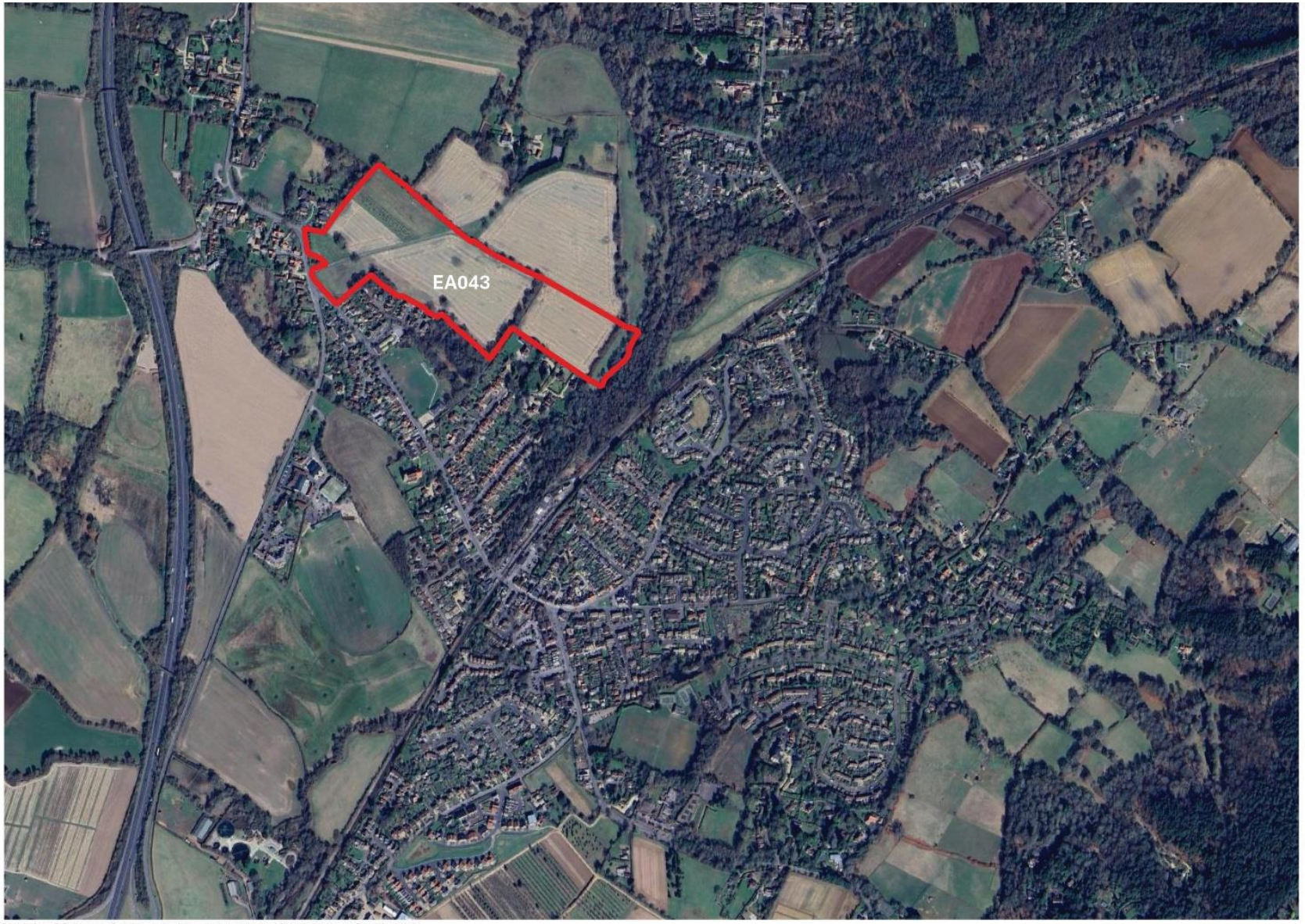
3.21 Liss

EA043 - Land at Farnham & Station Roads, Liss

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northeast of Liss by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Careful siting of development within the large Site to minimise landscape impacts and views of new development from the wider area



KEY

Potential Site Allocation

N

0 100 200 m

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LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 20a
LISS
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

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3.22 Lodsworth

CH215 - Land West of The Street, Lodsworth

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would introduce an area of built development into the open countryside outside the settlement of Lodsworth, that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

N

0 100 200 m

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LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 21a
LODSWORTH
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.23 Midhurst

CH165 - Land east of Pitsham Lane, Midhurst

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Midhurst by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape, particularly important views from landmarks
- Ensure site layout respects the historic assart field pattern

CH131 - Land south of Goodwood Close and woodland east of Southlands Park

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would introduce built development into a green space within the settlement of Midhurst. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape, particularly important views from landmarks

CH222 - Land adjacent to The Grange Car Park, Midhurst

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would introduce built development into a small green space within the settlement of Midhurst. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

CH218 - Former Bus Depot, Pitsham Lane, Midhurst

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would introduce a new form of built development into an area of disused land on the settlement edge of Midhurst. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

CH217 - Land at Forest Road, Midhurst

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would introduce built development into an existing area of car parking within Midhurst. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

N

0 100 200 m

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SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 22a
MIDHURST
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

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3.24 Milland

CH277 - Land at Rake Road, Milland

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the west of Milland by introducing built development into the wooded countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

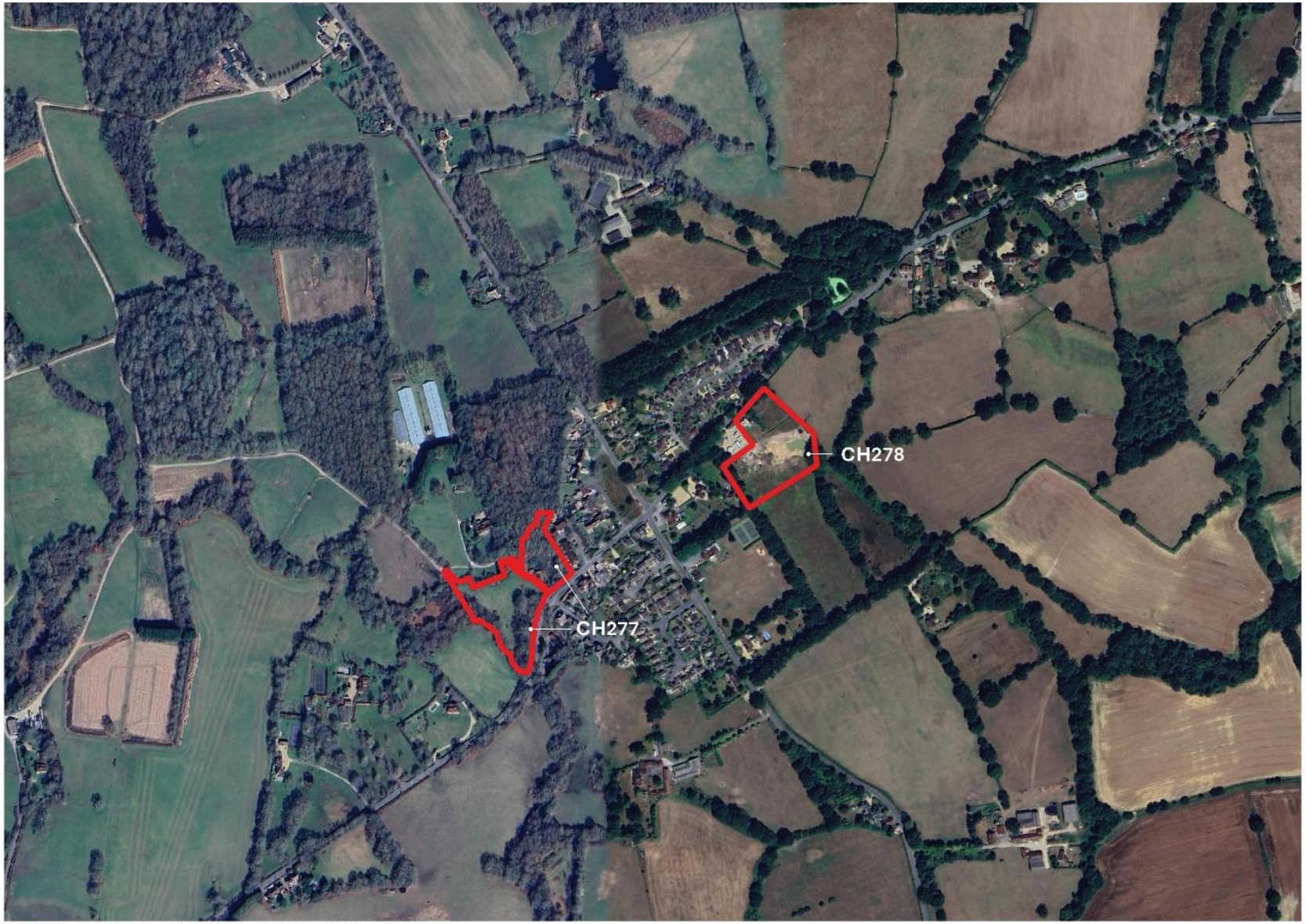
- Retain, protect and enhance woodland, particularly ancient woodland, trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern

CH278 - Land at Fernhurst Road, Milland

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the east of Milland by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern



KEY

Potential Site Allocation

N

0 100 200 m

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FIGURE 23a
MILLAND
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

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3.25 Newhaven

LE185 - North Industrial Estate, Newhaven

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the north of Newhaven by introducing built development/storage into the open floodplain that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Retain, protect and enhance the open character and habitats of the coastal and floodplain grazing marsh
- Design of new buildings/structures to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 100 200 m

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CBA

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LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 24a
NEWHAVEN
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

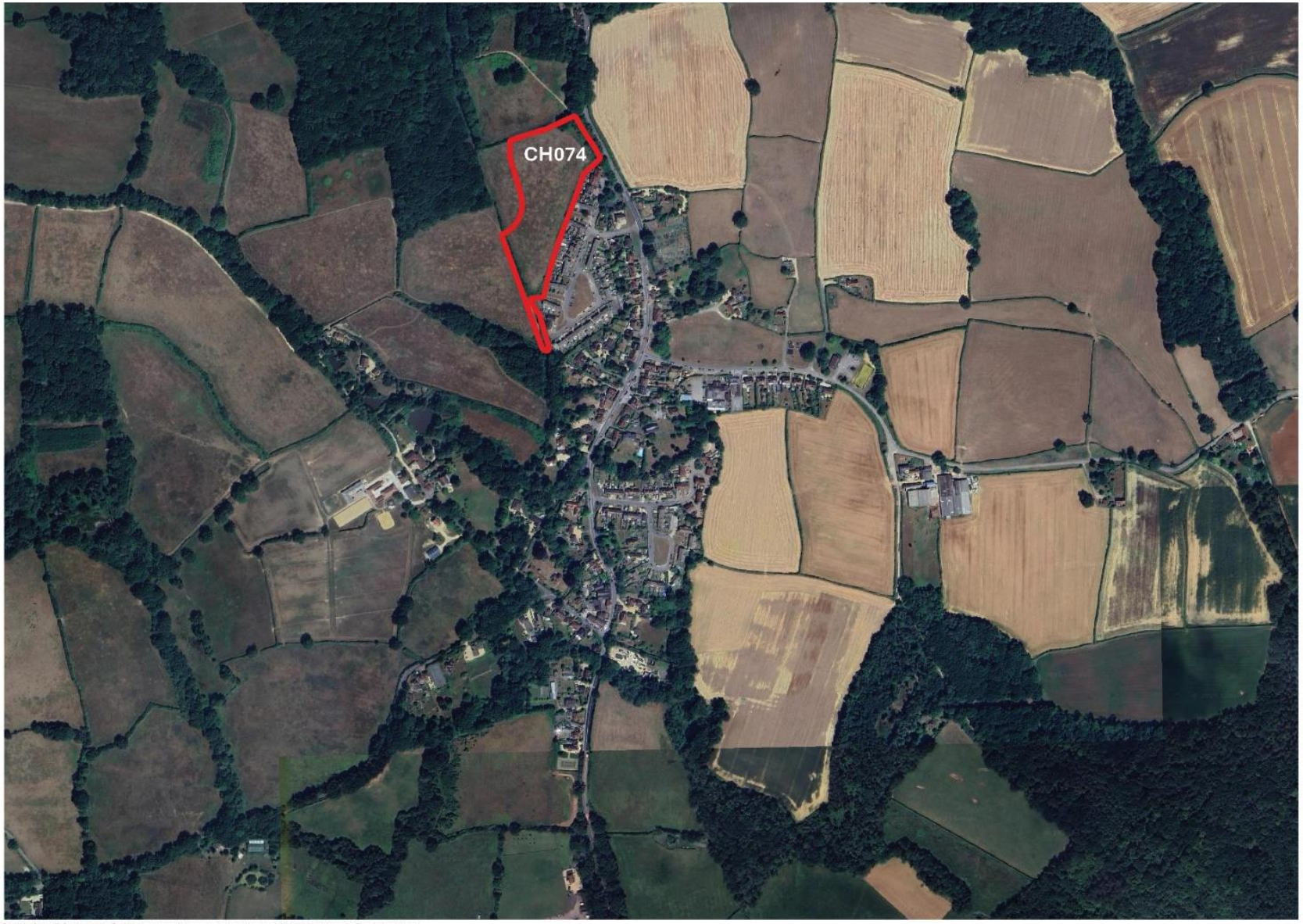
3.26 Northchapel

CH074 - Land west of Valentines Lea, Northchapel

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northwest of Northchapel by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern



KEY

Potential Site Allocation

N

0 100 200 m

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LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 25a
NORTHCHAPEL
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.27 Owslebury

WI100 - Land at Old Green Farm, Owslebury

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Owslebury by introducing a new form of built development into an area of degraded land that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

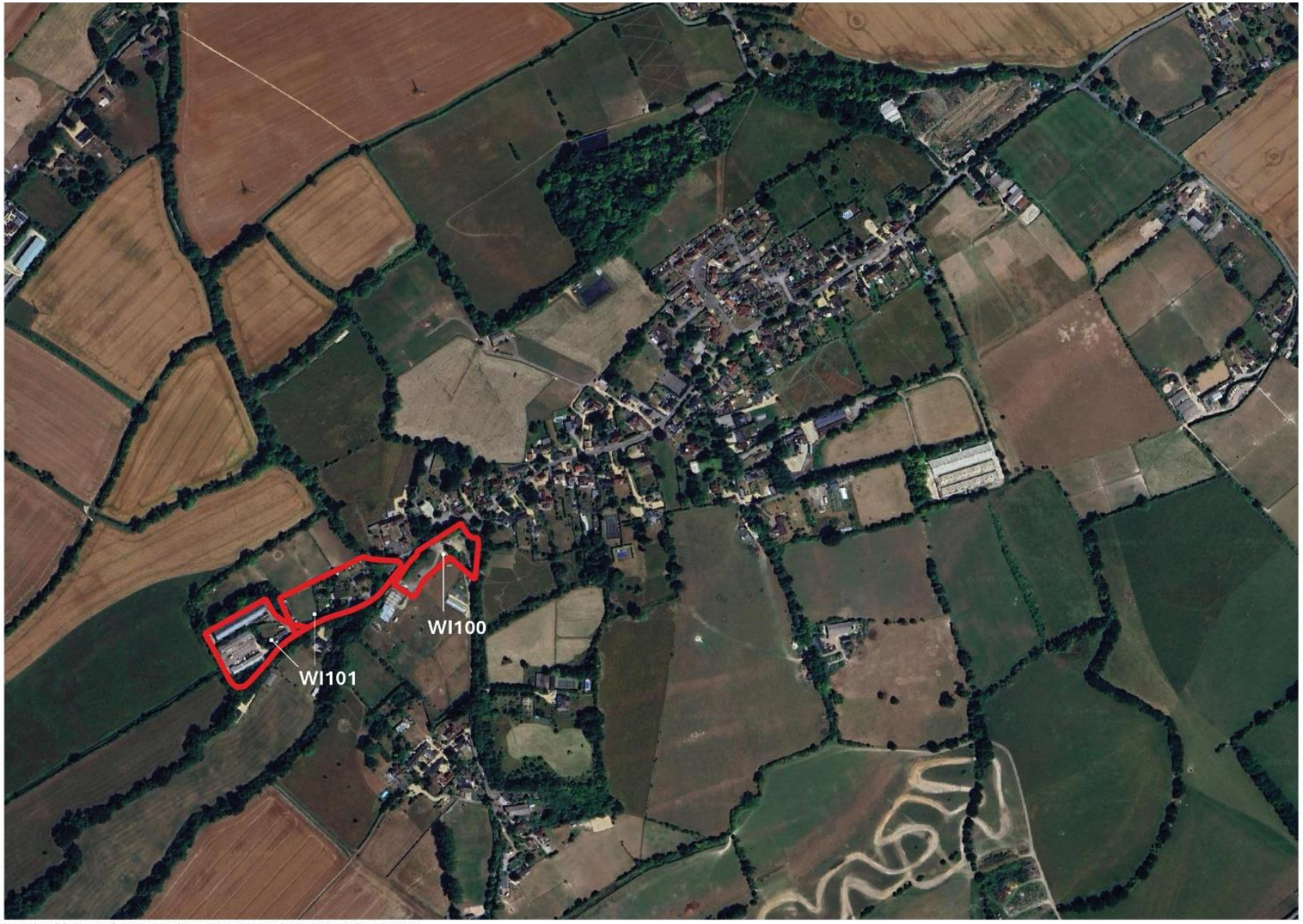
- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular, with particular care of the setting of listed buildings to the north

WI101 - Land at Whites Hill Farm, Owslebury

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of medium landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would change the character of the settlement edge to the south of Owslebury by redeveloping an area of commercial/agricultural buildings and an area of residential property and potentially introducing built development into an area of green space that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular, with particular care of the setting of listed buildings to the north
- Consider using the area of existing commercial/agricultural property in the west of the Site for the proposed commercial development, thus reducing the magnitude of change to townscape character, and seeking opportunities for enhancement of this area of land



KEY

Potential Site Allocation

N

0 100 200 m

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FIGURE 26a
OWSLEBURY
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.28 Petersfield

EA226 - Land east of Heath Road East and Harrier Way, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the southeast of Petersfield by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context, particularly those on Petersfield Heath
- Sensitive siting of development to limit intrusion on a number of important views from landmarks

EA071 - Land south of Paddock Way, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Petersfield by introducing built development into a field parcel that forms part of an area of transition between the settlement and the wider countryside. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

EA187 - Windward, Reservoir Lane, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the north of Petersfield by introducing a greater number of properties into a land parcel that forms part of the edge of settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site

- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development to limit intrusion on a number of important views from landmarks

EA072 - Land South of the Causeway, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Petersfield by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular.
- Ensure site layout respects any remaining historic assart field pattern

EA186 - Land at Causeway House, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Petersfield by introducing additional, or a new form of built development into an area of land that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated heritage assets within the Site
- Retain, protect and enhance the parts of the property that are historically distinctive, utilising these as the distinctive core of the development
- Sensitive siting of development to limit intrusion on a number of important views from landmarks
- Ensure site layout respects the historic assart field pattern

EA189 - Land north of Buckmore Stables, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northwest of Petersfield by introducing built development into the open countryside between the edge of the settlement and the A3 road. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context
- Sensitive siting of development to limit intrusion on a number of important views from landmarks
- Sensitive siting of development to reflect the difference in landscape value across the Site, with higher landscape value in the south.

EA061 - Land at Horse Chestnut Farm, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Petersfield by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular.

EA063 - Land north west of Tilmore Road, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the north of Petersfield by introducing built development into the open countryside between the settlement edge and the A3 that forms part of the rural context

to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and within the Site and provide landscape structure
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context
- Sensitive siting of development with an awareness of varying Site topography, to limit intrusion on a number of important views from landmarks

EA145 - Land at Tilmore West, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the north of Petersfield by introducing built development into the open countryside between the settlement edge and the A3, that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and within the Site and provide landscape structure
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context
- Sensitive siting of development with an awareness of varying Site topography, to limit intrusion on a number of important views from landmarks

EA182 - Land at Drum Court, The Spain, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would redevelop this vacant Site within Petersfield. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

- Design and layout of new buildings to respond appropriately to the setting of designated heritage assets adjacent to the Site

EA225 - Land at Festival Hall, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of high landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would redevelop this part of the centre of Petersfield, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of the Conservation Area, and designated heritage assets adjacent to the Site

EA195 - The Courtyard, Heath Road, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would redevelop this part of the centre of Petersfield, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Enhance trees which could screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of the Conservation Area, and designated heritage assets adjacent to the Site

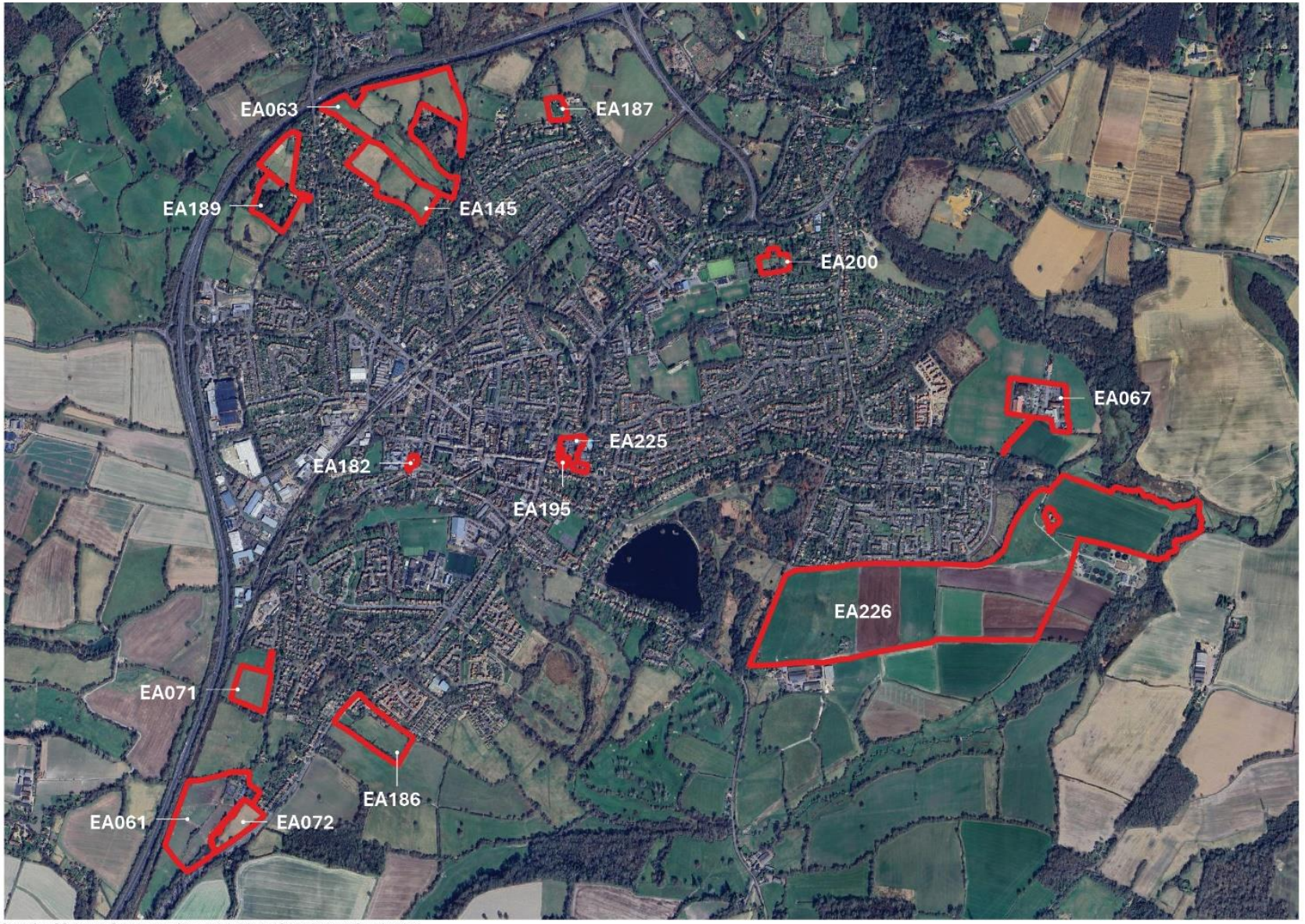
EA067 - Land at Penns Place, Petersfield

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of low landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would change (and provide opportunities to improve) the character of this area on the eastern edge of Petersfield, that forms part of the transition to the rural context of the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and within the Site and provide landscape structure

- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

N

0 200 400 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 27a
PETERSFIELD
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.29 Petworth

CH092/093 - Land at Rotherbridge Lane, Petworth

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Petworth by introducing a new form of built development into the countryside that forms part of the rural context to the village. It is acknowledged that part of the Site involves previously developed land, presenting opportunity to improve the landscape impacts created by a derelict agricultural building. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

CH096 - Land north of Northend Close, Petworth

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northeast of Petworth by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context, particularly Petworth House (Grade I) Registered Park and Garden

CH089 - Land south of Herbert Shiner School, Petworth

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Petworth by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape, particularly important views from landmarks



KEY

Potential Site Allocation

N

0 200 400 m

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CBA

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 28a
PETWORTH
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.30 Rogate

CH236 - Land west of Village Hall, Rogate

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the northwest of Rogate by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

CH237 - Parsonage Estate, Rogate

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having Medium Landscape Sensitivity as it is of low landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would redevelop this part of Rogate, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

CH107 - South of Parsonage Estate, Rogate

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having Medium to High Landscape Sensitivity as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the south of Rogate by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern



KEY

Potential Site Allocation

N

0 100 200 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 29a
ROGATE
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

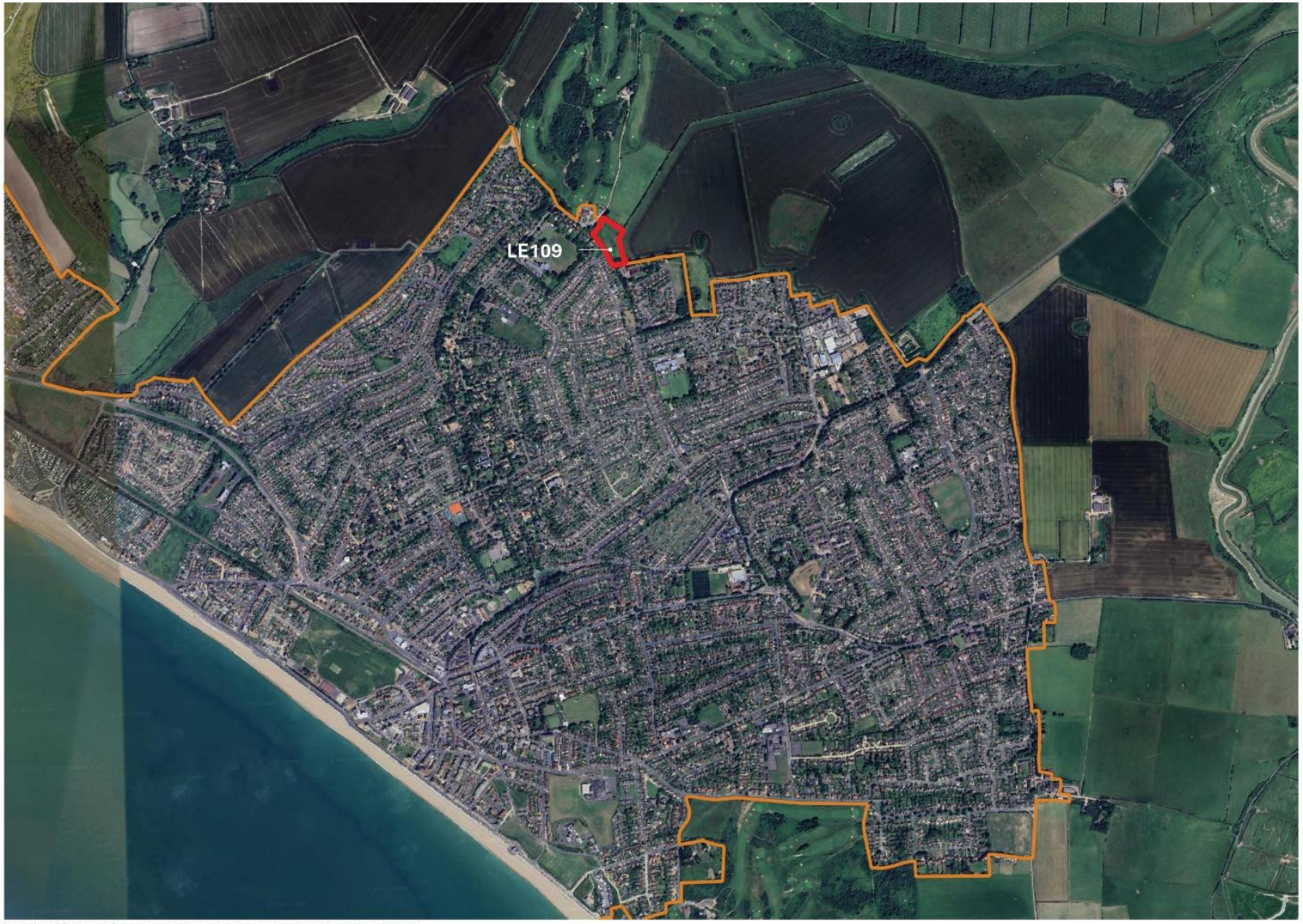
3.31 Seaford

LE109 - Land at Seaford Golf Club, Firle Road, Seaford

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the west of Seaford by introducing a new form of built development into an area of private recreation land that forms part of the context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 200 400 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 30a
SEAFORD
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

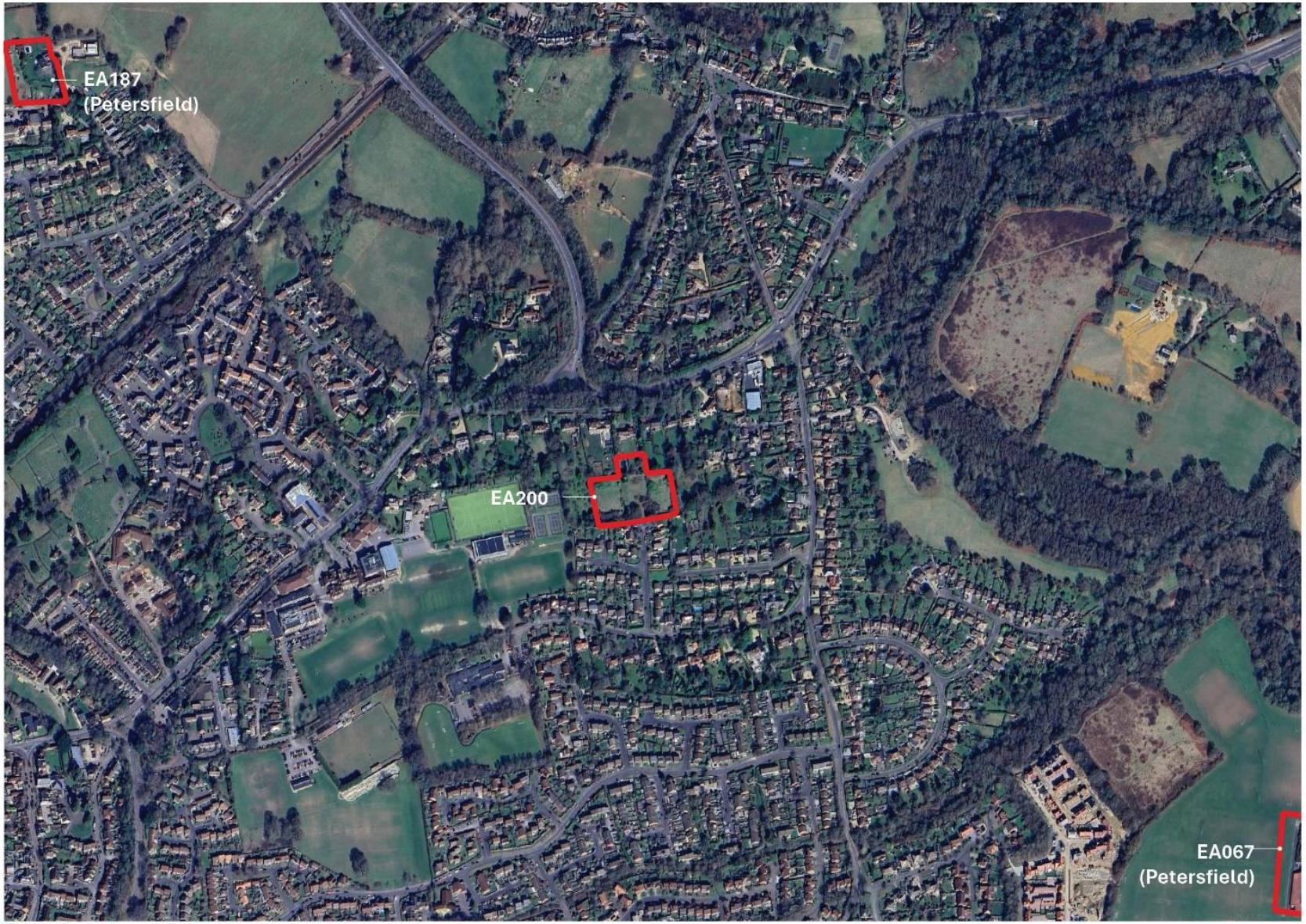
3.32 Sheet

EA200 - Land off Merryfield Road, Sheet

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of medium landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would increase density of settlement in this part of Sheet by introducing built development into an existing area of green space. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows, including remnant traditional orchard, which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

N

0 100 200 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 31a
SHEET
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.33 Sompting

AD001 - Land off Steepdown Road, Sompting

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the west of Sompting by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 100 200 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 32a
SOMPTING
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.34 Steyning

HO032 - Sweetland, Newham Lane, Steyning

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the southwest of Steyning by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

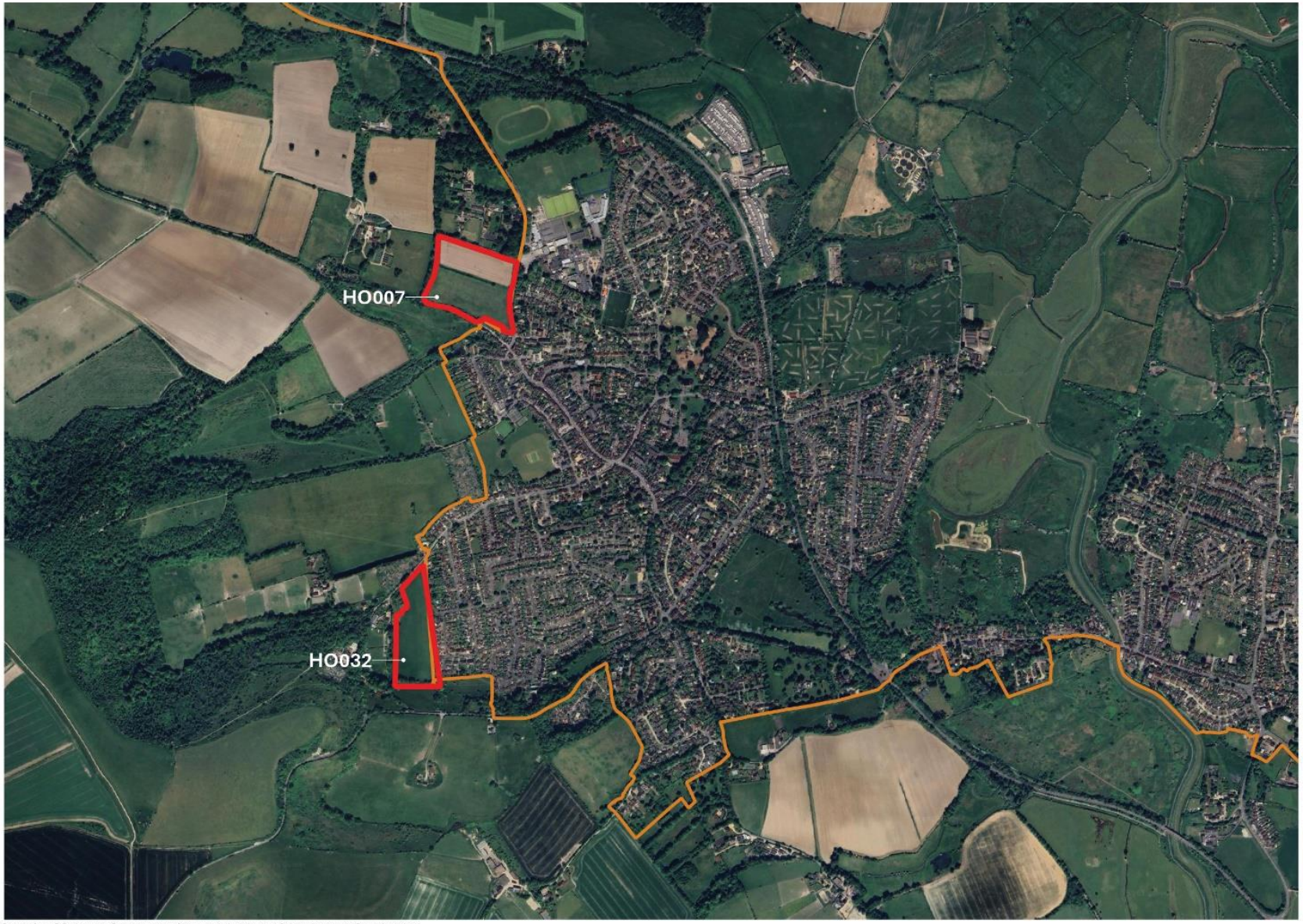
- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise impacts on views from the adjacent downland

HO007 - Land at Horsham Road, Steyning

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the west of Steyning by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise impacts on views from the adjacent downland, and impacts on the adjacent Conservation Area



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 200 400 m

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April 2026

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 33a
STEYNING
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

3.35 Stroud

EA212 - Land North of Winchester Road, Stroud

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the north of Stroud by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern



KEY

Potential Site Allocation

N

0 100 200 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 34a
STROUD
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.36 Swanmore

WI102 - Land north of Dodds Lane, Swanmore

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the east of Swanmore by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

WI118 - Land east and south of Cobbett Close, Swanmore

Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the east of Swanmore by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 200 400 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 35a
SWANMORE
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.37 Twyford

WI056 - Land north of Hewlett Close, Twyford

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would increase the density of the settlement edge on the north of Twyford by introducing built development into an area of currently open green space on the edge of the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site, particularly the area of Tree Preservation Order
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 100 200 m

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CBA

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 36a
TWYFORD
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

3.38 Worthing

WO003 - Land between Charmandean and Lyons Way, Worthing

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the north of Worthing by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)

WO005 - Barn Hill Golf Club, Worthing

Overall Landscape Sensitivity Assessment: Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Summary & Recommendations: Development of this Site would extend the settlement edge to the north of Worthing by introducing built development into a greenspace that forms part of the context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



KEY

Potential Site Allocation

South Downs National Park Boundary

N

0 400 800 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 37a
WORTHING
SETTLEMENT LANDSCAPE CONTEXT PLAN- AERIAL

April 2026

111473-LS-Figs-2026-03.indd

APPENDIX A

Site Assessment Proforma

Site Information

Site Ref	Taken from South Downs Local Plan Review First Public Consultation (Regulation 18) January 2025
Site Name	Taken from South Downs Local Plan Review First Public Consultation (Regulation 18) January 2025
Settlement, District	Taken from South Downs Provisional Land Availability Assessment (November 2024)
Current Use	Taken from South Downs Provisional Land Availability Assessment (November 2024)
Use(s) Considered (including quantum)	Taken from South Downs Local Plan Review First Public Consultation (Regulation 18) January 2025
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	Taken from South Downs Provisional Land Availability Assessment (November 2024). It is understood that the Provisional Landscape Assessment was undertaken by SDNPA planning officers following the advice of the SDNPA landscape officer. In most but not all cases, a provisional assessment of the Sites' landscape sensitivity is provided on a three-point scale of 'High', 'Medium' or 'Low'. It should be noted that CBA's detailed assessment of the Sites' landscape sensitivity uses a five-point scale of 'High', 'Medium to High', 'Medium', 'Medium to Low' or 'Low'. It should also be noted that in some cases the provisional landscape assessment relates to a larger or smaller site than that considered by CBA's more detailed assessment. As a result, some of the landscape sensitivity conclusions in the CBA study may differ, largely for these reasons.
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	Taken from the South Downs Landscape Character Assessment (2020)

Landscape & Visual Baseline

Site Character
Summary description of the character of the site and its immediate environs
Landscape Character Context
Relevant evidence related to the site's landscape character context drawn from the applicable Landscape Character Area(s) in the 2020 South Downs Landscape Character Assessment, and reflecting Policy SD4: Landscape Character
Visual Character Context
Summary of evidence related to the site's visual character context drawn from the 2020 South Downs Landscape Character Assessment and the 2017 South Downs View Characterisation Study, and reflecting Policy SD6: Safeguarding Views
Perceptual Qualities Context
Summary of evidence related to the perceptual/experiential qualities of the site's landscape context drawn from the 2020 South Downs Landscape Character, 2017 South Downs Tranquillity Study and South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, and reflecting Policy SD7: Relative Tranquillity and Policy SD8: Dark Night Skies
Site Elements

Summary assessment of the pattern, historic character/time-depth and contribution to ecosystem functions/green infrastructure related to the following landscape elements of the site: • Geology, Landform & Water • Roads & Paths • Settlement & Buildings • Fields • Woodland & Trees Drawing on the 2020 South Downs Landscape Character Assessment, and reflecting Policy SD4: Landscape Character, Policy SD12: Historic Environment and Policy SD45: Green Infrastructure.
Designations
Summary of designations in and around the site identified from the landscape, heritage and wildlife designations/policy areas shown on the South Downs National Park Local Plan Policies Interactive Map
Adopted Site Allocations
Identification of nearby site allocations in the adopted South Downs Local Plan (2019)

Landscape Sensitivity Assessment

Landscape Value	Drawing on the baseline information, evaluation of the site's landscape value using the assessment criteria (see methodology)
Landscape Susceptibility	Evaluation of the site's landscape susceptibility to the proposed use(s)/quantum of development using the assessment criteria (see methodology)
LANDSCAPE SENSITIVITY	Evaluation of the site's landscape sensitivity to the proposed use(s)/quantum of development using the assessment criteria (see methodology)

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Description of potential effects of development on areas of sensitive landscape character and/or features	Potential mitigation and enhancement opportunities specific to the site to address the identified potential effect of development, informed by the relevant guidelines for Integrating development into the landscape and landscape management objectives in the 2020 South Downs Landscape Character Assessment, and reflecting Policy SD4: Landscape Character, Policy SD5: Design and Policy SD45: Green Infrastructure
Settlement Character	
Description of potential effects of development on the form, edge and setting of the settlement	As above
Views & Visual Amenity	
Description of potential effects of development on important strategic views and the visual amenity of sensitive receptors	As above

Summary & Recommendations

Taking into account the landscape and visual baseline, the assessed level of landscape sensitivity, and potential mitigation/enhancement opportunities, a professional judgement on the recommended factors that should be considered in determining the potential capacity of the site to accommodate development in ways that minimise harm to sensitive landscape/visual characteristics or features

Key Site Constraints & Opportunities Summary Plan (Site Ref)

Where relevant for larger sites, an illustrative Key Site Constraints & Opportunities Summary Plan provides further guidance on locations where development could best be accommodated in landscape and visual terms.

APPENDIX B

Site Assessments

ALFRISTON

Site Information

Site Ref	*WE014*
Site Name	*Alfriston Court, Sloe Lane, Alfriston*
Site Size (ha)	0.29
Settlement, District	*Alfriston, Wealden District*
Current Use	Care home
Use(s) Considered (including quantum)	*Housing (Class C2)* *Number of C2 care home units: 25-30*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Site has High Landscape Sensitivity due to its location on the settlement edge and is clearly visible from the river corridor.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G1: Cuckmere Valley Sides

Landscape & Visual Baseline

Site Character

Located on the northeastern edge of Alfriston, on the edge of the Cuckmere floodplain, the Site currently hosts a care home in a large early 20th century property. The Site is enclosed on two sides by the historic village. The Site is bounded by fencing and includes large mature trees. The scale of routeways and vegetation contribute to Alfriston still having a strong historic character throughout the settlement, with historic properties found in the Conservation Area to the south of the Site. There is an existing vehicular access from Sloe Lane to the west of the Site.

Landscape Character Context

- The Cuckmere Valley is a deep U-shaped valley that cuts through the chalk of the South Downs.
- The valley sides support a network of rural roads and have formed a link between the Weald and the sea from prehistoric periods to the present day.
- The small market town of Alfriston is located to the north of the Cuckmere Valley, where building materials include flint, red brick, timber and clay tiles.
- Hedgerows and trees are features of the lower valley sides. Woodlands along the lower slopes are particularly distinctive and form a strong wooded edge to the floodplain.
- A tranquil, rural setting to the Cuckmere floodplain.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP44: Long Burgh, Alfriston – This viewpoint, on Long Burgh above Alfriston, is a good place from which to experience panoramic views, including overlooking Alfriston and extending along the Cuckmere River. The viewpoint is located on the South Downs Way and views from this area are noted in the literate for the South Downs Way.' (No photograph)*

There are potential views of the Site from public bridleway (ALF/15/1) along Sloe Lane, as well as potential views from footpaths on the adjacent floodplain/valley sides.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that this area is a tranquil, rural setting to the Cuckmere floodplain. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, which indicates that the Site is located:

- Within an area of moderate tranquillity (with scores of -3.91 to 27.00 in and around the environs of the Site) which is generally representative of the Site's landscape context on the edge of a small rural settlement.
- Within the 'E1a - Intrinsic Rural Darkness' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain by clay, silt, sand and gravel in places, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- Site slopes gently towards the southeast corner (c.20m-10m AOD).
- Outside the site, the land slopes up onto the downland in the west, and down towards the River Cuckmere to the east.
- No significant watercourses or waterbodies within the Site

Roads & Paths

- Existing surfaced vehicular access from Sloe Lane in the southwest corner of the Site, which narrows to a track just beyond the Site.
- Sloe Lane is a historic lane connecting to the centre of Alfriston.
- The route is very narrow without pavement/highway engineering and enclosed by fences/walls and vegetation. Historic properties are set very close to the route in places.
- Sloe Lane, and a path to the north are a public bridleway (ALF/15/1)

Settlement & Buildings

- Alfriston is a small village in the Cuckmere Valley with a predominantly nucleated settlement form shaped by local topography.
- There is an existing care home in the northern half of the Site in a large, early 20th century (c. 1905) country house; sitting within mature grounds, including a large area of hardstanding used for parking.
- The Site is surrounded on the west and south by the settlement of Alfriston
- Adjacent properties to the west are mostly large, mid-20th century detached 1.5 or 2-storey houses on moderate to large plots.
- To the south, the historic core of Alfriston includes a number of listed properties, demonstrating a range of traditional building forms and materials.
- Alfriston retains a strong historic character, despite the prevalence of mid-20th century properties in this part of the village.

Fields

- Field pattern in and around the Site likely to be Victorian to modern 'Residential Extension', with some current boundaries reflecting previous uses.
- Adjacent fields to the north and west likely to be a combination of 'Planned Fields' and 'Reclaimed Land'

Woodland & Trees

- Site is bounded by mature trees and/or hedgerows along most edges, creating an enclosed character

• There are also a number of mature trees within the grounds and in the immediate Site surroundings, including a number of well-tree'd residential gardens in adjacent properties. • Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site. Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of the Alfriston Conservation Area • Listed buildings within the Conservation Area, including Quince Cottage, grade II

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; and is of some scenic quality, with some contribution to the local distinctiveness and sense of place of its landscape context and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C2) use and quantum of development (25-30 care home units) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerable to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to High susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

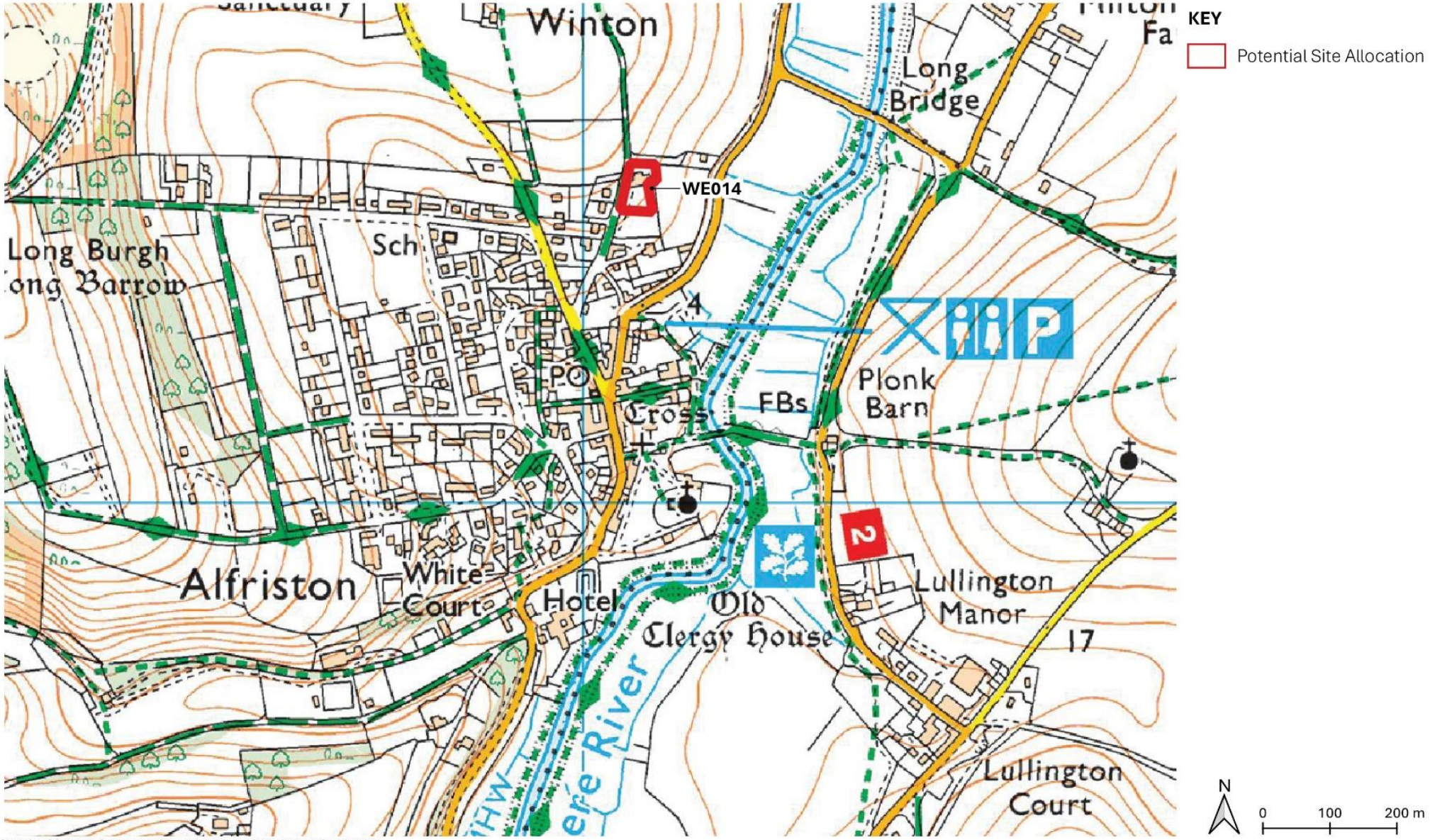
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Alfriston, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture

	• Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Alfriston, particularly close to the Conservation Area	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Alfriston Conservation Area to the south of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Long Burgh) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland and River Cuckmere floodplain landscapes

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Alfriston by introducing a new form of built development into an area of land that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Alfriston Conservation Area, by using high quality materials in keeping with the local vernacular



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 1b
ALFRISTON
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

AMBERLEY

Site Information

Site Ref	*HO037 - 039*
Site Name	*East Street Farm, Amberley*
Site Size (ha)	3.16
Settlement, District	*Amberley, Horsham District*
Current Use	Horse paddocks/agricultural pasture
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 25-45*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Top and Middle Field are enclosed by residential development and the school. Bottom field is more open but partly developed for a village car park.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA J3: Arun to Adur Scarp Footslopes

Landscape & Visual Baseline

Site Character

Located on the southern edge of the small village of Amberley, the Site comprises pasture fields enclosed on three sides by the settlement and has a pastoral character. The Site is predominantly bounded and divided in three by substantial hedgerows and mature trees; and the southern field parcel includes a small, surfaced car park. Modern development to the east of the Site has weakened the distinctive historic character of the village to some extent. These open fields provide a gap between this modern development and the Conservation Area to the west of the Site. There is an unsurfaced vehicular access to the east of the Site.

Landscape Character Context

- Complex geology comprising chalk, mudstones and sandstones giving rise to a locally undulating lowland landscape at foot of northern scarp of the Arun to Adur Downs.
- Hedgerows with mature hedgerow oaks link closely with woodland, forming an interlocking network of high biodiversity value and creating a sense of enclosure.
- The Scarp Footslopes are visually dominated by the steep chalk scarp to the south, which forms a backdrop to views.
- Panoramic views from the adjacent scarp and downs reveal a balanced woodland and farmland mosaic.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP32: Amberley Mount – The viewpoint is located on the South Downs Way and is a good point from which to experience panoramic views west along the wooded scarp slopes, and north across the Low Weald, including the River Arun and Amberley Wild Brooks. It is noted in the SDILCA as representing views from the Arun to Adur Downs Scarp.'*

As evidenced by the view photograph in the Study, buildings within the settlement of Amberley are visible from viewpoint VP32 including trees and woodland in the vicinity of the Site, as well as a portion of the fields which make up the Site.

There are potential views of the Site from the public footpath AMB-3708 along the eastern edge of the Site, and from this footpath beyond the southern Site boundary. In addition, glimpsed views of the Site may be possible from the Wey-South Path and West Sussex Literary Trail promoted routes which run along East Street and School Road, close to the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the sense of tranquillity of the Scarp Footslopes landscape has been eroded in localised areas by roads and railways. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores of -1.33 to -8.46 in and around the environs of the Site) which is generally representative of the Site's landscape context on the edge of a small settlement.
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Calcareous sandstone and siltstone bedrock, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- Site is relatively flat, sloping gently towards the south (c.13m-6m AOD).
- Outside the site, the land slopes up onto the downland in the south, and down towards the floodplain in the north.
- A small watercourse/drainage ditch runs along the field boundary between the northernmost two fields.

Roads & Paths

- Unsurfaced vehicular access into the Site through a gate off Hurst Cottages in the east
- School Road/High Street (to the west) and East Street (to the north) are generally narrow historic routes enclosed by walls/historic properties, typically with no kerbs/pavements
- Roads to the east are more typical of 20th/21st century housing estates, with greater setbacks and grass verges/pavements, and the B2139 to the south is a wider road, with pavements along both sides
- There is a public footpath (AMB-3708) along the eastern edge of the Site, and following the southern of the two internal field boundaries.
- The Wey-South Path and West Sussex Literary Trail promoted routes run along East Street and School Road, close to the Site.

Settlement & Buildings

- Amberley is a small scarp foot village with a predominantly linear settlement form shaped by local topography.
- No significant buildings within the Site – possible structure within woodland adjacent to Hurst Close in the east of the Site
- Northwest/north of Site, townscape character is historic with a close-packed assortment of single-storey cottages, two-storey houses and converted traditional farm buildings.
- East of Site comprises C.20th/21st residential properties, predominantly detached/semi-detached with occasional short terraces and single/2-storey on small plots, with further large, semi-detached 20th century properties to the south of the Site.
- West of the Site abuts the primary school, a large, late 20th century single storey structure with recent extensions surrounded by playgrounds and playing fields.

- Modern development to the east of the Site has weakened the distinctive historic character of the village to some extent
- These open fields provide a gap between this modern development and the Conservation Area to the west of the Site.

Fields
- Relatively small-scale, regular field pattern in and around the Site, likely to be 'Planned Fields', with current field boundaries generally reflecting this historic field pattern.
- Site consists of three fields, which appear to be permanent pasture/grassland
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees
- Site is enclosed on all sides by substantial hedges with frequent hedgerow trees, with gappy hedgerows in places on the northern and western edges
- East of the Site adjacent to Hurst Cottages and the western boundary that abuts the school, include several mature trees, and some surrounding gardens are also well-tree'd.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:
- Amberley Conservation Area including >20 no. listed buildings
- Arun Valley Special Area of Conservation/Site of Special Scientific Interest

Designated heritage assets within the wider area that may also be relevant to the Site include:
- The setting of the Amberley Castle Scheduled Monument

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality and recreational value, with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (25-45 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

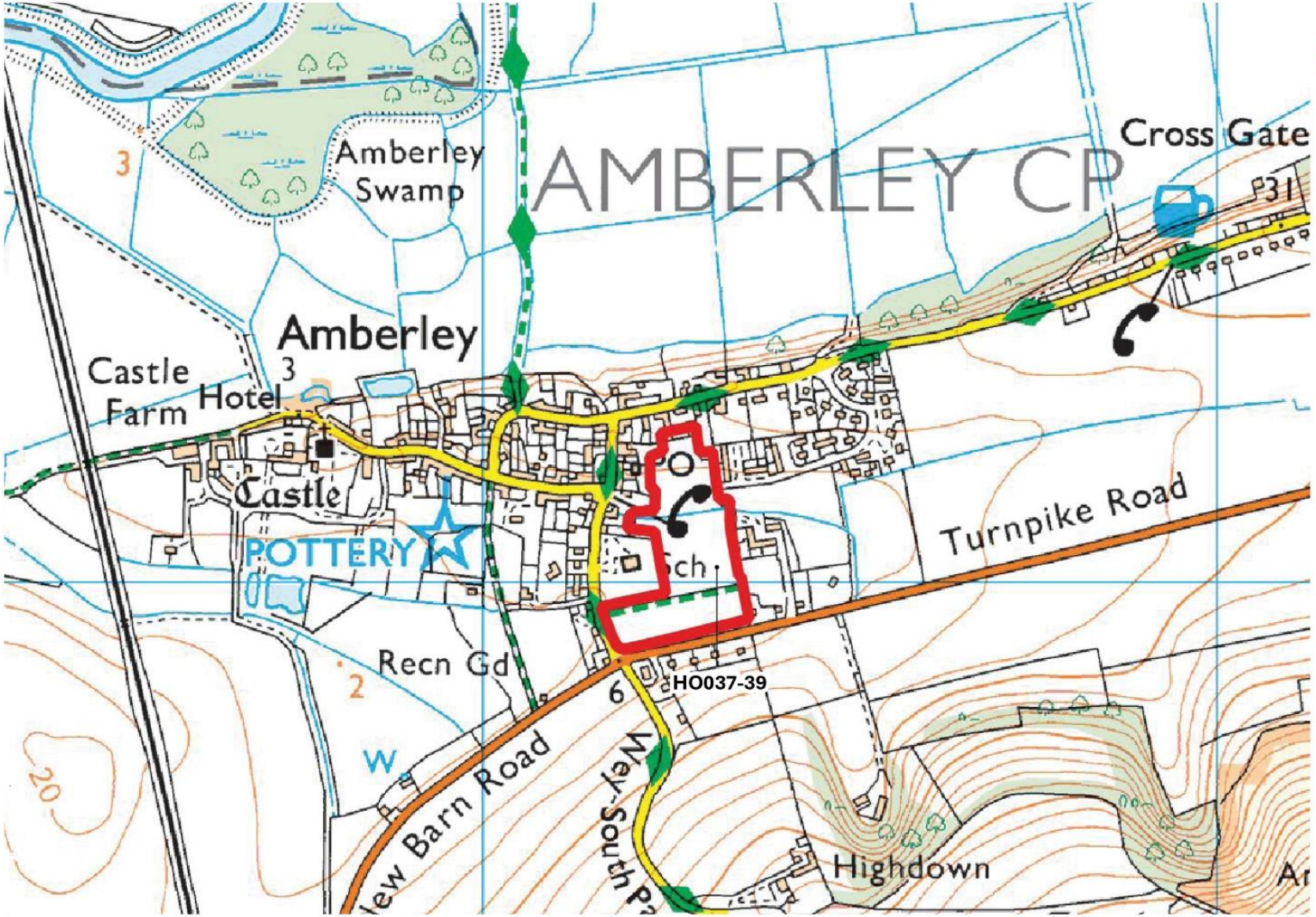
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Amberley, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Amberley, particularly adjacent to the Conservation Area	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Amberley Conservation Area to the north and west of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Amberley Mount) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland and River Arun floodplain landscapes

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Amberley by introducing built development into countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Amberley Conservation Area, by using high quality materials in keeping with the local vernacular



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CBA

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 2b
AMBERLEY
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

BINSTED

Site Information

Site Ref	*EA161*
Site Name	*Land south of Lovell Gardens, Binsted*
Site Size (ha)	0.58
Settlement, District	*Binsted, East Hampshire*
Current Use	Agriculture
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: Up to 12*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Moderate Sensitivity – The site is not widely visible and relates to the existing recent settlement pattern. Some visibility from the footpath to the south, but read in context of recent development.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA K1: East Hampshire Greensand Terrace

Landscape & Visual Baseline

Site Character

Located on the southern side of the small village of Binsted, on the edge of the National Park, the Site is a grassland field, with a broadly rural/agricultural character. It is bounded on the north by a 21st century cul-de-sac, immediately adjacent to which is a historic property. Settlement close to the Site has a general pattern of moderate to larger properties, frequently set back from or slightly above the road, giving a fairly consistent, if not particularly historically distinctive character, though the adjacent sunken lanes are distinctive. Site access appears to be via Lovell Gardens in the north of the Site.

Landscape Character Context

- A terrace formed from Upper Greensand.
- Cut by a series of small streams that rise from springs at the foot of the chalk escarpment, and have eroded narrow, deep valleys as they cross the Greensand shelf.
- Sandstone geology gives rise to sunken lanes where steep banks reveal tree roots and exposures of the bedrock geology and which have a high biodiversity.
- Fertile and well drained grey loamy soils which have supported a long history of settlement and cultivation.
- A strong sense of rural tranquillity resulting from the absence of overt human impact and a low density of settlement.
- Low density of settlement characterised by small nucleated medieval settlements comprising farmsteads clustered around a church.
- Building materials typically local 'Malmstone', with red and yellow brick detailing, and clay tile roofs.
- Dramatic views to and from the chalk escarpment where woodland permits.

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

There are potential glimpsed views of the Site from public footpath (020/28/1).

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the Greensand Terrace has a strong sense of rural tranquillity due to the absence of human impact and low density of settlement. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, indicates that the Site is located:

- Within an area of moderate tranquillity (with a score of between 9.00 to 16.82 in and around the environs of the Site) which is generally representative of the Site's landscape context on the edge of a small rural settlement.
- Within the 'E1a - Intrinsic Rural Darkness' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Upper Greensand (calcareous sandstone and siltstone) bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site is relatively flat (c.139m-140m AOD).
- Outside the site, the land is generally fairly flat, sloping down into a small stream valley to the south of the Site.
- No significant watercourses or waterbodies within the Site

Roads & Paths

- Vehicular access appears to be from Lovell Gardens in the north.
- Lovell Gardens is a 21st century cul-de-sac with areas of amenity greenspace and parking.
- The Street, to the north of the Site is a historic road (previously 'Binsted Street') with a slightly sunken character, and some adjacent property set above the level of the road/vegetation in places. It does have modern features such as pavement.
- To the west of the Site is a deep sunken historic lane which provides access to Hay Place to the south, which is narrow and vegetation lined along part of its length.
- The northern section of this access lane is a public footpath (020/28/1).

Settlement & Buildings

- Binsted is a small village with a predominantly linear settlement form shaped by local topography.
- No buildings on the Site.
- Immediately north of the Site, Lovell Gardens is a 21st century cul-de-sac with brick detached/semi-detached properties on small plots, and west of the Site is also a 21st century property (possibly multiple properties, or outbuildings).
- Property along The Street is mostly 20th century, moderate to larger, detached/semi-detached residential, often brick built but in a range of styles.
- Occasional historic properties add interest, such as a brick and tile hung, late-medieval timber framed house (with more recent extensions) to the northeast of the Site.
- This part of Binsted has a pattern of moderate to larger properties, often set back from/slightly above the road, giving a fairly consistent, if not particularly historically distinctive character.

Fields

- Field pattern is mostly irregular and medium in scale, with the Site more recently divided from its adjacent field parcel – currently appears to be grassland, previously part of a larger arable field parcel.

- Likely to be either 'Planned Fields' or older 'Unplanned Fields', though many of the field boundaries appear to be modern.
- Forms part of the wider green infrastructure network providing grazing for livestock or arable crops, with field margins supporting biodiversity

Woodland & Trees

- Relatively little mature vegetation in and immediately around the Site, with some short segments of hedgerow such as adjacent to Lovell Gardens (likely immature hedgerow given more recent date of development), and there is some vegetation generally associated with adjacent gardens.
- Southwest corner of the Site adjoins a belt of more mature and substantial trees along the adjacent sunken lane.
- Provides some green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Cobdens (grade II) Listed Building

Adopted Site Allocations

Housing allocation to the immediate west of the Site - Policy SD60: Land at Clements Close, Binsted

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; and is of scenic quality, with contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value and lacks designated sites/elements of cultural heritage and/or wildlife conservation interest (though there are some in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (up to 12 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately vulnerable to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

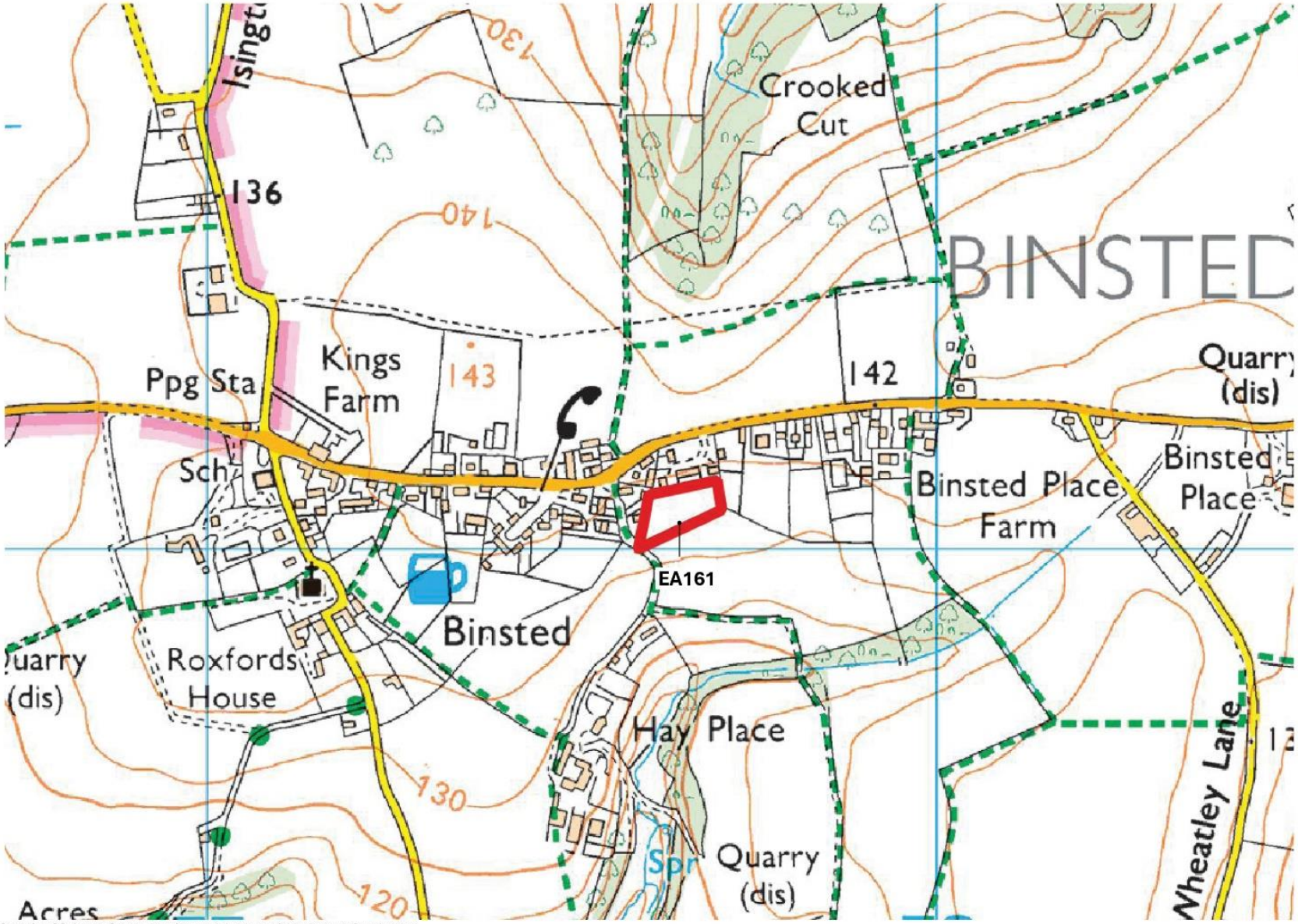
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of hedgerows and trees, affecting their contribution in defining and screening the settlement edge of Binsted, and weakening the interconnectivity of habitats	• Conserve, protect and enhance the limited quantities of mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution, noting that this Site is within the Dark Sky Core	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where strictly necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Binsted	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting and character of the adjacent listed property • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to the visual amenity of recreational users of local public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding greensand terrace landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Binsted by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

N

0 100 200 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 3b
BINSTED
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

BURITON

Site Information

Site Ref	*EA005*
Site Name	*Land at Greenways Lane and Kiln Lane, Buriton*
Site Size (ha)	1.12
Settlement, District	*Buriton, East Hampshire*
Current Use	Agriculture
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 11*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*High/Medium Sensitivity-The site as a whole is large and disproportionate to the scale of the settlement. The indirect impacts -traffic, highway design and activity of a large housing development would be significantly detrimental to local character and would mean that the site is High Sensitivity. The site is bounded by Greenways Lane and Kiln Lane where mature hedgerows screen the site from close view. The site rises to the west and north. A smaller site would be more consistent with the settlement pattern and with lesser highway and transport impacts near to the scarp slope.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA K2: East Meon to Bury Greensand Terrace

Landscape & Visual Baseline

Site Character
Located on the western edge of the small village of Buriton, the Site is a pasture field enclosed on two sides by the settlement and has a pastoral character. The Site is bounded by hedgerows with occasional trees. 20th century development adjacent to the Site is inconsistent in style and not distinctive, in contrast to the historic character through the Conservation Area to the east of the Site. There is an unsurfaced vehicular access to the north of the Site.
Landscape Character Context
• Sunken lanes link scattered farms and villages. • Fertile and well drained grey loamy soils which have supported a long history of settlement and cultivation. • A diversity of field patterns and enclosure • Contrast between the more open arable fields and intimacy and enclosure created by sinuous bands of woodland and narrow stream valleys. • Occasional woodlands and a well-developed hedgerow network provide valuable ecological features. • A strong sense of rural tranquillity resulting from the absence of overt human impact and a low density of settlement. • Low density of settlement characterised by small nucleated medieval settlements comprising farmsteads clustered around a church. • Building materials are typically local 'Malmstone', with red and yellow brick detailing, and clay tile roofs. • Dramatic views of the chalk escarpment…

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP68: Ashford Hangers NNR – This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (No photograph)*

There are potential views of the Site from the Shipwrights Way to the east of the Site, as well as from paths on the adjacent downland to the south.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that there is a strong sense of rural tranquillity Greensand Terrace. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -20.76 in and around the environs of the Site) which is generally representative of the Site's landscape context on the edge of a small settlement.
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock overlain with clay, silt, sand and gravel, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- Site is relatively flat, sloping gently down northwest-southeast (c.86m-82m AOD).
- Outside the site, the land slopes up onto the downland in the south and west, and down towards a stream valley on the northeastern side of Buriton.
- No significant waterbodies/watercourses within or immediately adjacent to the Site.

Roads & Paths

- Possible unsurfaced vehicular access into the Site through a gate off Greenway Lane in the north, or via adjacent fields/Kiln Lane to the south
- Greenway Lane (to the west/north) is historic, connecting Buriton to the surrounding countryside, via a fairly narrow country lane, with some 'sunken lane' features and mature vegetation.
- Modern road infrastructure includes a traffic calming pinch point adjacent to the Site.

Settlement & Buildings

- Buriton is a small scarp foot village with a predominantly nucleated settlement form shaped by local topography.
- No buildings within the Site
- Properties to the immediate north and east are mostly typical of mid-20th century housing, detached or semi-detached properties in small to moderate-sized plots, and generally inconsistent in style/not distinctive.
- Northwest is a large detached modern country house on a large plot (Tithe House) with a number of adjacent agricultural buildings.
- Further to the east, the settlement character is historic, with traditional materials including malmstone, brick, flint, and occasional stucco, with clay tile roofs.

Fields

- Varied, though mostly regular and relatively small-scale field pattern in and around the Site, likely to be 'Unplanned Fields', which is a more typically ancient field type, and with some current field boundaries reflecting this historic field pattern
- Site consists of a field, which appear to be permanent pasture
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded on all sides by mostly substantial hedgerows with occasional trees.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Buriton Conservation Area
- The setting of listed buildings within the Buriton Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality, with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (11 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

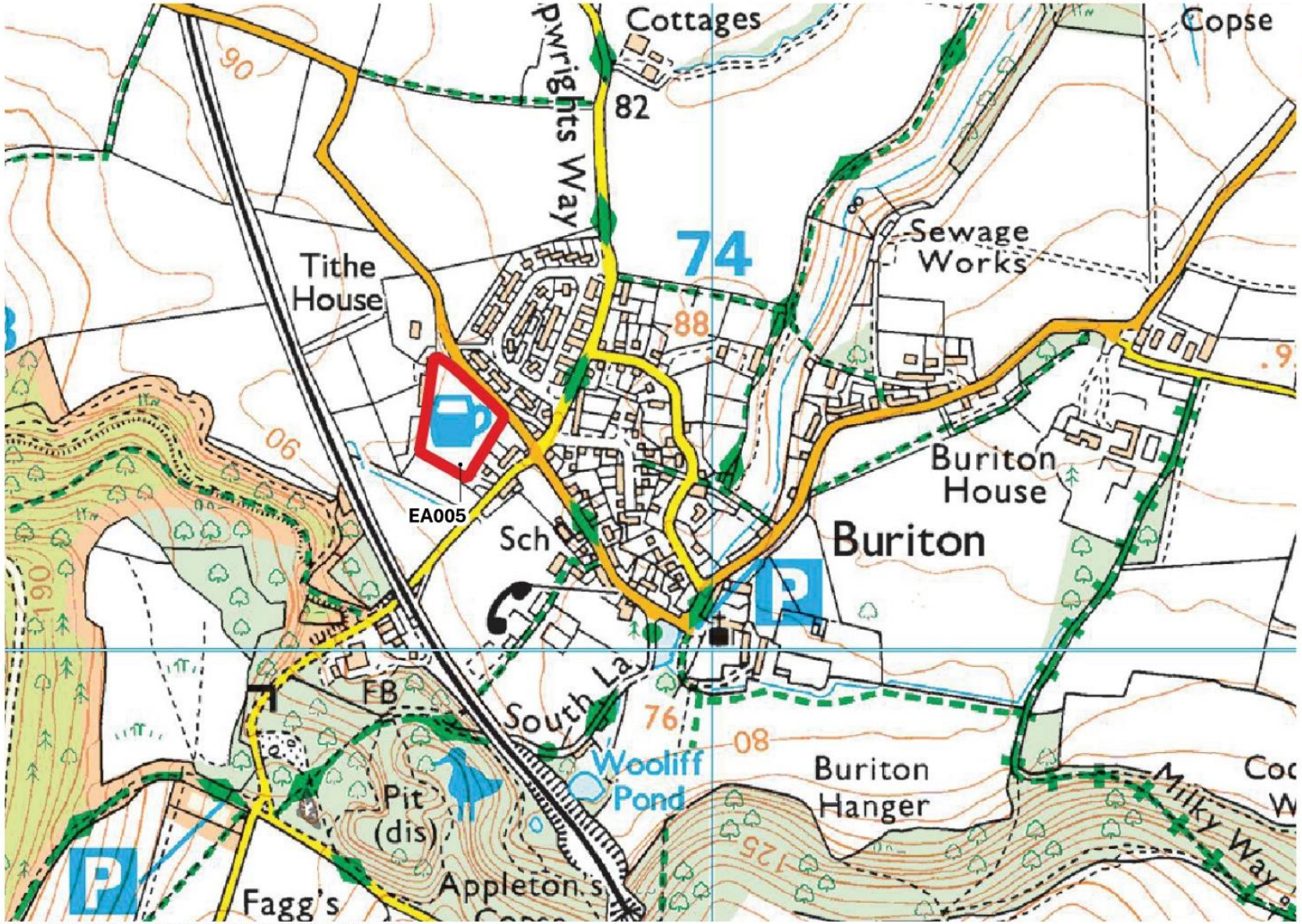
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Buriton, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Buriton	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Buriton Conservation Area to the north and west of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscapes

Summary & Recommendations

Development of this Site would extend the settlement edge to the west of Buriton by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Buriton Conservation Area, by using high quality materials in keeping with the local vernacular



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CBA

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 4b
BURITON
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

BURY

Site Information

Site Ref	*CH003*
Site Name	*Land East of Coombe Crescent, Bury*
Site Size (ha)	0.5
Settlement, District	*Bury, Chichester*
Current Use	Greenfield
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 15*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Considered to be medium/high sensitivity due to the contribution the site makes to the setting of the village when approaching from the south, proximity to conservation area and Site of Nature Conservation Importance (SNCI) and the transition between the recent development to the west and more dispersed character to the east. Impacts on the public right of way which crosses the site would be detrimental to users. In addition, the site could be visible from the higher parts of the A29 road.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA K2: East Meon to Bury Greensand Terrace

Landscape & Visual Baseline

Site Character
Located on the southeastern edge of Bury, on the edge of the Arun floodplain, the Site is part of a permanent pasture field. The Site is bounded on the north side by the historic village, including listed properties. Mid-late 20th century residential properties to the west of the Site frequently have sympathetic landscaping and road layout, contributing to a fairly strong historic character throughout the settlement, along with the Conservation Area to the north of the Site. There is an existing unsurfaced vehicular access from Coombe Crescent in the west of the Site.
Landscape Character Context
• Sandstone geology gives rise to sunken lanes which link the scattered farms and villages. • Fertile and well drained grey loamy soils which have supported a long history of settlement and cultivation. • A diversity of field patterns and enclosure • Low density of settlement characterised by small nucleated medieval settlements comprising farmsteads clustered around a church. • Building materials typically local 'Malmstone', with red and yellow brick detailing, and clay tile roofs.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study: • *'VP32: Amberley Mount - The viewpoint is located on the South Downs Way and is a good point from which to experience panoramic views west along the wooded scarp slopes, and north across the Low Weald, including the River Arun and Amberley Wild Brooks. It is noted in the SDILCA as representing views from the Arun to Adur Downs Scarp'*

- *'VP69: Houghton Bridge – This view, from Houghton Bridge (B2139 road bridge) over the River Arun, provides a good view south over along the Arun valley with the Downs in the backdrop. Suggested for inclusion through a response to the public survey.' (No photograph)*

As evidenced by the view photographs in the Study, buildings within the settlement of Bury are visible from viewpoint VP32 including trees in the vicinity of the Site.

There are potential views of the Site from public footpaths (BUY-754 and BUY-753).

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that there is a strong sense of rural tranquillity due to the absence of human impact and low density of settlement on the Greensand Terrace. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate to low tranquillity (with a score of -8.77 in and around the environs of the Site) which is generally representative of the Site's landscape context on the edge of a small rural settlement.
- Within the 'E0 - Dark Sky Core' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a strong contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, beneath slightly acid loamy and clayey soils with impeded drainage - can help filter water and regulate water quality.
- Site is relatively flat (c.6m-8m AOD).
- Outside the site, the land slopes down towards the River Arun to the east and up onto the downland in the west.
- No significant watercourses or waterbodies within the Site

Roads & Paths

- Unsurfaced vehicular access from Coombe Crescent in the west.
- Church Lane (to the north) and Houghton Lane (to the south) are both historic routes – Houghton Lane is simple in character with little street furniture and mostly lined by hedgerows; and Church Lane is a narrow, partly sunken lane lined with historic properties with various setbacks, historic walls and vegetation.
- Coombe Crescent to the west is a mid/late-20th century housing estate with pavements/kerbs and grass verges in places.
- To the east and south outside the Site boundary are public footpaths (BUY-754 and BUY-753), and Church Lane is part of the West Sussex Literary Trail promoted walking route.

Settlement & Buildings

- Bury is a small scarp foot village with a predominantly nucleated settlement form shaped by local topography.
- There are no buildings on the Site.
- Immediately west of the Site, Coombe Crescent is a mid/late 20th century housing estate including a range of property styles, mostly two-storey detached/semi-detached properties and short terraces on small/moderate-sized plots; with those immediately adjacent to the site mostly detached and set back from the road behind tall hedges.

- Immediately north of the Site is a group of historic properties including a late medieval/16th century timber framed barn, a 19th century flint and brick barn, and a flint and brick house; some of a number of historic properties along Church Lane, interspersed with large, detached more modern houses.
- Bury retains a strong historic character through this part of the village, despite the interspersed 20th century properties.

Fields

- Field pattern in and around the Site is mostly irregular and small to medium in scale, with some current field boundaries reflecting this historic field pattern
- This is likely to be a combination of 'Amalgamated Fields' and 'Piecemeal Enclosure of Open Strip Fields'
- Site appears to be permanent pasture.
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Relatively little mature vegetation in and immediately around the Site. Some sections of the boundary have short segments of hedgerow, generally associated with adjacent gardens.
- Residential garden to the northeast of the Site is well-tree'd
- Provides a limited amount of green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The Bury Conservation Area includes part of the north of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Bury Conservation Area
- Listed buildings: Smiths, Barn to the South East of Smiths, and Old Timber Barn 15 Metres South West of Smiths all grade 2 listed
- Arun Valley, Watersfield to Arundel Local Wildlife Site

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of listed buildings within the Bury Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; and is of scenic quality, with contribution to the local distinctiveness and sense of place of its landscape context and makes a moderate contribution to ecosystem functions. It also has designated sites/elements of cultural heritage and/or wildlife conservation interest. It is recognised that the Site is of low recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (15 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerable to changes from built

	development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of hedgerows, affecting their contribution in defining and screening the settlement edge of Bury, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution, noting that this Site is within the Dark Sky Core	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where strictly necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Bury, particularly close to or within the Conservation Area	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting and character of the Bury Conservation within and to the north if the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide

	and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Amberley Mount and Houghton Bridge) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland and River Arun floodplain landscapes

Summary & Recommendations

Development of this Site would extend the settlement edge to the southeast of Bury by introducing built development into the open countryside that forms part of the rural context to the village, including part of its Conservation Area. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Bury Conservation Area, by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to avoid encroaching into the Bury Conservation Area
- Strictly minimise influence of lighting associated with new development, with all lighting subject to careful design, and also subject to control measures to reduce unnecessary light pollution and ensure no harm to the quality of dark night skies

Site Information

Site Ref	*CH192*
Site Name	*Bury Manor Farm (Farmyard Conversion)*
Site Size (ha)	1.65
Settlement, District	*Bury, Chichester*
Current Use	Agricultural buildings, hard standing and grass
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 6*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA K2: East Meon to Bury Greensand Terrace LCA G4: Arun Valley Sides

Landscape & Visual Baseline

Site Character

Located on gently sloping land on the southern side of Bury, the Site currently has a number of agricultural structures/buildings, hard standing and scrubby grassland, and has an agricultural character. The Site is mostly separated from the settlement, only adjoining a small part of the Conservation Area in the east. There are two vehicular access points via farm tracks from Bury Road in the east of the Site.

Landscape Character Context

- Fertile and well drained grey loamy soils which have supported a long history of settlement and cultivation.
- A diversity of field patterns and enclosure
- Low density of settlement characterised by small nucleated medieval settlements comprising farmsteads clustered around a church.
- Building materials are typically local 'Malmstone', with red and yellow brick detailing, and clay tile roofs.
- Pasture, chalk grassland and woodland occupy steeper slopes– these are important for biodiversity
- The limited road network ensures the valley sides provide a tranquil, rural setting to the River Arun and its floodplain.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP32: Amberley Mount - The viewpoint is located on the South Downs Way and is a good point from which to experience panoramic views west along the wooded scarp slopes, and north across the Low Weald, including the River Arun and Amberley Wild Brooks. It is noted in the SDILCA as representing views from the Arun to Adur Downs Scarp'*
- *'VP69: Houghton Bridge – This view, from Houghton Bridge (B2139 road bridge) over the River Arun, provides a good view south over along the Arun valley with the Downs in the backdrop. Suggested for inclusion through a response to the public survey.' (No photograph)*

As evidenced by the view photographs in the Study, buildings within the settlement of Bury are visible from viewpoint VP32 including trees and buildings in the vicinity of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment notes that the Arun Valley Sides are tranquil due to the limited road network. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate to low tranquillity (with scores of -10.80 to 7.5 in and around the environs of the Site) which is generally representative of the Site's landscape context on the edge of a small rural settlement.
- Within the 'E0 - Dark Sky Core' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a strong contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- Site slopes down gradually southwest to northeast (c.28m-24m AOD).
- Outside the site, the land slopes up onto the scarp and downland in the southwest
- Pond in the northeast corner of the Site

Roads & Paths

- Vehicular access points from Bury Road in the northeast corner of the Site or southeast corner, from where the track connects to various buildings currently on the Site and to a property beyond the southern Site boundary.
- Bury Road mostly follows a historic route, with some realignments north of the Site, but is wide and modern in character with wide grass verges, kerbs, traffic islands etc.
- West Burton Lane and The Street to the north of the Site also both follow historic routes, with some realignment close to Bury Road, and these are both narrower routes, but have some features creating a more modern character including pavements.

Settlement & Buildings

- Bury is a small scarp foot village with a predominantly nucleated settlement form shaped by local topography.
- There are a number of agricultural buildings/structures on the Site, including modern barn-type buildings/sheds and storage areas of various sizes covering much of the northern part of the Site; and smaller, more traditional-style brick-built barns (including a listed 19th century barn) and ancillary buildings in the south.
- To the immediate south of the Site is a fairly distinctive (2 or 3 storey) brick built, detached property set back from the road behind a thick hedge.
- Across the road to the east of the Site, is the 2 storey, painted brick Squire and Horse 18th century public house and an 18th century, coursed stone, thatched cottage.
- The farmstead is fairly isolated from the rest of the settlement.

Fields

- Field pattern in and around the Site is mostly irregular and small to medium in scale, though the Site itself has only limited areas of scrubby grassland between the buildings.
- Site is likely to be a combination of 'Assarts' and possibly some 'Amalgamated Fields', with current field boundaries reflecting some of the historic field pattern.

- Forms part of the wider green infrastructure network providing some limited support for biodiversity.

Woodland & Trees

- Occasional scattered trees and scrub within the Site, mainly in the south, and a hedgerow boundary with Bury Road.
- Provides a limited amount of green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The Barn at Bury Manor Farm in the southeastern corner of the Site is a grade II listed property, and a very small area of Good Quality Semi-improved Grassland Priority Habitat extends into the southwestern corner of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Good quality semi-improved grassland Priority Habitat
- The Squire and Horse Inn and White Horse Cottage (both grade II) Listed buildings
- Bury Conservation Area

Designated heritage assets within the wider area that may also be relevant to the Site include:

- Setting of listed buildings within the Bury Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has designated sites/elements of cultural heritage and wildlife conservation interest; is of some scenic quality, with contribution to the local distinctiveness and sense of place of its landscape context and makes some contribution to ecosystem functions. It is recognised that the Site is of low recreational value and although it has some distinct, recognisable and consistent elements, these are mostly in poor condition.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (6 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerable to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

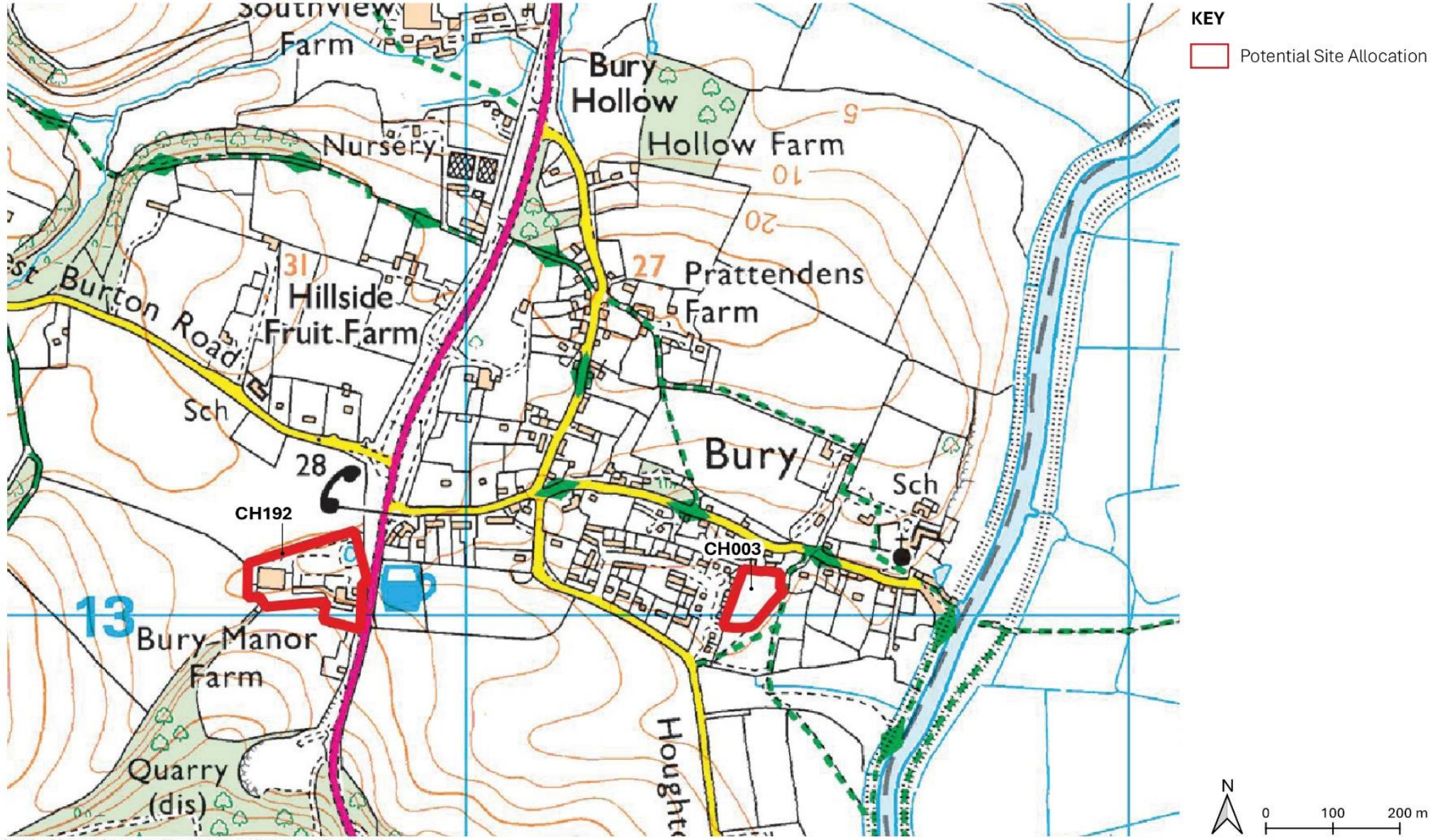
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of hedgerows, affecting their contribution in defining and screening the settlement edge of Bury, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created.
Influence of lighting on dark skies resulting in increased light pollution, noting that this Site is within the Dark Sky Core	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where strictly necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Bury, particularly close to the Conservation Area	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting and character of the Bury Conservation to the east of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Amberley Mount and Houghton Bridge) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland and River Arun floodplain landscapes

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Bury by introducing a new form of built development into the countryside that forms part of its rural context, slightly separate from the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings, particularly the Bury Conservation Area, by using high quality materials in keeping with the local vernacular
- Strictly minimise influence of lighting associated with new development, with all lighting subject to careful design, and also subject to control measures to reduce unnecessary light pollution and ensure no harm to the quality of dark night skies
- Ensure site layout respects the historic assart field pattern



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 5b
BURY
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

COCKING

Site Information

Site Ref	*CH199*
Site Name	*Land east of A286: and north of Mill Lane, Cocking*
Site Size (ha)	10.8
Settlement, District	*Cocking, Chichester District*
Current Use	Agricultural Fields
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 25*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*High Landscape Sensitivity due to the open and extensive visibility of the site and the intrusion into the surrounding rural landscape that development of this site as a whole would result in. The scale of the site as a whole is not in proportion to the settlement size. The southern end of the site is well related to the nucleated settlement pattern of Cocking. The exposed chalk of Mill Hanger adjacent east of the site is a notable visual feature of the site context.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA K2: East Meon to Bury Greensand Terrace LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character
Located on the northeastern side of the village of Cocking, the Site is part of an arable field enclosed on two sides by the settlement and has an agricultural character. The Site is bounded by hedgerows with mature trees and woodland and is open on its northern edge. Cocking has a strong historic character through the Conservation Area to the immediate west and south of the Site, though areas of modern housing estate weaken the distinctive character of the village to some extent. There is an unbound vehicular access track in the northeastern corner of the Site.
Landscape Character Context
• A terrace formed from Upper Greensand, cut by a number of narrow, steep sided valleys formed by small streams that rise from springs at the foot of the chalk escarpment and flow northwards towards the River Rother. • The sandstone geology gives rise to sunken lanes which link the scattered farms and villages. • A diversity of field patterns, with contrast provided between the more open arable fields and enclosure created by the bands of woodland and stream valleys. • Occasional woodlands and a well-developed hedgerow network provide valuable ecological features. • A strong sense of rural tranquillity resulting from the absence of overt human impact and a low density of settlement. • Low density of settlement characterised by small nucleated medieval settlements comprising farmsteads clustered around a church. • Building materials are typically local 'Malmstone', with red and yellow brick detailing, and clay tile roofs. • Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP40: Heyshot Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.'*
- *'VP38: Cocking Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.'*

As evidenced by the view photographs in the Study, buildings within the settlement of Cocking are visible from viewpoint VP40, including trees and woodland in the vicinity of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that there is a strong sense of rural tranquillity on the Greensand Terrace, and that away from the main settlements/transport routes the landscape is relatively tranquil in the Mixed Farmland and Woodland Vales. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate to low relative tranquillity (with scores of 1.06 to -19.61 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement.
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- On the transition between greensand terrace and low-lying clay and sandstone vale, with slightly acid loamy and clayey soils with impeded drainage, transitioning towards slowly permeable seasonally wet soils in the north – some potential to help filter water and regulate water quality.
- Site slopes gently down towards the north (c.61m-48m AOD).
- Outside the site, the land slopes up onto the downland in the south, and down towards a small watercourse in the undulating vale landscape to the north.
- A small watercourse (Costers Brook) along the eastern field boundary of the Site.

Roads & Paths

- Vehicular access into the field parcel along a farm track in the northwestern corner of the Site off the A286
- The A286 is a historic but modernised route, connecting Cocking to Midhurst and to the surrounding countryside, and the short Mill Lane to the south of the Site is also historic, retaining this character, closely lined by historic walls and buildings, and with mature vegetation.
- Roads to the west are varied in character, for example The Croft is more typical of 20th/21st century housing estates, with greater setbacks and grass verges/pavements; whilst Cobden Lane is a narrow historic track.
- No public footpaths within the Site

Settlement & Buildings

- Cocking is a scarp foot village with a predominantly nucleated settlement form shaped by local topography.
- No buildings within the Site
- Site abuts the settlement of Cocking along its western and southern edge. All of the adjoining settlement is designated as a Conservation Area
- Immediately west and south, the character is predominantly historic, with an assortment of mostly two-storey cottages and houses and converted traditional farm buildings.
- Beyond the Conservation Area to the west is a 20th century housing estate, predominantly semi-detached and terraced two-storey properties, on small plots
- Modern development has weakened the distinctive character of the village to some extent

Fields

- Small to medium-scale, mostly regular field pattern in and around the Site, typically more modern 'Amalgamated Fields', with some of the remaining current field boundaries reflecting the historic field pattern.
- Site consists of part of a substantial field parcel, which appears to be under arable cultivation
- Forms part of the wider green infrastructure network providing arable crops, with field margins supporting biodiversity

Woodland & Trees

- Site is bounded to the west by hedgerows with trees.
- To the east is a substantial belt of ancient woodland, connecting to the larger Hoe Copse to the northeast.
- Substantial gardens to the south of the site are also well-tree'd.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Cocking Conservation Area
- Hoe Copse Ancient Woodland and Local Wildlife Site
- Deciduous Woodland Priority Habitat
- Listed buildings within the Cocking Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).

Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (25 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Cocking, and weakening the interconnectivity of habitats between Mill Hanger and Hoe Copse	• Conserve, protect and enhance mature vegetation along the Site's boundaries, especially ancient woodland and priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Cocking, particularly adjacent to the Conservation Area	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Cocking Conservation Area to the south and west of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the

	character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Heyshot Down and Cocking Down) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding wooded/farmland and downland landscapes

Summary & Recommendations

Development of this Site would extend the settlement edge to the northeast of Cocking by introducing built development into the open countryside that forms part of the rural context to the village, particularly its Conservation Area. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site and connect to the wider landscape
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Carefully consider the siting of development within the large field parcel of varying topography, with regards to local and wider landscape views

Site Information

Site Ref	*CH170*
Site Name	*Land west of A286 & North of Bell Lane*
Site Size (ha)	7.98
Settlement, District	*Cocking, Chichester District*
Current Use	Arable field and recreation ground
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 20-25*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Medium/High to High Landscape Sensitivity due to the open and extensive visibility of the site, the poor relationship with the settlement pattern and the intrusion into the surrounding rural landscape that development of this site would result in. The scale of the site is not in proportion to the settlement size and would not sit unobtrusively at the settlement edge. The recreation ground part of the site is an appropriate settlement edge use in that location.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA K2: East Meon to Bury Greensand Terrace LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character
Located on the northwestern side of the village of Cocking, the Site is part of an arable field and recreation ground enclosed on its southeastern and southern sides by the settlement, and has a mixed character, both agricultural and with elements supporting recreation. The Site is bounded on most sides by hedgerows with trees and woodland and is open to the rest of the field parcel on its northern edge. This part of Cocking has some historic character through the elements of the Conservation Area adjoining the Site in the northeast, and in the sunken lane to the south of the Site, though areas of indistinct modern housing weaken the distinctive character of this part of the village to some extent. There is a surfaced vehicular access in the south of the Site.
Landscape Character Context
• A terrace formed from Upper Greensand, cut by a number of narrow, steep sided valleys formed by small streams that rise from springs at the foot of the chalk escarpment and flow northwards towards the River Rother. • The sandstone geology gives rise to sunken lanes which link the scattered farms and villages. • A diversity of field patterns, with contrast provided between the more open arable fields and enclosure created by the bands of woodland and stream valleys. • Occasional woodlands and a well-developed hedgerow network provide valuable ecological features. • A strong sense of rural tranquillity resulting from the absence of overt human impact and a low density of settlement. • Low density of settlement characterised by small nucleated medieval settlements comprising farmsteads clustered around a church. • Building materials are typically local 'Malmstone', with red and yellow brick detailing, and clay tile roofs. • Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP40: Heyshot Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.'*
- *'VP38: Cocking Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.'*
- *'VP71: Midhurst Common – This view, from Sunset Hill on Midhurst Common, provides a good view south towards Bepton Down, Linch Hill and Treyford Hill. Suggested for inclusion through a response to the public survey.'*

As evidenced by the view photographs in the Study, buildings within the settlement of Cocking are visible from viewpoint VP40, including trees and woodland in the vicinity of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that there is a strong sense of rural tranquillity on the Greensand Terrace, and that away from the main settlements and transport routes the landscape is relatively tranquil. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, indicates that the Site is located:

- Within an area of moderate to low relative tranquillity (with scores of 1.06 to -19.61 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement.
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- On the transition between greensand terrace and low-lying clay and sandstone vale, with slightly acid loamy and clayey soils with impeded drainage, transitioning towards slowly permeable seasonally wet soils in the north – some potential to help filter water and regulate water quality
- Site slopes gently down towards the north (c.67m-50m AOD)
- Outside the site, the land slopes up onto the downland in the south, and down towards a small watercourse in the undulating vale landscape to the north.

Roads & Paths

- Vehicular access into the Site from Bell Lane (south of the Site), through the surfaced access drive to the village hall.
- The A286, to the east of the Site, is a historic route, modernised, with kerbs and pavements, although lined in places by mature trees and hedgerows, connecting Cocking to Midhurst and the surrounding countryside.
- Bell Lane is more historic in character, as a sunken, vegetation-lined lane to the south of the Site boundary, more open in places and with driveways (and with greater set-back) as it connects from the Site towards the village.
- A bridge carrying the dismantled railway crosses Bell Lane just beyond the southeastern corner of the Site.

- Side roads off Bell Lane vary in character, such as High Meadow, more typical of 20th/21st century housing estates, with setbacks and grass verges/pavements; whilst the driveway to Longmeadow/The Old Rectory is a very narrow, sunken historic track.
- No public footpaths within the Site

Settlement & Buildings

- Cocking is a scarp foot village with a predominantly nucleated settlement form shaped by local topography.
- Cocking Village Hall in the southwestern corner of the Site is a simple, single storey building with an area of hardstanding for parking
- The Site abuts the settlement of Cocking along its southeastern edge.
- The northernmost part of the adjoining settlement is a Conservation Area
- The adjoining settlement character is varied, with mostly two-storey cottages/houses/converted traditional farm buildings in the Conservation Area; and small, 20th century housing estates, predominantly semi-detached/terraced two-storey properties, on small plots elsewhere.
- Modern development within this part of Cocking has weakened the distinctive character of the village to some extent

Fields

- Small to medium-scale, mostly irregular field pattern in and around the Site, typically more modern 'Amalgamated Fields' with some of the remaining current field boundaries reflecting the historic field pattern.
- Site consists of part of a substantial field parcel, which appears to be under arable cultivation, with a smaller area in the south comprised of the village hall and its hardstanding, and a recreation ground (amenity grassland)
- Forms part of the wider green infrastructure network providing arable crops, with field margins supporting biodiversity, as well as providing recreational functions where there is access to the recreation ground.

Woodland & Trees

- Site is bounded to the west by a disused railway, which is heavily wooded.
- Boundary to the south along Bell Lane includes the well-vegetated bank of a sunken lane with mature trees
- East/southeastern boundaries of the Site are varied, abutting gardens and the A286, and include substantial hedgerows/trees in places.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Cocking Conservation Area
- Deciduous Woodland Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of listed buildings within the Cocking Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality and recreational value, with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (20-25 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

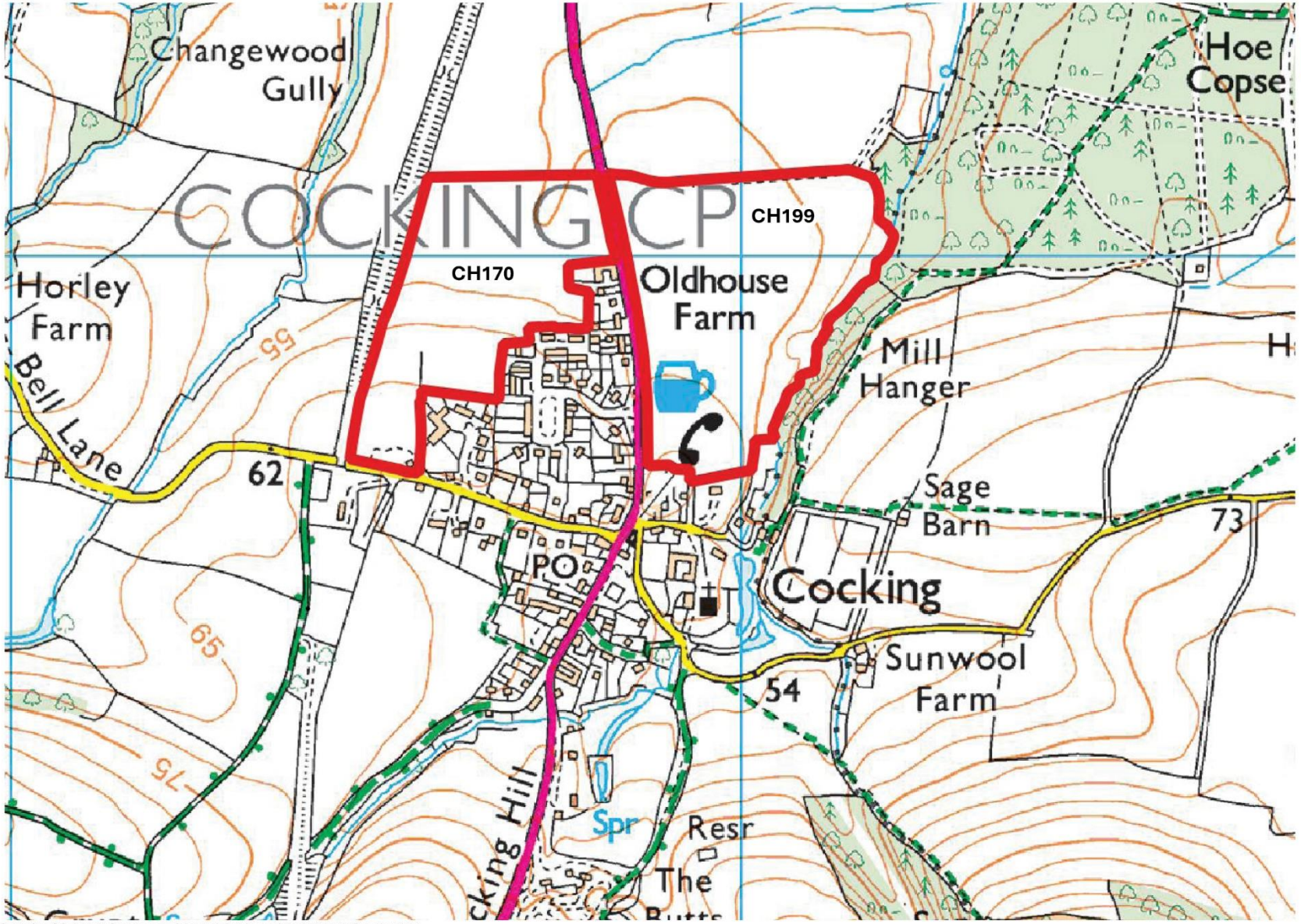
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Cocking, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, including along the old railway, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Cocking, particularly adjacent to the Conservation Area	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge

	• Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Cocking Conservation Area to the east of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Heyshot Down, Cocking Down and Midhurst Common) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland and woodland/farmland landscapes

Summary & Recommendations

Development of this Site would extend the settlement edge to the northwest of Cocking by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site and connect to the wider landscape
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Carefully consider the siting of development within the large field parcel of varying topography, with regards to local and wider landscape views



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 6b
COCKING
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

COOKSBRIDGE

Site Information

Site Ref	*LE090*
Site Name	*Land at Beechwood Lane, Cooksbridge*
Site Size (ha)	1.68
Settlement, District	*Cooksbridge, Lewes District*
Current Use	Agricultural (pasture)
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 30*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Site is assessed as low-medium sensitivity taking into account the proximity to the railway line and the settlement pattern/ landscape relationship being quite modern (20th C).*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	J2: Adur to Ouse Scarp Footslopes

Landscape & Visual Baseline

Site Character

Located on the northwestern side of the village of Cooksbridge (on the edge of the National Park), the Site is part of a pasture field enclosed on its eastern and southern sides by the settlement, and has a generally pastoral character, weakened by the adjacent railway and industrial estate. The Site is bounded on most sides by hedgerows with occasional trees and is open to the rest of the field parcel on its northern edge. Cooksbridge (outside the National Park) is predominantly modern in character, with occasional historic farm buildings contributing to the character of the village to some extent, though its distinctiveness is limited. Unsurfaced access appears to be via Lower Tulleys Wells Farm to the north, outside the Site.

Landscape Character Context

- Complex geology comprising chalk, mudstones and sandstones giving rise to a locally undulating landscape at the foot of the northern scarp of the Adur to Ouse Downs.
- Small irregular fields of pasture on the less productive clay soils, which originated as woodland assarts, represent a largely intact late medieval landscape.
- Hedgerows with mature hedgerow oaks link closely with the woodland, forming a network that is of high biodiversity value and creating a sense of enclosure.
- Streams, arising from springs at the foot of the chalk flow northwards in narrow stream valleys, some enshrouded in woodland.
- Panoramic views from adjacent scarp and downs reveal a balanced woodland and farmland mosaic.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP13: Blackcap – Located within a National Trust property just west of the town of Lewes, this is a natural observation point from where there are good views over The Weald to the north and across the dip-slope to the coast. This viewpoint is also noted in the literature about the South Downs Way.'*
- *'VP22: Ditchling Beacon - This fort provides a natural vantage point, within National Trust land, from where there are views north over the Low Weald. The South Downs Way*

passes through this viewpoint (which is noted in the literature about the trail) and the views north from the scarp south of Ditchling are also referred to in the online information about the Sussex Border Path.'

As evidenced by the view photographs in the Study, Cooksbridge (and thus the Site) are not possible to identify from VP22 due to intervening distance.

There are potential views of the Site from the public footpath HAM/9/1 along the railway within the north of the Site, and potential glimpsed views from footpath HAM/10/1 to the south of Beechwood Road.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the sense of tranquillity is eroded in localised areas by roads and railways which tend to follow the scarp foot. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores of -23.38 to -14.26 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of settlement (and on the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape for are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Mudstone bedrock and sedimentary deposits, beneath slowly permeable seasonally wet loamy and clayey soils - can help to filter water and regulate water quality.
- Site is relatively flat, sloping very gently towards the settlement at Cooksbridge in the north and east.
- No notable water features within or immediately adjacent to the Site.
- Small watercourse to the north of Cooksbridge and west at Lower Tulleys Wells Farm, near which is also a large pond.

Roads & Paths

- No current vehicular access into the Site from Beechwood Lane, unsurfaced access into an adjacent field appears to be via Lower Tulleys Wells Farm to the north, outside the Site.
- Beechwood Lane, beyond the west boundary of the Site is a historic, narrow lane, connecting the A275 in the east to Allington Lane, with mature trees and hedgerows contributing to its character.
- Pavement along the north side of the lane contributes to a slightly less coherent rural character.
- Public rights of way include footpath HAM/9/1 along the railway within the north of the Site and HAM/10/1 to the south of Beechwood Road
- Railway to the immediate north of the Site

Settlement & Buildings

- Cooksbridge is a small village (mostly outside the National Park) with a predominantly nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site

- Surrounding area of Cooksbridge, which is mostly outside the National Park, comprises 20th century residential properties, predominantly detached or semi-detached and 2-storey, on moderate to large plots
- North of the railway is the station/car park, and a small industrial estate, along with a short, 2 storey terrace of 21st century housing.
- 21st Century 'village hall' building to the west, beyond Beechwood Road (with associated parking, outside hard surfaced games area, and playing pitches)
- This part of Cooksbridge is predominantly modern in character, with occasional remnant historic flint and brick buildings with clay tiles, contributing to the character of the village to some extent

Fields

- Relatively small to medium-scale, fairly regular field pattern in and around the Site, likely to be 'Planned Fields', potentially 16th Century to 18th Century in origin; with some of the current field boundaries reflecting this historic field pattern.
- Site is part of a permanent pasture field extending to the northwest, and has a pastoral character, though this is limited by the railway and industrial estate context
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Beyond Beechwood Lane to the south is a block of deciduous woodland
- Site is bounded by mature hedgerows with occasional hedgerow trees along the railway, to the east (where there are well-tree'd residential gardens) and the south along Beechwood Lane.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:

- Listed building (Grade II) – Flint Cottage, Malthouse Cottage and Bouverie Cottage, Early 19th Century Cottages
- Listed building (Grade II) – The Malthouse, 18th Century malthouse

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it lacks a distinct, recognisable and consistent pattern of elements; is of limited scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape context and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest. It is recognised that the Site has some limited recreational value, and provides some contribution to ecosystem functions.

Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (30 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate/limited vulnerability to changes from built development, and is likely to experience some limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature hedgerows, affecting their contribution in defining and screening the settlement edge of Cooksbridge, and weakening the interconnectivity of habitats	• Enhance mature vegetation within the Site and along its boundaries, to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its landscape context along the settlement edge of Cooksbridge	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the existing settlement • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local

	vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Black Cap and Ditchling Beacon) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the west of Cooksbridge by introducing built development into the open countryside that forms part of the rural context to the village and would extend the settlement into the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular from within the National Park



KEY

Potential Site Allocation

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 7b
COOKSBRIDGE
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

DITCHLING

Site Information

Site Ref	*LE148*
Site Name	*Land rear of 71: East End Lane, Ditchling*
Site Size (ha)	0.31
Settlement, District	*Ditchling, Lewes*
Current Use	Garden, outbuildings / stables and paddocks
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 5*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Low landscape sensitivity due to modern subdivision of site to include residential curtilage and enclosed nature with limited views in or out of the site.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA J2: Adur to Ouse Scarp Footslopes

Landscape & Visual Baseline

Site Character

Located on the northeastern side of Ditchling, the Site is a garden/paddock enclosed on much of three sides by the settlement and has a residential/partly pastoral character. The Site is bounded by hedgerows with trees. This part of Ditchling has a strong historic character, particularly through the Conservation Area which encroaches into the south of the Site. There is a surfaced vehicular access to the south of the Site.

Landscape Character Context

- Complex geology comprising chalk, mudstones and sandstones giving rise to a locally undulating landscape at the foot of the northern scarp of the Adur to Ouse Downs.
- Hedgerows with mature hedgerow oaks link closely with the woodland, forming a network that is of high biodiversity value as well as creating a sense of enclosure.
- Secondary row of settlements located on the sandstone outcrops further north e.g. Ditchling.
- A well-developed network of rights of way, and Stoneywish Country Park on the edge of Ditchling, provide opportunities for countryside access.
- A consistent palette of building materials (a mixture of flint, brick, rendering and half-timber, with clay tile roofs) provides unity across the area.
- Visually dominated by the steep chalk scarp to the south, which forms a backdrop to views.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP22: Ditchling Beacon – This fort provides a natural vantage point, within National Trust land, from where there are views north over the Low Weald. The South Downs Way passes through this viewpoint (which is noted in the literature about the trail) and the views north from the scarp south of Ditchling are also referred to in the online information about the Sussex Border Path.'*

As evidenced by the view photograph in the Study, buildings within the settlement of Ditchling are visible from viewpoint VP22, possibly including trees and woodland in the vicinity of the Site.

There are potential views of the Site from the public footpath (DIT/33/6) to the east of the Site.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low to moderate tranquillity (with scores of -19.12 to 15.67 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement in a more rural area of the South Downs.
- Within the 'E1a - Intrinsic Rural Darkness' and 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils- can help filter water and regulate water quality.
- Site is relatively flat (c.61-63m AOD).
- Outside the site, the land is generally gently undulating, eventually sloping up onto the downland to the south of Ditchling village.
- There are no watercourses or waterbodies within the Site, but there are a series of lakes/ponds at Stoneywish Country Park, a short distance to the north of the Site.

Roads & Paths

- Surfaced vehicular access into the Site through a gate off East End Lane into an area of hardstanding used currently for residential parking
- East End Lane (to the south) is a narrow historic road within Ditchling with historic properties set close to the route, and the western end of Farm Lane/the footpath along the eastern Site boundary are also narrow, historic access tracks with some enclosing vegetation.
- Public footpath (DIT/33/6) runs just beyond the eastern Site boundary, and Farm Lane (to the south) is also a public footpath (DIT/38/2).

Settlement & Buildings

- Ditchling is a scarp foot village with a nucleated settlement form shaped by local topography.
- There are no substantial buildings within the Site, with a possible stables/field shelter/structure in the middle of the Site, and a swimming pool.
- The southern half of the Site is surrounded by the settlement of Ditchling.
- Adjacent properties are mostly historic and within the Ditchling Conservation Area, including a mix of styles and local building materials from the medieval period onwards. The southern half of the Site is within the Conservation Area.
- Some properties on the north side of Farm Lane, and those beyond the northern boundary of the Conservation Area (west of the Site) are 20th century residential, frequently fairly substantial detached properties on moderate to large plots.
- Despite the 20th century development, this part of Ditchling retains a fairly strong, cohesive historic character.

Fields

- The Site is mostly encompassed within the settlement, and is currently gardens/paddocks

Woodland & Trees

- Site is physically bounded on most sides by hedgerows, with some trees.
- Some of the surrounding gardens are also well-tree'd.
- A short distance to the north of the Site, the Stoneywish Nature Reserve includes areas of woodland
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The Ditchling Conservation Area boundary includes the southern half of the Site.

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of listed buildings including Walnut Tree Cottage and Pardons, both grade II
- The setting of listed buildings within the Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality and recreational value. It makes some contribution to the local distinctiveness and sense of place of its landscape context; and makes some contribution to ecosystem functions. It is recognised that the Site also has some designated sites/elements of cultural heritage/conservation interest within the Site boundary, and in its immediate context.
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (5 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Ditchling, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially mature trees and hedgerows, which should be retained within adequate open spaces to aid integration

	• Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Ditchling, particularly in relation to the Conservation Area	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the Ditchling Conservation Area within and to the south of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Ditchling Beacon) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors

amenity of residents within the environs of the Site	• Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would increase the density of the settlement edge on the northeast of Ditchling by introducing built development into an area that forms part of gardens in the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to limit as far as possible encroachment into the Ditchling Conservation Area



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 8b
DITCHLING
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

EASEBOURNE

Site Information

Site Ref	*CH206*
Site Name	*Land west of Budgenor Lodge, Easebourne*
Site Size (ha)	2.37
Settlement, District	*Easebourne, Chichester*
Current Use	Agriculture
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 20*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has Moderate to High Landscape Sensitivity owing to its elevated position above the Rother Valley and location adjacent to listed Budgenor Lodge.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character

Located on gently sloping land on the northwestern side of Easebourne, the Site is part of an arable field enclosed on two sides by the settlement and has an agricultural and rural character. The Site is physically bounded on three sides by gappy hedgerows with some trees. There is a distinctive historic building to the immediate east of the Site boundary, which in combination with roads of some historic character lends a moderately distinctive townscape character to the area around the Site. There is currently no surfaced vehicular access to the Site.

Landscape Character Context

- Gently undulating sandstone valley containing the course of the River Rother which flows east-west along a narrow floodplain, with historic stone crossing points.
- Well-drained, easily eroded sandy soils support arable farmland, a landscape divided into large scale geometric fields bounded by broken and gappy hedgerows.
- The large open arable fields, denuded hedgerow boundaries and lack of woodland create an open character with long views. Standard oaks and mature ash are key ecological features in this predominantly arable landscape.
- Eroded sunken lanes are bordered by hedgerows.
- Occasional woodland blocks (including some ancient woodland remnants) on the valley side are key ecological features.
- Characteristic building materials of sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- The valley forms a convenient corridor for the A272.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP63: Heyshott Down Foot – This view illustrates the scarp as seen from the New Lipchiss Way between the village of Heyshott and the foot of the scarp – this is also*

representative of many views gained from 'underhill lanes' along the bottom of the chalk scarp.'

As evidenced by the view photograph in the Study for viewpoint VP63, whilst the Site is theoretically visible, intervening vegetation makes views of Easebourne or the Site very unlikely.

There are potential views of the Site from the public footpath (EAS-1122-1) to the southwest of the Site.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low to moderate tranquillity (with scores of -4.67 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement in a moderately rural area of the South Downs.
- Within the 'E1a - 2km Buffer Zone 'Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site slopes gently down northwest to southeast (c.54-49m AOD).
- Outside the site, the land is generally undulating, eventually sloping up onto the greensand hills to the north, and down to the River Rother in the south.
- No substantial watercourses or waterbodies within the Site.

Roads & Paths

- Unsurfaced vehicular access into the Site appears to be via adjacent fields/Buddington Lane
- Buddington Lane (to the west) and Dodsley Lane (to the east) are both historic routes with character reflective of that, including mature vegetation and a partly sunken character, with stone retaining walls in places, though Buddington Lane has some more modern features.
- To the southeast, Hazelwood Close is a 20th century housing estate, with pavements, wide setbacks and amenity grass verges, and to the south, Upperfield is a mid-20th century private residential road.
- Public footpath (EAS-1122-1) passes a short distance from the southwest corner of the Site.

Settlement & Buildings

- Easebourne is a riverside village with a nucleated settlement form shaped by local topography.
- There are no buildings within the Site
- South and southeast are 20th century housing, to the south these are mostly substantial detached properties on moderate-sized plots, whilst to the southeast these are more mixed in form, with some semi-detached properties and short terraces in a range of styles, generally on small plots.

- East is the historic and distinctive Budgenor Lodge, originally the Midhurst Union workhouse (19th century), a large, 3 storey stone building with brick detailing with a number of associated outbuildings/ancillary buildings.
- Further to the west, across the fields is a complex of modern agricultural buildings and a 17th century stone built farmhouse.

Fields

- Relatively small to medium-scale, regular field pattern in and around the Site, likely to be 'Piecemeal Enclosure of Open Strip Fields', potentially medieval in origin; with some of the current field boundaries reflecting this historic field pattern.
- Site consists of part of one field, which appears to have been under arable cultivation in recent years
- Forms part of the wider green infrastructure network providing arable crops, with field margins supporting biodiversity

Woodland & Trees

- Site is bounded on the west, south and east sides by gappy hedgerows, with some trees.
- Some of the surrounding gardens/grounds and roads are also fairly well-tree'd.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Listed buildings of Budgenor Lodge, and the Storehouse at Budgenor Lodge, both grade II

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Buddington Farmhouse grade II listed building

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate (to poorer) condition; and is of some scenic quality. It makes some contribution to the local distinctiveness and sense of place of its landscape context; and makes some contribution to ecosystem functions. It is recognised that the Site is of limited recreational value and has no designated sites/elements of cultural heritage/conservation interest within the Site boundary (though there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (20 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Easebourne, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially mature trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Easebourne	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of adjacent historic listed buildings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Heyshott Down Foot) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding valley landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the northwest of Easebourne by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to limit as far as possible impacts on the setting of adjacent listed buildings

Site Information

Site Ref	*CH147*
Site Name	*Midhurst Community Hospital and 1-2 Rotherfield Mews, Easebourne*
Site Size (ha)	1.4
Settlement, District	*Easebourne, Chichester*
Current Use	*Community Hospital/Medical Centre, parking and grounds*
Use(s) Considered (including quantum)	*Care home units (C2)/Retirement units (C3)* *Number of dwellings: 120* *OR* *Housing (Class C3)* *Number of dwellings: 35*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character

Located on the southwestern edge of the village of Easebourne, close to Midhurst. The Site comprises the buildings and grounds of a community hospital and medical centre, including areas of parking, amenity space and woodland. The Site is bounded by substantial belts of trees. The adjacent townscape character is fairly consistent, with a pattern of brick properties, and one of the properties on the Site demonstrates some limited historic character. There is a surfaced vehicular access into the south of the Site.

Landscape Character Context

- Gently undulating sandstone valley containing the course of the River Rother which flows east-west along a narrow floodplain, with historic stone crossing points.
- Well-drained, easily eroded sandy soils support arable farmland, a landscape divided into large scale geometric fields bounded by broken and gappy hedgerows.
- The large open arable fields, denuded hedgerow boundaries and lack of woodland create an open character with long views. Standard oaks and mature ash are key ecological features in this predominantly arable landscape.
- Eroded sunken lanes are bordered by hedgerows.
- Occasional woodland blocks (including some ancient woodland remnants) on the valley side are key ecological features.
- Characteristic building materials of sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- The valley forms a convenient corridor for the A272.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP63: Heyshott Down Foot – This view illustrates the scarp as seen from the New Lipchiss Way between the village of Heyshott and the foot of the scarp – this is also representative of many views gained from 'underhill lanes' along the bottom of the chalk scarp.'*

As evidenced by the view photograph in the Study for viewpoint VP63, whilst the Site is theoretically visible, intervening vegetation makes views of Easebourne or the Site very unlikely.

There are potential views of the Site from the public footpath (MID/P27/1) to the west of the Site.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low to moderate tranquillity (with scores of -11.67in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement in a moderately rural area of the South Downs.
- Within the 'E1a - 2km Buffer Zone 'Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone and mudstone bedrock, beneath freely draining slightly acid loamy soils- can help filter water and regulate water quality.
- Site slopes very gently down towards the southwest (c.27-22m AOD).
- Outside the site, the land falls to the River Rother in the west/south.
- There are no significant watercourses or waterbodies within the Site.

Roads & Paths

- Surfaced vehicular access into the Site via the existing driveway to the Community Hospital, off the A286/Dodsley Lane; this route is narrow and enclosed by trees, with speed humps in place, and was a historic access road to Rotherfield House.
- The A286/Dodsley Lane (to the east) is a historic route, with character reflective of that to some degree, with mature vegetation and a partly sunken character, with stone retaining walls in places; it has some modern features such as a segregated raised pavement and is fairly wide.
- Further to the east are (likely) 19th century residential roads, with pavements and on-street parking (eg. Lutener Road).
- Public footpath (MID/P27/1) passes to the west of the Site on the other side of the river, also part of the New Lipchis Way promoted route.

Settlement & Buildings

- Easebourne is a riverside village with a nucleated settlement form shaped by local topography.
- The Site includes a substantial Community Hospital building in the north, and part of a smaller 20th century Medical Centre (The 'Redwood Suite') in the south. The Community Hospital building appears to include parts of the original Rotherfield House (stone façade), with extensive modern expansion.
- Immediately beyond the Site boundary to the southwest is the 20th century, single storey, brick built, Riverbank Medical Centre
- Immediately east, between the Site and the A286 is a smaller, likely detached property.

- Adjacent properties to the east are a mix of 19th and 20th century housing, with 19th century brick terraces (very small plots) and occasional detached/semi-detached properties, and 20th century detached/semi-detached properties, on small to moderate-sized plots.
- Most adjacent properties are brick built and of styles that create a fairly coherent residential character in this part of Easebourne.
- Further to the southwest, beyond the river, is the substantial academic campus of buildings and sports pitches/grounds/parking for Midhurst Rother College, the main building is a 3 storey, red brick and glass, purpose built educational facility.

Fields
- The areas of the Site that are not buildings/hardstanding are currently hospital grounds/amenity greenspaces.
- Forms part of the wider green infrastructure network providing some limited support for biodiversity

Woodland & Trees
- Site is bounded on most sides by substantial blocks and belts of trees.
- Immediately west and south are areas of woodland associated with the River Rother corridor, and to the east there is a further belt of woodland adjacent to Dodsley Lane.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

There is a small area of Deciduous Woodland Priority Habitat in the west of the Site.

Designations immediately adjacent to the boundaries of the Site include:
- Deciduous Woodland Priority Habitat
- Midhurst Conservation Area

Designated heritage assets within the wider area that may also be relevant to the Site include:
- Listed building, Vansell's Cottage, grade II
- The setting of Cowdray House Registered Historic Park and Garden, grade II*

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in good condition; is of some scenic quality and makes some contribution to the local distinctiveness and sense of place of its landscape context; and makes some contribution to ecosystem functions. The Site also has designated elements of wildlife conservation interest (and some of cultural heritage in its immediate context). It is recognised that the Site is of limited recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Care home units (C2)/Retirement units (C3) or Housing (Class C3) use and quantum of development (120 care home/retirement units or 35 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some

	negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Easebourne, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat and mature trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Easebourne, particularly in relation to the Conservation Area (Midhurst)	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the Midhurst Conservation Area to the south of the Site, and other nearby heritage assets • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable)

	• Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Heyshott Down Foot) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would change the character of the settlement edge to the southwest of Easebourne by changing the use and introducing a new form of built character into the current community hospital Site. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to limit as far as possible impacts on the setting of the adjacent Conservation Area and heritage assets

Site Information

Site Ref	*CH203*
Site Name	*Land at former Easebourne School, Easebourne*
Site Size (ha)	0.71
Settlement, District	*Easebourne, Chichester*
Current Use	Former Playing Fields
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 8-10*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has moderate sensitivity. The site is located adjacent to the former primary school and to the rear of existing properties on Easebourne Street. The site is well related to these existing developments.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character

Located on the northeastern edge of the village of Easebourne, the Site is the playing fields of the old school. The Site is bounded on three sides by trees. There are distinctive historic buildings to the immediate south of the Site boundary, and the Site is adjacent to the Conservation Area. The Site is also adjacent to an area of very recent residential development (Housing allocation SD68, Former Easebourne School). There is currently no apparent surfaced vehicular access to the Site, assumed likely to be through the new development.

Landscape Character Context

- Gently undulating sandstone valley containing the course of the River Rother which flows east-west along a narrow floodplain, with historic stone crossing points.
- Well-drained, easily eroded sandy soils support arable farmland, a landscape divided into large scale geometric fields bounded by broken and gappy hedgerows.
- The large open arable fields, denuded hedgerow boundaries and lack of woodland create an open character with long views. Standard oaks and mature ash are key ecological features in this predominantly arable landscape.
- Eroded sunken lanes are bordered by hedgerows.
- Characteristic building materials of sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- The valley forms a convenient corridor for the A272.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP71: Midhurst Common – This view, from Sunset Hill on Midhurst Common, provides a good view south towards Bepton Down, Linch Hill and Treyford Hill. Suggested for inclusion through a response to the public survey.' (No photograph)*

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -37.98 in and around the environs of the Site) which is generally representative of the Site's wider landscape

context on the edge of a moderate-sized settlement close to some major roads in the South Downs.
- Within the 'E1a - Intrinsic Rural Darkness' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site slopes gently down north to south (c.50-44m AOD).
- Outside the site, the land slopes up onto the greensand hills to the north, and gently down towards the road in the south.
- There are no substantial watercourses or waterbodies within the Site.

Roads & Paths

- Vehicular access into the Site unclear, possibly through adjacent new development to the west.
- Easebourne Street to the south of the Site is a fairly narrow historic lane. It is slightly sunken in character, with vegetation along both sides for much of its length near the Site, and some more modern features such as kerbstones in places.
- Property access routes to the east along Easebourne Street are frequently narrow, farm-style accesses that have been upgraded to surfaced driveways.
- To the west, the very recent development on the remainder of the old school Site has wider access, typical of this type.

Settlement & Buildings

- Easebourne is a riverside village with a nucleated settlement form shaped by local topography.
- The western edge of the Site appears to overlap slightly with the new development, but otherwise there are no substantial building within the Site
- To the west is a very recent 21st century development on the old school site.
- Easebourne Street incorporates a mix of modern and historic development, recognised by the Conservation Area designation. The pattern of these is varied, with short terraces (such as immediately south of the Site), detached/semi-detached properties.
- Historic properties close to the Site include the mid-19th century school and adjacent Schoolmasters House, both of sandstone, an early 19th century stuccoed two-storey house, and a 17th/18th century two storey house.
- This part of the village generally has a historic and distinctive character, despite the new development.

Fields

- Site consists of disused school playing fields.
- Forms part of the wider green infrastructure network with field margins supporting biodiversity

Woodland & Trees

- Site is bounded on its northwestern side by a number of mature trees, and by a smaller number on the northeastern edge.
- There is a small block of trees and scrub in the southern part of the Site.

• Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site. Designations immediately adjacent to the boundaries of the Site include: • Easebourne Conservation Area • Easebourne Parochial First School and The Schoolmaster's House Adjoining the School on the South, Listed Buildings, both grade II Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of Listed Buildings within the Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; and is of some scenic quality. It makes some contribution to the local distinctiveness and sense of place of its landscape context; and makes some contribution to ecosystem functions. It is recognised that the Site is of limited recreational value and has no designated sites/elements of cultural heritage/conservation interest within the Site boundary (though there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (8-10 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

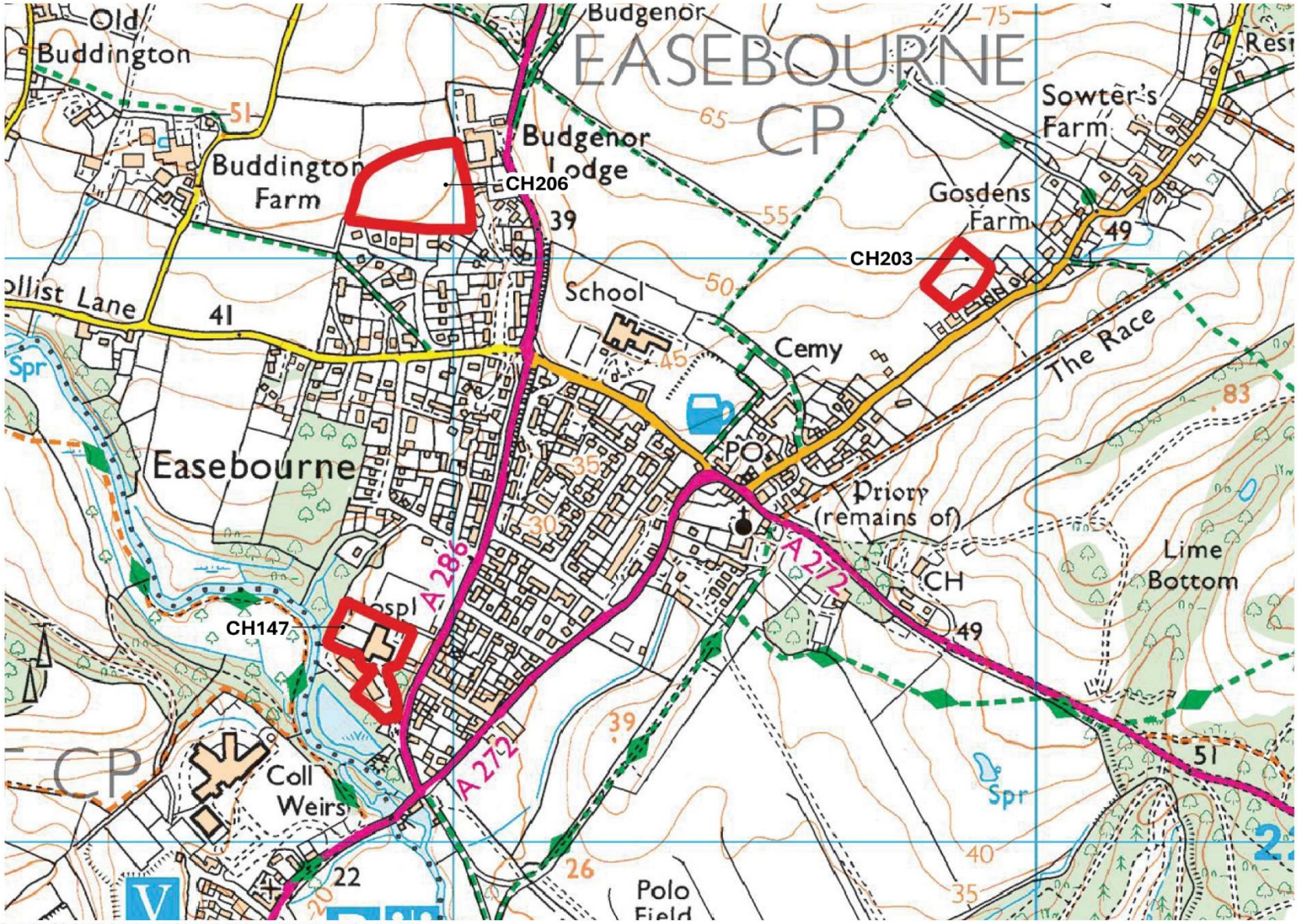
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Easebourne, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially mature trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities

Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Easebourne	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Easebourne Conservation Area and adjacent historic listed buildings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Midhurst Common) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding valley landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the northeast of Easebourne by introducing built development into an area of greenspace that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to limit as far as possible impacts on the setting of the adjacent Conservation Area and listed buildings



KEY

Potential Site Allocation

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 9b
EASEBOURNE
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

EAST MEON

Site Information

Site Ref	*EA246*
Site Name	*Land east of Anvil Close*
Site Size (ha)	1.56
Settlement, District	*East Meon, East Hampshire*
Current Use	Agricultural (pasture)
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 15*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA E3: Meon Valley (E3b: Valley Sides)

Landscape & Visual Baseline

Site Character

Located on the southeastern side of East Meon, the Site is a pasture field enclosed on two sides by the settlement and has a pastoral character. The Site is bounded by hedgerows with trees and occasional fencing. This part of East Meon has a strong historic character through the Conservation Area to the immediate north of the Site, with modern development elsewhere in the village weakening its distinctive character to some degree where it occurs. There is an unsurfaced vehicular access to the west of the Site.

Landscape Character Context

- Broad, branching valley carved from the chalk downs and indented by dry valleys and coombes to produce smoothly rounded valley sides.
- On the valley sides, shallow well drained, calcareous silty soils support intensive arable cultivation on shallower slopes and pasture, calcareous grassland, scrub and woodland on steeper slopes.
- Nucleated villages of medieval origin, each with a distinctive church tower of spire and the river flowing alongside the village street.
- Extensive blocks of early enclosure survive throughout the valley indicating survival of late medieval landscape.
- The upper reaches of the Meon valley, which lack visibility of main settlements, enjoy the darkest skies and have a strong sense of remoteness.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP73: Small Down – This view, from Small Down, provides wide panoramas to the Isle of Wight and the Solent, over to Winchester and beyond, East to Blackdown over the Weald and north to the Hangers. The upper Meon Valley and Butser Hill are in the foreground to the East. Suggested for inclusion through a response to the public survey.' (*No view photograph)

There are potential views of the Site from the public footpath (073/9/1) in the south of the Site.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively moderate tranquillity (with scores of 4.98 to 6.95 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement in a more rural area of the South Downs.
- Within the 'E0 - Dark Sky Core' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a strong contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- Site is relatively flat, sloping gently towards the north (c.110m-115m AOD).
- Outside the site, the land slopes down to the River Meon and then up onto downland in the north, and up onto the downland in the south.
- There are no watercourses within the Site.

Roads & Paths

- Unsurfaced vehicular access into the Site through a gate off Anvil Close in the east
- Clanfield Road/High Street (to the east) is a partly sunken, narrow historic route, connecting East Meon to the surrounding countryside, and has historic features such as enclosing walls, and with historic properties set close to the route in places.
- Temple Lane, slightly to the west of the Site is also a historic route with similar features.
- Anvil Close, whilst fairly narrow, is a 20th century road, and has some degree of setback, and kerbstones/verges/brick surfacing, creating a modern character.
- Public footpath (073/9/1) runs along the southern Site boundary.

Settlement & Buildings

- East Meon is a small riverside, downland village with a nucleated settlement form shaped by local topography.
- Site is surrounded on the west and north by the settlement of East Meon, with some scattered settlement to the east/southeast.
- No buildings within the Site
- To the north, the character is historic, with a 12th century church and an assortment of 18th and 19th century two-storey cottages and houses, as well as a 14th century courthouse.
- To the west mostly comprises 20thcentury residential properties, predominantly detached/semi-detached with short terraces and single/2-storey, on small plots
- Modern development within this part of East Meon has weakened the distinctive character of the village to some degree, although the historic core of the village remains intact and distinctive
- Public footpath 073/9/1 cuts across the southern edge of the Site

Fields

- Relatively small-scale, mostly irregular field pattern in and around the Site, likely to be of ancient form, 'Unplanned Fields'; with some of the remaining current field boundaries reflecting this historic field pattern.
- Site consists of a single field which appears to be permanent pasture

- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded on the west, north and eastern sides by gappy hedgerows with trees.
- Southern boundary is more varied, with stretches of exposed fencing, and occasional stretches of hedgerow/trees
- Some surrounding gardens are also well-tree'd, particularly to the north.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The East Meon Conservation Area boundary encroaches slightly into the northeastern side of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- East Meon Conservation Area
- The Temple Brow Cottages and Forge Cottage (both grade II) listed buildings

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of listed buildings within the East Meon Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality and recreational value. with high contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It also has designated sites/elements of cultural heritage/conservation interest slightly within the Site boundary, and in its immediate context.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (15 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to high vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

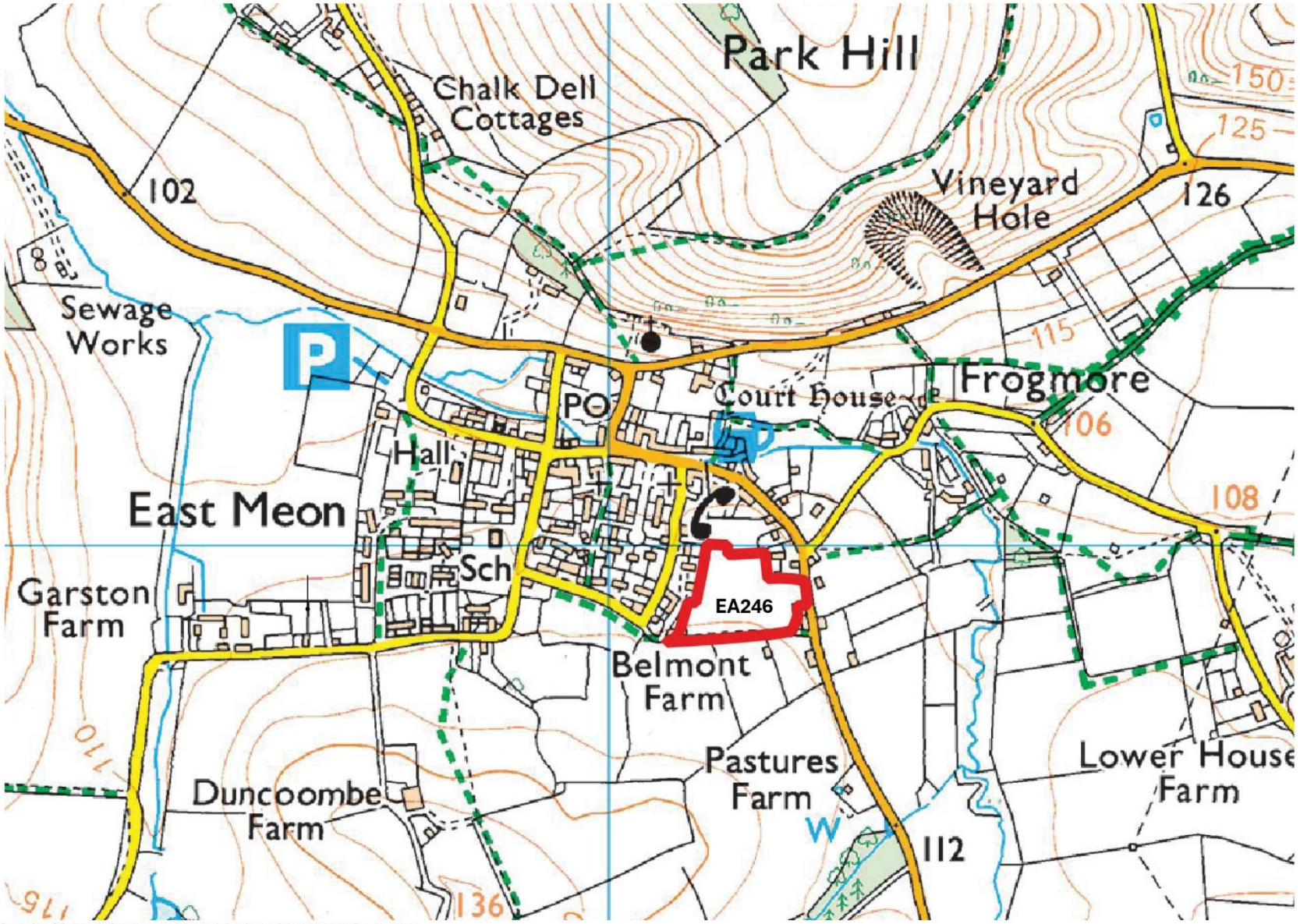
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of East Meon, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially mature trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution, noting that this Site is within the Dark Sky Core	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where strictly necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of East Meon	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing historic settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the East Meon Conservation Area to the north of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Small Down) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the southeast of East Meon by introducing built development into the open countryside that forms part of the rural context to the village and would add development within the Dark Sky Core of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Strictly minimise influence of lighting associated with new development, with all lighting subject to careful design, and also subject to control measures to reduce unnecessary light pollution and ensure no harm to the quality of dark night skies



KEY

Potential Site Allocation

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 10b
EAST MEON
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

FERNHURST

Site Information

Site Ref	*CH026*
Site Name	*Land at Hawksfold, Fernhurst*
Site Size (ha)	1.08
Settlement, District	*Fernhurst, Chichester District*
Current Use	Agriculture
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 6-8*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*High Sensitivity-High Landscape Sensitivity due to historic assart fieldscape qualities and adjacent ancient woodland. Enclosed and with limited views.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA P1: Milland Basin Low Weald

Landscape & Visual Baseline

Site Character

Located on the southwestern edge of Fernhurst, the Site is part of a pasture field enclosed on three sides by the settlement and has a pastoral character. The field parcel is likely to be a historic assart. The Site is bounded by woodland and hedgerows with trees on three sides, and open to the remainder of the field parcel on the southwestern side. Modern development in this part of Fernhurst has weakened the distinctive character of the village to some extent, though there is some consistency in character and materials. There is a surfaced vehicular access to the west of the Site along Hawksfold Lane East.

Landscape Character Context

- Lowland clay vale enclosed by the steep slopes of the Greensand Hills.
- Cut by a number of streams which have carved narrow valleys into the Weald clay
- An organic mosaic of predominantly pasture fields interspersed with woodland and shaws, much of which is ancient and of ecological importance.
- Small to medium sized irregular fields defined by intact dense hedgerows and sinuous woodland edges.
- Mature hedgerow oaks are a feature within hedgerows and also as specimen trees (remnant field boundaries) within pasture.
- Fernhurst is mostly post-1800 in date and illustrates a pattern of modern infill around an original dispersed medieval core.
- Where woodland permits, the Greensand Hills provide a prominent, dark backdrop in views.
- A deeply rural, tranquil landscape with an essentially medieval pattern.

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

There are potential views of the Site from the public footpath along Hawksfold Lane East (FER-1263).

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the Milland Basin Low Weald is a deeply rural, tranquil landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate to low relative tranquillity (with scores of 4.54 to -15.71 in and around the environs of the Site) which is generally representative of the Site's landscape context on the edge of a small settlement.
- Within the 'E1a - 2km Buffer Zone' and 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone, mudstone and clay bedrock, beneath slowly permeable seasonally wet, slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality to some degree.
- Site is relatively flat, sloping gently from the northwestern edge of the Site towards the south (c.86m-79m AOD).
- Outside the site, the land slopes up onto the Greensand Hills in the north, and down towards the River Lod in the south.
- No watercourses within the Site, and there is a small drainage ditch c. 30m beyond the southeastern corner of the Site.

Roads & Paths

- Access to the Site is via Hawksfold Lane East, a hard surfaced lane track included partly within the Site boundary (in the northeast corner of the Site).
- Hawksfold Lane East is a historic access route, connecting to Hawksfold Farm in the southeast, and is narrow and generally enclosed by hedgerows.
- Vann Road (to the north) which is also historic, is one of the main roads in the village connecting Fernhurst to the surrounding countryside, and has more modern features, such as kerbs, verges and street lighting, with a mix of property set-backs, 20th century properties generally set back from the road, with historic properties often closer to the road.
- Adjacent roads vary, with some more typical of 20th/21st century housing estates: greater setbacks and grass verges/pavements in places (eg. The Leys), and with some demonstrating a more historic character (eg. Hawksfold Lane West)
- Hawksfold Lane East is a public footpath (FER-1263)

Settlement & Buildings

- Fernhurst is a village in the low weald with a nucleated settlement form shaped by local topography.
- No buildings within the Site
- The Site is surrounded on the north, east and southeast by the settlement of Fernhurst
- Surrounding settlement comprises 20th century residential properties, predominantly detached/semi-detached with occasional short terraces and single or 2-storey, on small to medium sized plots
- Limited pockets of historic character, such as the listed building to the north of the Site (Hawksfold, a 19th century house) off Hawksfold Lane East
- A range of modern development now makes up much of the character of Fernhurst, generally weaking the distinctive character of the village

Fields

- Relatively small-scale, irregular field pattern in and around the Site, likely to be historic 'Assarts', with some of the remaining current field boundaries reflecting the historic field pattern.
- Site consists of part of a single field, which appear to be permanent pasture/grassland
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded on three sides by belts of woodland, or hedgerows with trees
- Some surrounding gardens, particularly to the northwest and southeast are also well-tree'd, and some of the blocks of woodland a short distance to the to the west and south of the Site are ancient woodland
- Site access route, within the boundary of the Site along Hawksfold Lane East, is lined with mature vegetation
- Mature vegetation creates quite an enclosed character
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Ancient Woodland

Designated heritage assets within the wider area that may also be relevant to the Site include:

- Fernhurst Conservation Area
- Hawksfold, a grade II listed building and other listed buildings in Fernhurst Conservation Area to the east

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of recreational value, and has designated sites/elements of cultural heritage and/or wildlife conservation interest (ancient woodland, and assart field type) in its immediate context.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (6-8 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerable to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.

LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Fernhurst, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, ancient woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created.
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Fernhurst	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Fernhurst Conservation Area (200m to the east of the Site) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local

	vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding low weald landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the southwest of Fernhurst by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern

Site Information

Site Ref	*CH025*
Site Name	*Fernhurst Glebe*
Site Size (ha)	2.54
Settlement, District	*Fernhurst, Chichester District*
Current Use	Pasture field
Use(s) Considered (including quantum)	*40 bed later living accommodation (in part of site north of the access drive)*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Medium/High Sensitivity. The site has Medium High sensitivity due to its relationship in the southern part with the conservation area and the old rectory. The northern part of the site is Medium sensitivity due to the surrounding housing development and weaker relationship with the historic core of the village.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA P1: Milland Basin Low Weald

Landscape & Visual Baseline

Site Character
Located on land enclosed by the settlement of Fernhurst, the Site is part of a field divided by a track, with an enclosed pastoral/parkland character. The Site is bounded by belts of woodland and substantial hedgerows with trees. The settlement to the south and east within the Conservation Area (which includes the southern portion of the Site) has a strong historic character, whilst modern development to the west and north of the Site has weakened the distinctive character of the village to some extent. There are surfaced vehicular access points in both the south and west of the Site.
Landscape Character Context
• Lowland clay vale enclosed by the steep slopes of the Greensand Hills. • Cut by a number of streams which have carved narrow valleys into the Weald clay • An organic mosaic of predominantly pasture fields interspersed with woodland and shaws, much of which is ancient and of ecological importance. • Small to medium sized irregular fields defined by intact dense hedgerows and sinuous woodland edges. • Mature hedgerow oaks are a feature within hedgerows and also as specimen trees (remnant field boundaries) within pasture. • Fernhurst is mostly post-1800 in date and illustrates a pattern of modern infill around an original dispersed medieval core. • Where woodland permits, the Greensand Hills provide a prominent, dark backdrop in views. • A deeply rural, tranquil landscape with an essentially medieval pattern.
Visual Character Context
The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.
Perceptual Qualities Context
The South Downs Landscape Character Assessment identifies that the Milland Basin Low Weald is a deeply rural, tranquil landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -30.27 in and around the environs of the Site) which is generally representative of the Site's landscape context within the settlement of Fernhurst.
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone, mudstone and clay bedrock, beneath slowly permeable seasonally wet, slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality to some degree.
- Site is relatively flat, sloping gently down from the north of the Site towards the south (c.103m-83m AOD).
- Outside the site, the land slopes up onto the Greensand Hills in the north, and broadly down towards the River Lod in the south
- There are no watercourses within the Site

Roads & Paths

- Surfaced access to the Site is from the A286 Hazelmere Road (to the west), or from Church Road in the south.
- The A286 Hazelmere Road is historic, is one of the main roads in the village connecting Fernhurst to the surrounding countryside, and in places it is lined with mature vegetation, though it is now quite modern in character, being wide with pavement/kerbs and streetlights/traffic island/verges.
- Church Road is also historic, connecting from the A286 to the church and surrounding properties, the route is fairly narrow and historic in character, though it does have features such as pavements and kerbstones, and is lined in places by historic property bounding walls/historic properties and mature vegetation.
- Adjacent roads vary, with some more typical of 20th century housing estates (to the west and north); with a more historic character demonstrated to the east.

Settlement & Buildings

- Fernhurst is a village in the low weald with a nucleated settlement form shaped by local topography.
- No buildings within the Site
- The Site is surrounded on all sides by the settlement of Fernhurst
- East and south, the character is historic, including a number of listed buildings within the Conservation Area (which incorporates the southern half of the Site), such as the church – St. Margaret of Antioch, and a cluster of historic properties around the village green.
- Much of the surrounding settlement to the west and north comprises 20th century properties, predominantly detached/semi-detached with occasional short terraces and single or 2-storey, on small to medium sized plots
- A range of modern development now makes up the bulk of the character of the western part of Fernhurst, weaking the distinctive character of the village

Fields

- Relatively small-scale, irregular field pattern in and around the Site (to the south), identified as 'Park and Garden', but with fields to the south likely to be historic 'Assarts'; with many of the remaining current field boundaries reflecting the historic field pattern.

- Site consists of part of an enclosed field parcel, divided by a track through the centre. Appears to be permanent pasture/grassland
- Forms part of the wider green infrastructure network providing permanent pasture/grassland which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded on all sides by belts of woodland, or substantial hedgerows with numerous trees, and there are mature trees scattered across the Site
- Northernmost part of the Site is wooded – deciduous woodland Priority Habitat
- Some surrounding gardens, particularly to the immediate east and west are also well-tree'd
- Mature vegetation creates quite an enclosed character
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

Fernhurst Conservation Area covers the southern half of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Fernhurst Conservation Area
- The Old Rectory (grade II) and Park View Cottage (grade II) listed buildings

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of listed buildings within the Fernhurst Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance the Site is assessed as having **High Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in good condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a contribution to ecosystem functions. The Site also has designated sites/elements of cultural heritage and/or wildlife conservation interest (Fernhurst Conservation Area in the south, and deciduous woodland priority habitat in the north). It is recognised that the Site overall is of low recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed 'later living accommodation' use and quantum of development (40 beds) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerable to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

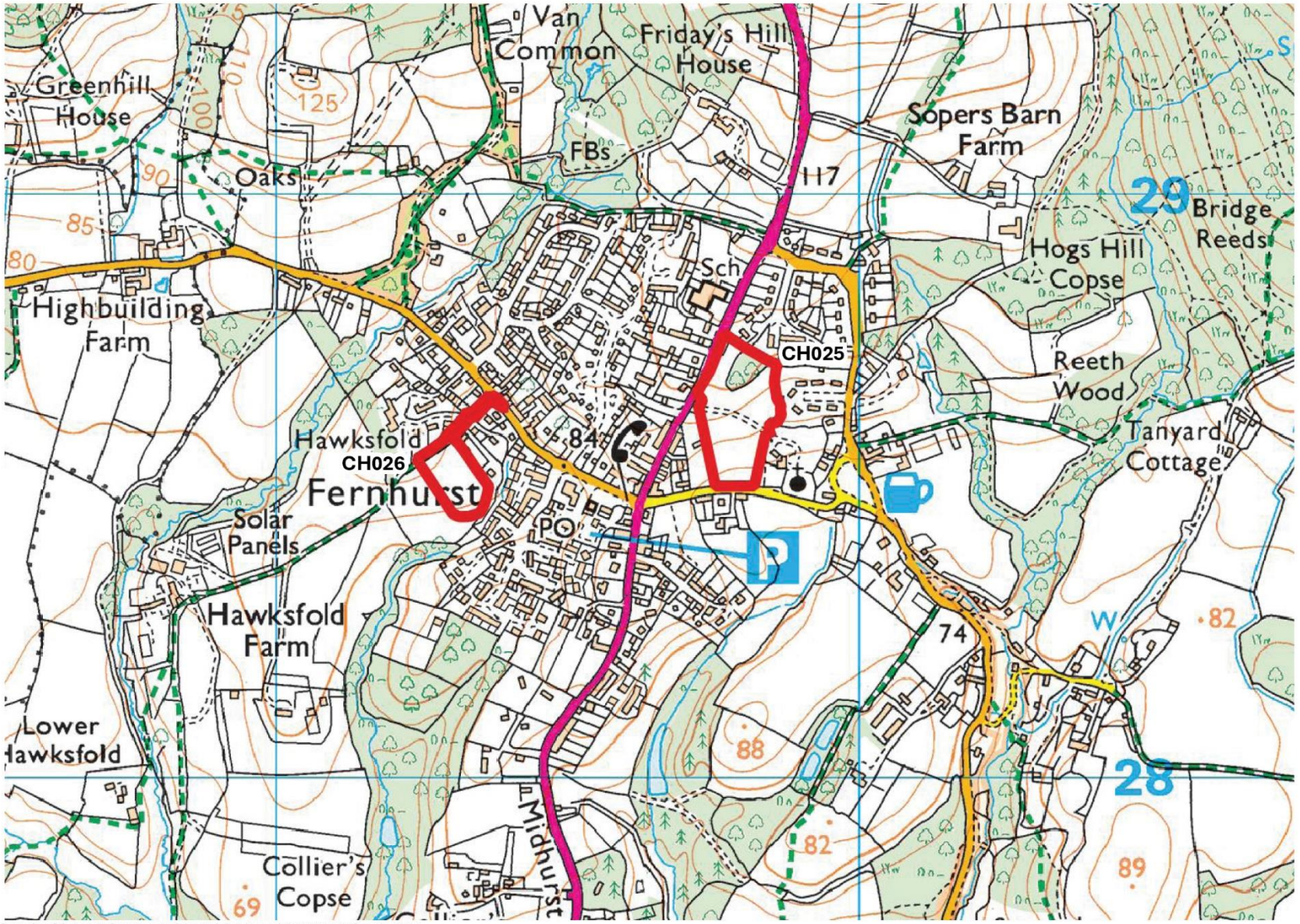
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution to the character of Fernhurst, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within Fernhurst	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the landscape that defines the existing green space • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Fernhurst Conservation Area within and to the south of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding low weald landscape

Summary & Recommendations

Development of this Site would encroach into existing green space, introducing built development onto the Fernhurst Glebe. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and provide structure to the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to avoid encroaching into the Fernhurst Conservation Area



KEY

Potential Site Allocation

N

0 100 200 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 11b
FERNHURST
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

FINDON

Site Information

Site Ref	*AR009*
Site Name	*Former Allotments north of The Quadrangle, Findon*
Site Size (ha)	1.0
Settlement, District	*Findon, Arun District*
Current Use	Grassland
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 20*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA A3: Arun to Adur Open Downs

Landscape & Visual Baseline

Site Character

Located on relatively flat land within the southern part of Findon, the Site is a scrubby grassland field, previously used as allotments. The Site is physically bounded by hedgerows with trees. This part of Findon lacks a consistent or particularly distinctive character, due to the variety of inconsistent 20th century development present. Access (unsurfaced) is from The Quadrangle in the south of the Site.

Landscape Character Context

- Furrowed by extensive branching dry valley systems which produce deep, narrow, rounded coombes - the main dry valley (the Findon Valley) contains the A24.
- Typical settlement form is relatively late in origin and comprises isolated 18th-19th century farmsteads. Individual farmsteads are often prominent features in the landscape. The village of Findon is the exception.
- Building materials typically flint, red brick and clay tiles, with more modern materials used in farm buildings.

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -42.39 in and around the environs of the Site) which is generally representative of the Site's wider landscape context in a moderate sized settlement (and adjacent to a major road).
- Within the 'E1a - Intrinsic Rural Darkness' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain with clay, silt, sand and gravel, beneath freely draining lime rich loamy soils - can help filter water and regulate water quality.
- Relatively flat Site (c.45m-47m AOD).
- Outside the site, the land slopes up onto the downland in the east and west.

Roads & Paths

- Current unsurfaced vehicular access into the Site from The Quadrangle to the south of the Site
- The Quadrangle is a mid-20th century residential road, with character typical of this – pavements, grass verges and property set back a short distance from the road.
- A24 to the north and east follows a historic route, connecting Findon to settlement on the coast, but is wide and modern in character, with a grass central reservation past the Site.
- Roads/access driveways to the west are modern and typical of a small industrial estate, with wide spaces for turning/parking large vehicles, and amenity grassland/vegetation between areas of hardstanding.

Settlement & Buildings

- Findon is a downland edge village with a nucleated settlement form shaped by local topography.
- No buildings on the Site
- Site adjoins mid-20th century residential properties on The Quadrangle and the A24 to the south, properties are single/two-storey and mostly detached/semi-detached on small to medium-sized plots and lack consistency in character/style.
- West is an area of light industrial estate, including small industrial sheds/workshops, a variety of mobile home/caravan-type accommodation and a long/low industrial unit used as a garden centre, as well as a couple of modern detached residential properties.
- Beyond the A24 to the northwest are further mid/late-20th century housing estates.
- This area of Findon lacks a distinctive or coherent townscape character.

Fields

- The Site is a scrubby grassland field parcel within the settlement, previously used as allotments.
- Forms part of the wider green infrastructure network providing some support for biodiversity

Woodland & Trees

- Site is bounded on most sides by hedgerows with trees, with substantial mature trees along its boundary with the A24.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site, or in its immediate surroundings.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it lacks a distinct, recognisable and consistent pattern of elements; provides limited recreational value, is of low scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape context. It also has no designated sites/elements of cultural heritage and/or wildlife conservation interest (including in its immediate context). It is recognised that the Site makes a moderate contribution to ecosystem functions.
Landscape Susceptibility	The Site is assessed as having **Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (20 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has limited vulnerability to changes from built development, and is not likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Low Landscape Sensitivity** as it is of low landscape value and low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution to the settlement character of Findon, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context within Findon	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the landscape that defines the existing settlement • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and

	enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would increase the density of the settlement in this part of Findon by introducing built development into an area that is currently green space. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*AR068*
Site Name	*Land south of Soldiers Field House*
Site Size (ha)	0.47
Settlement, District	*Findon, Arun District*
Current Use	Grassland
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 8*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA A3: Arun to Adur Open Downs

Landscape & Visual Baseline

Site Character

Located on the eastern edge of Findon, the Site is a pasture field, bounded by a variety of hedgerows and belts of trees. Despite a relatively high quantity of 20th century/modern properties in the vicinity of the Site, particularly to the west, this area of the village retains a fairly distinctive character, due in part to the historic character of the roads, and sensitively designed properties. Access to the Site is from Soldiers Field Lane to the west.

Landscape Character Context

- Furrowed by extensive branching dry valley systems which produce deep, narrow, rounded coombes - the main dry valley (the Findon Valley) contains the A24.
- Typical settlement form is relatively late in origin and comprises isolated 18th-19th century farmsteads. Individual farmsteads are often prominent features in the landscape. The village of Findon is the exception.
- Building materials typically flint, red brick and clay tiles, with more modern materials used in farm buildings.

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -21.04 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a moderate sized settlement.
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain with clay, silt, sand and gravel, beneath freely draining lime rich loamy soils - can help filter water and regulate water quality.

- Relatively flat Site (c.69m-72m AOD).
- Outside the site, the land slopes up onto the downland in the north and east, and down towards the dry valley that cuts through the centre of Findon in the west.

Roads & Paths

- Part-surfaced vehicular access into the Site from Soldiers Field Lane west of the Site
- Soldiers Field Lane is a mid-20th century lane, which follows the route of a historic footpath, and is narrow and generally enclosed by hedgerows.
- To the south of the Site is similar narrow, historic lane, partly enclosed by mature vegetation.
- Roads further to the west of the Site, such as Convent Gardens are 20th century residential roads with grass verges, pavements and properties set back from the road.

Settlement & Buildings

- Findon is a downland edge village with a nucleated settlement form shaped by local topography.
- There are no buildings on the Site
- Immediately east of the Site is a long low, agricultural type shed building.
- North is a large, detached property in grounds with a tennis court (NB – allocated for 10 to 12 residential dwellings as Policy SD70 in the Reg 18 Local Plan)
- Beyond Soldiers Field Lane to the west is a late 20th century residential estate (Convent Gardens), properties are mostly detached/two-storey on moderate-sized plots, designed to reflect local vernacular of brick and flint.
- This area of Findon has a fairly distinctive and coherent townscape character.

Fields

- Small to medium-scale, mostly irregular field pattern in and around the Site, which is a grassland field parcel, appears to be permanent pasture, likely 'Planned Fields'.
- Forms part of the wider green infrastructure network providing permanent pasture which helps to regulate soil quality/limits erosion, with field margins supporting biodiversity

Woodland & Trees

- Site is bounded on the south by a substantial belt of trees.
- Elsewhere boundaries are mostly hedgerows.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Listed Buildings including The Wattle House, Coachmans and Greenside Cottage, all grade II

Adopted Site Allocations

Nearby site allocations in the adopted South Downs Local Plan (2019) include:
Site allocated for housing under Policy SD70: Soldiers Field House, Findon

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site provides limited recreational value and has no designated sites/elements of cultural heritage and/or wildlife conservation interest.
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (8 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has limited vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of medium landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution to the settlement character of Findon, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context within Findon	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the landscape that defines the existing settlement • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape

	• The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the east of Findon by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*AR022*
Site Name	*Land South of Findon (Wyatt's Field)*
Site Size (ha)	2.42
Settlement, District	*Findon, Arun District*
Current Use	Pasture
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 25*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Landscape sensitivity is determined as high, a similar conclusion to the previous SHLAA. The site retains many features and elements that are historic and is the last remaining open field in this part of the village. There is a sense of tranquillity in the environs of the site in the south and east on Nepcote including the historic assets on the eastern boundary.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA A3: Arun to Adur Open Downs

Landscape & Visual Baseline

Site Character

Located on the southeastern side of Findon, the Site is a permanent pasture field. The Site is bounded by hedgerows with trees, some of which are substantial tree belts. The eastern end of the site has a distinctive historic character where there are historic properties beyond the Site boundary, which becomes less coherent in the west towards more modern development and the A24. This open field also contributes to the gap between the edge of Findon and Findon Valley to the south. Access is from Nepcote Lane in the east of the Site.

Landscape Character Context

- Furrowed by extensive branching dry valley systems which produce deep, narrow, rounded coombes - the main dry valley (the Findon Valley) contains the A24.
- Typical settlement form is relatively late in origin and comprises isolated 18th-19th century farmsteads. Individual farmsteads are often prominent features in the landscape. The village of Findon is the exception.
- Building materials typically flint, red brick and clay tiles, with more modern materials used in farm buildings.

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -27.06 to -42.39 in and around the environs of the Site) which is generally representative of the Site's wider landscape context in a moderate sized settlement (and adjacent to a major road).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain in places with clay, silt, sand and gravel, beneath freely draining lime rich loamy soils - can help filter water and regulate water quality.
- Site slopes up towards the northeastern corner (c.49m-61m AOD).
- Outside the site, the land slopes up onto the downland in the east, and down towards the dry valley that cuts through the centre of Findon in the west.

Roads & Paths

- Current unbound surfaced vehicular access into the Site from Nepcote Lane in the east
- Nepcote Lane is a historic lane, bounded by walls and historic properties in the east, and by mature vegetation, with sunken lane characteristics to the south of the Site.
- Cross Lane to the west is wider but also historic, with mature vegetation along the Site boundary, and more modern features such as pavements/kerbs, with 20th century property on its western side.
- Residential roads to the north and west (Nepfield Close, The Chase) are 20th century with pavements, kerbs and grass verges in places, though the western end of Nepfield Close is narrower with none of the modern features.
- A24 beyond the southwest corner of the Site follows a historic route, connecting Findon to settlement on the coast, but is wide and modern in character, with a grass central reservation along the stretch past the Site.

Settlement & Buildings

- Findon is a downland edge village with a nucleated settlement form shaped by local topography.
- Small agricultural/stable/field shelter-type building in the northwestern corner of the Site
- Nepfield Close/The Chase to the north/west are mid/late-20th century housing, predominantly single/two-storey properties in a range of styles, generally on fairly small plots, usually set back a short distance from the road.
- Immediately beyond the southeastern boundary of the Site (Nepcote Lane) is an 18th century historic property, with a distinctive boundary wall extending along the eastern boundary of the Site, and an area of unbound surface used for parking, within the Site boundary.
- Beyond the northeastern corner of the Site is a historic residential property creating a consistent historic character along this part of Nepcote Lane.
- This open field also contributes to the gap between the edge of Findon and Findon Valley to the south.

Fields

- Small to medium-scale, mostly regular field pattern in and around the Site, which is a pasture field, likely to be 'Planned Fields'; with some of the remaining current field boundaries reflecting the historic field pattern.
- Forms part of the wider green infrastructure network providing permanent pasture which helps to regulate soil quality/limits erosion, with field margins supporting biodiversity.

Woodland & Trees

- Site is bounded on most sides by substantial hedgerows with mature trees.
- Boundary is gappy along the north side of the Site adjacent to Nepfield Close.
- Small area of woodland beyond Nepcote Lane to the east of the Site

• Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site. Designations immediately adjacent to the boundaries of the Site include: • Listed Building – Threshers, grade II Designated heritage assets within the wider area that may also be relevant to the Site include: • Setting of Scheduled Monument 'Bowl barrow 120m northwest of Cissbury'

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate and wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (25 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

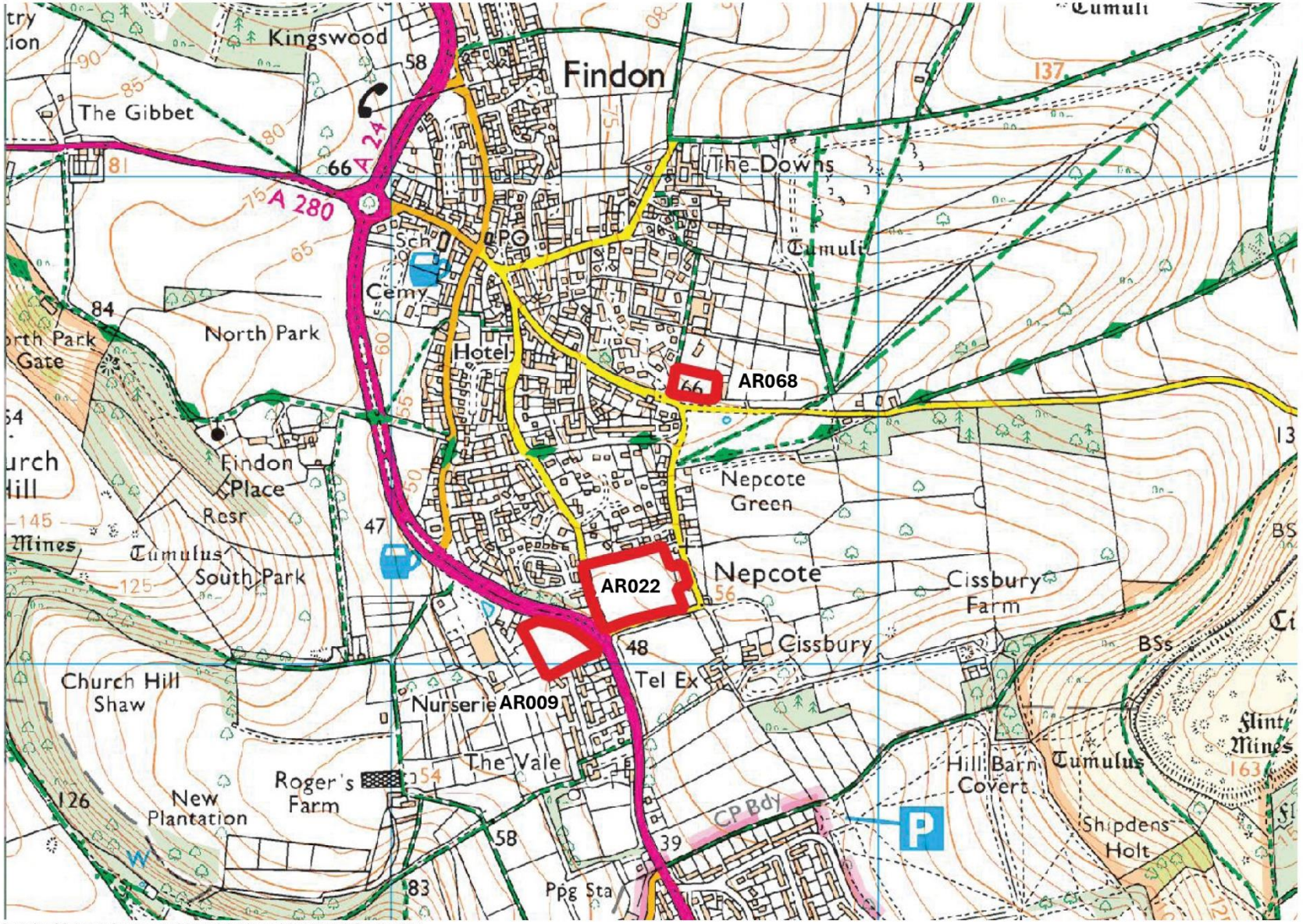
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution to the settlement character of Findon, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary

	• Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context within Findon	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the landscape that defines the existing settlement • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of adjacent historic buildings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the southeast of Findon by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Carefully consider location of development on the Site to minimise impact as far as possible on the historic buildings and roads, particularly in the east of the Site.



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 12b
FINDON
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

FUNTINGTON

Site Information

Site Ref	*CH211*
Site Name	*Land South of Laxton Meadow, Church Lane*
Site Size (ha)	0.55
Settlement, District	*Funtington, Chichester District*
Current Use	Grassland
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 6*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Moderate to high landscape sensitivity due to its location adjacent to the historic village church and within the conservation area, the site providing an openness and setting to these and transition at the edge of the settlement which is characteristic of Funtington. Access to the site is likely to impact the character of the rural lane and setting of the Church.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA R1: South Downs Upper Coastal Plain

Landscape & Visual Baseline

Site Character
Located on the southern edge of Funtington, on the edge of the National Park, the Site is part of a grassland field adjacent to the churchyard, and fully within the Conservation Area. The Site is bounded by hedgerows with trees. Despite a relatively high quantity of 20th century/modern properties in the vicinity of the Site, this area of the village retains a fairly distinctive character, due in part to its narrow historic roads. Access to the Site is assumed to be from the track adjacent to Church Road.
Landscape Character Context
• Northern edge of the low lying, undulating, fertile strip of land between the dipslope of the South Downs and the sea. • The underlying geology (upper chalk) is masked by drift deposits of 'Head' (weathered and broken up material) at the foot of the dipslope which gives rise to stony fertile soils. • Strong network of hedgerows, hedgerow oaks and small woodlands create structure – woodlands form important visual and ecological links with wooded downs to the north. • Nucleated historic villages e.g. Funtington, are located along the foot of the dipslope. Characteristic building materials include flint and brick. • Crossed by narrow rural roads, many of which continue up the dipslope of the chalk onto the chalk downs.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study: • *'VP45: Stoke Clump – This viewpoint, from a public footpath across Stoke Clump, is a good vantage point from which to appreciate views over Chichester to the south. The view is identified in 'The Future Growth of Chichester' report as providing views towards the spire of Chichester Cathedral.' (No photograph)* There are potential views of the Site from the public footpath (FUN-263) to the west.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -19.44 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement (and the edge of the National Park).
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain in the south with clay and gravel, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Relatively flat Site (c.25m-27m AOD).
- Outside the site, the land slopes up onto the downland north of Funtington, and gently down towards the coastal plain in the south.

Roads & Paths

- Current vehicular access into the Site likely to be from Church Lane/the track adjoining the Site in the west.
- Church Lane, to the northwest of the Site, is a narrow historic access route to the adjacent church, with stone walls and some properties set very close to the road and connects with the footpath FUN-263 which runs along the western boundary of the Site.
- To the north and east, Laxton Meadow, and its adjoining cul-de-sacs is a late 20th century residential road with pavements/kerbs and properties set-back from the route.
- Further to the east, Watery Lane is also a fairly narrow, historic lane enclosed by mostly low boundary walls.

Settlement & Buildings

- Funtington is a downland edge village with a nucleated settlement form shaped by local topography.
- No buildings on the Site
- Site adjoins an assortment of residential properties in the north/east on Laxton Meadow, including mostly late 20th century two-storey (occasionally single storey), large detached/semi-detached houses on medium-sized plots
- Properties on Church Lane are a mix of 20th century detached houses and historic properties.
- West of the Site is the historic St. Mary's Church, and adjacent vicarage.
- Despite the relatively high quantity of 20th century/modern properties, the area of the village round the Site retains a fairly distinctive character, due to its narrow historic roads/frequent boundary walls partly obscuring views of inconsistent property design.

Fields

- Site is a small-scale grassland field, likely to be part of the 'Historic Settlement Core', whilst adjacent fields are likely to be more modern 'Amalgamated Fields', generally regular in pattern; with some of the current field boundaries reflecting the historic field pattern.
- Forms part of the wider green infrastructure network providing permanent pasture which helps to regulate soil quality/limits erosion, with field margins supporting biodiversity

Woodland & Trees

- Site is bounded on all sides by substantial hedgerows with trees and includes a clump of trees in the centre of the Site.
- The adjacent churchyard also has a number of mature trees.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The whole Site falls within the Funtington Conservation Area.

Designations immediately adjacent to the boundaries of the Site include:

- Funtington Conservation Area

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of St Mary's Church (grade II*), The Vicarage (grade II) and Church Cottage (grade II) listed buildings
- The setting of Listed buildings within the Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in good condition; provides some recreational value, is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It also has designated sites/elements of cultural heritage and/or wildlife conservation interest (as well as in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (6 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

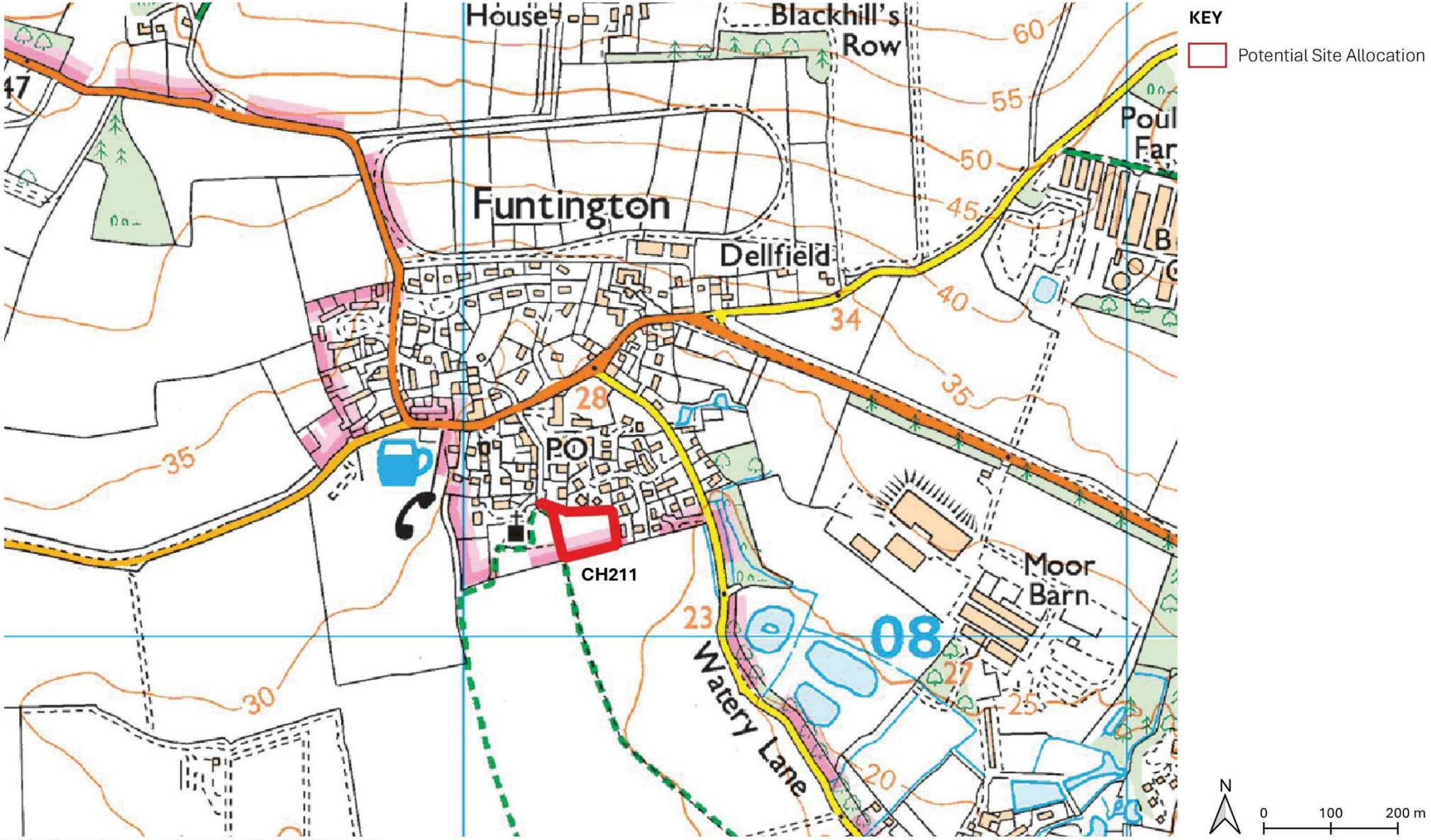
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Funtington, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities

Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Funtington, particularly in relation to the Conservation Area	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting and character of the Funtington Conservation Area • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Stoke Clump) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the southeast of Funtington by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Siting of development within the footprint of the Site to minimise impacts on the setting of adjacent heritage assets, especially the Church, and the Conservation Area
- Careful consideration of the impact of increase in access to this land parcel on the character of the narrow historic roads.



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 13b
FUNTINGTON
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

HASSOCKS

Site Information

Site Ref	*MI014*
Site Name	*Land east of Lodge Lane, Keymer, Hassocks*
Site Size (ha)	1.3
Settlement, District	*Hassocks, Mid Sussex District*
Current Use	Open greenfield and paddocks (horse lorry seen parked off Lodge Hill)
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 30*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Moderate Landscape sensitivity-the western area is closer to the existing settlement but there are key views from Keymer Church across this part of the site. The eastern part is less well connected but more visually contained. Some tree/hedgerow loss within the site. There is a watercourse to the south of the site which is prone to flooding Lodge Lane during heavy rainfall.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA J2: Adur to Ouse Scarp Footslopes

Landscape & Visual Baseline

Site Character
Located on the southeastern edge of Keymer/Hassocks, the Site is part of a field of paddocks bounded on one side by the settlement, and has a broadly pastoral character, likely currently used for equestrian purposes. The Site is on the edge of the National Park. The Site is bounded on two sides and partly divided in two by hedgerows with trees. Modern development to the north of the Site has weakened the distinctive character of the village, though some diluted historic character is evident through the Conservation Area to the west and north of the Site. Vehicular access would appear to be unsurfaced, from Lodge Lane and fields to the west.
Landscape Character Context
• Complex geology comprising chalk, mudstones and sandstones giving rise to a locally undulating landscape at the foot of the northern scarp of the Adur to Ouse Downs. • Small irregular fields of pasture on less productive clay soils, which originated as woodland assarts, represent a largely intact late medieval landscape. • Hedgerows with mature hedgerow oaks link closely with woodland, forming a network of high biodiversity value as well as creating a sense of enclosure. • Streams, arising from springs at the foot of the chalk flow northwards in narrow, hidden stream valleys, some enshrouded in woodland. A consistent palette of building materials (a mixture of flint, brick, rendering and half-timber, with clay tile roofs) provides unity across the area.
Visual Character Context
The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study. Whilst there are not views from the representative viewpoints, it is likely that there will be views of the Site from public rights of way across the downland to the south of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the sense of tranquillity is eroded in localised areas by roads and railways which tend to follow the scarp foot. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores of -25.08 to -40.97 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a moderate-sized settlement (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Mudstone bedrock with clay, silt, sand and gravel deposits; beneath slowly permeable slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality to some degree.
- Site is broadly flat (c.55m-58m AOD)
- Outside the site, the land slopes up onto the downland in the south, and down towards Herrings Stream in the northwest.
- A small watercourse/drainage ditch runs along the field boundary just outside the southern Site boundary.

Roads & Paths

- No surfaced vehicular access into the Site – current access likely to be via fields to the west of the Site, off Lodge Lane
- Lodge Lane (to the west) is historic, connecting Keymer/Hassocks to the surrounding countryside, but has modern features, such as pavements and kerbstones within the settlement, becoming more typical of historic routes with mature vegetation lining the road as it heads into the countryside.
- Keymer Road, to the north, is also historic, connecting Keymer to Ditchling, and has some limited pockets of mature vegetation lining the road, though is generally modern in character, with pavements/wide amenity grass verges/setbacks.
- Beacon Hurst, also to the north is typical of a 20th century cul-de-sac, with kerbstones, grass verges, pavements and generally wide building setbacks.

Settlement & Buildings

- Hassocks (and the adjoining Keymer) is a large scarp foot village with a nucleated settlement form shaped by local topography.
- No significant buildings within the Site
- The Site abuts the settlement of Keymer to the north.
- Immediately surrounding settlement comprises 20th century residential, predominantly detached/semi-detached and single or 2-storey, on small to medium sized plots
- Slightly further to the west/north, character is more historic, particularly around the junction between Lodge Lane and Keymer Road including small, terraced cottages, stone walls and the church.
- Modern development within this part of Keymer has weakened the distinctive character of the village, which is limited to small distinctive pockets

Fields

- Small-scale, geometric field pattern in and around the Site, likely to be 'Planned Fields' or 'Unplanned Fields', with current field boundaries generally reflecting historic field patterns.
- Site consists of a series of small paddocks within a field parcel, which appear to be permanent pasture
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded on the east and south by hedgerows with trees (part of a wider network of hedgerows), with a clump of trees along the field boundary which crosses the centre of the Site.
- The northern/northwestern edge of the Site that abuts Keymer appears to be bounded by a mixture of gappy hedgerows, with occasional trees, and some fencing.
- Provides some green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Keymer Conservation Area Listed buildings within the Keymer Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (30 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to high vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Keymer, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Keymer	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Keymer Conservation Area (c.90m to the north and 150m to the west of the Site) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Keymer by introducing built development into the open countryside that forms part of the rural context to the village, extending the settlement into the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape

Site Information

Site Ref	*MI003*
Site Name	*Land at Southdowns Farm*
Site Size (ha)	0.7
Settlement, District	*Hassocks, Mid Sussex District*
Current Use	Agricultural Land
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 15*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*High Sensitivity. The public right of way (ProW) which passes the north of the site provides a significant local connection to the south downs. The site is visible from Lodge Lane as a field, there are long distance views to the chalk ridge and Jack and Jill windmills where gaps in the hedgerow allow. More visible during leaf fall. From the PROW which runs along the northern boundary views across adjacent gardens are possible and the site is seen against the context of a range of unconnected sheds and outbuildings at Southdowns Farm (previous landscape text). It is also visible from the top of the ridge especially as the site is to the south of Hassocks.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA J2: Adur to Ouse Scarp Footslopes

Landscape & Visual Baseline

Site Character
Located on the southern edge of Keymer, the Site is a permanent pasture field and has a strong pastoral character. The Site is bounded on all sides by mature hedgerows, with some hedgerow trees. This part of Keymer does not have a particularly distinctive character. There is currently a grass vehicular access to the Site off Lodge Lane in the east.
Landscape Character Context
• Complex geology comprising chalk, mudstones and sandstones giving rise to a locally undulating landscape at the foot of the northern scarp of the Adur to Ouse Downs. • Small irregular fields of pasture on less productive clay soils, which originated as woodland assarts, represent a largely intact late medieval landscape. • Hedgerows with mature hedgerow oaks link closely with woodland, forming a network of high biodiversity value as well as creating a sense of enclosure. • A consistent palette of building materials (a mixture of flint, brick, rendering and half-timber, with clay tile roofs) provides unity across the area.
Visual Character Context
The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study. Whilst there are not views from the representative viewpoints, it is likely that there will be views of the Site from public rights of way across the downland to the south of the Site. There are views of the Site from the public footpath (HAS-12K) which cuts across the northwestern corner of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the sense of tranquillity is eroded in localised areas by roads and railways which tend to follow the scarp foot. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -35.79 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a moderate-sized settlement, and the edge of the National Park.
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Mudstone bedrock with clay, silt, sand and gravel deposits; beneath slowly permeable slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality to some degree.
- Site is relatively flat, sloping very gently down to the west (c. 56m-52m AOD).
- No notable water features within or adjacent to the Site.

Roads & Paths

- Unsurfaced (grass) vehicular access from Lodge Lane.
- Lodge Lane to the east is historic, connecting Keymer to Lodge Farm, and west/east connecting roads to the south; mature trees contribute to the character of this route.
- Roads in the immediate Site vicinity tend to be narrow, with some pavements where there are existing properties, and some verges (eg. on Park Avenue)

Settlement & Buildings

- Hassocks (and the adjoining Keymer) is a large scarp foot village with a nucleated settlement form shaped by local topography.
- No buildings within the Site
- Surrounding area of Keymer comprises mid-20th century residential properties, predominantly detached/semi-detached and single or 2-storey, on moderate-sized plots

Fields

- Relatively small-scale, geometric field pattern in and around the Site, likely to be 'Planned Fields', with some of the current field boundaries reflecting historic field patterns.
- Site is part of a permanent pasture field and has a strong pastoral character
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded on all sides by mature hedgerows (with some hedgerow trees) in varying condition.
- Narrow band of scrub/hedgerow at the western end of the Site
- Surrounding gardens have occasional trees/hedgerows, with a more substantial block of trees/scrub to the northeast.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site. Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of the Keymer Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; of some recreational value; and makes a moderate contribution to ecosystem functions. It is recognised that the Site does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (15 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to high vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

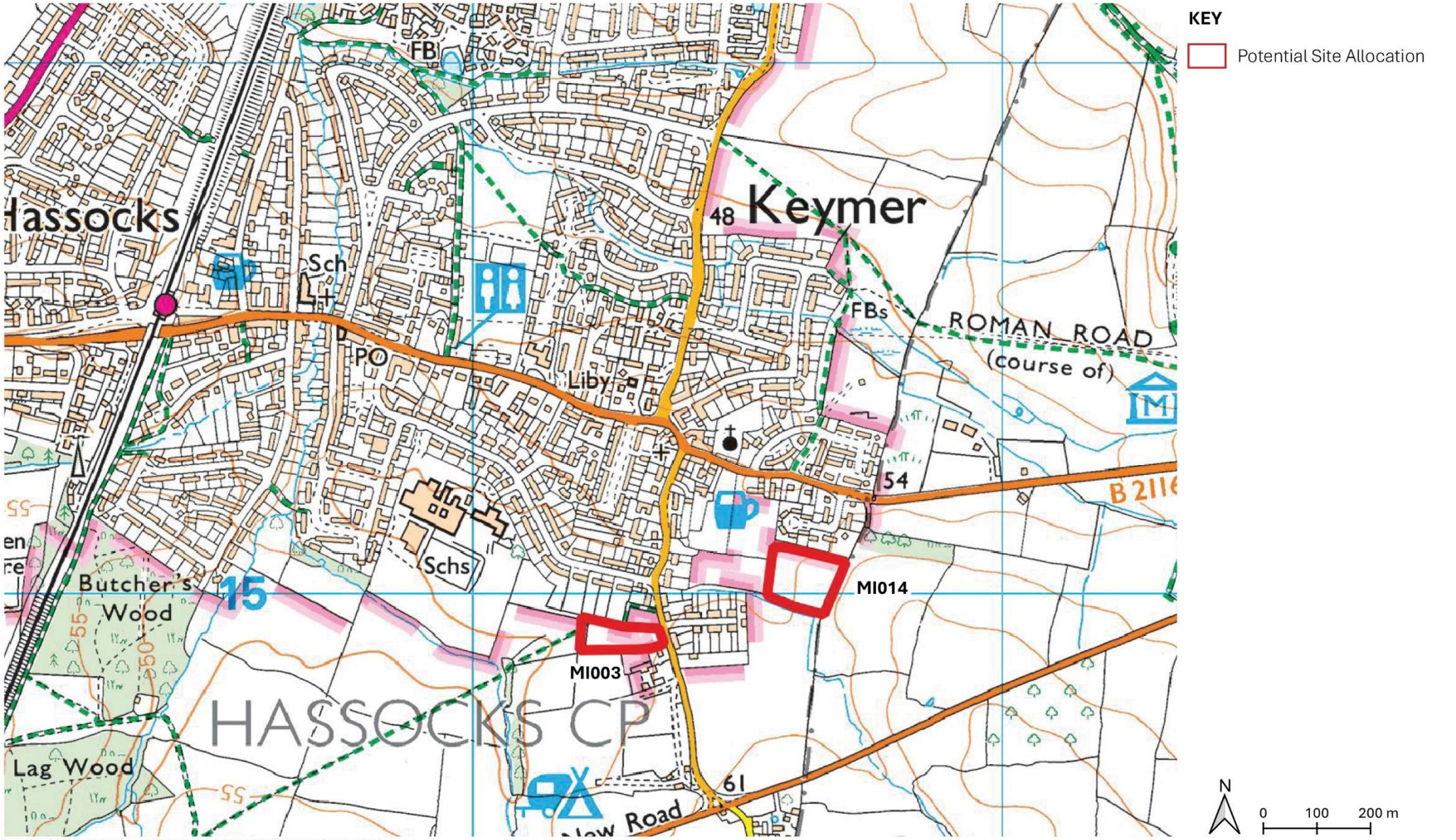
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Keymer, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit

townscape and landscape context along the settlement edge of Keymer	with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Keymer by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 14b
HASSOCKS
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

HILL BROW

Site Information

Site Ref	*CH271*
Site Name	*Clayton Court, Rogate Road, Hill Brow*
Site Size (ha)	9.51
Settlement, District	*Hill Brow, Chichester District*
Current Use	Mansion, ancillary buildings and landscaped grounds
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 15*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA O1: Blackdown to Petworth Greensand Hills

Landscape & Visual Baseline

Site Character

Located on land at the western edge of Hill Brow, the Site comprises the remains of the late 19th to early-mid 20th century designed landscape associated with Clayton Court House and ancillary structures. The Site has a distinctive, quite enclosed parkland character. Within the Site are a number of distinctive 19th century buildings, though it is noted that these have seen 20th century additions and changes. The Site is bounded on all sides by tree belts, and has an area of woodland in the south, connecting to the Site's wooded landscape context. This part of Hill Brow typically has large, detached properties in wooded settings, with some small clusters of 20th century residential properties typical of housing estates of this date along the road to the east of the Site. There is currently a tree lined driveway through the Site, linking to both London Road and Rogate Road.

Landscape Character Context

- Prominent hills formed from sandstones and cherts of the Lower Greensand group with a steep escarpment at their inner edge from where there are panoramic views.
- Sandy soils have given rise to heathy unenclosed commons (many are open to public access).
- Rich biodiversity created by the mix of ancient woodland, heathland and pasture on acidic grassland.
- Settlement pattern is typically dispersed, and density of settlement is low – this contributes to the rural and tranquil nature of the hills.
- Hills contain an extensive network of public rights of way and the area provides good countryside access in the form of access land.
- Significant amount of woodland cover, including both ancient woodland and plantations, contributes to the sense of enclosure and remoteness that characterises the hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP12: Beacon Hill – An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view*

from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'

- *'VP17: Woolbeding Common – This viewpoint, from an OS map marked-viewpoint, is located at the top of a steep scarp slop within Woolbeding Common through which the New Lipchis Way and Serpent's Trail pass. The view is noted in literature associated with these long-distance recreational trails. It reveals the distinctive habitats of heath and woodland.'*
- *'VP36: Harting Down - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (no photograph)*
- *'VP37: Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (no photograph)*
- *'VP40: Heyshott Down Ridge - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.'*

As evidenced by the view photographs in the Study, intervening distance and the quantity of woodland in the vicinity of the Site make both the settlement of Hill Brow and the Site very difficult to identify.

There are potential glimpsed views of the Site from the public footpath (ROG-3290-1) to the south.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that density of settlement in the greensand hills is low, contributing to the rural and tranquil nature of the area. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively moderate tranquillity (with a scores of -20.76 to 6.7 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement.
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock with clay, silt, sand and gravel deposits; beneath freely draining very acid sandy and loamy soils- can help filter water and regulate water quality to some degree.
- Site topography is varied, with Clayton Court House on the highest ground. The land generally falls away from the house towards the periphery of the Site (c. 150m-120m AOD).
- No notable water features within or adjacent to the Site.

Roads & Paths

- Vehicular access is via a surfaced, frequently tree-lined driveway through the Site, between Rogate Road in the northeast, and London Road (B2070) in the south-west.

- London Road (B2070) is a historic route with some modern features such as pavement/kerbs and is lined with mature vegetation giving a very enclosed character.
- Rogate Road is also historic, but has a more modern character, with pavements, kerbs and grass verges, and is partly enclosed by vegetation.
- Small side roads locally vary in character, including the 20th century residential Knowles Meadow, which has wide setbacks/amenity grassland verges/pavement; and the contrasting, narrow tree lined lane to the north of the Site which connects to Willow Close.
- There is a footpath (ROG-3290-1) along the southern edge of the Site which connects Rogate Road with access land at Durford Heath, also part of the Sussex Border Path promoted route.

Settlement & Buildings

- Hill Brow is a small ridge top village with a linear settlement form shaped by local topography.
- Site has a number of buildings, including the distinctive Clayton Court House, a large 19th century stone mansion, previously used as a care home. Adjacent to the main house to the northeast is a Coach House and associated outbuildings. All buildings have been altered through the 20th century. The gardens include formal lawns (terraced), a walled garden, tennis court and a swimming pool.
- In the west corner of the Site close to the entrance off London Road is a group of buildings comprising a brick and tile-hung cottage, and mid-20th century outbuildings
- Properties to the south and west of the Site are generally large mid-20th century, detached houses in a range of styles, with fairly substantial grounds, set back from the road down long driveways.
- North, along Willow Close and the adjacent London Road are a number of similarly varied in style, substantial, mostly detached properties on more moderate-sized plots.
- Rogate Road has properties more typical of 20th century housing estates, with a number of semi-detached and occasional detached, brick-built properties (one or two storey).
- Northeast of the Site on the junction between Rogate Road and London Road is a (likely 19th century) pub, adjacent to some light industrial sheds/hardstanding.

Fields

- Comprising the remains of the late 19th to early-mid 20th century designed landscape associated with Clayton Court House and ancillary structures , land within the Site is assessed as a combination of 'Park and Garden' and 'Ancient Woodland'.
- Forms part of the wider green infrastructure network providing some habitats for biodiversity.

Woodland & Trees

- Site is enclosed by mature trees along all sides and also has scattered clumps of mature parkland trees and a tree lined driveway.
- Southern part of the Site is wooded and adjoins ancient woodland beyond the Site boundary.
- Surrounding the Site on all sides are extensive plantations, heathland and woodland. The built-up areas of Hill Brow village are also very well tree'd.
- Provides substantial green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations
The southern part of the Site is Deciduous Woodland Priority Habitat, whilst the area of lawns and gardens to the south of the main house is identified as Priority Habitat - 'No main habitat but additional habitats present'. Designations immediately adjacent to the boundaries of the Site include: • Deciduous Woodland or 'No main habitat but additional habitats present' Priority Habitat • Ancient Woodland • Durford Wood & Durford Heath Local Wildlife Site

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of scenic quality with contribution to the local distinctiveness and sense of place of its landscape context; of recreational value; and makes a moderate contribution to ecosystem functions. The Site also has designated elements of wildlife conservation interest (and some in its immediate and wider context).
Landscape Susceptibility	The Site is assessed as having **High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (15 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has high vulnerability to changes from built development, and is likely to experience substantial negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Hill Brow, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting

Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Hill Brow	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing pattern of buildings, and respect the parkland character, and the rural character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • Utilise and restore existing buildings where possible to sustain the historic built character, and its parkland setting • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Beacon Hill, Woolbeding Common, Harting Down, Pen Hill and Heyshott Down Ridge) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development could change the parkland character of the Site on the edge of Hill Brow. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Retain, protect and enhance the remains of the late 19th to early-mid 20th century designed landscape where possible to reinforce the parkland character of the Site
- Utilise and restore existing buildings where possible to sustain the historic built character of the Site, and their parkland setting
- Design of any new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape

Site Information

Site Ref	*EA223*
Site Name	*Land at Heathmount, Hill Brow*
Site Size (ha)	*3.38*
Settlement, District	*Hill Brow, East Hampshire*
Current Use	*Vacant buildings, wooded grounds*
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 25*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a high landscape sensitivity. The site comprises three vacant buildings (Copper Beeches, Silver Birch and Heathmount) on a raised plateau along B2070 London Road. Heathmount is a non-designated heritage asset. The remainder of the site is open and forms part of the wider wooded estate which slopes down to the north-west. The whole site (except for existing built development) includes dense, mature deciduous woodland priority habitat which connects to nearby ecological designations (incl. SSSI, SINC, and ancient woodland).*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA O1: Blackdown to Petworth Greensand Hills

Landscape & Visual Baseline

Site Character
Located in Hill Brow, the Site is an area of property and grounds previously used as a nursing home, incorporating 3 buildings, one of which is a distinctive heritage property (non-designated). The site appears to be fairly degraded and disused and has a fairly enclosed character. The Site is bounded on all sides by woodland and trees, and has a block of woodland in the west, connecting to the wooded landscape context. This part of Hill Brow typically has large, detached properties in wooded settings. There is currently a driveway access into the Site from London Road.
Landscape Character Context
• Prominent hills formed from sandstones and cherts of the Lower Greensand group with a steep escarpment at their inner edge from where there are panoramic views. • Sandy soils have given rise to heathy unenclosed commons (many are open to public access). • Rich biodiversity created by the mix of ancient woodland, heathland and pasture on acidic grassland. • Settlement pattern is typically dispersed, and density of settlement is low – this contributes to the rural and tranquil nature of the hills. • Hills contain an extensive network of public rights of way and the area provides good countryside access in the form of access land. • Significant amount of woodland cover, including both ancient woodland and plantations, contributes to the sense of enclosure and remoteness that characterises the hills.
Visual Character Context
The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

There are potential glimpsed views of the Site from the public footpath (ROG-1157) to the south.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that density of settlement is low in the greensand hills, contributing to the rural and tranquil nature of the area. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively moderate to low tranquillity (with a score of -17.29 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement, also close to larger settlement (Liss).
- Within the 'E1b - Transition Zones' and 'E3 – Urban' Dark Night Sky Zones.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock: beneath freely draining very acid sandy and loamy soils- can help filter water and regulate water quality to some degree.
- The Site slopes generally down away from the main road (c. 147m-137m AOD).
- No notable water features within or adjacent to the Site.

Roads & Paths

- Site vehicular access is via a surfaced, existing driveway access to the properties on Site, from London Road (B2070) in the south.
- London Road (B2070) is a historic route with some modern features such as kerbs and is lined with mature vegetation giving a quite enclosed character.
- Hatch Lane immediately to the west is also historic, fairly narrow and enclosed by vegetation.
- There is a footpath (ROG-1157) across London Road, to the south of the Site.

Settlement & Buildings

- Hill Brow is a small ridge top village with a linear settlement form shaped by local topography.
- Site includes three large vacant buildings (Copper Beeches, Silver Birch and Heathmount) on the highest ground, adjacent to London Road. Heathmount is a non-designated heritage asset (noted in the LAA); Copper Beeches and Silver Birch appear to be 2 storey, purpose-built nursing home facilities, whilst Heathmount is a large 3 (possibly partly 4) storey distinctive brick-built mansion, also used as a nursing home in recent years.
- Scattered properties surrounding the Site are generally large, mid-20th century detached houses in a range of styles, with fairly substantial grounds, set back from the road down long driveways.

Fields

- Site is an area of partially wooded land around the properties previously used as a nursing home, so likely previously in part garden/grounds, mostly identified as 'Woodland (Unspecified)'.
- Forms part of the wider green infrastructure network providing habitats for biodiversity.

Woodland & Trees

- Site is enclosed by mature trees along all sides and also has a more substantial area of woodland in the west of the Site. More open areas appear to have been cleared of a greater number of trees in recent years.
- Site adjoins areas of ancient woodland beyond the boundary to both the south and north.
- Surrounding the Site on all sides are extensive plantations, heathland and woodland. The more built-up areas of Hill Brow village are also very well tree'd.
- Provides substantial green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The western and central part of the Site is Deciduous Woodland Priority Habitat.

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat
- Ancient Woodland
- St. Patrick's Copse Local Wildlife Site

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements (noting that some are in a degraded condition); is of scenic quality with contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. The Site also has designated elements of wildlife conservation interest (and some in its immediate and wider context). It is recognised that the Site is of limited recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (25 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

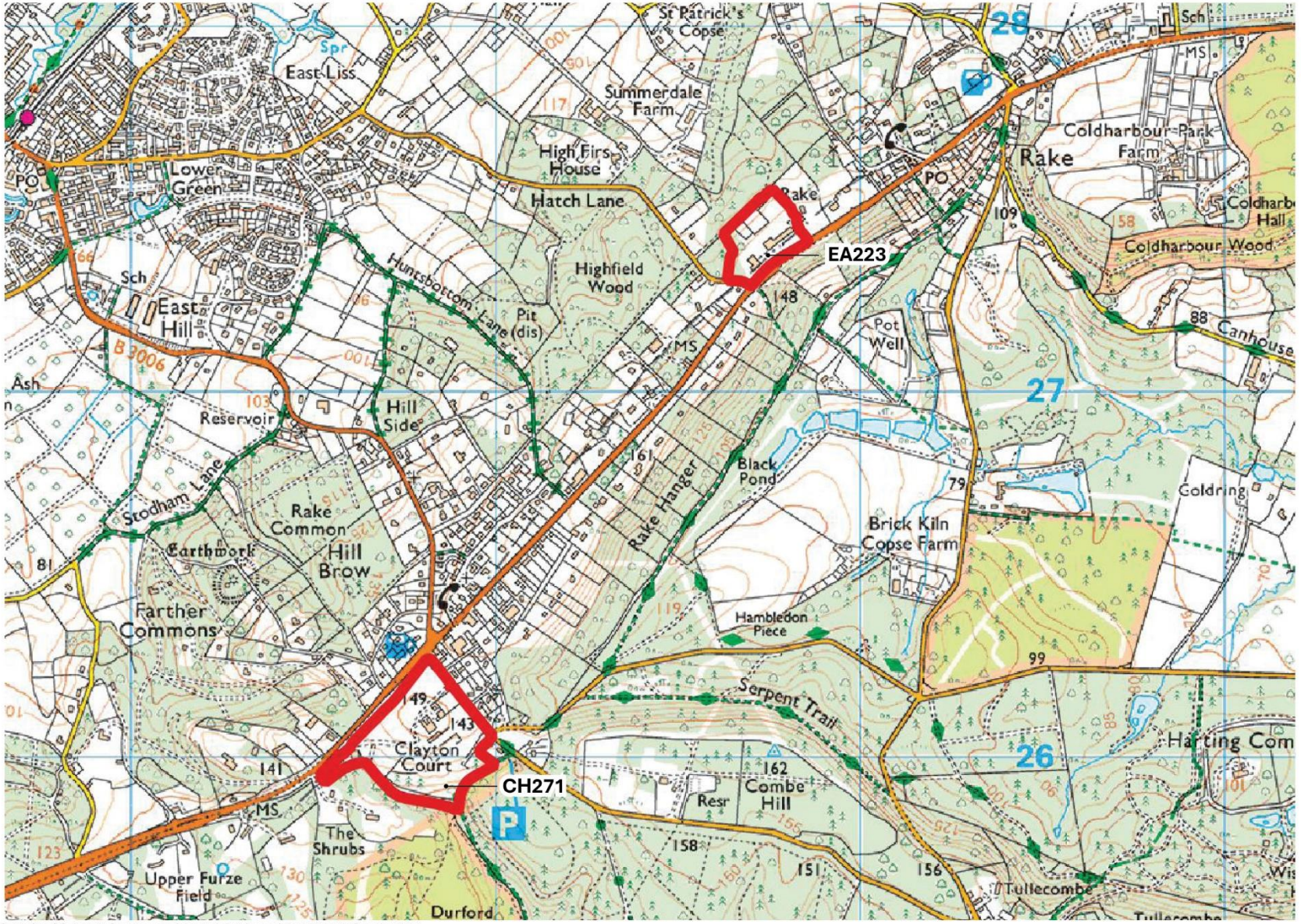
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Hill Brow, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Hill Brow	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing pattern of buildings, and respect the rural and wooded character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • Utilise and restore existing historic buildings where possible to sustain the historic built character of the undesignated heritage building • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding wooded landscapes

Summary & Recommendations

Development of this Site would change the character of this partly previously developed land on the edge of Hill Brow, introducing a new form of built development into an area of green space. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Retain, protect and enhance the parts of the property that are historically distinctive
- Design of any new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 15b
HILL BROW
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

KINGSTON NEAR LEWES

Site Information

Site Ref	*LE118*
Site Name	*Land at Beaumont, Wellgreen Lane, Kingston*
Site Size (ha)	0.42
Settlement, District	*Kingston, Lewes District*
Current Use	Former equestrian use
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 5*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Site has Moderate landscape sensitivity with sensitive views from PRoW to SE.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G2: Ouse Valley Sides

Landscape & Visual Baseline

Site Character

Located at the eastern edge of Kingston, the Site is two permanent pasture fields/paddocks and has a strong pastoral character. The Site is bounded by hedgerows and has trees and scrub in the west. Modern development within this part of Kingston has weakened the distinctive character of the village to some extent. Vehicular access to the Site is currently an unsurfaced gateway off Wellgreen Lane.

Landscape Character Context

- Nucleated villages of medieval origin, on the less steep, lower slopes of the western valley side, such as Kingston near Lewes
- Field pattern of early enclosures around villages
- Pasture, chalk grassland and woodland, with distinctive woodlands along lower slopes

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP43: Iford Hill – This viewpoint, at the top of the scarp above Iford, is a good vantage point from which to enjoy views over the valley of the River Ouse and The Brooks towards Lewes. The South Downs Way is close by and views from Iford Hill are noted in the literature for the South Downs Way.'*
- *'VP49: Mount Caburn – Mount Caburn provides a good vantage point from which to experience views of the Ouse Valley and Firle Beacon to the south, and west to Lewes.'*

As evidenced by the view photographs in the Study, buildings within the settlement of Kingston are visible from viewpoints VP43 and VP49 including trees and woodland in the vicinity of the Site.

There are potential glimpsed views of the Site from the public footpath (KIN/2/1) to the east.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the combination of built development and traffic erodes the sense of tranquillity on the Ouse Valley Sides. The South

Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -17.42 in and around the environs of the Site) which is generally representative of the Site's wider landscape context between Kingston and Lewes.
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalky bedrock, partly overlain with clay, silt, sand and gravel, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- Site is slopes gently down towards the road (c. 30m – 22m AOD)
- Outside the site, the land slopes up towards the downland in the southwest and down towards the Ouse floodplain in the east.
- No notable water features within or adjacent to the Site.

Roads & Paths

- Unsurfaced vehicular access from Wellgreen Lane in the north
- Main route (Wellgreen Lane) to the north of the Site is historic, connecting towards the centre of Kingston near Lewes and Lewes in the northeast; mature trees contribute to the character of this route, though it has modern features (speedbumps/segregated pavements/street furniture).

Settlement & Buildings

- Kingston near Lewes is a scarp foot village with a mostly nucleated settlement form shaped by local topography.
- Appear to be c.2 small equestrian/agricultural sheds/field shelters on the Site, no substantial buildings
- Surrounding area of Kingston near Lewes comprises mostly 20th century residential properties, predominantly detached and single/2-storey, on small to moderate-sized plots
- Modern development within this part of Kingston is fairly inconsistent in character and has weakened the distinctive character of the village to some extent

Fields

- Relatively small-scale, geometric field pattern in and around the Site, likely to be 'Planned Fields'
- Site consists of two permanent pasture fields or paddocks and has a strong pastoral character
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded by hedgerows, some of which appear to be mature, with others more recently established, separating the paddocks from a wider land parcel to the south.
- Western portion of the site includes an area of scrub and mature trees, which creates quite an enclosed character.

• Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site. Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of the Kingston Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (5 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Kingston, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting

Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Kingston	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Kingston Conservation Area to the west of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Iford Hill and Mount Caburn) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the east of Kingston by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*LE124*
Site Name	*Audiburn Farm, Ashcombe Lane, Kingston*
Site Size (ha)	0.3
Settlement, District	*Kingston, Lewes District*
Current Use	Agricultural Land
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 5*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has Moderate landscape sensitivity. Landscape distinctiveness at this point of the village has been diluted by modern development. There are sensitive views from PRoW to the southeast.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G2: Ouse Valley Sides

Landscape & Visual Baseline

Site Character

Located at the eastern edge of Kingston, the Site is part of a permanent pasture field extending to the east and has a strong pastoral character. The Site is bounded to the north by deciduous woodland on steeply sloping land, to the south by a substantial hedgerow and to the west by large well-tree'd gardens associated with residential properties. There are a number of small outbuildings and a residential property to the north-west of the Site. Modern development within this part of Kingston has weakened the distinctive character of the village to some extent. There is currently no vehicular access to the Site although access routes to nearby properties are generally narrow/single track.

Landscape Character Context

- Nucleated villages of medieval origin, on the less steep, lower slopes of the western valley side, such as Kingston near Lewes
- Field pattern of early enclosures around villages
- Pasture, chalk grassland and woodland, with distinctive woodlands along lower slopes

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP43: Iford Hill – This viewpoint, at the top of the scarp above Iford, is a good vantage point from which to enjoy views over the valley of the River Ouse and The Brooks towards Lewes. The South Downs Way is close by and views from Iford Hill are noted in the literature for the South Downs Way.'*
- *'VP49: Mount Caburn – Mount Caburn provides a good vantage point from which to experience views of the Ouse Valley and Firle Beacon to the south, and west to Lewes.'*

As evidenced by the view photographs in the Study, buildings within the settlement of Kingston are visible from viewpoints VP43 and VP49 including trees and woodland in the vicinity of the Site.

There are potential glimpsed views of the Site from the public footpath (KIN/3/1) to the southeast.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the combination of built development and traffic erodes the sense of tranquillity on the Ouse Valley Sides. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores of -6.19 to -17.42 in and around the environs of the Site) which is generally representative of the Site's wider landscape context between Kingston and Lewes.
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited positive contribution to the local distinctiveness and sense of place of its landscape context.

Site Elements

Geology, Landform & Water

- Chalky bedrock, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- Site is relatively flat, sloping gently towards the Ouse floodplain in the west.
- Outside the site, the land slopes up steeply to the north.
- No notable water features within or adjacent to the Site.

Roads & Paths

- No vehicular access into the Site
- Main route (Ashcombe Lane) to the west of the Site is historic, connecting towards the centre of Kingston near Lewes; mature trees contribute to the character of this route.
- Access routes to nearby properties are generally narrow/single track.
- Roads in the immediate Site vicinity tend to be tree-lined, with pavements where there are existing properties

Settlement & Buildings

- Kingston near Lewes is a scarp foot village with a mostly nucleated settlement form shaped by local topography.
- No buildings within the Site
- Surrounding area of Kingston near Lewes comprises 20th century residential properties, predominantly detached and single or 2-storey, on moderate to large plots, with occasional small, agricultural-style sheds
- Modern development within this part of Kingston has weakened the distinctive character of the village to some extent

Fields

- Relatively small-scale, geometric field pattern in and around the Site, likely to be 'Planned Fields'
- Site is part of a permanent pasture field extending to the east and has a strong pastoral character
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded to the north by deciduous woodland on steeply sloping land, to the south by a substantial hedgerow and to the west by large well-tree'd residential gardens, creating quite an enclosed character.

• Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site. Designations immediately adjacent to the boundaries of the Site include: • Deciduous Woodland Priority Habitat Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of the Kingston Conservation Area
Adopted Site Allocations
Nearby site allocations in the adopted South Downs Local Plan (2019) include: • Site allocated for housing under Policy SD74: Land at Castelmer Fruit Farm, Kingston near Lewes

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (5 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Kingston, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities

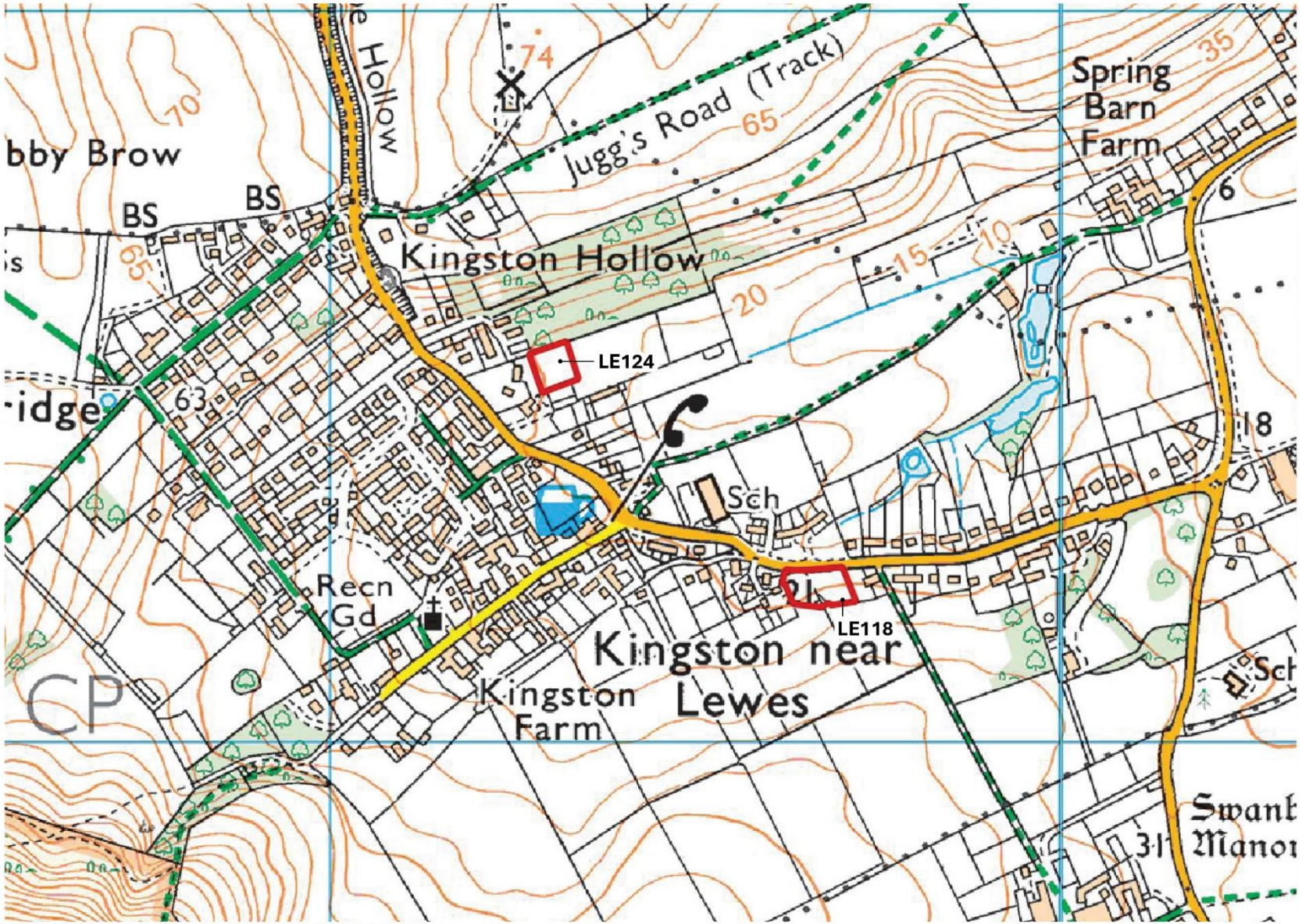
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Kingston	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Kingston Conservation Area to the south of the Site • Locate open, greenspaces in the most sensitive areas of the site, and seek to connect them using characteristic green infrastructure • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Iford Hill and Mount Caburn) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors

amenity of residents within the environs of the Site	• Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the east of Kingston by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 16b
KINGSTON NEAR LEWES
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

LANCING

Site Information

Site Ref	*AD007*
Site Name	*Hoe Court*
Site Size (ha)	6.77
Settlement, District	*Lancing, Adur District*
Current Use	Pasture field
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 65*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Land rises to the north so the southern end of the site is more contained with the northern end more exposed to long views. Recent developments to the south of the A27 and to the A27 itself have reduced the sense of remoteness and tranquillity and the site now has increased urban influences compared to its previous assessment. However, this also means the site forms part of an important transition from the urban development to the National Park.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA A3: Arun to Adur Open Downs LCA G3: Adur Valley Major Chalk Valley Sides

Landscape & Visual Baseline

Site Character
Located on the northeastern side of Lancing, on the edge of the National Park, the Site is part of a field abutting the settlement in the south and has a pastoral/agricultural and enclosed character. The Site is bounded by belts of woodland and hedgerows with trees. Any particularly distinctive built character in Lancing has been diluted by the range of 20th/21st century development, although there are occasional small pockets of interest such as in the North Lancing Conservation Area. There is an unsurfaced vehicular access gate to the east of the Site.
Landscape Character Context
• Valley sides carved from chalk, relatively steep along their whole length. • Minor lanes/unsurfaced tracks descend the valley sides – many of these are public rights of way that allow access up onto the adjacent downs • Hedgerows and tracks survive from the earlier manorial downland landscape. • Woodlands along the lower slopes are particularly distinctive and form a strong wooded edge to the floodplain. • The prominent Gothic chapel of Lancing College is a particularly distinctive landmark standing at the southern end of the Adur valley. • Building materials are typically flint, red brick and clay tiles, with more modern materials used in farm buildings.
Visual Character Context
The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study. There are potential glimpsed views of the Site from the historic tracks and paths connecting up onto the downs, such as the footpath along Hoe Court (LAN-2060).

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores of -15.34 to -57.30 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of the settlement of Lancing (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain in the south with clay, silt, sand and gravel, beneath shallow lime-rich soils over chalk or limestone - can help filter water and regulate water quality.
- Site slopes broadly northwest to southeast (c.39m-6m AOD).
- Outside the site, the land slopes up onto the downland in the northwest, down towards the River Adur floodplain in the east, and down towards the coast in the south.

Roads & Paths

- Unsurfaced vehicular access into the Site through a gate off Hoe Court in the east
- Hoe Court is a narrow historic track, mostly enclosed by mature hedgerows, connecting the main route in the south to properties and farms (including Lancing College Equestrian Centre) in the north; in contrast, the junction with the A27 has been modernised with signage, kerbs and traffic islands.
- The A27 dual carriageway (to the south) broadly follows the line of a historic route, but is a modern road in character, recently further upgraded.
- To the north and east of the Site are a number of historic tracks and paths connecting up onto the downs, such as the footpath along Hoe Court (LAN-2060).

Settlement & Buildings

- Lancing is a downland edge and coastal village with a mostly nucleated settlement form shaped by local topography.
- There are no buildings on the Site
- In the south, the Site adjoins an assortment of residential properties, mostly two-storey detached/semi-detached houses on small to medium plots, on the edge of Lancing
- Surrounded on the north and northeast by a number of large, detached properties in moderate to large plots, off Hoe Court; these are a mix of early to mid-20th century housing, with some more recent infill/expansion, and occasional historic properties, such as the 17th century Hoe Court Farmhouse.
- Surrounding wider area of Lancing to the west and south comprises 20th/21st century residential properties/housing estates, predominantly detached/semi-detached with occasional short terraces and single or 2-storey, on small plots
- Large areas of new development occurring on the south side of the A27, south/southeast of the Site
- Any particularly distinctive built character of the settlement has been diluted by the range/variety of 20th/21st century development, although there are occasional small pockets of interest such as in the North Lancing Conservation Area

Fields

- Small to medium-scale, geometric field pattern in and around the Site, likely to be 'Planned Fields', with some of the current field boundaries reflecting this historic field pattern.
- Site consists of one field, which appears to currently be grassland, though it has been under arable cultivation in recent years
- Site abuts Lancing Manor allotments in the southwest
- Forms part of the wider green infrastructure network providing arable crops or grazing for livestock, with field margins supporting biodiversity

Woodland & Trees

- Site is bounded on all sides by substantial hedgerows with trees or belts of woodland and including a clump of mature trees in the centre of the Site, creating quite an enclosed character.
- Some of the surrounding gardens are also well-tree'd.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Lancing Ring Local Nature Reserve - chalk grassland, woodland and a dewpond
- Hoe Court Farmhouse Grade II Listed Building

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the North Lancing Conservation Area
- Listed buildings within the Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (65 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

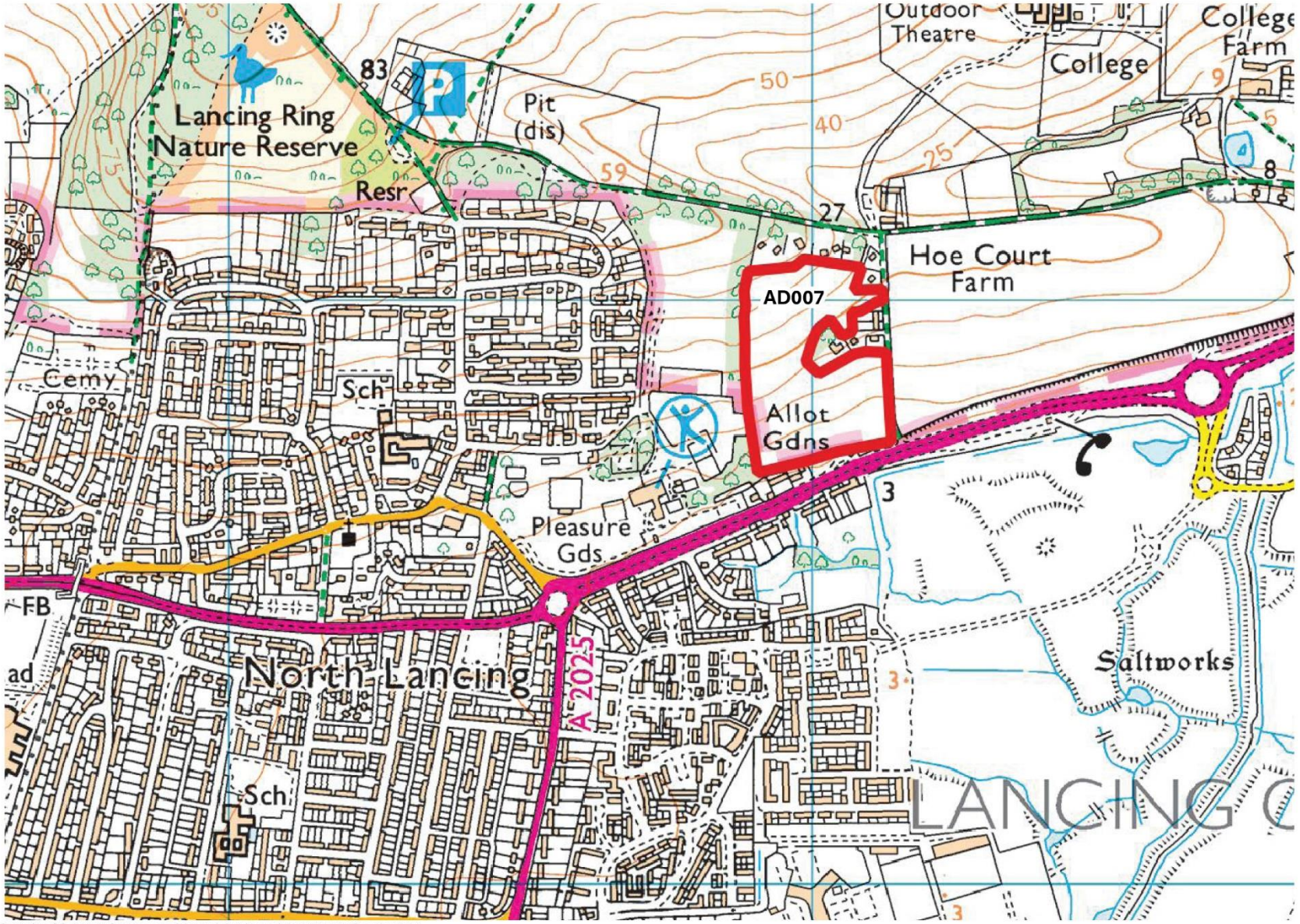
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Lancing, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Loss of open countryside which provides a transition between the landscape character of the National Park, and the more urbanised coastal landscapes	• Conserve open space on Site where possible, and ensure siting of development is sensitive to the role this landscape plays between settlement and open countryside
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Lancing	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the North Lancing Conservation Area (c.150m to west of the Site) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable)

	• Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the northeast of Lancing by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 17b
LANCING
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

LEWES

Site Information

Site Ref	*LE103*
Site Name	*Land behind the White Hart, High Street, Lewes*
Site Size (ha)	*0.15*
Settlement, District	*Lewes, Lewes*
Current Use	*Buildings and hardstanding*
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 5*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Previously developed site with moderate landscape sensitivity.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G2: Ouse Valley Sides

Landscape & Visual Baseline

Site Character
Located in the centre of Lewes, the Site is previously developed land in the Conservation Area, adjacent to multiple listed buildings. There is an existing building and parking on the Site. This area of Lewes has a distinctive historic character, but the existing building on the Site is not noted as contributing positively to this character. There is currently vehicular access to the Site from both High Street and Station Street.
Landscape Character Context
• Lewes is an historic port, located on the steep chalk valley side alongside the River Ouse. • Typical building materials include flint, red brick, timber and clay tiles. • Lewes Castle is a landmark.
Visual Character Context
Views of Lewes Castle are identified as one of the visual sensitivities specific to LCA G2: Ouse Valley Sides. It is possible there will be glimpsed views of Lewes Castle to the north from parts of the Site. The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study: • *'VP43: Iford Hill – This viewpoint, at the top of the scarp above Iford, is a good vantage point from which to enjoy views over the valley of the River Ouse and The Brooks towards Lewes. The South Downs Way is close by and views from Iford Hill are noted in the literature for the South Downs Way.'* As evidenced by the view photographs in the Study, buildings within the centre of Lewes are visible from viewpoint VP43 including in the general vicinity of the Site.
Perceptual Qualities Context
The South Downs Landscape Character Assessment identifies that the combination of built development and traffic erodes the sense of tranquillity in the Ouse Valley Sides. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, which indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -51.40 in and around the environs of the Site) which is generally representative of the Site's landscape context in the centre of Lewes.
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock
- Site slopes from c.26m AOD at the High Street, to c. 13m on its southern edge.
- Outside the site, the land slopes down into the Ouse valley in the north, east and south.
- No notable water features within or adjacent to the Site.

Roads & Paths

- Vehicular access into the Site through a narrow passage off the High Street in the north, or through a driveway between buildings off Station Street in the east.
- All the adjacent roads (High Street, Station Street, St Andrew's Lane, Southover Road) are part of the historic townscape pattern of Lewes and are enclosed to some degree by buildings.
- The High Street is broad, allowing 2-way traffic and pedestrian space, whilst Station Street is narrower and one-way.
- St. Andrew's Lane is narrow and enclosed by high walls.
- Southover Road is more open on its southern side, with a row of trees above the station car park.

Settlement & Buildings

- Lewes is a downland edge and riverside town with a nucleated settlement form shaped by local topography.
- The core of the Site has a 2/3 storey flat roofed building, with a car park both in front and behind. This building is not identified as 'positive' within the Lewes Conservation Area Appraisal (2023).
- The northern access to the Site has a passageway through/beneath buildings adjacent to the High Street.
- The Site and the surrounding area of Lewes is within the Conservation Area, with the Site being in close proximity to a number of listed buildings including the 16th century (refronted 19th century) White Hart Hotel to the immediate north, and the 18th century 26A Station Street to the east.

Woodland & Trees

- Limited quantities of vegetation on the Site, with a small number of trees adjacent to the rear car park.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The Site is within the Lewes Conservation Area.

Designations immediately adjacent to the boundaries of the Site include:

- Listed properties: The White Hart Hotel; 26a, Station Street; 26, Station Street; 27 and 28, Station Street; 19,20,21, Station Street; 16, Station Street (all grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of multiple listed buildings within the Lewes Conservation Area
- The setting of Lewes Castle Scheduled Monument

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has designated sites/elements of cultural heritage interest (and many in its immediate and wider context); is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context. It is recognised that the Site is of low recreational value, and the Site itself may lack a distinct, recognisable and consistent pattern of elements. It also makes a limited contribution to ecosystem functions.
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (5 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to low vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of high landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees, affecting their contribution in defining the Lewes townscape, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site which should be retained within adequate open spaces to aid integration • Consider opportunities for enhancement where appropriate through new tree planting using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within the Lewes Conservation Area	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the townscape in the Lewes Conservation Area

	• Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of nearby listed buildings and the Lewes Conservation Area • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Iford Hill) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding townscape, floodplain and downland landscapes

Summary & Recommendations

Development of this Site would redevelop this part of the centre of Lewes, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Design of new buildings to respond appropriately to the character and appearance of the surrounding Conservation Area by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*LE133*
Site Name	*Springman House, 8 North Street, Lewes*
Site Size (ha)	*0.58*
Settlement, District	*Lewes, Lewes*
Current Use	*Office – currently being used by Ambulance service*
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 16*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Previously developed site with moderate landscape sensitivity.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G2: Ouse Valley Sides

Landscape & Visual Baseline

Site Character

Located in the centre of Lewes, the Site is previously developed land in the Conservation Area, with multiple buildings including offices and garages and large areas of hardstanding. The Site also includes the listed Walls of the Old Naval Prison. This immediate area of Lewes generally has a less distinctive historic character though it does have features of interest. There is currently vehicular access to the Site from both North Street in the east and Lancaster Street in the north.

Landscape Character Context

- Lewes is an historic port, located on the steep chalk valley side alongside the River Ouse.
- Typical building materials include flint, red brick, timber and clay tiles.
- Lewes Castle is a landmark.

Visual Character Context

Views of Lewes Castle are identified as one of the visual sensitivities specific to LCA G2: Ouse Valley Sides. It is possible there will be glimpsed views of Lewes Castle to the south from parts of the Site.

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the combination of built development and traffic erodes the sense of tranquillity on the Ouse Valley Sides. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -51.40 in and around the environs of the Site) which is generally representative of the Site's landscape context in the centre of Lewes.
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock
- Site slopes slightly down to the northeast (c.16m-11m AOD)
- Outside the site, the land slopes down into the Ouse valley in the north and east.
- No notable water features within or adjacent to the Site.

Roads & Paths

- Vehicular access into the Site from North Street in the east and Lancaster Street in the north, providing access to the large areas of hardstanding/parking within the Site.
- All the adjacent roads (North Street, Lancaster Street, St. John Street, Market Street/A2029) are part of the historic townscape pattern of Lewes and are enclosed to some degree by buildings.
- North Street, Lancaster Street and St. John Street are all fairly narrow, some with parking restricting road space further.
- The short section of Market Street/A2029 in the southeastern corner of the Site is broader and more open, one of the main routes through Lewes.

Settlement & Buildings

- Lewes is a downland edge and riverside town with a nucleated settlement form shaped by local topography.
- Site has multiple two storey flat roofed buildings, 2 of which are substantial office blocks (one in the northeast corner, one in the southeast corner), with a cluster of garages and more ancillary structures in the west. The southeastern building is more modern in character, rendered and wood clad, whilst other structures are all brick/concrete/glass. None of these structures are distinctive, and the Site is identified as and 'area for enhancement' on the Lewes Conservation Area Appraisal (2023)
- The centre of the Site is mostly parking/hardstanding.
- In the northwestern corner of the Site are the brick 'Walls of Old Naval Prison' which are listed.
- Most of the surrounding properties are 20th century residential, with a mix of high-density flats (generally three-storey)/houses, and a cluster of more distinctive, three-storey rendered properties to the immediate northeast of the Site (not listed), adjacent to which is a listed early 19th century property, with a double shop frontage.
- Whilst it is noted that the Site is in the Conservation Area, the built character of the Site and most of its immediate surroundings is not particularly distinctive.

Woodland & Trees

- Limited quantities of vegetation on the Site, with a small number of mature trees contributing to the local townscape character along the western Site boundary, and along the North Street boundary.
- Provides some limited green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The Site is within the Lewes Conservation Area, and the Walls of Old Naval Prison Listed Building (grade II) is in the northwestern corner of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Listed properties: 7 and 9, Lancaster Street (grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:
- The setting of multiple listed buildings within the Lewes Conservation Area within the wider setting of the Site
- The setting of Lewes Castle Scheduled Monument

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as although it has designated sites/elements of cultural heritage interest (and many in its immediate and wider context), it is recognised that the Site is of low recreational value, and the Site itself may lack a distinct, recognisable and consistent pattern of elements. It also makes a limited contribution to ecosystem functions and only a limited contribution to the local distinctiveness and sense of place of its landscape context.
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (16 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees, affecting their contribution in defining the Lewes townscape, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site which should be retained within adequate open spaces to aid integration • Consider opportunities for enhancement where appropriate through new tree planting using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within the Lewes Conservation Area	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the townscape in the Lewes Conservation Area

	• Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of nearby listed buildings and the Lewes Conservation Area • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding townscape, floodplain and downland landscapes

Summary & Recommendations

Development of this Site would redevelop this part of the centre of Lewes, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Design of new buildings to respond appropriately to the character and appearance of the surrounding Conservation Area by using high quality materials in keeping with the local vernacular
- Retain, protect and enhance the parts of the Site (the listed building) that are historically distinctive

Site Information

Site Ref	*LE039*
Site Name	*County Hall, St Anne's Crescent, Lewes*
Site Size (ha)	*4.15*
Settlement, District	*Lewes, Lewes*
Current Use	*Offices and car park*
Use(s) Considered (including quantum)	*Housing (Class C2 and/ or C3)* *Offices (Class E)* *Appropriate small-scale town centre uses (to be determined)* *Community uses (to be determined)* *Number of dwellings: 240* *3,500 sqm County Hall requirement (TBD)* *Other uses (TBD)*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Site is considered to have Moderate landscape sensitivity. Whilst the existing built form is incongruous in the landscape, there are visual and historic sensitivities.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G2: Ouse Valley Sides

Landscape & Visual Baseline

Site Character
Located in the centre of Lewes, the Site is previously developed land in the Conservation Area, with multiple buildings including a very large and prominent 1960s office block, very prominent in wider views, and large areas of hardstanding, mostly for parking. The Site also incorporates substantial areas of greenspace and trees, particularly in the south. The immediate area of Lewes around the Site is very distinctive and has a strong historic character with multiple features of interest. There is currently vehicular access to the Site via St. Anne's Crescent.
Landscape Character Context
• Lewes is an historic port, located on the steep chalk valley side alongside the River Ouse. • Typical building materials include flint, red brick, timber and clay tiles. • Lewes Castle is a landmark.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study: • *'VP43: Iford Hill – This viewpoint, at the top of the scarp above Iford, is a good vantage point from which to enjoy views over the valley of the River Ouse and The Brooks towards Lewes. The South Downs Way is close by and views from Iford Hill are noted in the literature for the South Downs Way.'* • *'VP49: Mount Caburn – Mount Caburn provides a good vantage point from which to experience views of the Ouse Valley and Firle Beacon to the south, and west to Lewes.'* As evidenced by the view photographs in the Study, buildings within the centre of Lewes are visible from viewpoints VP43 and VP49 including the County Hall buildings currently on the Site, and other buildings in the general vicinity of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the combination of built development and traffic erodes the sense of tranquillity in the Ouse Valley Sides. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores of -56.65 to -40.65 in and around the environs of the Site) which is generally representative of the Site's landscape context in the centre of Lewes.
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalky bedrock
- Site slopes from north (c. 44m AOD) to south (c. 12m AOD), towards a small watercourse/drainage ditch along the southern part of Rotten Row.
- No notable water features within the Site
- Outside the site, the land slopes down into the Ouse valley in the south, and up onto the adjacent downland in the north.

Roads & Paths

- St. Anne's Crescent provides a modern access from the adjacent main route (Western Road/High Street/A277) into the Site, whilst the adjacent main route is the historic Western Road, which forms part of the main route through Lewes.
- Most adjacent roads (Western Road/High Street/St Annes Crescent/Rotten Row) are part of the historic townscape pattern of Lewes and are enclosed to some degree by buildings.
- Some, for example Rotten Row to the south, are quite green and vegetated, and demonstrate some degree of enclosure by historic walls.
- There is a public footpath through the northwestern part of the Site (LTC/44/1), and along its eastern boundary (LTC/8/1)

Settlement & Buildings

- Lewes is a downland edge and riverside town with a nucleated settlement form shaped by local topography.
- The Site has multiple buildings, including the extensive 1960s County Hall, a multi-storey (c.7 storey) office building, which dominates the Site; and also, smaller buildings including Westfield House in the north (noted as a 'Building of Townscape Merit' in the Lewes Conservation Area Appraisal), and a building in the south of the Site.
- There are also large areas of hardstanding, particularly in the northern half of the Site, used mostly for parking.
- Adjacent townscape includes many buildings identified as 'Buildings of Townscape Merit' in the Lewes Conservation Area Appraisal (2023), as well as multiple listed properties, most distinctively the grade I listed, 12th century St Anne's Church immediately to the north of the Site; as well as other listed properties on the high street including various medieval, 16th and 17th century buildings in a range of styles.
- The Site is in the Conservation Area, and whilst much of the Site itself does not have particularly distinctive built character (the exception being Westfield House), the built character of most of the townscape around the Site is historically distinctive.

Woodland & Trees

- Site includes large numbers of mature trees throughout the grounds, particularly in the greenspace to the south of County Hall, and around/within the parking areas, creating quite an enclosed character.
- Site boundary adjacent to Lewes Cemetery in the west is well tree'd.
- Mature trees around the car park to the south of Westfield House connect to the boundary trees between the Site and the churchyard in the north.
- Provides important green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The Site is within the Lewes Conservation Area, and a number of the trees in the middle and southern portion of the Site are protected by Tree Preservation Order.

Designations immediately adjacent to the boundaries of the Site include:

- Listed properties: Church of St Anne (grade I). Multiple features within the churchyard are grade II listed; The Croft, Adjacent to County Hall; Mounting Block at The Croft (both grade II)
- Lewes Cemetery Local Wildlife Site

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of multiple listed buildings within the Lewes Conservation Area within the wider setting of the Site
- The setting of Lewes Castle Scheduled Monument

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has designated sites/elements of cultural heritage interest (and many in its immediate and wider context); is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and has a fairly distinct, recognisable and consistent pattern of elements. It also makes a good contribution to ecosystem functions (particularly given its townscape context) and is of some recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3/C2), Offices (Class E) and other uses and quantum of development (240 dwellings/3,500 sqm office space/other TBD) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	

Loss of mature trees, affecting their contribution in defining the Lewes townscape, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site which should be retained within adequate open spaces to aid integration • Consider opportunities for enhancement where appropriate through new tree planting using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within the Lewes Conservation Area	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the townscape in the Lewes Conservation Area • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of nearby listed buildings and the Lewes Conservation Area • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Iford Hill and Mount Caburn) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks

Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding townscape, floodplain and downland landscapes

Summary & Recommendations

Development of this Site would redevelop this part of the centre of Lewes, with the opportunity to enhance the settlement character, and potentially introducing built development into areas that are currently open/green space. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Design of new buildings to respond appropriately to the character and appearance of the surrounding Conservation Area by using high quality materials in keeping with the local vernacular, and paying particular consideration to building heights; with development to be sited and designed to respond to/be sensitive to views of landmarks on the surrounding downs
- Retain, protect and enhance the parts of the Site that are more historically distinctive (Westfield House)
- Retain, protect and enhance trees and hedgerows which screen views into and through the Site

Site Information

Site Ref	*LE114*
Site Name	*Land at the rear of 49-55: St Anne's Crescent, Lewes*
Site Size (ha)	*0.32*
Settlement, District	*Lewes, Lewes*
Current Use	*Gardens*
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 8*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Existing mature trees which would be likely to act as a constraint to development - within the conservation area, and adjacent to a historic PRoW. Access not clear and could affect the PRoW. Adjacent to cemetery & could be very prominent due to levels, site considered to medium landscape sensitivity.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G2: Ouse Valley Sides

Landscape & Visual Baseline

Site Character

Located in the centre of Lewes, the Site is comprised of gardens within the Conservation Area. The immediate area of Lewes around the Site is distinctive and has a strong historic character with multiple features of interest. There is currently no clear vehicular access to the Site.

Landscape Character Context

- Lewes is an historic port, located on the steep chalk valley side alongside the River Ouse.
- Typical building materials include flint, red brick, timber and clay tiles.
- Lewes Castle is a landmark.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP43: Iford Hill – This viewpoint, at the top of the scarp above Iford, is a good vantage point from which to enjoy views over the valley of the River Ouse and The Brooks towards Lewes. The South Downs Way is close by and views from Iford Hill are noted in the literature for the South Downs Way.'*
- *'VP49: Mount Caburn – Mount Caburn provides a good vantage point from which to experience views of the Ouse Valley and Firle Beacon to the south, and west to Lewes.'*

As evidenced by the view photographs in the Study, buildings within the centre of Lewes are visible from viewpoints VP43 and VP49 including the County Hall buildings to the east of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the combination of built development and traffic erodes the sense of tranquillity in the Ouse Valley Sides. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -56.65 in and around the environs of the Site) which is generally representative of the Site's landscape context in the centre of Lewes.
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalky bedrock
- Site slopes from north (c. 40m AOD) to south (c. 35m AOD)
- No notable water features within the Site
- Outside the site, the land slopes down into the Ouse valley in the south, and up onto the adjacent downland in the north.

Roads & Paths

- No clear vehicular access to the Site.
- St. Anne's Crescent to the north, and Winterbourne Hollow to the west are both historic, forming part of the historic townscape pattern of Lewes; Winterbourne Hollow is a sunken road mostly lined with vegetation, and St. Anne's Crescent is residential, enclosed by properties/gardens.
- The access road to the cemetery (and house) to the west of the Site is modern and appears to be narrow and lined with vegetation.
- There is a public footpath along the southern and eastern boundaries of the Site (LTC/44/1)

Settlement & Buildings

- Lewes is a downland edge and riverside town with a nucleated settlement form shaped by local topography.
- No substantial buildings on the Site.
- East is the County Hall site, including the multi-storey 1960s office building, which dominates this area of townscape, and large areas of hardstanding, used mostly for parking.
- Properties on St. Annes Crescent to the north are mostly 3 or 4 storey, semi-detached buildings on moderate-sized plots.
- The adjacent townscape includes many buildings identified as 'Buildings of Townscape Merit' in the Lewes Conservation Area Appraisal (2023)
- Immediately west of the Site appears to be a late 20th century detached property.
- Site is in the Conservation Area, and the built character of much of the townscape around the site is historically distinctive.

Woodland & Trees

- Site includes a number of trees within the gardens.
- Provides some green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The Site is within the Lewes Conservation Area.

Designations immediately adjacent to the boundaries of the Site include:

- Lewes Cemetery Local Wildlife Site

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of multiple listed buildings within the Lewes Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has designated sites/elements of cultural heritage interest (and some of both biodiversity and heritage interest in its immediate and wider context); has a fairly distinct, recognisable and consistent pattern of elements; is of some recreational value; and makes some contribution to ecosystem functions. It is recognised that the Site is of more limited scenic quality with more limited contribution to the local distinctiveness and sense of place of its landscape context
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (8 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees, affecting their contribution in defining the Lewes townscape, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site which should be retained within adequate open spaces to aid integration • Consider opportunities for enhancement where appropriate through new tree planting using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within the Lewes Conservation Area	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the townscape in the Lewes Conservation Area

	• Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of nearby listed buildings and the Lewes Conservation Area • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Iford Hill and Mount Caburn) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding townscape, floodplain and downland landscapes

Summary & Recommendations

Development of this Site would introduce built development into an area of gardens within the town centre of Lewes. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Design of new buildings to respond appropriately to the character and appearance of the surrounding Conservation Area by using high quality materials in keeping with the local vernacular; with development to be sited and designed to respond to/be sensitive to views of landmarks on the surrounding downs
- Retain, protect and enhance trees which screen views into and through the Site

Site Information

Site Ref	*LE134*
Site Name	*The Shelleys Hotel, 136: High Street, Lewes*
Site Size (ha)	*0.37*
Settlement, District	*Lewes, Lewes District*
Current Use	*Vacant Hotel*
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 8*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Site is considered to have High landscape sensitivity due to the historic continuity and prominent position on the High Street.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G2: Ouse Valley Sides

Landscape & Visual Baseline

Site Character

Located in the historic centre of Lewes, the Site is previously developed land in the Conservation Area, with a distinctive grade II* listed hotel building, an area of hardstanding used for parking, and an area of gardens/grounds. The immediate area of Lewes around the Site is very distinctive and has a strong historic character with multiple features of interest. There is currently vehicular access to the Site from the High Street.

Landscape Character Context

- Lewes is an historic port, located on the steep chalk valley side alongside the River Ouse.
- Typical building materials include flint, red brick, timber and clay tiles.
- Lewes Castle is a landmark.

Visual Character Context

Views of Lewes Castle are identified as one of the visual sensitivities specific to LCA G2: Ouse Valley Sides. It is possible there might be glimpsed views of Lewes Castle to the south from parts of the Site.

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP43: Iford Hill – This viewpoint, at the top of the scarp above Iford, is a good vantage point from which to enjoy views over the valley of the River Ouse and The Brooks towards Lewes. The South Downs Way is close by and views from Iford Hill are noted in the literature for the South Downs Way.'*
- *'VP49: Mount Caburn – Mount Caburn provides a good vantage point from which to experience views of the Ouse Valley and Firle Beacon to the south, and west to Lewes.'*

As evidenced by the view photographs in the Study, buildings within the centre of Lewes are visible from viewpoints VP43 and VP49 including the County Hall buildings southwest of the Site, and other buildings in the general vicinity of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the combination of built development and traffic erodes the sense of tranquillity in the Ouse Valley Sides. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores of -54.74 to -33.82 in and around the environs of the Site) which is generally representative of the Site's landscape context in the centre of Lewes.
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape for this Site are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalky bedrock
- Site is fairly flat (c. 33-34m AOD).
- No notable water features within the Site
- Outside the site, the land slopes down into the Ouse valley in the south, and up onto the adjacent downland in the north.

Roads & Paths

- Site access from the adjacent main route (High Street/A277) into the area previously used as a car park.
- Most adjacent roads (High Street/Paddock Lane/St. Peters Place/Rotten Row) are part of the historic townscape pattern of Lewes, and all are enclosed in part by buildings, many of which are historic.
- Some roads, for example Rotten Row to the south, and Paddock Lane, are quite green and vegetated, and demonstrate some degree of enclosure by historic walls.

Settlement & Buildings

- Lewes is a downland edge and riverside town with a nucleated settlement form shaped by local topography.
- The Site, which is within the Conservation Area, includes the grade II* listed Shelley's Hotel, a 16th century (altered 18th century) rendered, two-storey property, with a stone slate roof.
- Adjacent High Street (and St. Peter's Place) character is also distinctive/historic, including listed properties, and those properties which are not listed are generally noted as 'Buildings of Townscape Merit' in the Lewes Conservation Area Appraisal (2023).
- Paddock Lane to the north of the Site is still within the Conservation Area, but the buildings are late 20th century 3 storey terraced houses/flats.
- The built character of most of the townscape in and around the site is consistent and distinctive.

Woodland & Trees

- Site appears to contain a number of mature trees in the gardens/grounds to the north of the hotel.
- Provides some green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations
The Site is within the Lewes Conservation Area, and the Shelley's Hotel and Railings to the South is a grade II* listed property. Designations immediately adjacent to the boundaries of the Site include: • Listed properties: Old Grammar School; 135 and 136, High Street; Trevor House (all grade II); and No 111 And Railings to North (grade II*) Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of multiple listed buildings within the Lewes Conservation Area • The setting of Lewes Castle Scheduled Monument

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has designated sites/elements of cultural heritage interest (and many in its immediate and wider context); is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and has a distinct, recognisable and consistent pattern of elements. It also makes some contribution to ecosystem functions (particularly given its townscape context). It is recognised that the Site is of limited recreational value.
Landscape Susceptibility	The Site is assessed as having **High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (8 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has high vulnerability to changes from built development, and is likely to experience substantial negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **High Landscape Sensitivity** as it is of high landscape value and high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees, affecting their contribution in defining the Lewes townscape, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site which should be retained within adequate open spaces to aid integration • Consider opportunities for enhancement where appropriate through new tree planting using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting

Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within the Lewes Conservation Area	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the townscape in the Lewes Conservation Area • Utilise and restore existing historic buildings where possible to sustain the historic built character • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of nearby listed buildings and the Lewes Conservation Area • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Iford Hill and Mount Caburn) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding townscape, floodplain and downland landscapes

Summary & Recommendations

Development of this Site would redevelop this part of the historic centre of Lewes. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance the parts of the property that are historically distinctive, utilising these as the distinctive core of the development
- Design of any new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Retain, protect and enhance trees and hedgerows which screen views into and through the Site

Site Information

Site Ref	*LE141*
Site Name	*East Sussex College, Mountfield Road, Lewes*
Site Size (ha)	3.2
Settlement, District	*Lewes, Lewes District*
Current Use	*Education*
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 225*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Previously developed site with low landscape sensitivity.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G2: Ouse Valley Sides

Landscape & Visual Baseline

Site Character

The overall character of the Site is typical of the surrounding built environment within Lewes that includes buildings, hardstanding and amenity grassland and trees. The Site is characterised by institutional buildings associated with East Sussex College with internal roads/parking areas that are utilitarian in character. Variations in the pattern of landscape elements within the Site (see the Key Constraints & Opportunities Summary Plan) include:

- Parcel A – predominantly built up in character with a large number of buildings of varying scale surrounded by hardstanding areas used for vehicular access and parking, with limited open areas of vegetation/scattered trees. This land is bounded by the substantial belt of woodland along the railway embankment to the north; large buildings and hardstanding to the east and west; and gardens associated with housing to the south.
- Parcel B – predominantly built up in character with a large building surrounded by hardstanding areas used for parking and substantial open areas of amenity grassland with scattered scrub. This land is bounded by a road and houses to the north; large buildings and sports courts to the east; and playing fields/sports pitches to the west and south (beyond a substantial tree belt).
- Parcel C – predominantly built up in character with a number of buildings surrounded by hardstanding areas used for vehicular access and parking, with open areas of vegetation/scattered trees. This land is bounded by the wooded railway embankment to the north/east; and large buildings and hardstanding to the west and south.

Landscape Character Context

- Minor lanes and unsurfaced tracks (often public rights of way) connect the valley sides to the downs.
- Fertile soils support arable farming, with large 20th-century fields showing major landscape changes.
- Lewes, a historic port on the River Ouse, featuring traditional materials like flint, red brick, and clay tiles, and with Lewes Castle as a landmark.
- Distinctive woodlands on lower slopes create a strong visual boundary along the floodplain.

Visual Character Context

Views of Lewes Castle are identified as one of the visual sensitivities specific to LCA G2: Ouse Valley Sides. There are likely to be glimpsed views of Lewes Castle on the skyline to the north from parts of the Site.

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP43: Iford Hill – This viewpoint, at the top of the scarp above Iford, is a good vantage point from which to enjoy views over the valley of the River Ouse and The Brooks towards Lewes. The South Downs Way is close by and views from Iford Hill are noted in the literature for the South Downs Way.'*
- *'VP49: Mount Caburn – Mount Caburn provides a good vantage point from which to experience views of the Ouse Valley and Firle Beacon to the south, and west to Lewes.'*

As evidenced by the view photographs in the Study, existing buildings on the Site are visible from viewpoints VP43 and VP49 (largely in relation to Parcel B).

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the combination of built development and traffic erodes the sense of tranquillity in the Ouse Valley Sides. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -47.07 for Parcels A and B, and a score of -14.59 for Parcel C) which is generally representative of the Site's wider urban landscape context.
- Partially within the 'E3/4 – Urban' and 'E1b - Transition Zones' Dark Night Sky Zones.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape/townscape context.

Site Elements

Geology, Landform & Water

- Chalky bedrock, beneath fertile loamy, lime-rich soils.
- Relatively flat landform, just above the floodplain.
- Floodplain features, notably the historic geometric pattern of fields/roads marked by ditches, remain around the southern edges and beyond the Site, creating a key part of its setting. These ditches can contribute to regulating water flows.
- Potential exists for parts of the site to have naturally high groundwater and impeded drainage given its proximity to the floodplain.

Roads & Paths

- The main route (now Mountfield Road) is historic; leading to what was the tiny hamlet of Hamfield Cottages in the east; mature trees contribute to character.
- The historic routes follow a geometric pattern, closely associated with the site's development/geometric field pattern.
- Roads frequently tree-lined, bounded often by low walls of brick and flint, usually with pavement to one side.
- Towards the south, routes narrow/pavements disappear creating a more rural character.

Settlement & Buildings

- Lewes is a downland edge and riverside town with a nucleated settlement form shaped by local topography.

- Many buildings south of Mountfield Road (Parcel B) tend to be civic in character, dating from the 20th Century. On plan these buildings are regular in form and tend to be large and low to moderate in height (generally two storey), they sit within large plots and relate closely to open space.
- To the north of the road (adjacent to Parcel A and within Parcel C), smaller domestic buildings front the street and often take a terraced or semi-detached form. Further away from the main route, in/adjacent to Parcel A, there are a number of large, low (mostly single storey) civic-style 20th Century buildings.
- Though the Site is predominantly 20th Century, it is possible that limited, Victorian era built features remain.

Fields

- Geometric field pattern has potentially influenced development in the past, but no longer discernible on the site. Strongly characterises the setting.

Woodland & Trees

- Linear patterns of trees, relate closely to key infrastructure (road and rail), and outside the site boundary, to contours (marking the edge of the floodplain).
- Provide green infrastructure connectivity within and beyond the site, contributing to climate and air quality regulation.

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Lewes Conservation Area
- Listed building - signal box
- Railway Land Lewes Local Nature Reserve – comprising wet woodland, reed beds, ponds and floodplain grassland habitats
- Lewes Railway Land Meadow Local Wildlife Site
- Lewes Railway Land Trust Local Wildlife Site

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the Lewes Castle Scheduled Monument
- The setting of the Calvary (mound) Scheduled Monument
- The setting of the Priory of St. Pancras Scheduled Monument

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it is a built-up urban landscape without a distinct, recognisable and consistent pattern of elements; of low scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape/townscape context; is of low recreational value; and contains no designated sites/elements of cultural heritage and/or wildlife conservation interest. It is recognised that the Site has some important views and contributes to ecosystem functions, as well as providing part of the setting of the adjacent conservation area.

Landscape Susceptibility	Parcel B of the Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (225 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate/limited vulnerability to changes from built development, and are likely to experience some/limited negative effects as a result of the proposed use/quantum of development. Parcels A and C of the Site are assessed as having **Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (225 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has limited vulnerability to changes from built development, and are not likely to experience any negative effects as a result of the proposed use(s)/quantum of development.
LANDSCAPE SENSITIVITY	Parcel B of the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development. Parcels A and C of the Site are assessed as having **Low Landscape Sensitivity** as they are of low landscape value and low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Lewes, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the southern settlement edge of Lewes	• Locate development (including both buildings and new access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the floodplain landscape that defines the existing settlement edge in this part of Lewes • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the

	Lewes Conservation Area adjacent to the Site, and the settings of the Lewes Castle, Calvary Mound and Priory of St. Pancras Scheduled Monuments in the wider area • Locate open, greenspaces in the most sensitive areas of the site, and seek to connect them using characteristic green infrastructure • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Iford Hill and Mount Caburn) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks • Removal of existing intrusive buildings from views of important landmarks (in particular the large-scale building in Parcel B, which is a prominent feature in views from Mount Caburn)
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with natural green spaces in the surrounding floodplain landscape (including the Railway Land Lewes Local Nature Reserve) and the historic core of Lewes

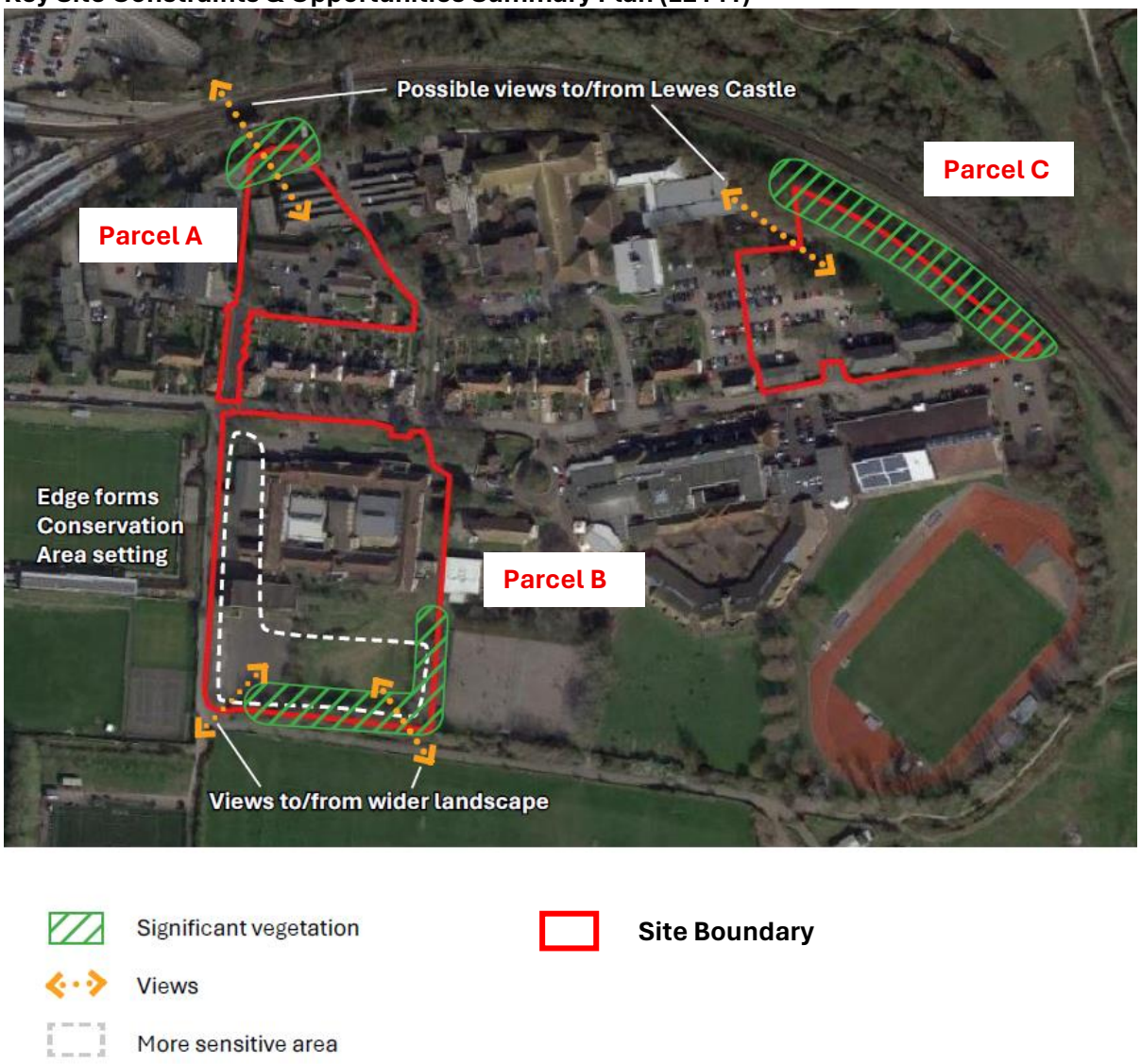
Summary & Recommendations

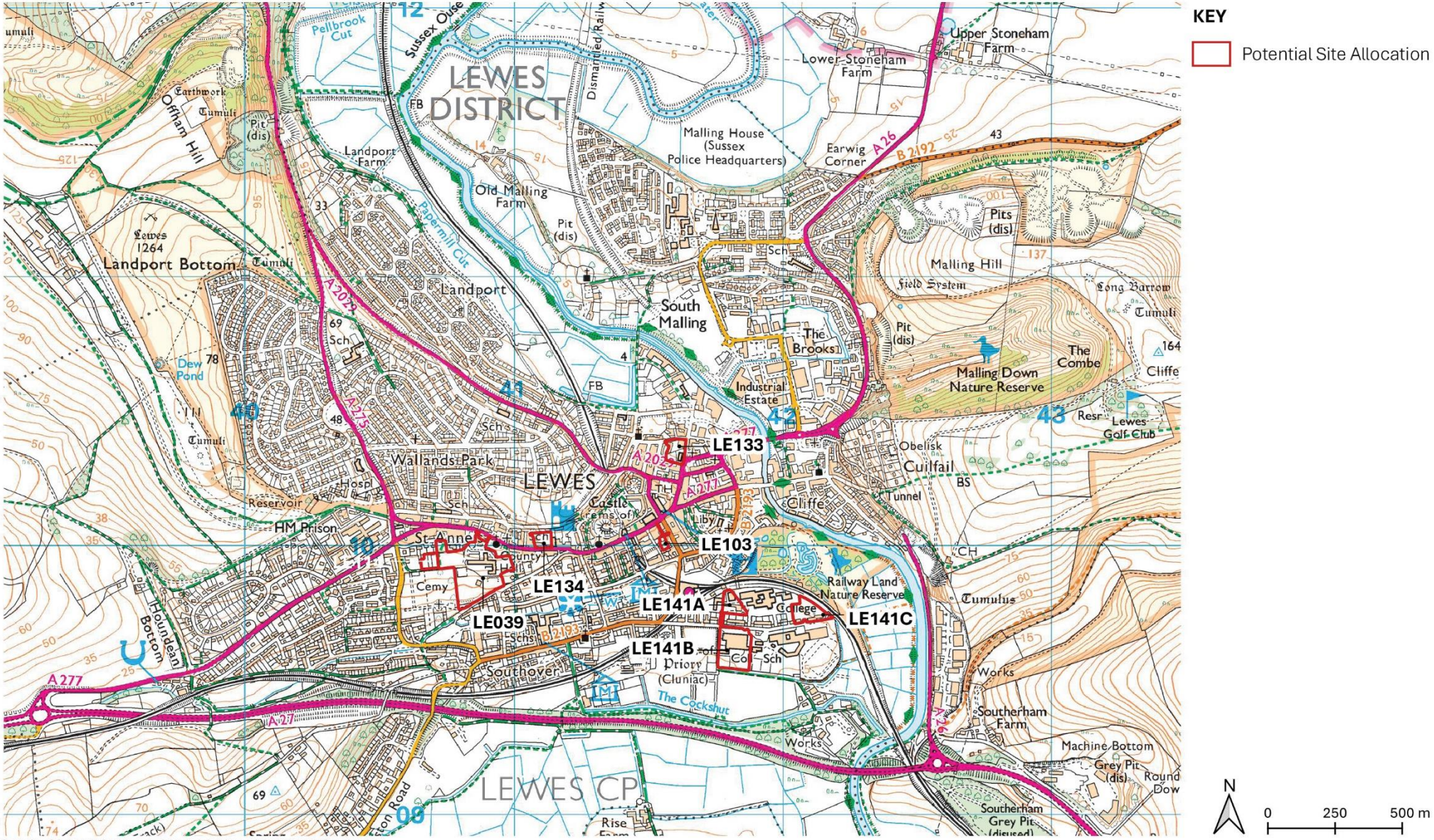
Re-development on this Site has the opportunity to enhance the settlement character of this part of Lewes. Should development come forward on this Site, key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Development in the north of the site (parcels A & B) to be sited and designed appropriately to respond sensitively to local views to/from Lewes Castle
- Development in the south of the site (parcel B) to be sited and designed to respond to the setting of the Lewes Conservation Area and views of landmarks on the surrounding downs
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

The illustrative key site constraints and opportunities summary plan provides further guidance on locations where development could best be accommodated in landscape and visual terms.

Key Site Constraints & Opportunities Summary Plan (LE141)





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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 18b
LEWES
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

LIPHOOK

Site Information

Site Ref	*EA215*
Site Name	*Land west of Liphook/ Land at Westlands Park*
Site Size (ha)	52.5
Settlement, District	*Liphook, East Hampshire*
Current Use	Agricultural Land/Woodland
Use(s) Considered (including quantum)	*250 homes (including custom and self-build), retirement living and care home provision (66-unit care home included within this overall figure)* *12-14 traveller pitches* *Quantity of other uses to be determined*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site comprises arable agricultural land bound by B2070 Portsmouth Rd and Longmoor Rd to the east and north respectively. The site has a high landscape sensitivity due to its strategic scale, National Park boundary location, and visibility from local viewpoints and the wider countryside. The site includes protected trees, priority habitats, and parts of local wildlife sites which connect to the wider habitat mosaic. The site is adjacent to ancient woodland in the south-west and is in proximity to SSSIs further to the west. Development of the whole site would introduce a large built form into the undeveloped countryside and create a large-scale and incongruous extension to the nucleated settlement of Liphook.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA M3: Woolmer Forest / Weaver's Down

Landscape & Visual Baseline

Site Character
Located on the southwestern edge of Liphook, on the edge of the National Park, the Site is a series of fields, including arable, pasture and woodland. The Site is bounded on much of its northern and eastern edges by the settlement of Liphook, which varies in townscape character. The west and south are bounded by countryside, including substantial blocks of woodland and fields. The Site surrounds an area of rural development and gardens/fields which is not within the Site boundary at Bohunt Manor. Most of the adjoining area of Liphook is of inconsistent and not particularly distinctive character, with the exception of pockets of historic interest such as at Little Boarhunt. Vehicular access to the Site is currently off Longmoor Road in the north, and via B2070 Portsmouth Road (entrance to Bohunt Manor) in the east.
Landscape Character Context
• Well-drained sandy soils which support extensive tracts of conifer plantations, oak-birch woodland, lowland heath and bog. • Extensive area of lowland heathland habitat represents an internationally important ecological resource. • Settlement is relatively late in origin, comprising isolated farmsteads of 18th-19th century origin set within areas of recent enclosure.

- Recent/modern enclosures in and around the woodland edge are evidence that land use history remained one of common grazing until relatively late in the post-medieval period.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP24: Hawkley Hanger – This view, from the Hangers Way, provides a good view north over Oakshott to Hawkley and Noar Hill Reserve in the distance. This viewpoint was suggested for inclusion through a response to the public survey.'*
- *'VP27: Selborne Hill – Selborne Hill provides good views eastwards over the adjacent East Hampshire Greensand Terrace which sites at the foot of the scarp. The SDILCA for LCT D4 Newton Valence Downland Mosaic notes views from Selbourne Hill and the adjacent Noar Hill.' (*No photograph)

As evidenced by the view photograph in the Study, Liphook (and thus the Site) are not possible to identify from VP24 due to intervening distance/weather conditions.

There are likely to be views of the Site from the public footpath (032/2/1) which crosses the centre of the Site, as well as Shipwrights Way (032/63/2) to the south, and a footpath (032/5/1) along the northern Site boundary.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of varied tranquillity due to the size of the Site (with scores ranging from -20.84 on the edge of Liphook, to 4.00 further from the settlement). This is generally representative of the Site's wider landscape context on the edge of a substantial settlement, and the edge of the National Park.
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, overlain in places by clay, silt, sand and gravel, beneath freely draining acid sandy and loamy soils - can help filter water and regulate water quality.
- Large site with varied topography – the higher ground is generally found to the east along the edge of Liphook, sloping towards a series of lakes/ponds in the west and south
- Outside the site, the land slopes up towards the Greensand Hills in the south.
- A number of small watercourses/drainage ditches within the Site, and a series of lakes/ponds associated with adjacent properties to the west and south.

Roads & Paths

- Existing Site access off Longmoor Road in the north, and via B2070 Portsmouth Road (entrance to Bohunt Manor) in the east
- Longmoor Road in the north is historic (previously Forest Lane), as is the B2070 Portsmouth Road, connecting the historically small village of Liphook to surrounding settlements and farms. These are busy, wide routes with a modern character, although in places, mature trees contribute to the character of the routes (particularly Longmoor Road), and the routes also retain some 'sunken lane' characteristics.
- Adjacent residential roads (eg. Rudgard Way) are typical of 20th and 21st century housing estates.

- Access road to Bohunt Manor (Bohunt Manor Road) is a narrow historic lane.

Settlement & Buildings

- Liphook is a large village with a nucleated settlement form shaped by local topography and transport routes.
- No substantial buildings within the Site
- Surrounding area of Liphook to the north and east predominantly comprises 20th/21st century residential properties of varying sizes/styles, generally detached or semi-detached with occasional terraced/flatted developments and single or 2-storey
- To the northeast, Bohunt School comprises a number of very large, mostly brick-built buildings, with playing fields, hardcourt and an astroturf.
- In general, this part of Liphook has a fairly inconsistent character, with few distinctive characteristics.
- Southeast of the Site, on the edge of Liphook, the Little Boarhunt Registered Park and Garden provides some historic interest, and includes a gatehouse and Little Boarhunt, a small, coursed sandstone, farmhouse rebuilt and extended in 1910.
- To the west, separate from the settlement, a cluster of properties includes a large early 20th century house (possibly converted to offices), a substantial 21st century property and various ancillary barns/sheds.

Fields

- Site consists of c. 9-10 field parcels, including arable land, grassland and woodland.
- Relatively small to medium-scale, mostly regular field pattern in and around the Site, likely to predominantly be 'Planned Fields', with current field boundaries generally reflecting this historic field pattern.
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion, as well as arable crops, with field margins supporting biodiversity

Woodland & Trees

- Majority of the internal and external field boundaries within the Site are mature hedgerows with frequent hedgerow trees.
- A number of the field parcels also have solitary trees, some of which are remnants of historic field boundaries.
- There is a block of woodland in the east of the Site (southwest of Bohunt School)
- Southwestern area of the Site (to the southwest of Bohunt Manor) includes a more substantial block of woodland.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

Landscape, heritage and wildlife designations within the boundaries of the Site include:

- Bohunt Manor Meadow Local Wildlife Site
- Bohunt Manor Woodland Local Wildlife Site
- Deciduous Woodland Priority Habitat

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat
- Ancient Woodland

- The setting of the 4 listed buildings adjacent to the Site boundary (The Gatehouse, Little Boarhunt and the garden walls and pavilion of Little Boarhunt; and the Milestone on the west side of the B2070 London Road, all grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the Liphook Conservation Area
- The setting of the Little Boarhunt (Grade II) Registered Park and Garden
- The setting of the listed buildings within the Liphook Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; some recreational value and makes a moderate contribution to ecosystem functions. The Site also has designated sites/elements of cultural heritage and/or wildlife conservation interest (as well as some in its immediate and wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3)/ retirement living and care home provision/traveller pitches uses and quantum of development (250 dwellings/66 unit care home/12-14 traveller pitches) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to high vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	**Potential Mitigation & Enhancement Opportunities**
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Liphook, as well as affecting their contribution to providing landscape structure within the Site, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting

Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Liphook	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of designated historic assets in the area • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Hawkley Hanger) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would substantially extend the settlement edge to the southeast of Liphook into the National Park by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and within the Site and provide landscape structure
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the large land parcel with careful consideration of views to and from the wider landscape

The illustrative key site constraints and opportunities summary plan provides further guidance on locations where development could best be accommodated in landscape and visual terms.

Key Site Constraints & Opportunities Summary Plan (EA215)



Significant vegetation

Views

More sensitive area

Site boundary

Site Information

Site Ref	*EA216*
Site Name	*Land at Westlands, Liphook*
Site Size (ha)	0.48
Settlement, District	*Liphook, East Hampshire*
Current Use	Residential Garden Land & Paddock
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 8*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a moderate landscape sensitivity given its small scale and relatively enclosed nature. The site is well screened by thick vegetation, particularly on its southern boundary, which avoids impact on long range views into the National Park. Development would be located on the boundary of the National Park, and so would need to: be small-scale; retain and enhance existing boundary vegetation; and be informed by the depth and density of existing residential development to the south of Longmoor Road.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA M3: Woolmer Forest / Weaver's Down

Landscape & Visual Baseline

Site Character

Located on the southwestern edge of Liphook, on the edge of the National Park, the Site is a permanent pasture field with an enclosed character. The Site is bounded by tall hedgerows and trees, beyond which on its northern edge is Liphook, which is of inconsistent and not particularly distinctive character in this location. There is an unsurfaced vehicular access to the Site off Longmoor Road in the north.

Landscape Character Context

- Well-drained sandy soils which support extensive tracts of conifer plantations, oak-birch woodland, lowland heath and bog.
- Settlement is relatively late in origin, comprising isolated farmsteads of 18th-19th century origin set within areas of recent enclosure
- Recent/modern enclosures in and around the woodland edge are evidence that land use history remained one of common grazing until relatively late in the post-medieval period.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP27: Selborne Hill – Selborne Hill provides good views eastwards over the adjacent East Hampshire Greensand Terrace which sites at the foot of the scarp. The SDILCA for LCT D4 Newton Valence Downland Mosaic notes views from Selbourne Hill and the adjacent Noar Hill.' (*No photograph)

There are likely to be views of the Site from the public footpath (032/5/1) along the northern Site boundary.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate to low relative tranquillity (with a score of -15.72 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a large settlement, and the edge of the National Park.
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid sandy soils - can help filter water and regulate water quality.
- Gently sloping topography with the highest land in the east (c.100m – 96m AOD)
- Outside the site, the land is undulating before sloping up towards the Greensand Hills further south.
- No watercourses or waterbodies within the Site.

Roads & Paths

- Existing unsurfaced Site access off Longmoor Road in the north
- Longmoor Road is a historic route (previously Forest Lane), connecting Liphook to surrounding settlements and farms; now a busy, wide route with a modern character, although in places, mature trees contribute to the character of the route, and it retains some 'sunken lane' characteristics.
- Adjacent residential roads (eg. Forest Lane Close) are typical of 20th and 21st century housing estates.

Settlement & Buildings

- Liphook is a large village with a nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site
- Surrounding area of Liphook to the north comprises 20th/21st century residential properties of varying styles, predominantly detached or semi-detached and single or 2-storey, on moderate-sized plots
- In general, this part of Liphook has a fairly inconsistent character, with few distinctive characteristics.
- Westlands House to the west is a large, detached property in substantial grounds.

Fields

- Site consists of a single small field parcel, which appears to be permanent pasture.
- Relatively small to medium-scale field pattern in and around the Site, likely to predominantly be 'Planned Fields'
- Forms part of the wider green infrastructure network providing permanent pasture which helps to regulate soil quality/limits erosion.

Woodland & Trees

- Field boundaries around the Site on the north, east and south are mature trees.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; some recreational value and makes a moderate contribution to ecosystem functions. It is noted that the Site does not have designated sites/elements of cultural heritage and/or wildlife conservation interest.
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (8 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to limited vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of medium landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

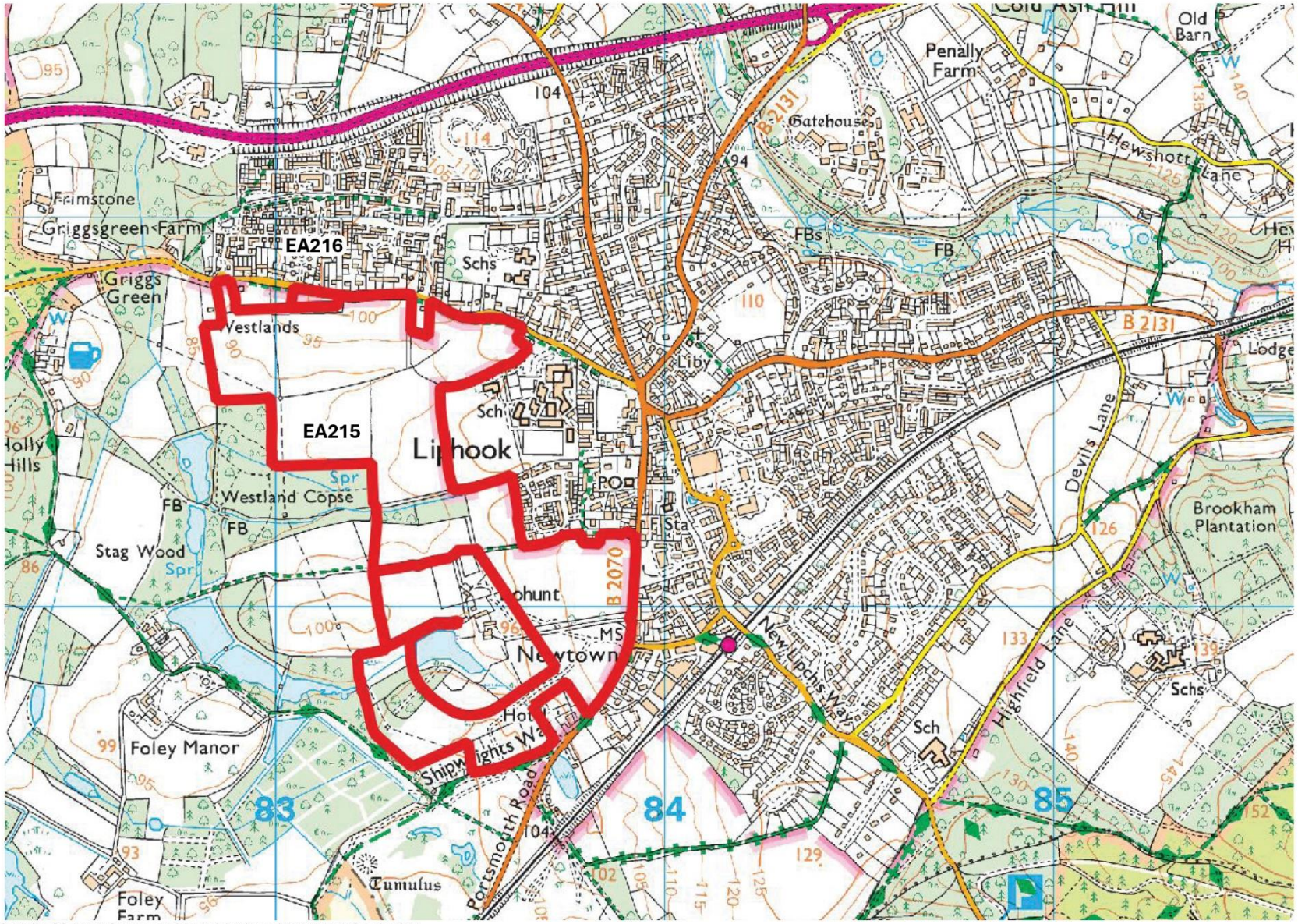
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Liphook, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Liphook	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of

	built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Selborne Hill) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would slightly extend the settlement edge to the southeast of Liphook into the National Park by introducing built development into a field parcel that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 19b
LIPHOOK
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

LISS

Site Information

Site Ref	*EA043*
Site Name	*Land at Farnham & Station Roads*
Site Size (ha)	11.2
Settlement, District	*Liss, East Hampshire*
Current Use	Agricultural land
Use(s) Considered (including quantum)	*Housing (Class C2 and/ or C3)* *30 C3 flats and/or 60 bed C2 care home units*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

Located on the northern side of West Liss, the Site incorporates a series of field parcels enclosed on two sides by the settlement and has an agricultural character. The Site is bounded and divided in places by hedgerows, sometimes with trees, and abuts woodland along part of its western and southern boundaries. The range of different types and styles of modern development within this part of the settlement creates a lack of consistent character around the Site. There is a surfaced vehicular access through the Site.

Landscape Character Context

- Low lying clay and sandstone 'vale' with numerous tributary streams and ponds, containing the wooded course of the upper Rother
- Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and hedgerow oaks create a wooded character.
- A medieval landscape of scattered of hamlets and isolated farmsteads of medieval origin set within irregular fields, some of which retain the original lobate form of medieval assarts, surrounded by woodland.
- Liss is a modern dormitory development, which originated as a medieval hamlet.
- Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP 24 Hangers Way above Oakshott – This view, from the Hangers Way, provides a good view north over Oakshott to Hawkley and Noar Hill Reserve in the distance. This viewpoint was suggested for inclusion through a response to the public survey.'*

As evidenced by the view photograph in the Study, intervening distance, vegetation and conditions at the time of the photography make identification of Liss and/or the Site within the panorama for VP24 difficult.

There are potential views of the Site from the various public footpaths within and close to the Site, including 141/5/2 following the eastern Site boundary, 141/7/1 across the centre of the Site, and 141/506/1 (Shipwrights Way, also National Cycle Network Route 22) just to the east of the Site boundary.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the presence of communication routes and settlements can reduce tranquillity, but that away from the main settlements and transport routes the landscape is still relatively tranquil in the Mixed Farmland and Woodland Vales. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, which indicates that the Site is located:

- Within an area of variable tranquillity (from scores of 0.00 in the east/south to -49.33 in the west) which is generally representative of the Site's wider landscape context extending from the edge of the settlement out into the countryside.
- Within the 'E1a - Intrinsic Rural Darkness' and E1b Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Clay and sandstone bedrock overlaid with clay, silt, sand and gravel, beneath freely draining slightly acid loamy soils- can help filter water and regulate water quality.
- Site is slopes gently northwest-southeast (c.72m-62m AOD).
- Outside the site, the land slopes gently up onto the greensand terrace in the west, and down towards the River Rother in the southeast.
- The River Rother forms the southeastern boundary of the Site.

Roads & Paths

- Hard surfaced vehicular access into the Site from the B3006 in the west
- B3006/Station Road to the west is historic, connecting West and East Liss. the route has been modernised, with pavements, kerbs and other street furniture.
- Other surrounding residential roads are typical of 20th/21st century housing estates, with grass verges/pavements and properties set back slightly from the road.
- The surfaced access road is a historic access to Kippences (to the east of the Site)
- There are a number of public footpaths within and close to the Site, including 141/5/2 following the eastern Site boundary, 141/7/1 across the centre of the Site, and 141/506/1 (Shipwrights Way, also National Cycle Network Route 22) just to the east of the Site boundary.

Settlement & Buildings

- Liss is a large village in the Upper Rother valley, with a nucleated settlement form shaped by local topography.
- No buildings within the Site
- The Site abuts the northern edge of the settlement of Liss
- Immediately surrounding area of Liss to the north comprises 21st century residential properties, a mix of larger 2.5 storey apartments and modern detached/semi-detached housing
- To the west and south are 20th century properties in a range of styles and sizes including 2-storey detached/semi-detached properties on medium to small plots, and in the west is also a long, low building

- Whilst Liss has some pockets of distinctive historic character (further to the north around St. Peter's Church, and south around Station Road), the range of different types and styles of modern development within this part of the settlement creates a lack of consistent character around the Site.

Fields

- Medium-scale, varied field pattern in and around the Site, identified as 'Enclosed Land (unspecified)', with some of the current field boundaries reflecting the historic field pattern.
- Site consists of multiple fields, mostly under arable cultivation, with some unidentified horticulture in the northernmost parcel
- Forms part of the wider green infrastructure network providing arable crops or grazing for livestock, with field margins supporting biodiversity

Woodland & Trees

- Site is bounded around much of its extent, and along some of the internal field boundaries by hedgerows, often with trees.
- The west of the Site adjacent to Liss Recreation Ground abuts a small woodland, and in the south along the River Rother the Site includes a band of trees that are part of more substantial woodland along the river corridor
- Some of the surrounding gardens are also well-tree'd.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The southern-most field of the Site is the 'Liss Tree Nursery Tracks' Local Wildlife Site, and the middle field is identified as Traditional Orchard Priority Habitat (although the field would appear to be under arable cultivation at the time of writing).

Designations immediately adjacent to the boundaries of the Site include:

- River Rother Local Wildlife Site and Liss Railway (disused) Local Wildlife Site
- Liss Riverside Railway Walk (North) Local Nature Reserve

Designated heritage assets within the wider area that may also be relevant to the Site include:

- Plestor House and Spread Eagle Public House (both Grade II) Listed Buildings
- St. Mary's Church (Grade II) Listed Building
- The setting of listed buildings within the West Liss Conservation Area
- The setting of the West Liss Conservation Area and Liss Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of some recreational value and makes a moderate contribution to ecosystem functions. The Site also has locally designated sites/elements of wildlife conservation interest (and site of cultural heritage interest in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (C2 and/or C3) use and quantum of development (30 C3 flats and/or 60 bed C2 care home units) as the

	baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

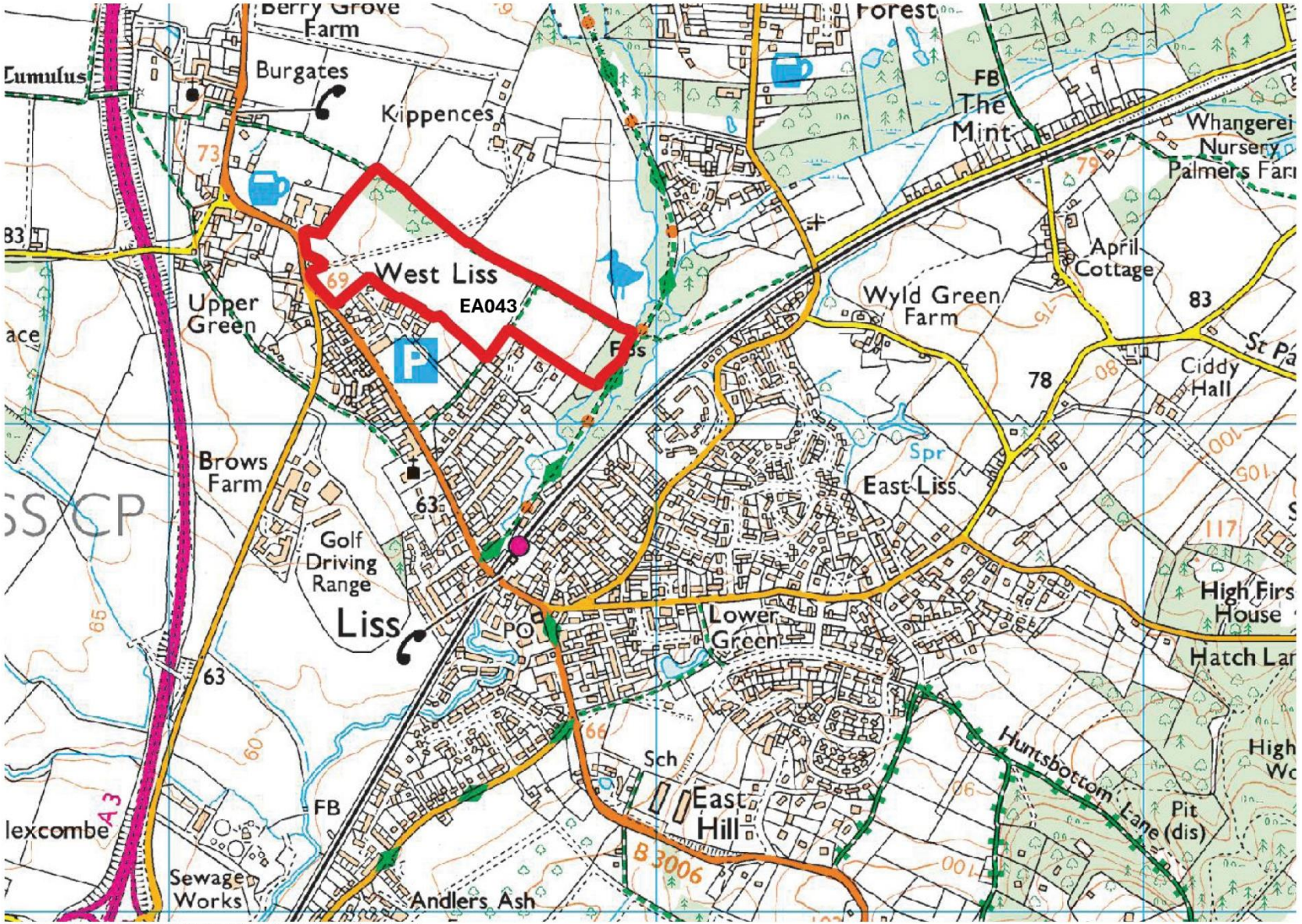
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Liss, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Liss	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the West Liss Conservation Area (northwest of Site) and Liss Conservation Area (south of Site) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by

	using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Hangers Way above Oakshott) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding farmland and woodland vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the northeast of Liss by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Careful siting of development within the large Site to minimise landscape impacts and views of new development from the wider area



KEY

Potential Site Allocation

N

0 100 200 m

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 20b
LISS
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

LODSWORTH

Site Information

Site Ref	CH215
Site Name	Land West of The Street, Lodsworth
Site Size (ha)	0.73
Settlement, District	Lodsworth, Chichester
Current Use	Paddock
Use(s) Considered (including quantum)	Housing (Class C3) Number of dwellings: Up to 10
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	The site is of moderate to high landscape sensitivity due to its historic isolated farmstead character. Development of the whole of the site submitted would extend the settlement significantly south and have a negative impact on the nucleated settlement pattern.
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character

Located on gently sloping land beyond the southern edge of Lodsworth, the Site is part of an area of paddocks adjacent to some repurposed stables/ancillary agricultural buildings. The Site is physically bounded along Langham Lane by mature trees and hedgerows. Vehicular access to the Site likely to be via the existing access off Langham Lane.

Landscape Character Context

- Gently undulating sandstone valley between the Greensand hills to the north and the elevated sandy 'plateau' of the Rother Farmland and Heath Mosaic to the south.
- Contains the course of the River Rother which flows east-west along a narrow floodplain, within a gently meandering course, with historic stone crossing points.
- Well-drained, easily eroded sandy soils support arable farmland, a landscape divided into large scale geometric fields bounded by broken and gappy hedgerows.
- Eroded sunken lanes are bordered by hedgerows. Bracken is a feature of the hedgerows, reflecting the sandy character of the soils.
- The typical settlement form comprises a large number of small, nucleated villages, usually of mid-late Saxon origin throughout the character area – as at Lodsworth.
- Characteristic building materials of sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP10 Fryans Hanger - A key viewpoint marked on OS maps, this viewpoint is located on the A285 above the heavily wooded, steep northern edge of downland at Duncton Down. From here views are available northwards over the Greensand Terrace and the Rother Valley farmland and wooded vales.' (No photograph)*

There are potential glimpsed views of the Site from the public footpath to the north of the Site, off Langham Lane.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate to low relative tranquillity (with a scores of -3.31in and around the environs of the Site) which is generally representative of the Site's wider landscape context in the countryside just beyond the edge of a small settlement.
- Within the 'E0 – Dark Sky Core' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a strong contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock overlain with clay, silt, sand and gravel deposits, beneath freely draining very acid sandy and loamy soils - can help filter water and regulate water quality.
- Site slopes gently down north to south (c.45m – 50m AOD).
- Outside the site, the landscape is undulating, falling towards a stream valley in the east and climbing onto higher ground in the north and west.
- No significant watercourses or waterbodies on Site.

Roads & Paths

- Vehicular access into the south of the Site via the existing farm track off Langham Lane to the east.
- Both the access track and Langham Lane are historic routes; Langham Lane is fairly narrow and slightly sunken in character, and is partly lined with hedgerows, some with trees.
- The Site is not adjacent to the settlement, so no other access tracks/roads in the immediate vicinity.

Settlement & Buildings

- Lodsworth is a small village in the Upper Rother valley, with a broadly linear settlement form shaped by local topography.
- No buildings within the Site
- Cluster of old stables/small commercial buildings (small brewery/offices etc) to the immediate west.
- No other buildings in the immediate vicinity – Site is detached from settlement edge.

Fields

- Relatively small to medium-scale, irregular field pattern in and around the Site, likely to be 'Amalgamated Fields' or 'Planned Fields'
- Site is part of a field that appears to have been previously divided into paddocks.
- Forms part of the wider green infrastructure network providing grazing for livestock, with field margins supporting biodiversity

Woodland & Trees

- Site is bounded along the Langham Lane side by mature trees, and by hedgerow in the south.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site. Designated heritage assets within the wider area that may also be relevant to the Site include: • Setting of Lodsworth Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with good contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (up to 10 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

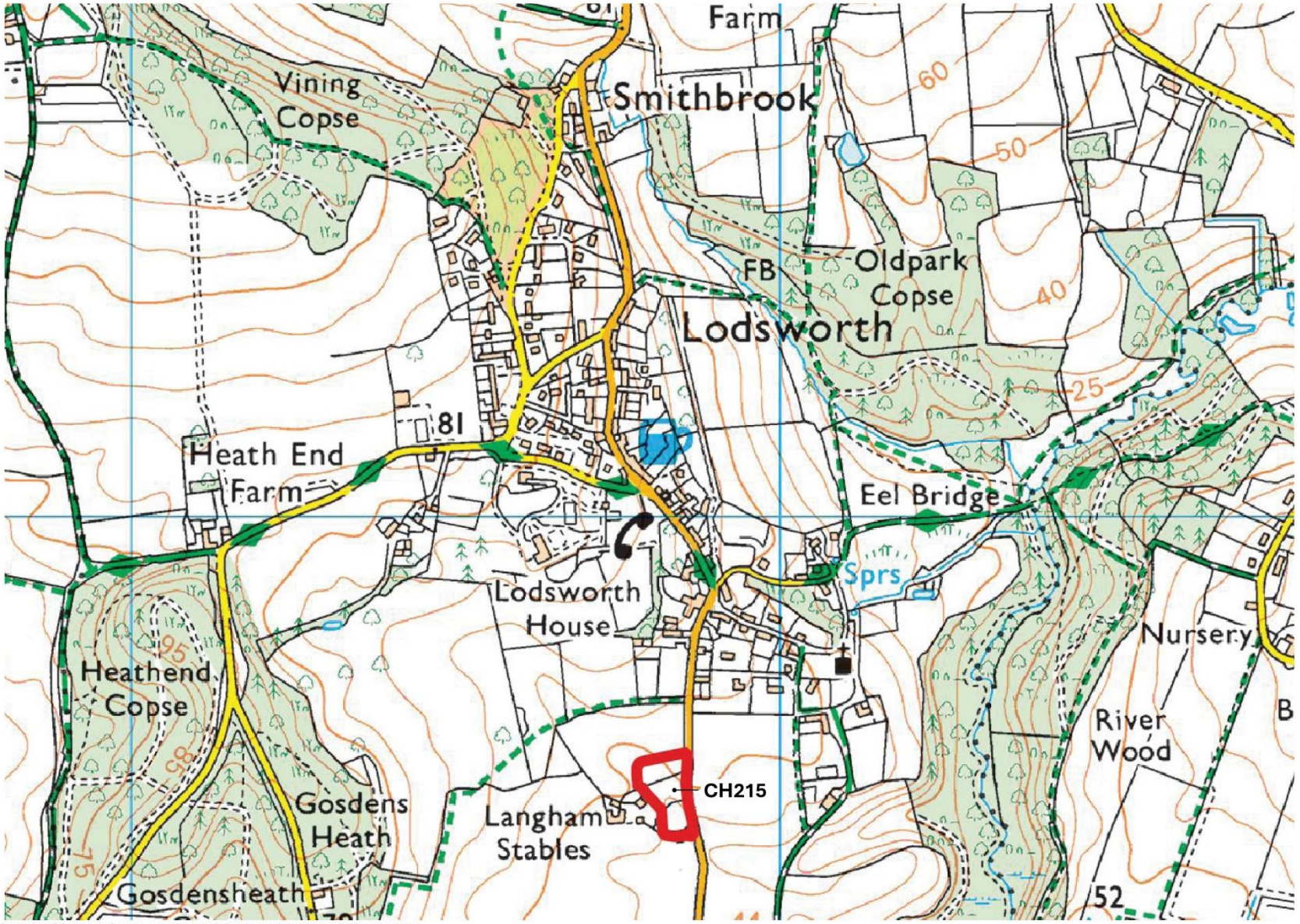
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Lodsworth, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution, noting that this Site is within the Dark Sky Core	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit

townscape and landscape context along the settlement edge of Lodsworth	with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Fryans Hanger) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding landscape

Summary & Recommendations

Development of this Site would introduce an area of built development into the open countryside outside the settlement of Lodsworth, that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 21b
LODSWORTH
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

MIDHURST

Site Information

Site Ref	*CH165*
Site Name	*Land east of Pitsham Lane, Midhurst*
Site Size (ha)	3.64
Settlement, District	*Midhurst, Chichester District*
Current Use	Fields
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 50-75*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*High Landscape Sensitivity. The site as a whole is a large and mostly open site at the southern edge of Midhurst. The site has gently sloping topography. There is a lack of established southern boundary, and development of the southern area of the site as submitted may appear intrusive and poorly connected. A potential benefit of some development would be to remediate the existing imposing settlement edge through appropriate and improved design and layout. It is noted that there is an historic field boundary consisting of a line of trees bisecting the area north-south.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1 Rother Valley Mixed Farmland and Woodland Vales LCA M2 Rother Farmland and Heath Mosaic

Landscape & Visual Baseline

Site Character

Located at the southwestern edge of Midhurst, the Site is part of an arable field with agricultural character. The Site is bounded to the east by deciduous woodland, and to the south by a substantial hedgerow and residential properties. There is a dispersed row of mature trees along the western site boundary, and the southern boundary is open to the remainder of the field parcel, which is identified as historic assart. The range of different styles of 20th century development within this part of the settlement creates a lack of consistent character or distinctiveness around the Site. There is currently no vehicular access to Site, with agricultural access likely to be via adjacent fields/the historic Pitsham Lane.

Landscape Character Context

- Low lying clay and sandstone 'vale' with numerous tributary streams and ponds, containing the wooded course of the upper Rother.
- Woodlands of ancient origin support characteristic ancient woodland plant species, as well as providing important habitat.
- Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure.
- An intimate mix of semi-natural habitats and agriculture.
- A landscape of scattered hamlets and isolated farmsteads of medieval origin set within irregular fields, some of which retain the original lobate form of medieval assarts, and including Midhurst, a planned medieval market town, constructed from local sandstones.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP38 Cocking Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP71 Midhurst Common – This view, from Sunset Hill on Midhurst Common, provides a good view south towards Bepton Down, Linch Hill and Treyford Hill. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photograph in the Study, intervening distance, vegetation and conditions at the time of the photography make identification of Midhurst and/or the Site within the panorama for VP12 difficult.

There are potential glimpsed views of the Site from Pitsham Lane, which is part of the Serpent Trail promoted walking route.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that away from the main settlements and transport routes the landscape is relatively tranquil in the Rother Valley Mixed Farmland and Woodland Vales. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate to low relative tranquillity (with scores of 0.31 to -19.08 in and around the environs of the Site) which is generally representative of the Site's wider landscape context as a larger Site extending into the countryside from the edge of a moderate-sized settlement.
- Within the 'E1a - Intrinsic Rural Darkness' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock overlain with sand and gravel deposits, beneath freely draining very acid sandy and loamy soils - can help filter water and regulate water quality.
- Site slopes gently towards the stream in the east (c.38m – 30m AOD).
- Outside the site, the landscape is gently undulating between stream valleys, falling towards the River Rother in the northeast
- A small stream flows just beyond the eastern Site boundary

Roads & Paths

- No clear vehicular access into the Site – current agricultural access likely to be via adjacent fields/Pitsham Lane
- Pitsham Lane to the west appears to be a historic access track which connected Midhurst to the farm/brick works part way along the route, and is historic in character – narrow, partly unbound surface and with mature vegetation in places.

- All other roads in the vicinity (to the north) of the Site are modern, predominantly 20th century housing and light industrial estates, with character typical of that use.
- Holmbush Way broadly follows the alignment of the old railway.
- Pitsham Lane is part of the Serpent Trail promoted walking route.

Settlement & Buildings

- Midhurst is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site
- Surrounding area of Midhurst to the north of the Site comprises 20th century residential and industrial estates
- Residential properties are predominantly semi-detached or short terraces and 2-storey, or three storey small apartment blocks on small plots.
- The industrial estate to the north of Holmbush Way consists of medium-sized, mostly brick built industrial sheds.
- The range of different styles of 20th century development within this part of the settlement creates a lack of consistent character or distinctiveness around the Site.

Fields

- Relatively small-scale, irregular field pattern in and around the Site, likely to be 'Assarts', with current field boundaries generally reflecting this historic field pattern.
- Site is part of a field used for a range of arable farming/livestock purposes
- Forms part of the wider green infrastructure network providing arable crops or grazing for livestock, with field margins supporting biodiversity

Woodland & Trees

- Site is bounded to the north by a substantial hedgerow, and to the east by deciduous woodland, which extends in a narrow band to the north along the old railway, and to the south into a substantial woodland block which wraps around the southern edge of Midhurst.
- The western edge has a dispersed row of mature trees delineating the edge of the field parcel.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Ancient Woodland and Deciduous Woodland Priority Habitat

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions.

	It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (50-75 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Midhurst, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Midhurst	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the

	vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Beacon Hill, Pen Hill, Cocking Down and Midhurst Common) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Midhurst by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape, particularly important views from landmarks
- Ensure site layout respects the historic assart field pattern

Site Information

Site Ref	*CH131*
Site Name	*Land south of Goodwood Close and woodland east of Southlands Park (aka The Tennis Court Site)*
Site Size (ha)	0.49
Settlement, District	*Midhurst, Chichester District*
Current Use	Field
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 6*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Medium/High Sensitivity - Medium/high sensitivity due to potential for cumulative impacts from adjacent houses and proximity to A286. The site is part of the undeveloped settlement context. The site has notable topography and an elevated nature as a high point within the surrounding area.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA M2: Rother Farmland and Heath Mosaic

Landscape & Visual Baseline

Site Character
Located at the southeastern edge of Midhurst, the Site is slightly elevated above the surrounding landscape and is a grassland and woodland parcel mostly enclosed by the settlement. The Site is bounded on all sides by deciduous woodland and occasional substantial hedgerows. The range of different styles of 20th century development within this part of the settlement creates a lack of consistent character or distinctiveness around the Site. Vehicular access to the Site is via unsurfaced (grass) access points from adjacent roads.
Landscape Character Context
• Slightly elevated, flat-topped plateau formed from sandstones of the Folkestone formation. • Well-drained sandy soils support a mix of heathland habitats including open heather heath, acid grassland, bracken, gorse, woody scrub, and oak-birch woodland. • Midhurst is a planned medieval market town, constructed from local sandstones.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study: • *'VP40 Heyshott Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.'* As evidenced by the view photographs in the Study, buildings within part of the east of the settlement of Midhurst are visible from viewpoint VP40 including trees and woodland in the vicinity of the Site.
Perceptual Qualities Context
The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -19.08 in and around the environs of the Site) which is generally representative of the Site's landscape context within a moderate-sized settlement.
- Within the 'E1a - 2km Buffer Zone' and the 'E3 – Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining very acid sandy and loamy soils - can help filter water and regulate water quality.
- Flat site (c.60m AOD), slightly elevated above surrounding settlement and landscape
- Outside the site, the landscape is gently undulating between stream valleys, falling towards the River Rother in the north

Roads & Paths

- Unsurfaced (grassed) vehicular access into the Site via Southlands Park and via Goodwood Close
- Chichester Road to the east appears to be a historic access track which connected Midhurst to the properties along the route; it is now modern in character, with pavements and kerbs, but does have significant mature vegetation lining it in places.
- Other roads in the vicinity (to the northwest) of the Site are modern, predominantly 20th century housing, with character typical of that use.

Settlement & Buildings

- Midhurst is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site
- Surrounding area of Midhurst to the north and west of the Site comprises 20th century residential properties, predominantly two-storey semi-detached/short terraces on small plots, with occasional larger detached properties in Southlands Park.
- The Royal Oak Pub beyond Chichester Road is a 17th century timber-framed building.
- The range of different styles of 20th century development within this part of the settlement creates a lack of consistent character or distinctiveness around the Site.

Fields

- The site is a relatively small-scale parcel of grassland, scrub and woodland mostly enclosed within the settlement
- Forms part of the wider green infrastructure network supporting biodiversity

Woodland & Trees

- Site is physically bounded on all sides by thick hedgerows or woodland, which extends around the southern edge of Midhurst, creating quite an enclosed character.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

Most of the Site is covered by a Tree Preservation Order.

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:
- The setting of the Royal Oak Public House (Grade II) Listed Building

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. The Site has some designated elements of cultural heritage and/or wildlife conservation interest (and some in its immediate and wider context). It is recognised that the Site is of low recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (6 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerable to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland, trees and hedgerows, affecting their contribution to the character of this green space within Midhurst, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, and with consideration of trees under the Tree Preservation Order, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting

Settlement Character	
Poor integration of new built form on the Site with the townscape and landscape context of Midhurst	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Heyshott Down) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would introduce built development into a green space within the settlement of Midhurst. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape, particularly important views from landmarks

Site Information

Site Ref	*CH222*
Site Name	*Land adjacent to The Grange Car Park, Midhurst*
Site Size (ha)	*0.32*
Settlement, District	*Midhurst, Chichester*
Current Use	*Vacant Land*
Use(s) Considered (including quantum)	*Housing (Class C3 affordable housing)* *Number of dwellings: 10 flats.*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Medium to high sensitivity due to the location of the site within Midhurst conservation area and visible/ prominent location adjacent to the leisure centre and public car park.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA M2: Rother Farmland and Heath Mosaic

Landscape & Visual Baseline

Site Character

Located in the centre of Midhurst, in the Conservation Area, the Site is an area of previously developed scrubby grassland with trees. The Site is surrounded by buildings and gardens to the west, north and east, and by a car park to the south. The range of different styles of development, including a lot of inconsistent modern development, within this immediate part of the settlement creates a lack of distinctiveness around the Site, though there are elements of interest. Vehicular access to the Site is likely to be via The Grange Car Park to the south of the Site.

Landscape Character Context

- Slightly elevated, flat-topped plateau formed from sandstones of the Folkestone formation
- Midhurst is a planned medieval market town, constructed from local sandstones.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP38 - Cocking Down - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.' (No photograph)*
- *'VP71 Midhurst Common – This view, from Sunset Hill on Midhurst Common, provides a good view south towards Bepton Down, Linch Hill and Treyford Hill. Suggested for inclusion through a response to the public survey.' (No photograph)*

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -37.68 in and around the environs of the Site) which is generally representative of the Site's landscape context within a moderate-sized settlement.
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone and mudstone bedrock, overlain with sand and gravel deposits, beneath freely draining very acid sandy and loamy soils - can help filter water and regulate water quality.
- Flat site (c.28m AOD)
- Outside the site, the land falls towards a small watercourse/pond in the south/southeast.

Roads & Paths

- Vehicular access into the Site likely to be via The Grange Car Park to the south of the Site
- Bepton Road/A286 to the north follows a historic route through Midhurst, which is fairly wide, with pavements, but generally enclosed by buildings fronting onto the road.
- The access road to the car park in the west is a typically wide modern access with pavements and amenity grass verges.
- The access road to the east which leads to the pedestrian access to the car park is much narrower, enclosed by buildings on both sides.
- Aside from the main road network, side roads and access roads in the vicinity of the Site are generally modern, varying in character from residential roads (eg. Claremont Way to the southwest) to short, narrower access roads to buildings such as the church to the west.

Settlement & Buildings

- Midhurst is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No substantial buildings within the Site
- Surrounding town centre area of Midhurst to the north adjacent to Bepton Road comprises a mix of more modern and historic development, including shops/residential properties/offices, mostly two/three storey, in a range of styles. Whilst in the Conservation Area, most of these are not listed, with the exception of the Almshouses to the.
- Mid-20th century listed church a short distance to the southwest of the Site
- Large car park to the immediate south of the Site.
- The late 20th century residential area to the southwest is predominantly comprised of two-storey detached, semi-detached and short terraced properties on small plots.
- To the immediate east is a large, modern brick and wood-clad building in a small area of public realm, used as both library and leisure centre.
- The range of different styles of development, including a lot of inconsistent modern development, within this part of the settlement creates a lack of consistent character or distinctiveness around the Site, though there are elements of interest.

Woodland & Trees

- Site includes a number of large mature trees in an area of green space, possibly scrubby grassland.
- Provides important green infrastructure connectivity beyond the site, particularly given the town centre context, with trees regulating climate and air quality

Designations

The Site is completely within the Midhurst Conservation Area.

Designated heritage assets within the wider area that may also be relevant to the Site include:

• The setting of the Alms houses and Roman Catholic Church of Divine Motherhood (both Grade II) Listed Buildings • The setting of other listed buildings further from the Site within the Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has some designated elements of cultural heritage and/or wildlife conservation interest (and some in its immediate and wider context); and makes a moderate contribution to ecosystem functions. It is recognised that the Site generally lacks a distinct, recognisable and consistent pattern of elements; is of fairly low scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape context; and is of low recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (10 flats) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerable to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees, affecting their contribution to the character of this green space within Midhurst, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with the	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the

townscape and landscape context of Midhurst	character of the townscape in the Midhurst Conservation Area • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Cocking Down and Midhurst Common) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would introduce built development into a small green space within the settlement of Midhurst. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*CH218*
Site Name	*Former Bus Depot, Pitsham Lane, Midhurst*
Site Size (ha)	*0.19*
Settlement, District	*Midhurst, Chichester*
Current Use	*Former Bus Depot*
Use(s) Considered (including quantum)	*Housing (Class C3 affordable housing)* *Number of dwellings: 6*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Low sensitivity. The site is within the built-up area of Midhurst and immediately adjacent to modern development to the west of Holmbush Way.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character
Located at the southwestern edge of Midhurst, the Site is a disused area of land with shed-type structures at the southern end. The Site is adjacent to the settlement on the east and north and is bounded on all sides by coniferous trees and/or hedgerows. The range of different styles of 20th/21st century development within this part of the settlement creates a lack of consistent character or particular distinctiveness around the Site. Vehicular access to the Site is currently from the narrow Pitsham Lane.
Landscape Character Context
• Low lying clay and sandstone 'vale' with numerous tributary streams and ponds, containing the wooded course of the upper Rother. • Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure. • Midhurst is a planned medieval market town, constructed from local sandstones.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study: • *'VP38 - Cocking Down - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.' (No photograph)* • '*VP40 – Heyshott Down - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.'* • *'VP71 Midhurst Common – This view, from Sunset Hill on Midhurst Common, provides a good view south towards Bepton Down, Linch Hill and Treyford Hill. Suggested for inclusion through a response to the public survey.' (No photograph)*

As evidenced by the view photographs in the Study, buildings within part of the settlement of Midhurst are visible from viewpoint VP40.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low to moderate tranquillity (with a score of 0.31 in and around the environs of the Site) which is generally representative of the Site's landscape context on the edge of a moderate-sized settlement.
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a fairly limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, overlain with sand and gravel deposits, beneath freely draining very acid sandy and loamy soils - can help filter water and regulate water quality.
- Flat site (c.36-37m AOD)
- Outside the site, the landscape is gently undulating
- No substantial watercourses or waterbodies in the Site

Roads & Paths

- Access track via Pitsham Lane in the west, also possibly from Apple Tree Road in the east, though no current access from this side.
- Pitsham Lane is a narrow historic track/lane, which is enclosed by mature trees/vegetation adjacent to the Site.
- All roads to the immediate east, including Apple Tree Road are 20th and 21st century residential estates, character varies slightly but most have pavements, areas of amenity greenspace/grass verges and parking areas.
- Pitsham Lane is also a public bridleway (MID-920) and is part of the Serpent's Trail promoted walking route.

Settlement & Buildings

- Midhurst is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- The Site appears to have shed-type structure(s) associated with the bus depot at the southern end of the Site, with the remainder of the Site being mostly hardstanding.
- Surrounding area of Midhurst to the east and north of the Site comprises 20th and 21st century residential properties, a range of two-storey houses and terraces, and three-storey flatted development, generally on small plots.
- Farmstead off Pitsham Lane to the west, with a number of small ancillary shed structures and a detached, possibly residential, property.
- The range of different styles of 20th and 21st century development within this part of the settlement creates a lack of consistent character or particular distinctiveness around the Site.

Fields

- The Site is within the built-up area of Midhurst, but the surrounding fields are irregular in pattern and identified as historic 'Assarts'.

Woodland & Trees

- Site is bounded on almost all sides by coniferous trees (not typical of the local landscape), also with hedgerows along Pitsham Lane, creating quite an enclosed character.
- Provides some limited green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site, or its immediate context.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it lacks a particularly distinct, recognisable and consistent pattern of elements; is of limited scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape context; and makes a limited contribution to ecosystem functions. The Site also has no designated elements of cultural heritage and/or wildlife conservation interest and is of low recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (6 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderately to low vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Midhurst, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting

Settlement Character	
Poor integration of new built form on the Site with the townscape and landscape context of Midhurst	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the settlement pattern that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Cocking Down, Heyshott Down and Midhurst Common) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would introduce a new form of built development into a n area of disused land on the settlement edge of Midhurst. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*CH217*
Site Name	*Land at Forest Road, Midhurst*
Site Size (ha)	*0.1*
Settlement, District	*Midhurst, Chichester*
Current Use	*Car Parking*
Use(s) Considered (including quantum)	*Housing (Class C3 affordable housing)* *Number of dwellings: 5*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Low sensitivity. The two parts of the site are within the built-up area of Midhurst Town and part of the relatively newer development around Holmbush Way.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA M2: Rother Farmland and Heath Mosaic

Landscape & Visual Baseline

Site Character

Located within the southern part of Midhurst, the Site is two separate but closely located areas of car parking adjacent to residential properties. Both parcels of the Site are physically bounded by mature trees on the northwestern edge adjacent to Holmbush Road. The range of different styles of 20th and 21st century development within this part of the settlement creates a general lack of consistent character or distinctiveness around the Site. Vehicular access to the Site is via existing access points off Forest Road to the west.

Landscape Character Context

- Slightly elevated, flat-topped plateau formed from sandstones of the Folkestone formation
- Midhurst is a planned medieval market town, constructed from local sandstones.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP38 - Cocking Down - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.' (No photograph)*
- *'VP40 – Heyshott Down - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.'*
- *'VP71 Midhurst Common – This view, from Sunset Hill on Midhurst Common, provides a good view south towards Bepton Down, Linch Hill and Treyford Hill. Suggested for inclusion through a response to the public survey.' (No photograph)*

As evidenced by the view photographs in the Study, buildings within part of the settlement of Midhurst are visible from viewpoint VP40.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -21.48 in and around the environs of the Site) which is generally representative of the Site's landscape context within a moderate-sized settlement.
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, overlain with sand and gravel deposits, beneath freely draining very acid sandy and loamy soils - can help filter water and regulate water quality.
- Flat site (c.33-34m AOD)
- Outside the site, the landscape is gently undulating
- No substantial watercourses or waterbodies in the Site

Roads & Paths

- Site is existing parking land, with surfaced access off Forest Road to the west.
- Forest Road to the west and Hawthorne Close to the south, along with other nearby side-roads are all 20th and 21st century residential estates, character varies slightly but most have pavements, areas of amenity greenspace/grass verges and parking areas.
- Holmbush Way to the east broadly follows the alignment of the old railway, providing access to the adjacent industrial estate. This route is partly lined with trees.

Settlement & Buildings

- Midhurst is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site, which includes two separate parcels of hard surfaced car parking
- Surrounding area of Midhurst to the west and south of the Site comprises 20th and 21st century residential properties, a range of two-storey houses/terraces, and two/three-storey flatted development, generally on small plots.
- The industrial estate to the east of Holmbush Way consists of medium-sized industrial sheds and large areas of hardstanding.
- The range of different styles of 20th and 21st century development within this part of the settlement creates a lack of particularly consistent character or distinctiveness around the Site.

Woodland & Trees

- Both parcels of the Site have mature trees along the northwestern boundary, along the alignment of the old railway which forms a green corridor within the town.
- Provides some green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site, or its immediate context.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it lacks a particularly distinct, recognisable and consistent pattern of elements; is of limited scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape context; and makes a limited contribution to ecosystem functions. The Site also has no designated elements of cultural heritage and/or wildlife conservation interest and is of low recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (5 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderately to low vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

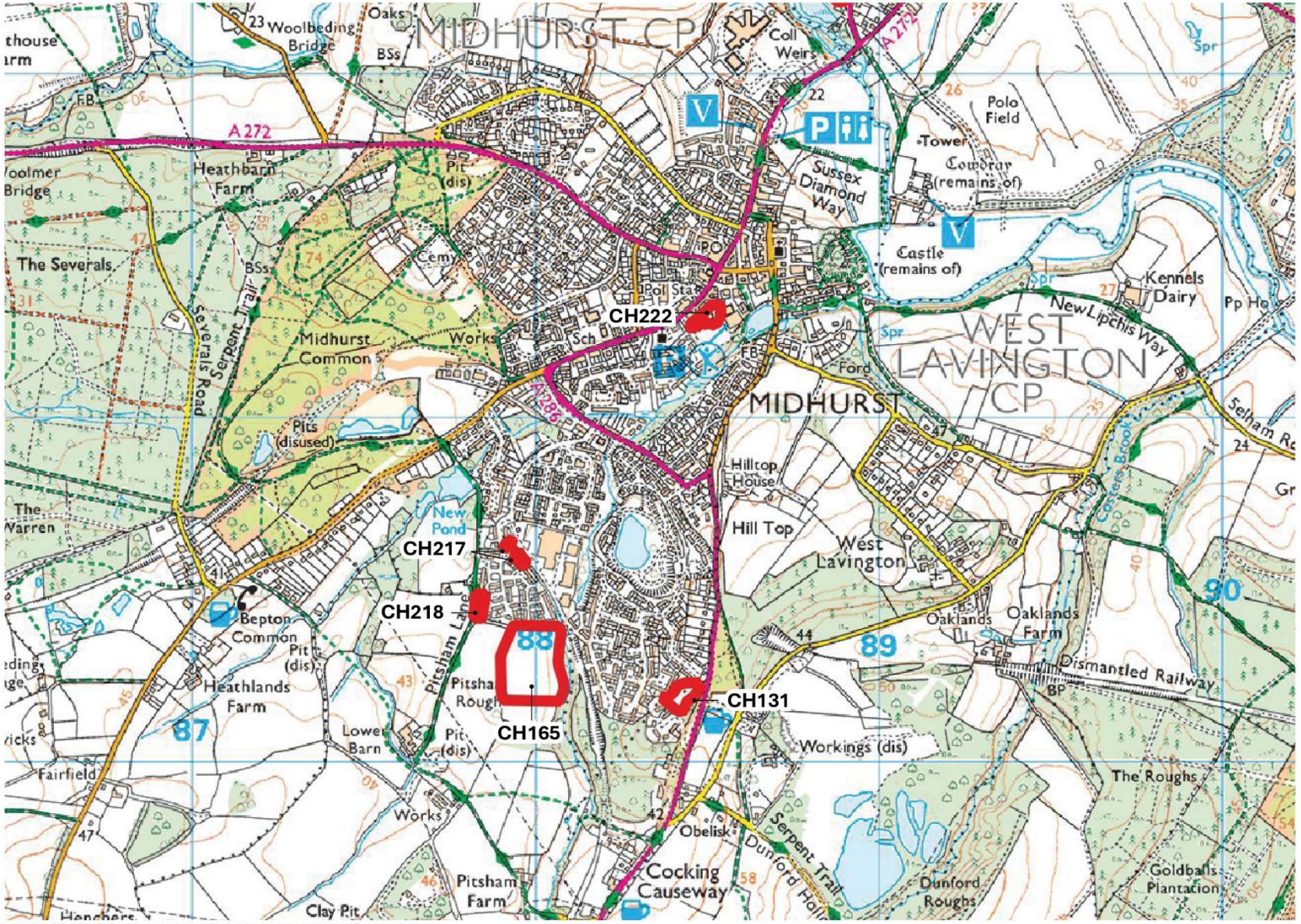
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution to the character of the adjacent green corridor within Midhurst, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with the townscape and landscape context of Midhurst	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the townscape of Midhurst • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape

	• The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Cocking Down, Heyshott Down and Midhurst Common) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would introduce built development into an existing area of car parking within Midhurst. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



KEY

Potential Site Allocation

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 22b
MIDHURST
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

MILLAND

Site Information

Site Ref	*CH277*
Site Name	*Land at Rake Road*
Site Size (ha)	1.32
Settlement, District	*Milland, Chichester District*
Current Use	Woodland and field
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 8*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA P1: Milland Basin Low Weald

Landscape & Visual Baseline

Site Character

Located at the western edge of Milland, the Site is a pasture field, likely to be historic assart, and area of woodland, some of which is ancient; it has a has a strong pastoral and wooded character. The Site adjoins deciduous woodland to the north and has tree and woodland belts along most boundaries, with a stream along the southwestern boundary. The range of different styles of 20th century development within the adjacent settlement creates a lack of consistent character or distinctiveness in the townscape around the Site, though it has a broadly green and rural character. There is currently vehicular access to Site from Rake Road.

Landscape Character Context

- Lowland clay vale enclosed by the steep scarp slopes of the Greensand Hills.
- Cut by a number of streams which have carved narrow valleys into the Weald clay
- An organic mosaic of predominantly pasture fields interspersed with woodland and shaws, much of which is ancient and of ecological importance.
- Small-scale to medium sized irregular fields defined by intact dense hedgerows and sinuous woodland edges, with mature hedgerow oaks and specimen trees (remnant field boundaries) within pasture.
- Milland, which is mostly post-1800 in date, represents modern infill around an original dispersed medieval core.
- A deeply rural, tranquil landscape with an essentially medieval pattern

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP17 Woolbeding Common - This viewpoint, from an OS map marked-viewpoint, is located at the top of a steep scarp slop within Woolbeding Common through which the New Lipchis Way and Serpent's Trail pass. The view is noted in literature associated with these long-distance recreational trails. It reveals the distinctive habitats of heath and woodland.'*

As evidenced by the view photograph in the Study, intervening distance, large quantities of vegetation and conditions at the time of the photography make identification of Milland and/or the Site within the panorama for VP17 difficult.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that this area is a deeply rural, tranquil landscape with an essentially medieval pattern. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate relative tranquillity (with scores of 5.23 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small, rural settlement.
- The southern edge of the Site is within the 'E0 – Dark Sky Core' Dark Night Sky Zone. The rest of the Site is within the 'E1a - 2km Buffer Zone'.

Overall, the perceptual/experiential qualities of this landscape are considered to make a contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Clay bedrock, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality.
- Site slopes gently towards the stream in the southwest (c.53m – 47m AOD).
- Outside the site, the landscape is gently undulating.
- A small stream flows along the western Site boundary.

Roads & Paths

- Vehicular access into the Site via unbound track off Rake Road.
- Rake Road is a historic route, connecting farmsteads and features on what was historically 'Milland Marsh'; the route is mostly vegetation-lined, particularly on the northern side adjacent to the Site, it has some more modern features in Milland, including amenity grassland verges, pavements and kerbs.
- Other roads in the vicinity (to the east and south, eg. Pennels Close) of the Site are modern, predominantly 20th century housing, with pavements, amenity grassland verges and parking adjacent to the road in places.
- There is a footpath heading south beyond the southernmost corner of the Site off Rake Road (MIL-1174-1).

Settlement & Buildings

- Milland is a small village in the Low Weald, with a nucleated settlement form shaped by local topography and transport routes.
- Disused/derelict possible barn-type structure in the eastern portion of Site, adjacent to track.
- Surrounding area of Milland to the east and south of the Site comprises 20th century residential properties, mostly semi-detached and detached/single/two-storey in a range of styles.
- The range of different styles of 20th century development within this part of the settlement creates a lack of consistent character or particular distinctiveness in the townscape around the Site.
- Beyond Rake Road to the south of the Site is a low, barn-style wood-clad commercial property

Fields

- Relatively small-scale, irregular field pattern in and around the Site, likely to include historic 'Assarts', with some current field boundaries reflecting this historic field pattern.
- Western part of Site is a permanent pasture field.
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site has substantial woodland, most of the eastern portion of the Site is wooded (partly ancient woodland), and the western portion is both bounded by woodland belts and includes a wider wooded area in the south.
- This woodland connects to various blocks and belts of woodland in the immediate and wider landscape.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

Woodland in the west of the Site is designated Ancient Woodland, and Deciduous Woodland Priority Habitat.

Designations immediately adjacent to the boundaries of the Site include:

- Ancient Woodland and Deciduous Woodland Priority Habitat

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of scenic quality with contribution to the local distinctiveness and sense of place of its landscape context; and makes a good contribution to ecosystem functions. It also has designated sites/elements of cultural heritage and/or wildlife conservation interest (as well as in its immediate context). It is recognised that the Site is of low recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (8 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature deciduous woodland including ancient woodland, trees and hedgerows, affecting their	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, ancient woodland,

contribution in defining and screening the settlement edge of Milland, and weakening the interconnectivity of habitats	trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created
Influence of lighting on dark sky core resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Milland	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Woolbeding Common) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks

Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the west of Milland by introducing built development into the wooded countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, particularly ancient woodland, trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern

Site Information

Site Ref	*CH278*
Site Name	*Land at Fernhurst Road*
Site Size (ha)	1.14
Settlement, District	*Milland, Chichester District*
Current Use	Field
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 13*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA P1: Milland Basin Low Weald

Landscape & Visual Baseline

Site Character

Located at the eastern edge of Milland, the Site is a field and includes part of a garden parcel, and possibly part historic assart. The Site has mature trees along some boundaries. The range of different styles of 20th century development within the adjacent settlement creates a general lack of consistent character or particular distinctiveness in the townscape around the Site, though it has a broadly green and rural character. There is currently vehicular access to Site from Fernhurst Road.

Landscape Character Context

- Lowland clay vale enclosed by the steep scarp slopes of the Greensand Hills.
- Cut by a number of streams which have carved narrow valleys into the Weald clay
- An organic mosaic of predominantly pasture fields interspersed with woodland and shaws, much of which is ancient and of ecological importance.
- Small-scale to medium sized irregular fields defined by intact dense hedgerows and sinuous woodland edges, with mature hedgerow oaks and specimen trees (remnant field boundaries) within pasture.
- Milland, which is mostly post-1800 in date, represents modern infill around an original dispersed medieval core.
- A deeply rural, tranquil landscape with an essentially medieval pattern

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP17 Woolbeding Common - This viewpoint, from an OS map marked-viewpoint, is located at the top of a steep scarp slop within Woolbeding Common through which the New Lipchis Way and Serpent's Trail pass. The view is noted in literature associated with these long-distance recreational trails. It reveals the distinctive habitats of heath and woodland.'*

As evidenced by the view photograph in the Study, intervening distance, large quantities of vegetation and conditions at the time of the photography make identification of Milland and/or the Site within the panorama for VP17 difficult.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies this area is *a* deeply rural, tranquil landscape with an essentially medieval pattern. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate relative tranquillity (with scores of 5.23 to 14.21 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small, rural settlement.
- The Site is within the 'E0 – Dark Sky Core' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Clay bedrock, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality.
- Site slopes very gently towards the Hammer Stream beyond the eastern boundary of the Site (c.54m – 51m AOD).
- Outside the site, the landscape is gently undulating.

Roads & Paths

- Vehicular access into the Site currently likely to be via the adjacent property off Fernhurst Road.
- Fernhurst Road is a historic route, connecting farmsteads and features on what was historically 'Milland Marsh', it is fairly narrow and vegetation-lined in places, and has some more modern features, including amenity grassland verges and a segregated pavement along one site.
- Other roads in the vicinity (to the north, eg. Mill Vale Meadows) of the Site are modern, predominantly 20th century housing, with pavements, amenity grassland verges and wide property setbacks.
- Larger properties to the immediate west have short access driveways off the road.
- There is a footpath just beyond the eastern Site boundary (MIL-1198).

Settlement & Buildings

- Milland is a small village in the Low Weald, with a nucleated settlement form shaped by local topography and transport routes.
- Garage/outbuilding structure in the northwest of the Site associated with existing property to the west.
- Newly built/rebuilt property immediately to west of Site.
- Surrounding area of Milland on Mill Vale Meadows comprises 20th century residential properties, mostly semi-detached/detached, single storey houses on moderate-sized plots.
- To the west/southwest of the Site are further 20th century buildings including two larger, detached two-storey properties, a pub, a Memorial Hall and shop/café building, adjacent to the recreation ground which includes tennis courts.

Fields

- Relatively small-scale, irregular field pattern in and around the Site, likely to include 'Planned Fields' and possible historic 'Assarts', with some current field boundaries reflecting this historic field pattern.

- Western part of Site is a grassland field, with the northern section adjacent to the road divided by a fence/possible hedge and associated with the property to the immediate west; the southern portion of the Site appears to be open to the remainder of a field parcel to the south.
- Part of the field has possibly undergone recent groundworks.
- Forms part of the wider green infrastructure network providing grazing for livestock, and possibly permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site has substantial mature trees on its northern, western and part of its eastern boundaries, and a substantial tree/hedgerow boundary within the northern part of the Site alongside the existing garage/outbuilding.
- Possible new tree/hedgerow planting through the centre of the Site along the boundary with the garden/northern field parcel.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site, or its immediate context.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a fairly distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with contribution to the local distinctiveness and sense of place of its landscape context; and makes some contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have designated sites/elements of cultural heritage and/or wildlife conservation interest.
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (13 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately vulnerable to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	**Potential Mitigation & Enhancement Opportunities**
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration

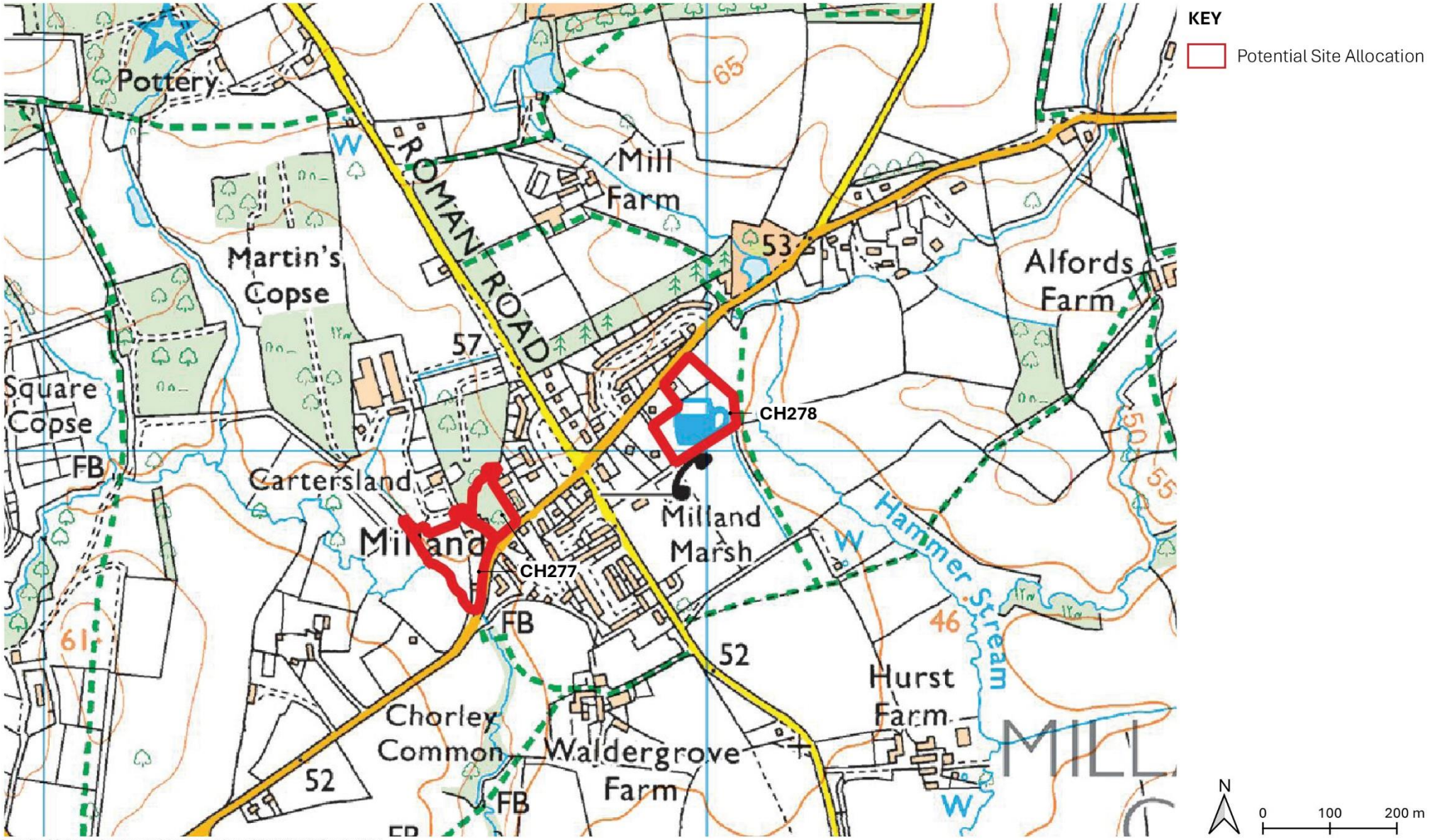
of Milland, and weakening the interconnectivity of habitats	• Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created
Influence of lighting on dark sky core resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Milland	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Woolbeding Common) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors

amenity of residents within the environs of the Site	• Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the east of Milland by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 23b
MILLAND
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

NEWHAVEN

Site Information

Site Ref	*LE185*
Site Name	*North Industrial Estate*
Site Size (ha)	0.7
Settlement, District	*Newhaven, Lewes District*
Current Use	Floodplain grazing marsh
Use(s) Considered (including quantum)	*Open Storage, quantum unknown*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA F2: Ouse Floodplain

Landscape & Visual Baseline

Site Character

Located on the northern side of Newhaven and the edge of the National Park, the Site is part of an area of floodplain grazing marsh abutting the industrial estate to the south. The Site is bounded to the south by a broad row of trees, with hedgerow along the railway to the west. The surrounding area of Newhaven is quite inconsistent in both pattern and character, with a range of uses and building styles. Vehicular access is possibly from adjacent recycling yard/facility to the south.

Landscape Character Context

- Flat valley floor of the large U-shaped Ouse Valley occupying the wide gap cut into the open chalk downs between Lewes and the Newhaven coast.
- A landscape of apparent large and expansive scale as a result of the flat landform, consistent pasture land cover, lack of vertical elements and far-reaching views across the open floodplain.
- Contains the meandering course of the tidal River Ouse which flows between artificial flood banks
- Periodically waterlogged silty soils support permanent pasture, within fields reclaimed from the floodplain, giving the floodplain a lush, pastoral character.
- The floodplain is etched by a geometric grid of narrow channels ('wet fences') which divide pastures.
- Groups of willows and alders occur sporadically alongside the river and drainage channels providing important visual and ecological features.
- Tranquillity affected by proximity of built development, trains on the mainline railway and traffic on the A27 (T) that crosses the floodplain.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP51 Nore Down above Piddinghoe - This viewpoint, located on a public footpath, provides good views of the Ouse Valley, as noted by the SDNP Eastern team.' (No photograph)*

There are potential views from the public footpath (SOH/20/1) to the south and west of the Site

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that on the Ouse Floodplain, tranquillity is affected by proximity of built development, trains on the mainline railway and traffic on the A27 (T). The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -66.61 in and around the environs of the Site) which is generally representative of the Site's wider landscape context close to a major road and railway, on the edge of the settlement of Newhaven (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain in with clay, silt, sand and peat, beneath loamy and clayey soils of coastal flats with naturally high groundwater - can help filter water and regulate water quality, as well as flood protection and flood storage capacity.
- Most of the Site is flat (c.3m AOD), with a possible bund/flood barrier around the northern edge of the Site
- Outside the site, the land is flat across the floodplain to the north and west, with some undulating land in Newhaven to the west before the land climbs onto the downland in the east.
- There is a drainage ditch along the eastern Site boundary

Roads & Paths

- Vehicular access unclear – possibly from adjacent recycling yard/facility to the south
- The adjacent A26 to the southeast is a modern road, partly lined with vegetation.
- Industrial access to the units to the south is typical of this type, with fairly wide roads or areas of hard standing to park or move larger vehicles, noting that some sections are vegetation lined.
- To the west is the railway, part of the Seaford branch line.
- A short distance to the south of the Site is a public footpath (SOH/20/1).

Settlement & Buildings

- Newhaven is a small port town at mouth of the River Ouse, with a nucleated settlement form shaped by local topography.
- There are no buildings on the Site
- The Site adjoins an assortment of industrial sheds to the south, including external storage and hardstanding associated with recycling and garage facilities.
- To the west beyond the railway is a very large metal and glass energy recovery industrial facility.
- Further to the east are a series of mid-20th century terraces, frequently rendered properties, on very long narrow plots.
- Surrounding area of Newhaven is quite inconsistent in both pattern and character, with a range of uses and building styles.

Fields

- Small-scale, fairly irregular field pattern in and around the Site, likely to be 'Reclaimed Land'.
- Site consists of one field parcel with a bund along its northern edge, which appears to currently be floodplain grazing marsh/grassland
- Forms part of the wider green infrastructure network providing possible grazing for livestock, with field margins supporting biodiversity

Woodland & Trees

- Site is bounded to the south by a broad row of trees, with hedgerow along the railway to the west.
- Some of the surrounding gardens to the east are also well-tree'd.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The Site is Coastal and Floodplain Grazing March Priority Habitat.

Designations immediately adjacent to the boundaries of the Site include:

- Coastal and Floodplain Grazing March Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the South Heighton Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some (limited) scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. The Site also has any designated elements of wildlife conservation. It is recognised that the Site is of low recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Open Storage as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

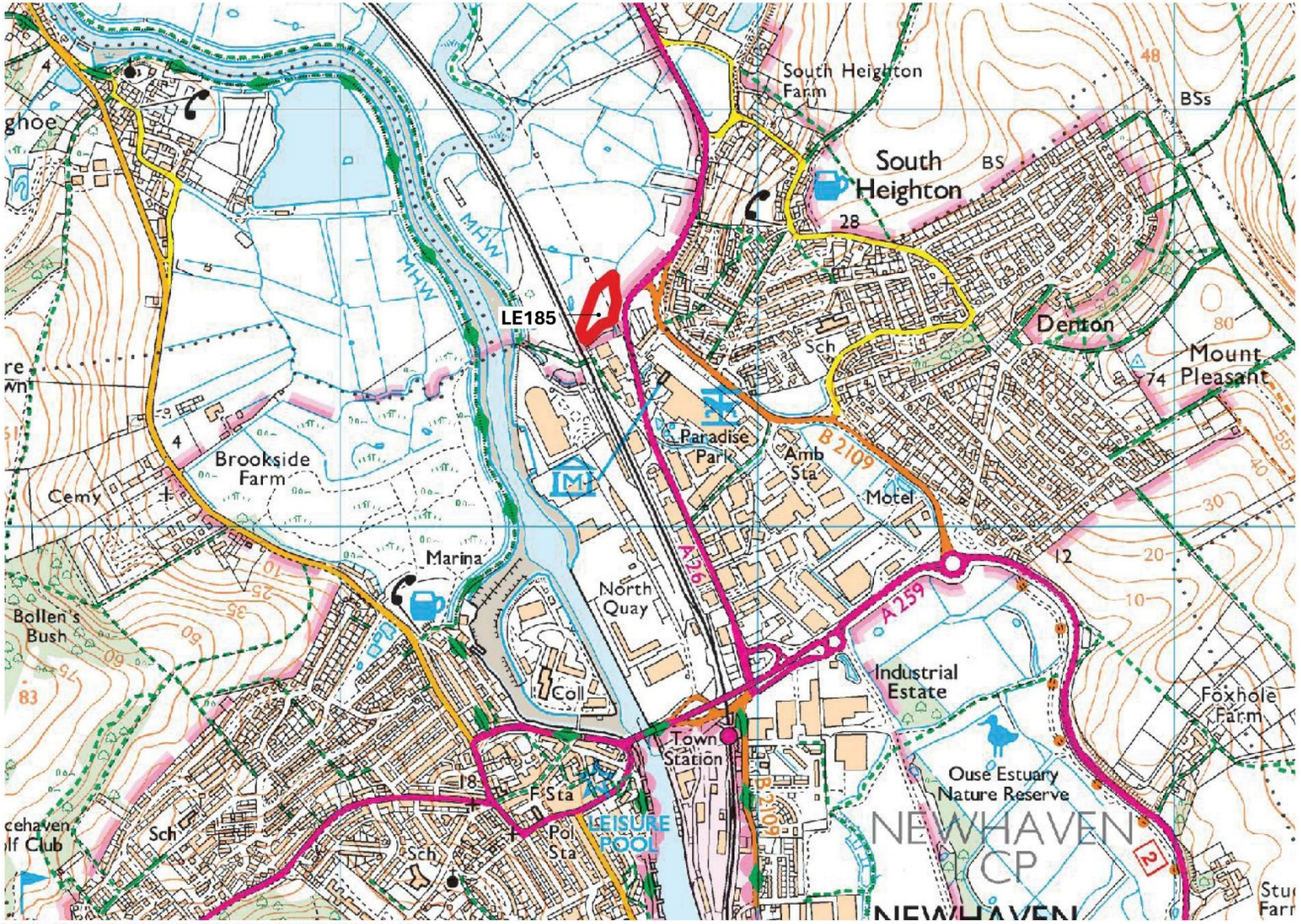
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Newhaven,	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should

and weakening the interconnectivity of habitats	be retained within adequate open spaces to aid integration
Loss of the open coastal and floodplain grazing marsh, weakening the interconnectivity of habitats	• Conserve, protect and enhance coastal and floodplain grazing marsh within the Site, which should be retained where possible
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Loss of open floodplain which provides a transition between the landscape character of the National Park, and the more urbanised coastal landscapes	• Conserve open space on Site where possible, and ensure siting of development is sensitive to the role this landscape plays between settlement and open countryside
Settlement Character	
Poor integration of new built form/storage of materials on the Site with its townscape and landscape context along the settlement edge of Newhaven	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the floodplain landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) and positioning/scale of storage to respect the setting of the South Heighton Conservation Area (c.250m to northeast of the Site) • The height of new buildings/scale of outdoor storage should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Nore Down above Piddinghoe) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding floodplain landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding floodplain landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the north of Newhaven by introducing built development/storage into the open floodplain that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Retain, protect and enhance the open character and habitats of the coastal and floodplain grazing marsh
- Design of new buildings/structures to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 24b
NEWHAVEN
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

NORTHCHAPEL

Site Information

Site Ref	*CH074*
Site Name	*Land west of Valentines Lea, Northchapel*
Site Size (ha)	2.23
Settlement, District	*Northchapel, Chichester District*
Current Use	Agriculture
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 25*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Medium/High Sensitivity. The site is visible in the landscape and is an assart fieldscape. It is on the settlement edge in a prominent location. The existing settlement edge is a detracting influence and would benefit from green infrastructure which integrates it into the landscape in a more appropriate manner.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA P2: Northchapel Basin Low Weald

Landscape & Visual Baseline

Site Character

Located at the northern edge of Northchapel, the Site is part of a grassland (previously arable) field with pastoral character. The field is identified as a historic assart. The Site is bounded by substantial hedgerows and occasional belts of woodland. Modern development adjacent to the Site is lacking distinctive character, but the wider settlement is historic and distinctive. There is currently no surfaced vehicular access to the Site.

Landscape Character Context

- Lowland clay vale enclosed by the rising slopes of the Greensand Hills to the south and west.
- Intricate mosaic of arable/pasture farmland and deciduous woodland plus areas of parkland and common land, and rich in ponds and small streams
- A heavily wooded landscape with an abundance of ancient woodland and linear strips of remnant woodland along the narrow valley streams.
- High density of dispersed settlement typically comprising isolated farmsteads of medieval origin, and with villages often representing modern infill around an original dispersed medieval core.
- Restricted views due to woodland cover but, where woodland permits, the Greensand Hills form a strong backdrop.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP9 Black Down (Temple of the Winds) – Located on a sandstone ridge overlooking the Weald, this is the highest point within the SDNP. The viewpoint is marked on OS maps and is a natural observation point. It is noted in the SDILCA and views have a strong literary association with Lord Tennyson.'*

As evidenced by the view photographs in the Study, intervening vegetation obscures views of the northern part of Northchapel, including the Site.

There are potential views from the public footpath (NOC-589) which cuts across the southernmost edge of the Site

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the A283 affects the sense of rural tranquillity in this area, which otherwise has a high perceived degree of naturalness and a dispersed settlement pattern. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate relative tranquillity (with scores of 8.14 to -3.25 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a very small, rural settlement.
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Clay, sandstone and mudstone bedrock, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils- can help filter water and regulate water quality.
- Site slopes gently up towards the north (68m-83m AOD)
- Outside the site, the land slopes up more steeply in the north onto a small, wooded hill (Copygrove Copse)
- No notable water features within the Site, a small stream runs through the woodland beyond the southern Site boundary

Roads & Paths

- No vehicular access into the Site – likely to be from adjacent fields for agricultural purposes
- Main route (A283) to the east of the Site is historic, connecting Northchapel with settlements and farmsteads to the north; it is wide and generally modern in character, but is lined with mature trees and hedgerows in places.
- Adjacent residential roads (for example Valentines Lea) are modern and have modern features including pavements and amenity grass verges.
- A footpath (NOC-589) cuts across the southernmost edge of the Site

Settlement & Buildings

- Northchapel is a small village in the Low Weald, with a broadly linear settlement form shaped by local topography.
- No buildings within the Site
- Adjacent area of Northchapel comprises 20th century residential properties, predominantly short two-storey terraces, on small plots, an area of the settlement that lacks consistent character or distinctiveness.
- Settlement slightly further from the Site within the Northchapel Conservation Area is distinctive.

Fields

- Relatively small to medium-scale irregular field pattern in and around the Site, likely to be mostly 'Assarts', with some current field boundaries reflecting this historic field pattern.
- Site is part of a field which appears to be currently grassland, but recently used for arable crops
- Forms part of the wider green infrastructure network providing arable crops or grazing for livestock, with field margins or established grassland supporting biodiversity

Woodland & Trees

- Site is mostly bounded by hedgerows, with a more substantial band of woodland/hedgerow with trees along its boundary with the A283, which connects to large woodlands in the wider area.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the Northchapel Conservation Area
- The setting of >20no listed buildings within the Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate and wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (25 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) is moderately to highly vulnerable to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

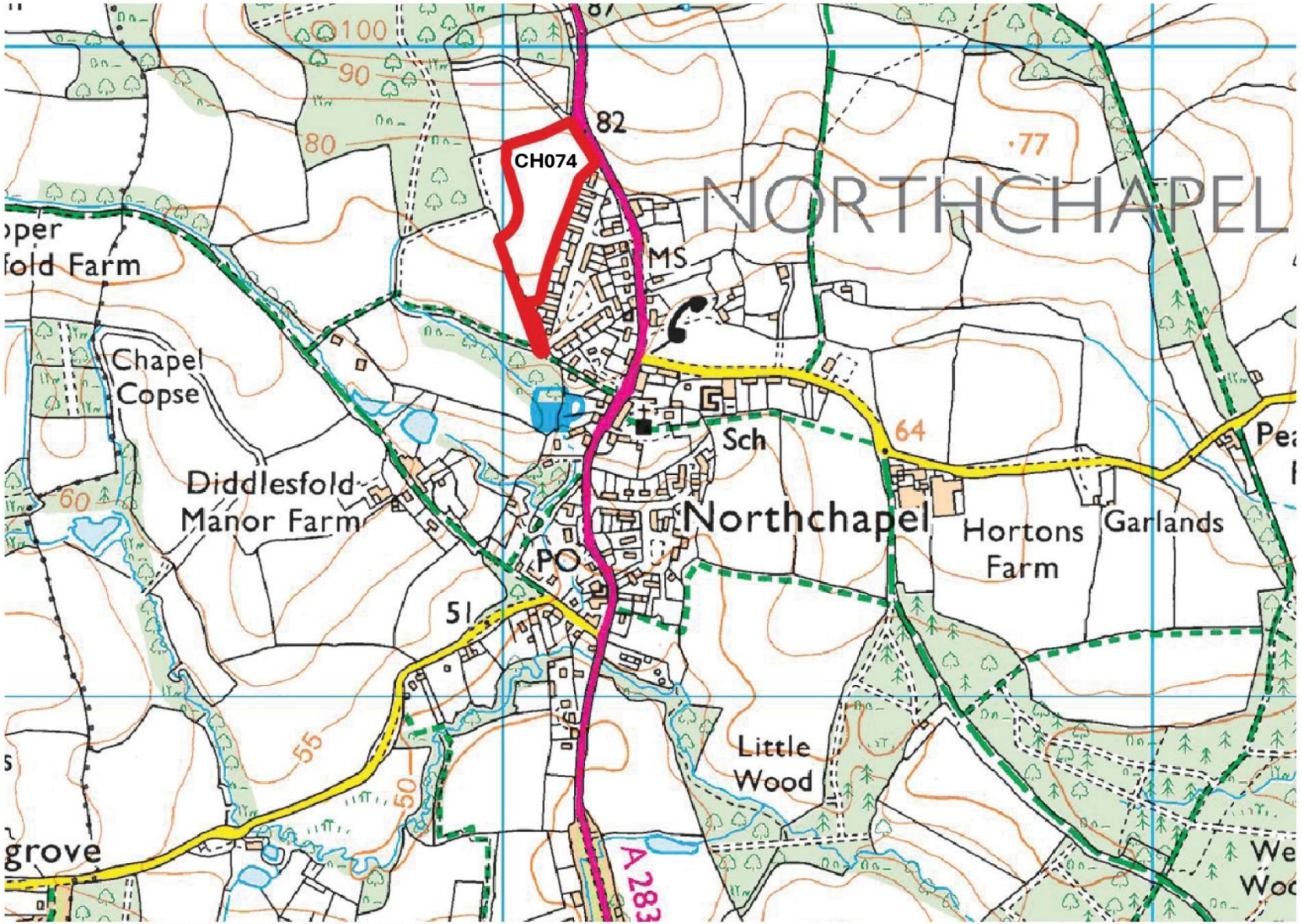
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Northchapel, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Northchapel	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Northchapel Conservation Area to the south of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Black Down) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the northwest of Northchapel by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern



KEY

Potential Site Allocation

N

0 100 200 m

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 25b
NORTHCHAPEL
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

OWSLEBURY

Site Information

Site Ref	*WI100*
Site Name	*Land at Old Green Farm, Owslebury*
Site Size (ha)	0.48
Settlement, District	*Owslebury, Winchester*
Current Use	Contractor Yard & Field
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 5 to 10*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a low landscape sensitivity owing to its relatively flat and enclosed nature, and its current use as a contractor yard. Development would follow the NE-SW linear evolution of the village. The proposed POS in the south of the site could help to soften and enhance the settlement boundary and edge.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA D1a: South Winchester Downland Mosaic (Enclosed)

Landscape & Visual Baseline

Site Character

Located at the southern edge of Owslebury, the Site is part of a field parcel partly used as a contractor's compound. The Site is bounded by substantial tree belts/vegetation along most boundaries, with additional pockets of trees and scrub within the Site. Modern development adjacent to the Site to the west and south is lacking distinctive character, but the wider settlement to the north and east is historic and fairly distinctive. There is vehicular access to the Site in both the north and west.

Landscape Character Context

- Large scale rolling landform characteristic of the chalk dipslope, dissected by dry valleys, with a localised secondary escarpment.
- Low density of dispersed settlement across the downland with nucleated villages on the dipslope of the downland e.g. Owslebury, linked by a network of sinuous rural roads.
- The downs contain a well-established network of public rights of way and a strong hierarchical network of roads.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP14 Cheesefoot Head - This viewpoint provides panoramic views across open chalk downland and the Itchin Valley. It is identified in the SDILCA as representative of views across LCT A Open Downland. It is also located on the South Downs Way and King's Way, and the view is noted in the literature for the South Downs Way as well as in guides to the Allan King Way.'*
- *'VP15 St Catherine's Hill – This viewpoint is located close to the OS marked viewpoint, on an Iron Age hillfort to the southeast of Winchester, providing extensive views along the Itchen Valley and over Winchester. It is identified in the SDILCA as representative of views across LCT A Open Downland. The Pilgrim's Trail long distance footpath passes just to the*

south of the viewpoint and the view across the water meadows from St Catherine's Hill is referred to in literature about the Trail.'

As evidenced by the view photographs in the Study (VP14 and 15), despite theoretical visibility of part of Owslebury, intervening distance and vegetation makes views unlikely in most weather conditions.

There are potential views from the public bridleway (185/9/2) along Water Lane adjacent to the Site boundary.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that this area is a rural and tranquil landscape with low noise levels, low population density and relative absence of overt human influence. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of moderate relative tranquillity (with a scores of 5.97 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a very small, rural settlement.
- Within the 'E1b – Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain with clay, silt, sand and gravel, beneath shallow lime-rich soils over chalk or limestone - can help filter water and regulate water quality.
- Site is relatively flat (107m-109m AOD)
- Outside the site, the land slopes down into dry valleys in the northwest and southeast, and down off the dipslope in the southwest.
- No notable water features within the Site

Roads & Paths

- Access into the Site from Whaddon Lane in the northeast of the Site (adjacent to bus stop) or from Whites Hill in the northwest of the Site, via surfaced tracks.
- Both Whaddon Lane and Whites Hill are historic lanes, connecting Owslebury to the surrounding countryside; they are narrow lanes, sunken in places and lined with vegetation, with stretches of boundary wall, and though some sections have been modernised with kerbstones, they retain a historic character.
- A section of the western boundary, off Whites Hill, follows a narrow access track (Water Lane) to properties further south.
- Water Lane is a public bridleway (185/9/2) and adjoins a footpath just beyond the southwestern corner of the Site (185/28/1).
- Within the Site are some sections of loose-bound access track, joining different parts of the contractor's yard.
- Character of adjacent residential access varies, with some more agricultural in form (larger, 'farmyard' type entrances), some narrow gravel driveways and an access/area of hard standing which forms a pub car park.

Settlement & Buildings

- Owslebury is a small downland village, with a broadly linear settlement form shaped by local topography.

- No substantial buildings within the Site – possible remnants of structures associates with the contractors' compound.
- Adjacent buildings immediately beyond the southern Site boundary are agricultural-style sheds/possible polytunnel structure.
- Properties to the north of the Site, beyond Whites Hill include historic properties, such as a 17th century farmhouse/barn, the 16th century Ship Inn, and 17th century cottages.
- Further east along Main Road is a mixture of historic and 20th century properties, and despite the mixed provenance, the character is quite distinctive/historic.
- West of the Site, off Whites Hill are two mid/late 20th century semi-detached (or possible short terraced) properties on moderate-sized plots, and a larger, detached property to the south of Water Lane, with large, commercial/agricultural sheds further to the west. This area of Owslebury is not particularly distinctive or consistent in character.

Fields

- Small to medium-scale irregular field pattern in and around the Site, likely to be mostly 'Enclosed Land (Unspecified)'.
- Use of the Site, and the adjacent land parcel to the south appears to have changed over the last two decades – from open field with an area used for scrap-type storage, to an area split up into smaller paddocks, with some areas ploughed for a crop, to the addition of agricultural sheds (on the wider field parcel) and contractors-type compounds there today.
- Forms part of the wider green infrastructure network providing some support for biodiversity on its margins.

Woodland & Trees

- Site is bounded by substantial tree belts along its road boundaries.
- Additional areas of trees and scrub within the Site.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- The setting of Listed buildings: Boyes Farmhouse, Barn North of Boyes Farmhouse, The Ship Inn, and Yew Tree Cottage (all grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of additional listed buildings along Main Road.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it generally lacks a particularly distinct, recognisable and consistent pattern of elements (with the exception of the structural vegetation forming the Site's road boundaries); is of fairly low scenic quality (including limited important views) and recreational value; and makes a fairly limited contribution to ecosystem functions. It also lacks designated sites/elements of cultural heritage and/or wildlife conservation interest, although it is noted that there are some in its immediate context.

	It is noted that there the Site makes some contribution to local perceptual/experiential qualities.
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (5 to 10 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has low to moderate vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Owslebury, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Owslebury	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the adjacent listed buildings to the north of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the

	character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Cheesefoot Head and St Catherine's Hill) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Owslebury by introducing a new form of built development into an area of degraded land that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular, with particular care of the setting of listed buildings to the north

Site Information

Site Ref	*WI101*
Site Name	*Land at Whites Hill Farm, Owslebury*
Site Size (ha)	1.6
Settlement, District	*Owslebury, Winchester*
Current Use	Agriculture, Commercial, Equestrian and Residential.
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 5* *Employment (Class E(g)(i-iii)* *1,500 sqm employment space*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has moderate landscape sensitivity owing to its existing built development, established boundary vegetation, and glimpsed views from the wider landscape. Any development should be sited in the southern area / within the footprint of existing built development and address the existing access road, so not to be readily visible from wider views nor create an incongruous extension to the NE-SW linear village of Owslebury. If designed appropriately and sympathetically then redevelopment may have the potential to improve the appearance and character of the site both locally and when viewed from the wider landscape.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA D1a: South Winchester Downland Mosaic (Enclosed)

Landscape & Visual Baseline

Site Character
Located at the southern edge of Owslebury, the Site broadly incorporates three areas – to the west is an area of agricultural/commercial sheds and associated hardstanding; in the centre is a pasture field with field shelter/stables; and in the east are two semi-detached/short terraced residential properties with gardens surrounding them. The Site is bounded by substantial tree belts/vegetation along many boundaries, with additional pockets of trees and scrub within the Site. Modern development adjacent to the Site to the south is lacking distinctive character, but the wider settlement to the north and further east is historic and fairly distinctive. There is vehicular access to the Site in the south.
Landscape Character Context
• Large scale rolling landform characteristic of the chalk dipslope, dissected by dry valleys, with a localised secondary escarpment. • Low density of dispersed settlement across the downland with nucleated villages on the dipslope of the downland e.g. Owslebury, linked by a network of sinuous rural roads. • The downs contain a well-established network of public rights of way and a strong hierarchical network of roads.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study: • *'VP14 Cheesefoot Head - This viewpoint provides panoramic views across open chalk downland and the Itchin Valley. It is identified in the SDILCA as representative of views*

across LCT A Open Downland. It is also located on the South Downs Way and King's Way, and the view is noted in the literature for the South Downs Way as well as in guides to the Allan King Way.'

- *'VP15 St Catherine's Hill – This viewpoint is located close to the OS marked viewpoint, on an Iron Age hillfort to the southeast of Winchester, providing extensive views along the Itchen Valley and over Winchester. It is identified in the SDILCA as representative of views across LCT A Open Downland. The Pilgrim's Trail long distance footpath passes just to the south of the viewpoint and the view across the water meadows from St Catherine's Hill is referred to in literature about the Trail.'*

As evidenced by the view photographs in the Study (VP14 and 15), despite theoretical visibility of part of Owslebury, intervening distance and vegetation makes views unlikely in most weather conditions.

There are potential views from the public bridleway (185/9/2) along Water Lane adjacent to the Site boundary, and from footpath 185/28/1.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that this area is a rural and tranquil landscape with low noise levels, low population density and relative absence of overt human influence. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, which indicates that the Site is located:

- Within an area of moderate relative tranquillity (with a scores of 2.73 - 5.97 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a very small, rural settlement.
- Within the 'E1b – Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, beneath shallow lime-rich soils over chalk or limestone - can help filter water and regulate water quality.
- Site is gently sloping down towards the west (106m-99m AOD)
- Outside the site, the land slopes down into dry valleys in the northwest and southeast, and down off the dipslope in the southwest.
- No notable water features within the Site

Roads & Paths

- Access into the Site from Whites Hill, via Water Lane, which is a fairly narrow access track.
- Water Lane is a public bridleway (185/9/2) and adjoins a footpath which follows much of the southern boundary of the Site (185/28/1).
- Whites Hill is a narrow historic lane, connecting Owslebury to the surrounding countryside; it is sunken in places and lined with vegetation, and with stretches of boundary wall, though some sections have been modernised with kerbstones, it retains a historic character.
- Within the Site are some sections of loose-bound access track/parking/hardstanding, particularly in the western section of the Site around the existing agricultural and employment buildings.

- Character of adjacent residential access varies, with some more agricultural in form (larger, 'farmyard' type entrances, some narrow gravel driveways and an access/area of hard standing to the north of the Site off Whites Lane which forms a pub car park.

Settlement & Buildings

- Owslebury is a small downland village, with a broadly linear settlement form shaped by local topography.
- Existing buildings within the Site include two mid/late 20th century semi-detached (possibly short terraced) properties on moderate-sized plots within the eastern portion of the Site, equestrian field shelter/stable-type structures in the middle portion, and large agricultural/commercial shed structures in the west.
- Adjacent buildings immediately beyond the southeastern Site boundary are agricultural-style sheds/possible polytunnel structure.
- South of Water Lane is also a larger, detached property.
- This area of Owslebury in and to the south of the Site is not particularly distinctive or consistent in character.
- Properties to the north of the Site, beyond Whites Hill include historic properties, such as a 17th century farmhouse/barn and the Ship Inn 16th century pub.
- Further east along Main Road is a mixture of historic and 20th century properties, and despite the mixed provenance, the character is quite distinctive/historic.

Fields

- Small to medium-scale irregular field pattern in and around the Site, likely to be mostly 'Enclosed Land (Unspecified)' or 'Unplanned Fields', with some current field boundaries reflecting the historic field pattern.
- The central field parcel within the Site is a permanent pasture field.
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded by substantial tree belts along its southern boundary (along Water Lane/the public footpath).
- Western boundary and part of the northern boundary, including on the section adjacent to Whites Hill are also well tree'd.
- Additional areas of trees and scrub within the Site, including within the existing residential gardens, and around the existing commercial/agricultural buildings.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Water Lane Local Wildlife Site
- Lowland calcareous grassland Priority Habitat
- The setting of Listed buildings: Boyes Farmhouse, Barn North of Boyes Farmhouse (both grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of listed buildings along Whites Hill/ Main Road.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it generally lacks a particularly distinct, recognisable and consistent pattern of elements (with the exception of the structural vegetation forming the Site's boundaries and within the Site); is of fairly low scenic quality (including limited important views) and limited recreational value. It also lacks designated sites/elements of cultural heritage and/or wildlife conservation interest, although it is noted that there are some in its immediate context. It is noted that there the Site makes some contribution to local perceptual/experiential qualities and makes some contribution to ecosystem functions.
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3)/Employment (Class E(g)(i-iii)) uses and quantum of development (5 dwellings/1,500 sqm employment space) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has low to moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of medium landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

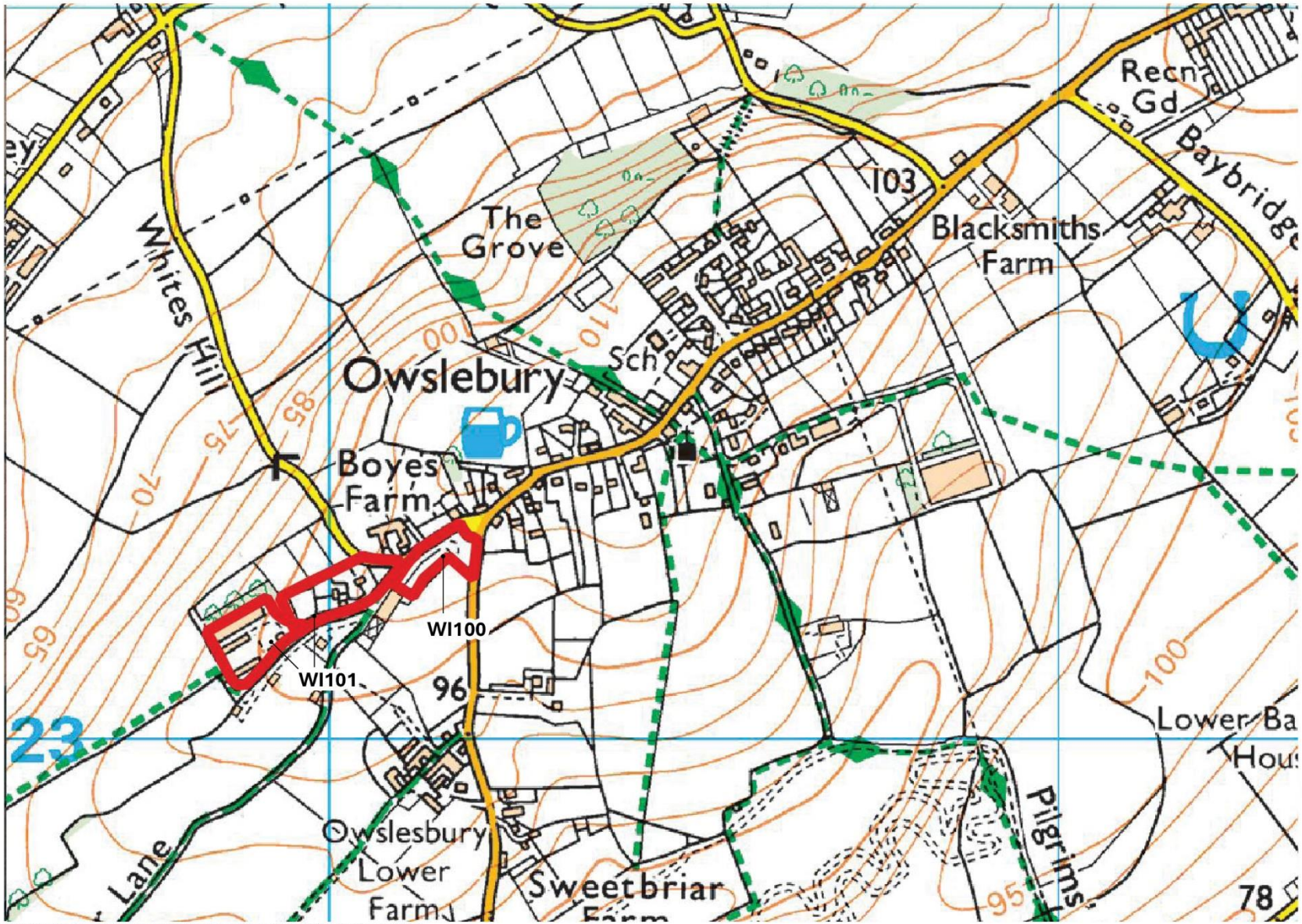
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Owslebury, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Owslebury	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge

	• Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the adjacent listed buildings to the north of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Cheesefoot Head and St Catherine's Hill) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would change the character of the settlement edge to the south of Owslebury by redeveloping an area of commercial/agricultural buildings and an area of residential property and potentially introducing built development into an area of green space that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular, with particular care of the setting of listed buildings to the north
- Consider using the area of existing commercial/agricultural property in the west of the Site for the proposed commercial development, thus reducing the magnitude of change to townscape character, and seeking opportunities for enhancement of this area of land



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 26b
OWSLEBURY
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

PETERSFIELD

Site Information

Site Ref	*EA226*
Site Name	*Land east of Heath Road East and Harrier Way*
Site Size (ha)	48.6
Settlement, District	*Petersfield, East Hampshire*
Current Use	Agricultural land
Use(s) Considered (including quantum)	*300 dwellings, open space, care and community uses*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has high landscape sensitivity given its strategic scale and open nature. It has a strong landscape distinctiveness forming a transitional area between two landscape character areas. The site is bound by the Heath (west), existing residential development (north), the River Rother (east); and is open to views from wider countryside and higher ground (south). Large-scale development would not conserve or enhance the rural, open character of this landscape, nor the role it plays in providing a setting to the Heath, numerous heritage assets, and the distinctive, planned, and nucleated town of Petersfield.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA M2: Rother Farmland and Heath Mosaic LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character
Located on the southern edge of Petersfield, the Site includes both pasture and arable fields, with a strong open agricultural character. The Site is bounded by a mix of hedgerows, woodland and watercourses, with some sections of gappy hedges and fencing, also reflected in the mix of internal field boundaries. There are a small number of residential properties and associated out buildings within the Site boundary, and a farmstead enclosed within the Site (but excluded from the Site boundary). 20th century development to the north of the Site is not particularly distinctive in character. The Site is bounded to the west by Petersfield Heath. There is vehicular access to the Site along a track at Heath Farm.
Landscape Character Context
• Gently undulating sandstone valley between the Greensand hills of the Weald to the north and the elevated 'plateau' of the Rother Farmland and Heath Mosaic to the south. • Contains the course of the River Rother which flows east-west along a narrow floodplain, within a gently meandering course, with historic stone crossing points. • Large areas of woodland plantations covering areas of former common land and earlier blocks of ancient woodland. • The large open arable fields and denuded hedgerow create an open character with long views. • An intimate mix of semi-natural habitats and agriculture creating valuable foraging and over-wintering sites for a range of bird species. • Numerous Bronze Age barrow cemeteries are indicative of a prehistoric ritual landscape. • Remnant unenclosed commons are of cultural and historic significance and provide open access for recreation.

- Large number of sand pits indicating the economic value of the sands of the Folkestone Beds.
- The valley forms a convenient corridor for the A272, and includes Petersfield

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP8 Butser Hill – Located at the flat-topped summit of a chalk hill south of Petersfield, this OS viewpoint is a natural observation point from where there are panoramic views over the Meon Valley and Rother Valley. The South Downs Way passes beside this hill and views from it are noted in literature about the South Downs Way. It is also noted in the SDILCA as a key viewpoint within LCT D Downland Mosaic.'*
- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP8, and it is possible that the Site would be visible from the vicinity of this viewpoint. In VP12, buildings within the settlement of Petersfield are visible, including trees and woodland in the vicinity of the Site.

There are potential views of the Site from public footpath 189/31/2 which cuts through the southwestern corner of the Site, and from the Serpent Trail promoted route (189/30/1) which runs close to the northernmost Site boundary.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the intensive agriculture, presence of built development and traffic on the main roads contribute to visible human impact in this area. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Tranquillity varies across the Site (ranging from scores of -0.64 in the east to -33.27 in the west) reflecting the change in the Site's landscape context from abutting the edge of the settlement in the west, to more open countryside in the east.
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone, mudstone and clay bedrock, overlain with clay, silt sand and gravel deposits, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site slopes gently towards the River Rother and its tributary in the east (c.60m-45m AOD), with the highest land in the southwestern corner of the Site.
- Outside the site, the land is an undulating vale.
- There are a number of water features in or close to the Site – a ditch along the northwestern boundary, the River Rother along the northeastern boundary, and a tributary of the River Rother along part of the eastern boundary.

Roads & Paths

- Surfaced track vehicular access to the Site from Heath Road East/B2199 at Heath Farm
- Main route (Heath Road East/B2199) to the west of the Site is historic, connecting Petersfield/Sheet with settlements in the area; mature trees, particularly along the western side of the road alongside the Site, contribute to the character of this route.
- Residential roads to the north of the Site are all 20th century, with character typical of modern housing estates.
- Access routes to other nearby properties such as Heath Farm are generally narrow/single track and simple in character
- A public footpath cuts through the southwestern corner of the Site (189/31/2) and a second footpath, part of the Serpent Trail promoted route (189/30/1) runs close to the northernmost Site boundary

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- Buildings within the Site include semidetached residential properties on the B2199 in the southwestern corner of the Site; and a detached property with possible outbuildings c. 300m from the road, along the track to the north of Heath Farm
- Within the northeastern part of the Site (but excluded from the Site boundary) is a small cluster of c.4 buildings including residential property, likely a converted farmstead.
- Surrounding area of Petersfield to the north comprises 20th century residential properties, predominantly two-storey short terraces and semi-detached houses on small plots, with occasional amenity greenspaces.
- To the south of the Site at Heath Farm there are a number of large agricultural sheds and the early 19th century Heath Farmhouse
- To the southeast of the Site is a sewage works

Fields

- Medium-scale, mostly geometric field pattern in and around the Site, likely to be 'Planned Fields', with some current field boundaries (frequently those with hedges) reflecting the historic field pattern.
- Mixed agriculture, predominantly arable but with a possible parcel of permanent pasture (between the sewage works and Harrier Way) – strong open agricultural character.
- Forms part of the wider green infrastructure network providing arable crops or grazing for livestock, and possible permanent pasture which helps to regulate soil quality/limits erosion, and with field margins or established grassland supporting biodiversity.

Woodland & Trees

- Site is bounded to the west (along the B2199) and north (Rival Moor Road) by low hedgerows with occasional trees, which becomes a taller, more substantial belt of trees and hedgerow along Harrier Way.
- Along the River Rother and its tributary is a belt of deciduous woodland, which extends into the Site in the far east, and joins to woodland in the wider landscape.
- Along the southern edge of the Site, there is a mix of gappy hedgerows and fenced field boundaries.
- Some internal field boundaries have low hedgerows, but most boundaries are either fenced or not strongly demarcated other than by narrow field margins, creating quite an open landscape.
- Beyond the Site boundary to the west, there is substantial woodland on Petersfield Heath
- Where applicable, these provide green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The River Rother Local Wildlife Site appears to just encroach on the northern Site boundary, and there is an area identified as Floodplain Grazing Marsh Priority Habitat in the northeastern corner of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Heath Common Local Wildlife Site
- Deciduous Woodland Priority Habitat
- Floodplain Grazing Marsh Priority Habitat
- Heath Farmhouse (grade II) Listed Building

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the c. 15 Scheduled Monuments on Petersfield Common, including bowl/ring barrows
- The setting of Petersfield Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of some recreational value; and makes a moderate contribution to ecosystem functions. It also has some designated sites/elements of wildlife conservation interest (and some of both cultural heritage and/or wildlife conservation interest in its immediate and wider context).
Landscape Susceptibility	The Site is assessed as having **High Landscape Susceptibility** to the proposed housing, care and community uses and quantum of development (300 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience substantial negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the various heritage assets in the Site's surroundings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Butser Hill, Beacon Hill, Harting Down, Pen Hill and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

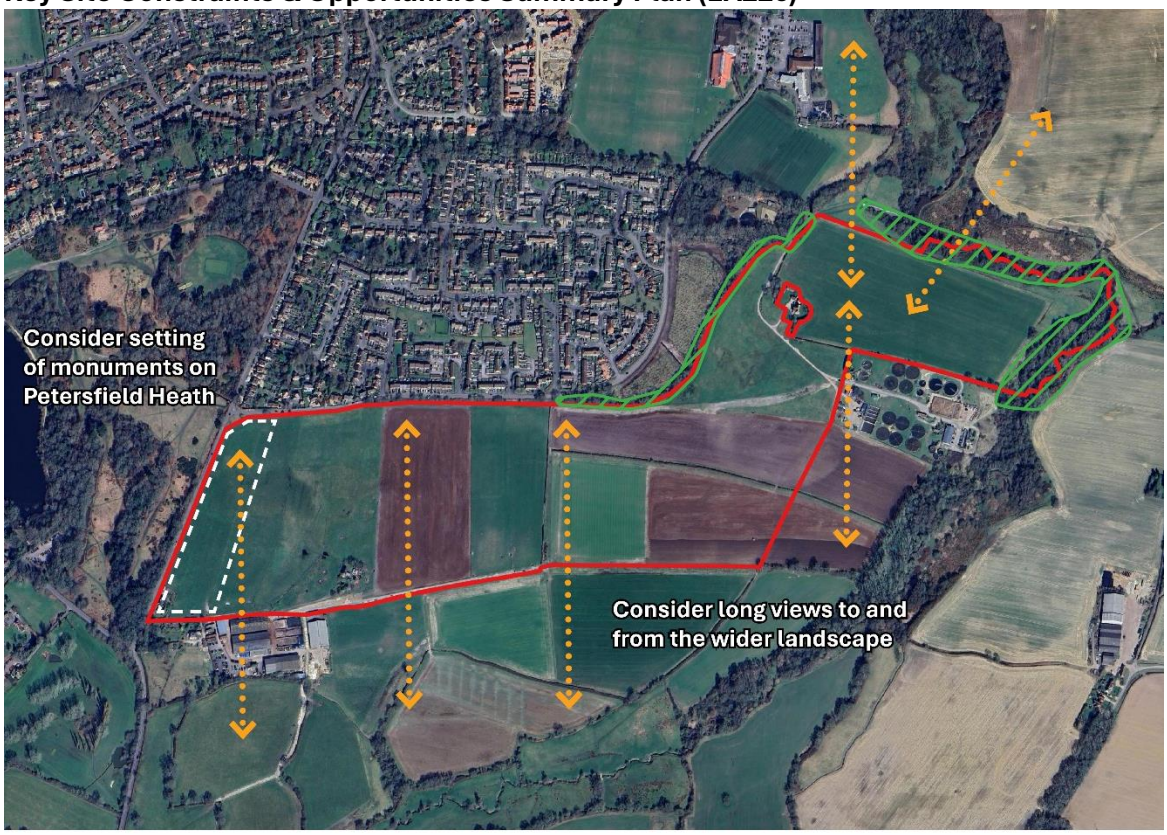
Summary & Recommendations

Development of this Site would extend the settlement edge to the southeast of Petersfield by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context, particularly those on Petersfield Heath
- Sensitive siting of development to limit intrusion on a number of important views from landmarks

The illustrative key site constraints and opportunities summary plan provides further guidance on locations where development could best be accommodated in landscape and visual terms.

Key Site Constraints & Opportunities Summary Plan (EA226)



Significant vegetation

Views

More sensitive area

Site boundary

Site Information

Site Ref	*EA071*
Site Name	*Land south of Paddock Way*
Site Size (ha)	1.76
Settlement, District	*Petersfield, East Hampshire*
Current Use	Local Green Space (LGS) & Agricultural Pastureland
Use(s) Considered (including quantum)	*Housing (Class C2 and C3)* *100 -150 C2 care home units / C3 flats*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a moderate landscape sensitivity. The impact of recent built development (i.e., residential and transport developments) has detracted from the tranquillity and naturalness of the immediate landscape. That said, the site has intervisibility with Butser Hill and still provides both a green infrastructure function along the west boundary of Petersfield, and a rural buffer to recent development.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

Located on the southern edge of Petersfield, the Site is currently pasture/paddocks with a pastoral/equestrian character. The field parcel in which the Site sits is bounded by a mix of hedgerows, hedgerows with trees and fencing. 20th and 21st century residential development to the north and east of the Site is not particularly distinctive in character but is fairly consistent. The Site is bounded to the north by a local green space/recreation ground. There is vehicular access to the Site from Paddock Way to the north.

Landscape Character Context

- Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds.
- Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character.
- Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure.
- The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway.
- Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*

- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP12, and it is possible that the Site would be visible from the vicinity of this viewpoint.

There are potential views of the Site from public footpaths (189/44a/1 and 189/42/1) a short distance to the north and east of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (ranging from scores of -28.58 to -9.01) reflecting the Site's landscape context abutting the edge of a large settlement and close to a major road.
- Within the 'E1a – 2km Buffer Zone' and 'E1b - Transition Zones' Dark Night Sky Zones.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Mudstone bedrock, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality.
- Relatively flat Site (c.68m-71m AOD)
- Outside the site, the land is an undulating vale.
- There is a small watercourse beyond the Site boundary in the east and south.

Roads & Paths

- Unsurfaced vehicular access off Paddock Way into the north of the Site
- Major route of A3 and Portsmouth Direct trainline a short distance to the west of the Site.
- All roads in the immediate vicinity of the Site are modern (20th or 21st century)
- Residential roads to the north and east include Paddock Way and Reed Way, both of which have character typical of modern residential roads, with pavements, amenity grass verges and street lighting; road width/set-back of property varies slightly.
- Public footpaths (189/44a/1 and 189/42/1) a short distance to the north and east of the Site are both historic routes.

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site.
- Adjacent properties to the north and east comprise 20th/21st century residential, predominantly two-storey detached/semi-detached houses on small plots, with occasional amenity greenspaces; there are also occasional single storey bungalows.

- A short way north of the Site on either side of the railway is an area of light industrial/business buildings in a range of styles, with large areas of hardstanding for parking and ancillary uses.
- Across the field to the south of the Site is a late 17th/early 18th century malmstone house (this is a listed property).
- The area of townscape adjacent to the Site is not particularly distinctive, though its residential character is fairly consistent.

Fields

- Medium-scale, mostly irregular field pattern in and around the Site, likely to be 'Enclosed Land (Unspecified)'.
- Site appears to be permanent pasture, currently used as equestrian paddocks.
- Field parcel to the north of the site appears to be a Local Green Space, with a playground and sports pitches.
- Forms part of the wider green infrastructure network providing grazing for livestock, and possible permanent pasture which helps to regulate soil quality/limits erosion, with field margins supporting biodiversity.

Woodland & Trees

- The field parcel in which the Site sits is bounded to the south by a substantial hedgerow with trees, and the east and west boundaries have hedgerows and occasional trees, though these are less substantial.
- Provides some degree of green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of The Causeway grade II listed property

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it has more limited scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape context; and is of limited recreational value. It has no designated sites/elements of wildlife conservation interest (though it is noted there are some in its wider context). It is recognised that the Site and its immediate context has a fairly distinct, recognisable and consistent pattern of elements in moderate condition; and makes a moderate contribution to ecosystem functions.
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed housing and care home uses and quantum of development (100 -150 C2 care home units / C3 flats) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.

LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the Site's surroundings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Beacon Hill and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Petersfield by introducing built development into a field parcel that forms part of an area of transition between the settlement and the wider countryside. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*EA187*
Site Name	*Windward, Reservoir Lane*
Site Size (ha)	0.53
Settlement, District	*Petersfield, East Hampshire*
Current Use	Residential Dwelling & Garden Land
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 5*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a moderate landscape sensitivity given that it comprises a twentieth century dwelling and its residential curtilage. The wider area is semi-rural in character and so development will need to be low density to accord with existing and recently permitted residential development. Development will also need to be carefully and sympathetically designed so to retain the site's existing boundary vegetation, as well as its relationship with, and outlook from, Reservoir Lane.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

Located on a hillock, the Site is a gently sloping garden on the northern edge of Petersfield, and includes a detached residential property, and various garden structures including swimming pool. The Site is bounded by a mix of hedgerows and has scattered garden trees. It has a generally rural residential character. A mix of mostly 20th century development around the Site is not particularly consistent in character. There is vehicular access to the Site from Reservoir Lane.

Landscape Character Context

- Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds.
- Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character.
- Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure.
- The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway.
- Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP8 Butser Hill – Located at the flat-topped summit of a chalk hill south of Petersfield, this OS viewpoint is a natural observation point from where there are panoramic views over the Meon Valley and Rother Valley. The South Downs Way passes beside this hill and*

views from it are noted in literature about the South Downs Way. It is also noted in the SDILCA as a key viewpoint within LCT D Downland Mosaic.'

- *'VP36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP57 Queen Elizabeth Country Park above Buriton - This location, on the South Downs Way provides good views northwest and was suggested for inclusion by the SDNP Eastern team.' (No photograph)*
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP8, and it is possible that the Site would be visible from the vicinity of this viewpoint.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -23.08) reflecting the Site's landscape context abutting the edge of a large settlement and close to a major road.
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site slopes slightly down northeast to southwest (c.93m-88m AOD)
- Outside the site, the land is an undulating vale (Site sits on a higher point within the Vale).
- No significant watercourses or waterbodies within the Site.

Roads & Paths

- Surfaced track vehicular access to the Site from Reservoir Lane in the south of the Site
- Reservoir Lane is narrow and historic, connecting Petersfield with farmsteads and properties in its rural surroundings, bounded with mature vegetation along parts of its length.
- Harrow Lane to the north is also a heavily vegetated sunken, historic lane.
- Residential roads to the south of the Site (eg. Monks Orchard) are all 20th century, with character typical of modern housing estates – with pavements and wide property set-backs
- Harrow Lane is part of the Shipwrights Way promoted route

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- Buildings within the Site include a large, detached 20th century residential property, with various garden structures including possible polytunnel and swimming pool
- Opposite the Site on Reservoir Lane is a large, residential care home; and other properties along this stretch of Reservoir Lane are generally large, detached homes on moderate-sized plots, set well back from the road.
- Further to the east along Reservoir Lane are a row of detached and semi-detached two-storey houses, on smaller plots immediately adjacent to the road.
- To the immediate east of the Site is a new-build property.
- To the north along Harrow Lane are two large, detached properties on large plots.
- Styles of properties through this part of Petersfield are fairly inconsistent

Fields

- Medium-scale, mostly irregular field pattern in and around the Site, likely to be 'Planned Fields'
- The Site is a residential garden
- Forms part of the wider green infrastructure network providing some support for biodiversity.

Woodland & Trees

- Site is physically bounded by hedgerows along most edges.
- Occasional scattered trees through the garden, particularly as part of internal garden boundaries – possibly ornamental.
- Provides some limited green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Shirtles grade II listed farmhouse

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a fairly distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of some recreational value; and makes a moderate contribution to ecosystem functions. It is recognised that it has no designated sites/elements of wildlife conservation interest (though some in its wider context).
Landscape Susceptibility	The Site is assessed as having **High Landscape Susceptibility** to the proposed housing use and quantum of development (5 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to

	experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the Site's surroundings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable)

	• Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Butser Hill, Harting Down, Pen Hill, Queen Elizabeth Country Park and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the north of Petersfield by introducing a greater number of properties into a land parcel that forms part of the edge of settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development to limit intrusion on a number of important views from landmarks

Site Information

Site Ref	*EA072*
Site Name	*Land South of the Causeway*
Site Size (ha)	1.54
Settlement, District	*Petersfield, East Hampshire*
Current Use	Grassland field
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 30*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has high landscape sensitivity. It is highly distinctive of its landscape character area and is visible from both the adjacent raised highway and longer distance views from surrounding higher ground. Development would elongate and extend existing linear/ribbon development into the countryside, creating an incongruous southern extension. This would not relate well to the distinctive, nucleated, and planned settlement pattern of Petersfield. Moreover, the Petersfield Neighbourhood Development Plan Examiner previously rejected a proposed allocation for a care home and care bungalows on the site due to landscape impacts.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales LCA K2: East Meon to Bury Greensand Terrace

Landscape & Visual Baseline

Site Character

Located on the southern edge of Petersfield, the Site is a permanent pasture field parcel, with a strong pastoral character. The Site is bounded by substantial hedgerows with trees, and by a small watercourse in the north. 20th and 21st century residential development, and equestrian/agricultural facilities to the north of the Site are not particularly distinctive or consistent in character. There is vehicular access to the Site in the east from The Causeway.

Landscape Character Context

- Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds.
- Slowly permeable soils support mixed farmland (with a diverse field pattern), unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character.
- Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure.
- The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway.
- Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

There are views of the Site from public footpath 189/42/2 which cuts through the Site, and potential glimpsed views from the Shipwrights Way promoted route which runs past the Site boundary.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -45.17) reflecting the Site's landscape context abutting the edge of a large settlement and close to a major road.
- Within the 'E1a – 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Mudstone bedrock, overlain in places with clay, silt, sand and gravel, beneath slightly acid loamy and clayey soils with impeded drainage - can help filter water and regulate water quality.
- Gently undulating Site (c.70m-75m AOD)
- Outside the site, the land is an undulating vale, sloping up onto the Greensand Terrace in the south.
- There is a small watercourse along the Site boundary in the north.

Roads & Paths

- Unsurfaced vehicular access off The Causeway (B2070) into the eastern corner of the Site (surface from the road to field boundary).
- The Causeway (B2070) is lined with vegetation as it follows the southern Site boundary, above the level of the Site; a historic route connecting Petersfield to settlement in the wider countryside, but is wide and modern in character, with adjacent footways and a layby.
- Immediately to the north of the Site is a 21st century residential cul-de-sac, partly paved and with some pavements and amenity grass verges.
- To the south of the Site, beyond The Causeway, Petersfield Road is a sunken historic lane, narrow and lined with mature vegetation.
- A public footpath (189/42/2) cuts diagonally across the Site from The Causeway to the northern corner of the Site and the stretch of the Causeway past the Site also follows the Shipwrights Way promoted route.

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No substantial buildings within the Site.

- Adjacent residential properties to the north comprise 20th and 21st century residential properties in a range of styles, predominantly two-storey detached and semi-detached houses on small to moderate-sized plots.
- To the north of the Site is a group of agricultural/equestrian buildings – large agricultural shed-type structures.
- The area of townscape adjacent to the Site is not particularly distinctive or consistent.

Fields

- Small to medium-scale irregular field pattern in and around the Site, likely to be 'Enclosed Land (Unspecified)' (with a low chance of being a historic 'Assart'), with current field boundaries generally reflecting the historic field pattern.
- Site appears to be permanent pasture.
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion, with field margins supporting biodiversity.

Woodland & Trees

- Site is bounded on most sides by substantial hedgerows with trees, particularly notably on the northern and western edges.
- Provides green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations

A group of trees on the northern boundary of the Site are protected by a Tree Preservation Order.

Designations immediately adjacent to the boundaries of the Site include:

- Floodplain grazing marsh Priority Habitat
- Deciduous woodland Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of The Causeway grade II listed property

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of some recreational value; and makes a moderate contribution to ecosystem functions. It also has some designated sites/elements of wildlife conservation interest (and some in its immediate and wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed housing, care and community uses and quantum of development (30 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to high vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of possible historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created.
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the Site's surroundings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide

	and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Petersfield by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular.
- Ensure site layout respects any remaining historic assart field pattern

Site Information

Site Ref	*EA186*
Site Name	*Land at Causeway House*
Site Size (ha)	3.46
Settlement, District	*Petersfield, East Hampshire*
Current Use	Grassland fields, woodland, business centre
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 40* *Tourism and Class E uses*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a high landscape sensitivity. The site is relatively flat and contained by recently built development (north) and well-established, mature vegetation (south and east). The site is in the curtilage of the Grade II listed Causeway House. In considering Sections 1(5) & 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990, any proposal to split the listed building's curtilage would be harmful to the setting and significance of the listed building.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

Located on the southeastern edge of Petersfield, the Site includes pasture field parcels, trees and scrub, a grade II listed 18th century property and a number of associated outbuildings. The site has a fairly strong pastoral/rural character. The Site is bounded by a mix of hedgerows and narrow tree belts. 21st century development to the north is modern in style but generally reflective of local vernacular materials, whilst the 'residential park housing' to the northeast is less consistent in character with the surroundings. There is vehicular access to the Site from The Causeway.

Landscape Character Context

- Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds.
- Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character.
- Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure.
- The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway.
- Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides*

views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'

- *'VP36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP57 Queen Elizabeth Country Park above Buriton - This location, on the South Downs Way provides good views northwest and was suggested for inclusion by the SDNP Eastern team.' (No photograph)*
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP12, and it is possible that the Site would be visible from the vicinity of this viewpoint.

There are potential glimpsed views of the Site from public footpath 189/39/1 (Hangars Way) across the field to the east of the Site, or from the Shipwrights Way promoted route along the Causeway.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -22.78) reflecting the Site's landscape context abutting the edge of a large settlement and quite close to a major road.
- Within the 'E1a – 2km Buffer Zone', 'E1b – Transition Zones' and 'E3 – Urban' Dark Night Sky Zones.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Mudstone bedrock, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality.
- Site slopes gradually down west to east (c.76-66m AOD)
- Outside the site, the land is an undulating vale.
- No significant watercourses/waterbodies within the Site.

Roads & Paths

- Surfaced vehicular access off The Causeway (B2070) into the western part of the Site.
- The Causeway (B2070) follows the western Site boundary, a historic route connecting Petersfield to the wider countryside to the south, but is modern in character being fairly wide, with adjacent footways and streetlighting.
- Immediately north of the Site is a 21st century residential estate, with roads typical of this type including pavements, street lighting and pockets of amenity grassland.

- West of the Site across The Causeway is a 20th century residential road, with an amenity greenspace, street lighting and pavements.
- The Causeway past the Site is part of the Shipwrights Way promoted route.

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- Within the northwestern corner of the Site is Causeway House, currently in use as a business centre. Part of this property is Causeway Farmhouse, a grade II listed, 18th century property. Buildings on the Site also appear to include a series of adjoining outbuildings, and possible agricultural-style sheds.
- Adjacent residential properties to the north comprise 21st century residential properties in a range of styles, predominantly two-storey detached and semi-detached houses, with occasional short terraces, on small/very small plots.
- To the northeast is an area of 'residential park homes' – single storey small properties on very small plots.

Fields

- Mostly small-scale irregular field pattern in and around the Site, likely to be historic 'Assarts', with some current field boundaries reflecting the historic field pattern.
- Site includes 5-6 individual field parcels, most of which appear to be permanent pasture.
- Forms part of the wider green infrastructure network providing grazing for livestock, possible permanent pasture which helps to regulate soil quality/limits erosion, and with field margins or established grassland supporting biodiversity.

Woodland & Trees

- Site is bounded along its southern edge by a substantial belt of trees, some of which have been planted within the last 10 years.
- Eastern and northern Site boundaries are mostly hedgerow trees.
- There are a number of mature trees within the Site, particularly around the back of Causeway House, and in a scrubby area adjacent to the northern Site boundary.
- Internal field boundaries appear to be mostly fenced, with some emerging scrub/hedges in places.
- Provides green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations
There is a listed building, Causeway Farmhouse (grade II) within the western part of the Site.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has a distinct, recognisable and consistent pattern of elements; is of some scenic quality with contribution to the local distinctiveness and sense of place of its landscape context; is of some recreational value; and makes a good contribution to ecosystem functions. It also has some designated sites/elements of cultural heritage interest.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed housing, tourism and Class E uses and quantum of development (40 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities,

	features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of possible historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created.
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the listed building within the Site, seeking opportunities to enhance and restore as appropriate. • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the

	character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Beacon Hill, Harting Down, Queen Elizabeth Country Park and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Petersfield by introducing additional, or a new form of built development into an area of land that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated heritage assets within the Site
- Retain, protect and enhance the parts of the property that are historically distinctive, utilising these as the distinctive core of the development
- Sensitive siting of development to limit intrusion on a number of important views from landmarks
- Ensure site layout respects the historic assart field pattern

Site Information

Site Ref	*EA189*
Site Name	*Land north of Buckmore Stables*
Site Size (ha)	4.01
Settlement, District	*Petersfield, East Hampshire*
Current Use	Equestrian property – paddocks, gardens, stables
Use(s) Considered (including quantum)	*Mixed residential and specialist care. 70 equivalent units.*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has moderate landscape sensitivity. Although it is visible from the PRoW network and wider views from Butser Hill to the south, the site is relatively flat and is enclosed by deciduous woodland and other vegetation on its west, north and east boundaries. The site is adjacent to the A3 and so is subject to noise disturbance which detracts from the tranquillity of the area. The proposed intensification of land use would negatively impact on the use and rural character of the PRoW network and the southern unmade, access track off Bell Hill.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

Located on land set slightly above the vale, on the western side of Petersfield adjacent to the A3, the Site includes equestrian paddocks, stables, gardens and a substantial detached property. It has a generally rural character, enclosed in places by trees. The Site is bounded by a mix of hedgerows and woodland, with a substantial block of woodland priority habitat in the south. The 20th century development of fairly large properties along Bell Hill has some degree of consistency in form but is not particularly distinctive in character or style. There is vehicular access to the Site along a track off Bell Hill.

Landscape Character Context

- Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds.
- Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character.
- Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure.
- The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway.
- Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP8 Butser Hill – Located at the flat-topped summit of a chalk hill south of Petersfield, this OS viewpoint is a natural observation point from where there are panoramic views over the Meon Valley and Rother Valley. The South Downs Way passes beside this hill and views from it are noted in literature about the South Downs Way. It is also noted in the SDILCA as a key viewpoint within LCT D Downland Mosaic.'*
- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP8 and VP12, and it is possible that the Site would be visible from the vicinity of these viewpoints.

There are potential views of the Site from public footpath (189/13/1), which cuts through the centre of the Site and close to its northwestern boundary.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -14.48) reflecting the Site's landscape context abutting the edge of a large settlement and close to a major road.
- Within the 'E1a – 2km Buffer Zone' and 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone and mudstone bedrock, overlain with clay, silt, sand and gravel, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site generally slopes down northwest to south (c.95m-83m AOD)
- Site sits on higher land within the undulating vale.
- No significant watercourses or waterbodies within the Site.

Roads & Paths

- Vehicular Site access off Bell Hill via an access track which is a historic footpath route (189/13/1)
- Internal access tracks within/through the Site appear to be narrow with either no surfacing or unbound surfaces.
- Major, modern route of A3 a short distance to the west of the Site.
- Bell Hill is a historic lane that is vegetation lines in some sections, but is fairly wide, and has been modernised, with pavements/kerbs, verges and laybys.
- Public footpath (189/13/1) through the Site also runs around its northwestern edge.

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- Substantial detached property in the east of the Site, south of the access track, along with a smaller, possible outbuilding to the west of the main house. Stable block in the far northern corner of the Site, along with an equestrian sand school.
- Adjacent properties to the east along Bell Hill comprise 20th century residential properties, predominantly two-storey detached houses set back from the road on moderate-sized plots, in a range of styles.
- Just beyond the northern edge of the Site, the early 19th century Bell Hill Cottage (listed).
- To the south, Buckmore Avenue is a 20th century housing estate mostly detached properties in a range of styles, on small to moderate-sized plots.
- The area of townscape adjacent to the Site is not particularly consistent in style, though the pattern is generally of larger mid/late 20th century property.

Fields

- Small-scale irregular field pattern in and around the Site, likely to be 'Planned Fields'.
- Northern part of the Site is currently used as equestrian paddocks, with the field sub-divided into smaller parcels.
- Southern part of the Site is gardens and woodland.
- Forms part of the wider green infrastructure network providing grazing for livestock, and possible permanent pasture which helps to regulate soil quality/limits erosion, with field margins supporting biodiversity.

Woodland & Trees

- Site is bounded along many of its edges by hedgerows with trees, some of which are substantial (especially in the west and south).
- Within the Site are some more recently planted trees, such as around the paddock south of the stable block, and along part of the internal access track in the west.
- Substantial block of woodland in the southwest of the Site, and a number of mature trees around the house and garden.
- Provides green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations

The south of the Site is Deciduous Woodland Priority Habitat.

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat
- Tree Preservation Order

Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of Bell Hill Cottage (grade II) Listed Building

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of some recreational value; and makes a moderate contribution to ecosystem functions. It also has some designated sites/elements of wildlife conservation interest (and some of both cultural heritage and/or wildlife conservation interest in its immediate and wider context). It is recognised that the southern half of the Site (south of the access track) is generally of higher landscape value than the north.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed housing and care uses and quantum of development (70 units) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	**Potential Mitigation & Enhancement Opportunities**
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the

context along the settlement edge of Petersfield	rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the heritage assets in the Site's surroundings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Butser Hill, Beacon Hill, Harting Down, Pen Hill and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the northwest of Petersfield by introducing built development into the open countryside between the edge of the settlement and the A3 road. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context
- Sensitive siting of development to limit intrusion on a number of important views from landmarks
- Sensitive siting of development to reflect the difference in landscape value across the Site, with higher landscape value in the south.

Site Information

Site Ref	*EA061*
Site Name	*Land at Horse Chestnut Farm*
Site Size (ha)	6.59
Settlement, District	*Petersfield, East Hampshire*
Current Use	Agricultural land
Use(s) Considered (including quantum)	*Either 120 homes or 70 homes and 5000sqm Employment/Commercial.*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has high landscape sensitivity. It is highly distinctive of its landscape character areas and is visible from both the adjacent raised highway and longer distance views from surrounding higher ground. Development would elongate and extend existing linear/ribbon development into the countryside, creating an incongruous southern extension. This would not relate well to the distinctive, nucleated, and planned settlement pattern of Petersfield. The whole site comprises floodplain grazing marsh priority habitat.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales LCA K2: East Meon to Bury Greensand Terrace

Landscape & Visual Baseline

Site Character
Located on the southern edge of Petersfield, the Site currently includes paddocks, equestrian/agricultural buildings, some small areas of woodland, and an equestrian outdoor schooling area, creating a mixed, rural character, which is stronger further to the south, away from the existing settlement edge. Noise from the A3 and the railway are likely to contribute to a decreased sense of tranquillity. The Site is physically bounded by a mix of hedgerows, woodland and watercourses, with some sections of gappy hedges and fencing, also reflected in the mix of internal field boundaries. 20th and 21st century residential development, in combination with the existing buildings on the Site, create a not particularly distinctive or consistent townscape character. There is vehicular access to the Site in the east from The Causeway.
Landscape Character Context
• Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds. • Slowly permeable soils support mixed farmland (with a diversity of field pattern), unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character. • Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure. • The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway. • Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles. • Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP12, and it is possible that the Site would be visible from the vicinity of this viewpoint.

There are potential views of the Site from public footpath 189/42/2 which cuts through the east of the Site, footpath 189/41a/1 north of the Site, and from the Shipwrights Way promoted route along the Causeway road.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score ranging from -45.17 to -18.64) reflecting the Site's landscape context abutting the edge of a large settlement and close to a major road.
- Within the 'E1a – 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Mudstone bedrock, overlain in places with clay, silt, sand and gravel, beneath slightly acid loamy and clayey soils with impeded drainage - can help filter water and regulate water quality.
- Site slopes gradually down southwest to northeast (c.77m-69m AOD)
- Outside the site, the land is an undulating vale, sloping up onto the Greensand Terrace in the south.
- There are a number of small drainage ditches/watercourses within the Site, including along the Site boundary in the south, along the northern boundary, and along the field boundary through the centre of the Site.

Roads & Paths

- Surfaced vehicular access off The Causeway (B2070) into the northeastern corner of the Site, through 'The Causeway' small housing estate.
- The Causeway (B2070) is lined with vegetation as it follows the eastern Site boundary, a historic route connecting Petersfield to the wider countryside to the south, but is modern in character and wide, with adjacent footways and a layby.

- The railway, and beyond that, the A3, run along the western edge of the Site.
- Immediately to the east of the Site is a 21st century residential cul-de-sac, partly paved and with some pavements and amenity grass verges.
- To the south of the Site, beyond The Causeway, Petersfield Road is a sunken historic lane, narrow and lined with mature vegetation.
- Public footpath 189/42/2 cuts through the east of the Site, and footpath 189/41a/1 runs just north of the northern Site boundary. Part of the Causeway road close to the Site also follows the Shipwrights Way promoted route.

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- Within the northeastern corner of the Site are a group of (c. 3) agricultural/equestrian buildings – large agricultural shed-type structures – adjacent to which appears to be an outdoor schooling arena for horses.
- Adjacent residential properties to the east comprise 20th and 21st century residential properties in a range of styles, predominantly two-storey detached and semi-detached houses on small to moderate-sized plots.
- The area of townscape adjacent to the Site is not particularly distinctive or consistent.

Fields

- Small to medium-scale irregular field pattern in and around the Site, likely to be 'Enclosed Land (Unspecified)', with some current field boundaries reflecting the historic field pattern.
- Site is currently divided into a number of smaller horse paddocks but has been pasture and possibly used for arable crops in the past. Key division of the Site appears to be along a northeast/southwest line, where an older field boundary seems to be present (including possible ditch and vegetation).
- Forms part of the wider green infrastructure network providing grazing for livestock, with field margins supporting biodiversity.

Woodland & Trees

- Site is bounded along the railway by scrub and occasional trees, and its northern and eastern edges are more substantially tree-lined.
- Part of the south of the Site adjacent to The Causeway includes an area of trees/scrub, and the northern part of the Site (north of the buildings) also includes an area of trees/scrub.
- Some trees and scrub along the northeast/southwest internal field boundary.
- Provides green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations

A group of trees on the eastern boundary of the Site are protected by a Tree Preservation Order. Most of the Site's area is also identified as Priority Habitat, including Deciduous Woodland in the south of the Site and Floodplain Grazing Marsh across much of the rest of the Site's area.

Designations immediately adjacent to the boundaries of the Site include:

- Floodplain grazing marsh Priority Habitat
- Deciduous woodland Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of The Causeway grade II listed property

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has a distinct, recognisable and consistent pattern of elements; is of some scenic quality with contribution to the local distinctiveness and sense of place of its landscape context; is of some recreational value; and makes a good contribution to ecosystem functions. It also has some designated sites/elements of wildlife conservation interest (and some of both cultural heritage and/or wildlife conservation interest in its immediate and wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed housing and/or employment uses and quantum of development (120 dwellings or 70 dwellings and 5000sqm employment/commercial) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of high landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge

	• Carefully consider the design of new buildings (scale, siting and appearance) to respect the Site's surroundings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Beacon Hill and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Petersfield by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular.

Site Information

Site Ref	*EA063*
Site Name	*Land northwest of Tilmore Road*
Site Size (ha)	10.5
Settlement, District	*Petersfield, East Hampshire*
Current Use	Agricultural land
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 80-100*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has high landscape sensitivity. It has an undulating topography and is very characteristic of its landscape character area. The western area includes the Tilmore Brook and the associated local green space (LGS), whilst the eastern area includes, and is in proximity to, the Hangers Way PRoW and Shipwrights Way respectively. Moreover, due to the site's location and scale, development would be a dominating influence which would negatively impact on the rural hinterland of Petersfield and would create an unrelated, isolated, and incongruous northern extension to the nucleated and planned settlement pattern of Petersfield.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character
Located between the northern edge of Petersfield and the A3, the Site includes c.5 field parcels, with a quite enclosed, strong pastoral and agricultural character. The Site is bounded by a mix of hedgerows with trees, also reflected in the generally tree'd internal field boundaries. There is a small brook running through the western part of the Site. 20th century, fairly low-density development around the Site is not particularly consistent in style but has a quite consistent low-density pattern, with properties on moderate to larger plots. There are two possible vehicular access points – off Bell Hill in the northwest, and from Tilmore Lane in the southeast.
Landscape Character Context
• Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds. • Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character. • Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure. • The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway. • Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles. • Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP8 Butser Hill – Located at the flat-topped summit of a chalk hill south of Petersfield, this OS viewpoint is a natural observation point from where there are panoramic views over the Meon Valley and Rother Valley. The South Downs Way passes beside this hill and views from it are noted in literature about the South Downs Way. It is also noted in the SDILCA as a key viewpoint within LCT D Downland Mosaic.'*
- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP8 and VP12, and it is possible that the Site would be visible from the vicinity of these viewpoints.

There are potential views of the Site from the Hangars Way promoted route along Tilmore Road, and along its footpath route adjacent to the eastern Site boundary.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score ranging from -38.17 to -23.08) reflecting the Site's landscape context abutting the edge of a large settlement and close to a major road.
- Within the 'E1a – 2km Buffer Zone', 'E1b – Transition Zones' and 'E3 – Urban' Dark Night Sky Zones.

Overall, the perceptual/experiential qualities of this landscape for this Site are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, overlain with clay, silt, sand and gravel, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site is undulating (c.72m-87m AOD), with Tilmore Brook running through the lower part of the Site in the west
- Site sits partly on higher land within the undulating vale.

Roads & Paths

- Vehicular Site access (possibly unsurfaced) off Tilmore Road, east of the access to Steep House Nursing Home, with alternative access off Bell Hill in the northwestern corner of the Site.
- Tilmore Road, to the south of the Site, is the historic 'Tilmore Lane'. It is lined with mature vegetation but has some modern features such as pavements and kerbs.
- Major, modern route of A3 is to the north of the Site.
- Bell Hill is a historic lane, but like other roads in the area has modern features and becomes the bridge over the A3 a short distance north of the Site.
- To the west of the Site, off Bell Hill, are some narrow private cul-de-sacs of 20th century housing.
- The access to the nursing home is modern but appears to be a fairly narrow lane.
- Tilmore Road south of the site, and a route that heads broadly along the eastern Site boundary is a public footpath (189/715/1) that is part of the Hangars Way promoted route.

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- Immediately to the south of the Site (with land enclosed on 3 sides by the Site boundary) is Steep House Nursing Home, a large property set in substantial grounds.
- There is also a separate, detached, residential property to the south of the nursing home off Tilmore Road that has a large garden with pool.
- Other property on Tilmore Road is also generally large and detached on moderate to large plots, set above or back from the road, with some of these properties having been extended in recent years.
- To the west, off Bell Hill, south of the A3 are a number of 20th century residential cul-de-sacs, demonstrating a pattern of generally large, detached properties, on moderate to large plots, whilst further to the south and east, 20th century residential estates comprise more closely packed detached/occasional semi-detached housing on moderate sized plots.
- The area of townscape adjacent to the Site is not particularly consistent in architectural style, though the pattern is generally of larger mid/late 20th century properties.

Fields

- Small-scale, irregular field pattern in and around the Site, likely to be 'Planned Fields', with current field boundaries generally reflecting the historic field pattern.
- Site comprises c.5 field parcels, which appear to have been used for both pasture and arable crops over recent years.
- Forms part of the wider green infrastructure network providing arable crops or grazing for livestock, and with field margins or established grassland supporting biodiversity.

Woodland & Trees

- Site is bounded along many of its edges and internal field boundaries by hedgerows with trees, some of which are substantial.
- There is a belt of tree planting along the A3 road beyond the Site boundary.
- The grounds of the adjacent Steep House Nursing Home are also well tree'd.
- Provides green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations

There is a small area identified as Deciduous Woodland Priority Habitat in the east of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Shirtles grade II listed farmhouse
- The setting of Bell Hill Cottage grade II listed cottage

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a good contribution to ecosystem functions. It also has some designated sites/elements of wildlife conservation interest (and some of both cultural heritage and/or wildlife conservation interest in its immediate and wider context). It is recognised that the Site is of limited recreational value.
Landscape Susceptibility	The Site is assessed as having **High Landscape Susceptibility** to the proposed housing use and quantum of development (80-100 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has high vulnerability to changes from built development, and is likely to experience substantial negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, as well as affecting their contribution to providing landscape structure within the Site, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as woodlands, trees and hedgerows, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the heritage assets in the Site's surroundings • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Butser Hill, Beacon Hill, Harting Down, Pen Hill and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the north of Petersfield by introducing built development into the open countryside between the settlement edge and the A3 that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and within the Site and provide landscape structure
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context
- Sensitive siting of development with an awareness of varying Site topography, to limit intrusion on a number of important views from landmarks

Site Information

Site Ref	*EA145*
Site Name	*Land at Tilmore West*
Site Size (ha)	4.22
Settlement, District	*Petersfield, East Hampshire*
Current Use	Agricultural land
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 50*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has very high landscape sensitivity as it forms part of the valley and setting of the Tilmore Brook. It has an undulating and dominant topography and is readily open to views from the adjacent PRoW, which also delineates the site's southern boundary. Moreover, Bell Hill Ridge is single-lane and development would impact on its semi-rural character.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

Located between the northern edge of Petersfield and the A3, the Site includes 3 field parcels, with a quite enclosed pastoral character. The Site is bounded by a mix of hedgerows with trees, also reflected in the generally tree'd internal field boundaries. Generally, 20th century, fairly low-density development around the Site is not particularly consistent in style but has a quite consistent low-density pattern, with properties on moderate to larger plots. Vehicular access is currently from Bell Hill Ridge in the south.

Landscape Character Context

- Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds.
- Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland in which thick hedgerows and spreading hedgerow oaks create a lush, wooded character.
- Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure.
- The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway.
- Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP8 Butser Hill – Located at the flat-topped summit of a chalk hill south of Petersfield, this OS viewpoint is a natural observation point from where there are panoramic views over the Meon Valley and Rother Valley. The South Downs Way passes beside this hill and views from it are noted in literature about the South Downs Way. It is also noted in the SDILCA as a key viewpoint within LCT D Downland Mosaic.'*

- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP8 and VP12, and it is possible that the Site would be visible from the vicinity of these viewpoints.

There are potential views of the Site from public footpath 189/14/1 which follows the southern boundary of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -23.40) reflecting the Site's landscape context abutting the edge of a large settlement and quite close to a major road.
- Within the 'E1a – 2km Buffer Zone' and 'E1b – Transition Zones' Dark Night Sky Zones.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone and mudstone bedrock, overlain with clay, silt, sand and gravel, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site slopes towards Tilmore Brook in the northwest (c.84-75m AOD)
- Tilmore Brook runs beyond the Site boundary to the northwest

Roads & Paths

- Unsurfaced Site access off Bell Hill Ridge in the south of the Site.
- Bell Hill, to the west of the Site, is a historic lane, but like other roads in the area has modern features.
- To the northwest of the Site, off Bell Hill, are some narrow private cul-de-sacs of 20th century housing, to the southwest, 20th century residential roads like Woodbury Avenue are wide, with amenity grass verges and pavements.

- Tilmore Road, to the south of the Site, is the historic 'Tilmore Lane', lined with mature vegetation, but has some modern features such as pavements and kerbs.
- Major, modern route of A3 is a short distance to the north of the Site.
- A public footpath from Bell Hill Ridge (189/14/1) follows the southern boundary of the Site, joining a number of other footpaths a short way to the south of the Site, including the Hangars Way and Shipwrights Way promoted routes along Tilmore Road.

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- Northwest of the Site, off Bell Hill, south of the A3 are a number of 20th century residential cul-de-sacs, demonstrating a pattern of generally large, detached properties, on moderate to large plots.
- To the west and southwest, further 20th century residential estates comprise more closely packed detached/occasional semi-detached housing on moderate sized plots.
- East of the Site, adjacent to Tilmore Road, property is also generally large and detached on moderate to large plots, set above or back from the road.
- To the north of the Site is Steep House Nursing Home, a large property set in fairly substantial grounds. There is also a separate, detached, residential property to the south of the nursing home off Tilmore Road that has a large garden with pool.
- The area of townscape adjacent to the Site is not particularly consistent in architectural style, though the pattern is generally of larger mid/late 20th century properties.

Fields

- Small-scale irregular field pattern in and around the Site, likely to be 'Planned Fields'. with current field boundaries generally reflecting the historic field pattern.
- Site comprises 3 field parcels, which appear to be permanent pasture.
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- The Site is bounded along many of its edges and internal field boundaries by hedgerows with trees, some of which are substantial.
- Grounds of some adjacent gardens are also well tree'd.
- Provides green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Bell Hill Cottage grade II listed cottage

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of some recreational value; and makes a good contribution to ecosystem functions. It is recognised that it lacks designated sites/ cultural heritage and/or wildlife conservation interest (but has some in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed housing use and quantum of development (50 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, as well as affecting their contribution to providing landscape structure within the Site, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect Site's surroundings • Intersperse green open space and tree planting within development to help break up the perceived mass of

	built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Butser Hill, Beacon Hill, Harting Down, Pen Hill and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the north of Petersfield by introducing built development into the open countryside between the settlement edge and the A3, that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into and within the Site and provide landscape structure
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context
- Sensitive siting of development with an awareness of varying Site topography, to limit intrusion on a number of important views from landmarks

Site Information

Site Ref	*EA182*
Site Name	*Land at Drum Court, The Spain*
Site Size (ha)	*0.14*
Settlement, District	*Petersfield, East Hampshire*
Current Use	*Vacant Offices & Car Park*
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 21*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a low landscape sensitivity given that it comprises previously developed land (PDL) in the defined settlement boundary. It includes a 1990s, vacant, red-brick, three-storey office building adjacent to Petersfield Town Centre.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

Located on previously developed land within Petersfield, the Site includes a vacant office block and car parking area. Development around the Site varies in character, including a modern hospital to the west, 20th century housing, and part of the Conservation Area with features of more distinctive historic character to the east. There is vehicular access to the Site from Borough Road in the south.

Landscape Character Context

- Low lying clay and sandstone 'vale'
- The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway.
- Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP8 Butser Hill – Located at the flat-topped summit of a chalk hill south of Petersfield, this OS viewpoint is a natural observation point from where there are panoramic views over the Meon Valley and Rother Valley. The South Downs Way passes beside this hill and views from it are noted in literature about the South Downs Way. It is also noted in the SDILCA as a key viewpoint within LCT D Downland Mosaic.'*
- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on*

*the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (*No photograph)

- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP8 and VP12, and it is possible that the Site would be visible from the vicinity of these viewpoints.

There are potential views of the Site from the Shiprights Way promoted walking route to the south.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that for major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. In addition, the Site makes a limited contribution to the intrinsic quality of dark skies and does not encroach on the integrity of the Dark Sky Core within the National Park. This is evidenced by the South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, which indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -37.79) reflecting the Site's landscape context within a larger settlement.
- Within the 'E3 – Urban' Dark Night Sky Zones.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Small, fairly flat Site (c.64m AOD)
- Outside the site, the land is an undulating vale.
- No significant watercourses/waterbodies within the Site.

Roads & Paths

- Surfaced vehicular access off Borough Road in the south of the Site, into an area currently used for parking.
- Borough Road is part of the historic network of roads making up the town of Petersfield, and is relatively narrow and lined by property with a range of uses, with some residential and parking, with pavements on one or both sides of the road; and The Spain, to the east of the Site, is a similar road, with pavement along both sides.
- To the west is a modern access road to Petersfield Community Hospital.
- The stretch of Borough Road to the south of the Site is part of the Shipwrights Way promoted walking route.

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.

- Within the northern part of the Site is a modern, brick-built, three-storey block of offices, with parking.
- To the west is the large, brick built, modern community hospital, and an adjacent, smaller brick building to the north of the main property, with large areas of hardstanding for parking and ancillary purposes
- A range of residential properties are to the east and south of the Site, mostly two-storey, including detached houses/terraces, mostly modern buildings, but also an early 18th century limewashed brick cottage to the southeast. Some properties to the east are within the Conservation Area.

Woodland & Trees

- The Site has very limited vegetation, with a small number of trees adjacent to the southern access.
- Provides very limited green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site

Designations immediately adjacent to the boundaries of the Site include:

- Petersfield Conservation Area

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of 30, The Spain Listed Building (grade II)
- The setting of other listed buildings in the vicinity of the Site within the Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it lacks a distinct, recognisable and consistent pattern of elements; is of limited scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape context; is of limited recreational value; and makes a limited contribution to ecosystem functions. It also lacks designated sites/elements of cultural heritage or biodiversity interest (though it is recognised that there are some in its immediate and wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed housing (Class C3) and quantum of development (21 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to lower vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of trees, affecting their contribution to the character of this part of Petersfield, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of vegetation through new tree planting using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within the settlement of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the adjacent Conservation Area • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the adjacent Conservation Area. • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Butser Hill, Beacon Hill, Harting Down, and Pen Hill) that contribute to the	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual

Special Qualities of the National Park	connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding townscape and vale landscape

Summary & Recommendations

Development of this Site would redevelop this vacant Site within Petersfield. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated heritage assets adjacent to the Site

Site Information

Site Ref	*EA225*
Site Name	*Land at Festival Hall*
Site Size (ha)	*0.86*
Settlement, District	*Petersfield, East Hampshire*
Current Use	*Car Park, 1no. Dwelling, and Former GP Surgery*
Use(s) Considered (including quantum)	*Mixed use: Housing (Class C3), Commercial (Class TBC); Up to 20 flats, Commercial floorspace (TBC).*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site comprises a 212-space car park and two twentieth century buildings in the form of 1 dwelling (occupied by a local charity) and a former GP surgery (vacant). The site has a low landscape sensitivity as it is previously developed land (PDL) in need of enhancement. However, the site has a high heritage sensitivity given that it is partly within a conservation area and is adjacent to designated and non-designated heritage assets.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character
Located on previously developed land within Petersfield, the Site includes a disused single storey building, detached property, substantial car parking area and small areas of amenity greenspaces. The southern part of the Site is within the Conservation Area. The townscape character in areas adjacent to the Site is varied, but historically distinctive. There is vehicular access to the Site from Heath Road in the south.
Landscape Character Context
• Low lying clay and sandstone 'vale' • The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway. • Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles. • Views over this area from surrounding high land including the chalk downs and greensand hills.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study: • *'VP8 Butser Hill – Located at the flat-topped summit of a chalk hill south of Petersfield, this OS viewpoint is a natural observation point from where there are panoramic views over the Meon Valley and Rother Valley. The South Downs Way passes beside this hill and views from it are noted in literature about the South Downs Way. It is also noted in the SDILCA as a key viewpoint within LCT D Downland Mosaic.'* • *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*

- *'VP36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP57 Queen Elizabeth Country Park above Buriton - This location, on the South Downs Way provides good views northwest and was suggested for inclusion by the SDNP Eastern team.' (*No photograph)
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP8 and VP12, and it is possible that the Site would be visible from the vicinity of these viewpoints.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores between -60.30 and -38.83) reflecting the Site's landscape context within a larger settlement.
- Within the 'E3 – Urban' Dark Night Sky Zones.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone and mudstone bedrock, overlain with clay, silt, sand and gravel, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Fairly flat Site (c.61m AOD)
- Outside the site, the land is a gently undulating vale.
- No significant watercourses/waterbodies within the Site, Tilmore Brook is just to the north of the Site boundary.

Roads & Paths

- Surfaced vehicular access off Heath Road in the south of the Site, with an access road 'The Courtyard' looping through the Site into an area currently used for parking.
- Heath Road is part of the historic network of roads making up the town of Petersfield, it is relatively narrow and lined by properties with a range of uses, with some residential and parking, and has pavements on one or both sides of the road.
- Tor Way, the B2070, is a modern, one-way route to the north of the Site, lined with pavements and amenity greenspace in places

- College Street, also part of the B2070, to the west is part of the historic network of roads in the town, and mostly enclosed by buildings, many of which are shop frontages, along the stretch past the Site

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- In the centre of the Site is a single storey brick, flat roofed building. To its south is a detached two-storey, residential brick property. The remainder of the Site is car parking, with an area of garden adjacent to the house, and some small area of amenity greenspace.
- To the immediate east is the Festival Hall, a large 1930s brick and concrete building including theatre and meeting spaces as well as a Council Chamber.
- To the northeast is an outdoor swimming pool with adjacent brick ancillary buildings.
- Immediately to the south and enclosed on 3 sides by the Site is a brick scout hall, and adjacent residential property.
- The southern part of the Site, and the majority of the surrounding buildings to the west, south and east are within the Petersfield Conservation Area, including 17th century cottages, an early 18th century hotel, and a mid-19th century Masonic Hall.
- To the west is a 1960s, part two-storey/part single storey, rectangular building which is vacant (and not in Conservation Area).
- The townscape character in areas adjacent to the Site is varied, but historically distinctive.

Woodland & Trees

- The Site has a small number of trees in the amenity greenspaces.
- Provides limited green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations

The southern part of the Site is within the Petersfield Conservation Area.

Designations immediately adjacent to the boundaries of the Site include:

- Petersfield Conservation Area
- The setting of Border Cottage, The Old Cottage; and Old Masonic Hall Listed Buildings (both grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of other listed buildings in the vicinity of the Site within the Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **High Landscape Value** as it has designated sites/elements of cultural heritage interest (and many in its immediate and wider context). It is recognised that the Site is of low recreational value, and the Site itself may lack a distinct, recognisable and consistent pattern of elements. It also makes a limited contribution to ecosystem functions; and is of limited scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape context.

Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed mixed use, including Housing (Class C3), Commercial (Class TBC); and quantum of development (up to 20 flats, commercial floorspace TBC); as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to lower vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of high landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of trees, affecting their contribution to the character of this part of Petersfield, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of vegetation through new tree planting using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within the settlement of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the Conservation Area • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting and fabric of the Conservation Area, and adjacent listed buildings. • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the

	character and appearance of the surroundings by using high quality materials in keeping with the local vernacular • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Butser Hill, Beacon Hill, Harting Down, Pen Hill, Queen Elizabeth Country Park and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding townscape and vale landscape

Summary & Recommendations

Development of this Site would redevelop this part of the centre of Petersfield, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of the Conservation Area, and designated heritage assets adjacent to the Site

Site Information

Site Ref	*EA195*
Site Name	*The Courtyard, Heath Road*
Site Size (ha)	*0.065*
Settlement, District	*Petersfield, East Hampshire*
Current Use	*Commercial (Vacant)*
Use(s) Considered (including quantum)	*Housing (Class C3), Commercial (Class TBD); 8 dwellings, Commercial (170 sqm Class TBD).*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site includes a 1960s, two-storey, rectangular building which is dilapidated and vacant. The site has a low landscape sensitivity as itis previously developed land (PDL) in need of enhancement. However, the site has a high heritage sensitivity given its location in the setting of designated and non-designated heritage assets.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

Located on previously developed land within Petersfield, the Site includes a 1960s, part two-storey/part single storey, rectangular building which is vacant. The townscape character in areas adjacent to the Site is varied, but historically distinctive, and within the Conservation Area. There is vehicular access off Heath Road/The Courtyard, in the east of the Site, through an area currently mostly used for parking.

Landscape Character Context

- Low lying clay and sandstone 'vale'
- The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway.
- Distinctive building materials including sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP8 Butser Hill – Located at the flat-topped summit of a chalk hill south of Petersfield, this OS viewpoint is a natural observation point from where there are panoramic views over the Meon Valley and Rother Valley. The South Downs Way passes beside this hill and views from it are noted in literature about the South Downs Way. It is also noted in the SDILCA as a key viewpoint within LCT D Downland Mosaic.'*
- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on*

*the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (*No photograph)

- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP57 Queen Elizabeth Country Park above Buriton - This location, on the South Downs Way provides good views northwest and was suggested for inclusion by the SDNP Eastern team.' (*No photograph)
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey.' (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP8 and VP12, and it is possible that the Site would be visible from the vicinity of these viewpoints.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that major transport routes contribute to the visible human impact on the landscape of this area (including artificial lighting) which reduces the perceived naturalness of the landscape. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -60.30) reflecting the Site's landscape context within a larger settlement.
- Within the 'E3 – Urban' Dark Night Sky Zones.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone and mudstone bedrock, overlain with clay, silt, sand and gravel, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Fairly flat Site (c.62m AOD)
- Outside the site, the land is a gently undulating vale.
- No significant watercourses/waterbodies within the Site.

Roads & Paths

- Surfaced vehicular access off Heath Road/The Courtyard, in the east of the Site, through an area currently mostly used for parking.
- Heath Road is part of the historic network of roads making up the town of Petersfield, it is relatively narrow and lined by property with a range of uses, with some residential and parking, and has pavements on one or both sides of the road.
- Tor Way, the B2070, is a modern, one-way route to the north of the Site, lined with pavements and amenity greenspace in places
- College Street, also part of the B2070, to the west, is part of the historic network of roads in the town, and mostly enclosed by buildings, many of which are shop frontages along the stretch past the Site

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- The Site is almost completely covered by a 1960s, part two-storey/part single storey, rectangular building which is vacant (and not in Conservation Area).
- To the east of the Site is a single storey brick, flat roofed building, and a detached two-storey residential property, as well as substantial areas of parking and some small pockets of amenity greenspace.
- Further to the east is the Festival Hall, a large 1930s brick and concrete building including theatre and meeting spaces as well as a Council Chamber.
- To the northeast is an outdoor swimming pool with adjacent brick ancillary buildings.
- To the southeast is a brick scout hall, and adjacent tile-hung residential property.
- The majority of the surrounding buildings to the west, south and east are within the Petersfield Conservation Area, including 17th century cottages, and early 18th century hotel, and a mid-19th century Masonic Hall.
- Much of the townscape character in areas adjacent to the Site is varied, but historically distinctive.

Woodland & Trees

- The Site has no vegetation

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Petersfield Conservation Area
- The setting of Border Cottage, The Old Cottage; and Old Masonic Hall; and The Red Lion Hotel Listed Buildings (all grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of other listed buildings in the vicinity of the Site within the Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it lacks a distinct, recognisable and consistent pattern of elements; is of limited scenic quality with limited contribution to the local distinctiveness and sense of place of its landscape context; is of limited recreational value; and makes a limited contribution to ecosystem functions. It also lacks designated sites/elements of cultural heritage or biodiversity interest (though it is recognised that there are some in its immediate and wider context).
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed mixed use, including Housing (Class C3), Commercial (Class TBC); and quantum of development (up to 8 dwellings, 170 sqm commercial floorspace); as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to lower vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.

LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Changes to vegetation on the Site, particularly trees, affecting their contribution to the character of this part of Petersfield.	• Consider opportunities to enhance the connectivity of vegetation through new tree planting using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within the settlement of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the character of the Conservation Area • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Conservation Area, and adjacent listed buildings. • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Butser Hill, Beacon Hill, Harting Down, Pen Hill, Queen Elizabeth Country	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual

Park and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding townscape and vale landscape

Summary & Recommendations

Development of this Site would redevelop this part of the centre of Petersfield, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Enhance trees which could screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of the Conservation Area, and designated heritage assets adjacent to the Site

Site Information

Site Ref	*EA067*
Site Name	*Land at Penns Place*
Site Size (ha)	*3.2*
Settlement, District	*Petersfield, East Hampshire*
Current Use	*Council Offices, Leisure Centre, Car Park & Playing Pitches*
Use(s) Considered (including quantum)	*Mixed use community, sports and residential: Housing (Class C3), Sports hub (Class E[d]); 35 dwellings, Sports hub (approx. 0.25ha in area).*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a moderate landscape sensitivity. The site has previously developed land (PDL) in the form of 1970s offices, a leisure centre, and a car park. These were constructed within the footprint of the previous farmstead and have created an isolated built area which is outside and incongruous to the defined settlement boundary. The remainder of the site is flat and used for sports pitches, and the overall site is bound by built residential development to the south and west, and by the River Rother / Rotherlands LNR to the north and east.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character

Located on the eastern edge of Petersfield, the Site includes multiple existing large buildings, including two-storey 1970s offices, a leisure centre, and a car park. There are elements of an old farmstead is in the centre of the Site. The area of the Site is not particularly consistent in architectural style, and has limited distinctiveness, with the large building massing not in keeping with the more rural context to the Site. The Site is surrounded by playing fields. Vehicular access is currently via Penns Place to the south.

Landscape Character Context

- Gently undulating sandstone valley between the Greensand hills of the Weald to the north and the elevated 'plateau' of the Rother Farmland and Heath Mosaic to the south.
- Contains the course of the River Rother which flows east-west along a narrow floodplain, within a gently meandering course, with historic stone crossing points.
- The valley forms a convenient corridor for the A272.
- The medieval market town of Petersfield, a planned settlement is located on the sandstone, adjacent to the A3(T) and mainline railway.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP8 Butser Hill – Located at the flat-topped summit of a chalk hill south of Petersfield, this OS viewpoint is a natural observation point from where there are panoramic views over the Meon Valley and Rother Valley. The South Downs Way passes beside this hill and*

views from it are noted in literature about the South Downs Way. It is also noted in the SDILCA as a key viewpoint within LCT D Downland Mosaic.'

- *'VP12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.' (*No photograph)
- *'VP57 Queen Elizabeth Country Park above Buriton - This location, on the South Downs Way provides good views northwest and was suggested for inclusion by the SDNP Eastern team.' (*No photograph)
- *'VP68 Ashford Hangers NNR - This view, from the Ashford Hangers NNR at top of the Shoulder of Mutton, provides a good view south towards to the South Downs. Suggested for inclusion through a response to the public survey. (*No photograph)

As evidenced by the view photographs in the Study, buildings within the settlement of Petersfield are visible from viewpoint VP8 and VP12, and it is possible that the Site would be visible from the vicinity of these viewpoints.

There are views of the Site from public footpath 189/502/1.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the presence of built development and traffic on the main roads contribute to visible human impact in this area. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores between -9.42 and -12.81) reflecting the Site's landscape context on the edge of a large settlement.
- Within the 'E1b – Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone and mudstone bedrock, overlain with sand and gravel, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Relatively flat Site (c.50-51m AOD)
- Beyond the Site boundary to the north, the land falls towards the River Rother.
- No substantial watercourses or waterbodies on the Site

Roads & Paths

- Site access via Penns Place to the south, c.200m of which is within the Site, leading to a large area of car parking and to the various buildings within the Site
- Penns Place follows the route of a historic access track, previously to Pen's Farm, but is now a fairly wide, modern road, with an adjacent, segregated pedestrian footpath through the playing pitches to the west.

- Roads to the southwest are generally 20th century housing, though Durford Road follows the alignment of a historic route; these mostly have pavements, property set back from the road a short distance, and some grass verges.
- To the southeast is a narrow, vegetation enclosed lane providing access to farmsteads and a sewage works.
- A public footpath from the north, linking to a route along the river crosses the Site (189/502/1).

Settlement & Buildings

- Petersfield is a market town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- The Site has multiple existing large buildings, including two-storey 1970s offices, a leisure centre, and a car park. These include a range of materials – brick, tile-hung, glass, metal and concrete, with some of the old farmstead/farmhouse buildings also repurposed as office space. The large buildings comprising the leisure centre/sports halls are in the west of the Site, whilst the offices (3 main structures) are in the east. The old farmstead is in the centre of the Site, close to where Penns Place meets the core of the Site.
- Site is surrounded on all sides by playing fields, with the smaller clubhouse buildings associated with Petersfield Rugby Club to the north.
- Beyond the playing fields to the west and southwest is mostly 20th century residential property, with an area of recent 21st century development to the west.
- To the southeast, beyond an area which appears to be a cricket ground, is some scattered rural development, possibly agricultural or commercial use.
- The area of the Site is not particularly consistent in architectural style, and has limited distinctiveness, with the large building massing not in keeping with the more rural context to the Site, though the older farmstead property provides a point of interest.

Fields

- The Site itself is previously developed land, but adjacent field pattern is likely to be 'Planned Fields' and is medium-scale and irregular.

Woodland & Trees

- Site includes a number of mature trees, either within the landscaping around the car parking areas, or around the fringes of the Site.
- The access road is also lined by hedgerows with occasional trees, although these are gappy in places.
- Provides green infrastructure connectivity beyond the Site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it as it generally lacks a particularly distinct, recognisable and consistent pattern of elements; of fairly low scenic quality (perceptual/experiential qualities) and lacks designated sites/elements of cultural heritage and/or wildlife conservation interest. It is noted that the Site has some recreational value; and makes some contribution to ecosystem functions.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed mixed use, community, sports and residential uses and quantum of development (35 dwellings, 0.25ha sports hub) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of low landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

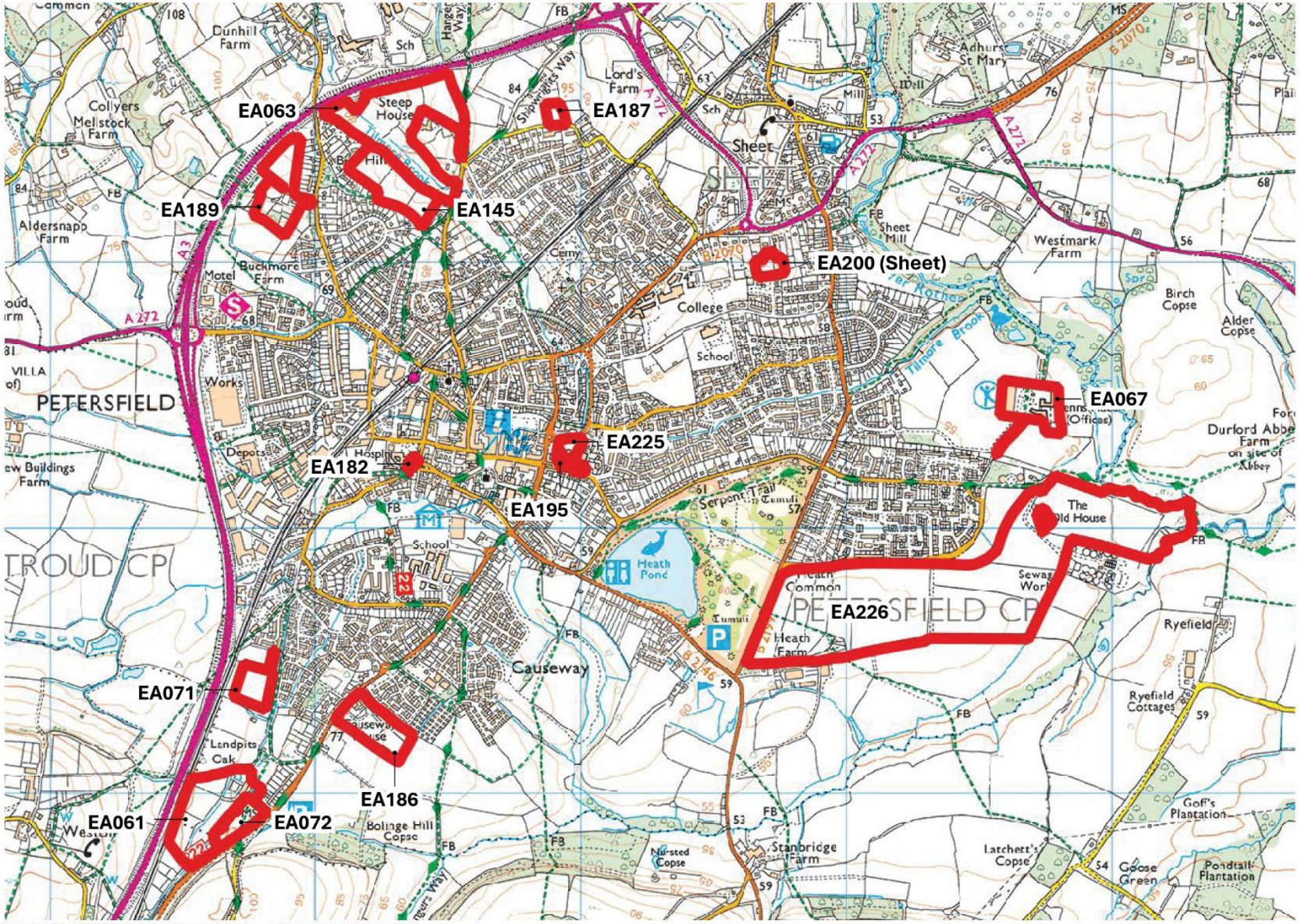
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petersfield, as well as affecting their contribution to providing landscape structure within the Site, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Petersfield	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect Site's surroundings, with opportunities to remove the large massing of

	buildings which is not in keeping with the Site's surroundings) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Butser Hill, Beacon Hill, Pen Hill, Queen Elizabeth Country Park and Ashford Hangers NNR) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would change (and provide opportunities to improve) the character of this area on the eastern edge of Petersfield, that forms part of the transition to the rural context of the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and within the Site and provide landscape structure
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 27b
PETERSFIELD
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

PETWORTH

Site Information

Site Ref	*CH092/093*
Site Name	*Land at Rotherbridge Lane, Petworth*
Site Size (ha)	0.63
Settlement, District	*Petworth, Chichester District*
Current Use	Disused barn and previously developed land (PDL)/ Single dwelling (with barn building) and open countryside
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 14*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Medium Sensitivity due to the edge of settlement location and PDL status. The site is very prominent on the approach to Petworth from the A285 as a derelict but reasonably modern farm building of medium scale and associated hardstanding. There is a farmstead style house to the south of the site which contributes to the rural character at the edge of the town. Views from the surrounding PRoW are largely obscured by topography or hedgerows, the site is visible in some instances as an agricultural building at the edge of the settlement extent. The site is not very visible from the wider countryside.* *Moderate sensitivity due to the context of the farm site in its surrounding land and the prominence of the site at the entrance to Petworth. The site is an existing farmstead and part of the surrounding fields on the immediate settlement edge of Petworth. To the southwest and east are open fields and the site has a rural character despite its edge of settlement location. The stone farmhouse and it's setting is important as a defining entry building into Petworth.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character
Located at the southern edge of Petworth, the Site is part of an arable field and a disused parcel of scrubby grassland around a derelict agricultural shed. It has a rural agricultural character, with a more open character in the south where there are views out across the Rother Valley. There is limited significant vegetation in or immediately around the Site, which is bisected by Rotherbridge Lane, a historic track. The area of Petworth immediately to the north of the Site is limited in its distinctiveness, but the farmhouse to the southwest of the Site adds interest and contributes to rural character.
Landscape Character Context
• Gently undulating sandstone valley between the Greensand hills of the Weald to the north and the elevated 'plateau' of the Rother Farmland and Heath Mosaic to the south. • The large open arable fields, denuded hedgerow boundaries and lack of woodland create an open character with long views.

- Eroded sunken lanes are bordered by hedgerows. Bracken is a feature of the hedgerows, reflecting the sandy character of the soils.
- The typical settlement form comprises a large number of small, nucleated villages, usually of mid-late Saxon origin throughout the character area – as at Petworth.
- Characteristic building materials of sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- The valley forms a convenient corridor for the A272. It also includes the larger settlement Petworth

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP59 Hesworth Common – This location provides a high point from which there are good views over the Rother valley. It is also located on the Serpent Trail, and was suggested for inclusion by the SDNP Central team.'*
- *'VP10 Fryan's Hanger (A285 above Duncton) – A key viewpoint marked on OS maps, this viewpoint is located on the A285 above the heavily wooded, steep northern edge of downland at Duncton Down. From here views are available northwards over the Greensand Terrace and the Rother Valley farmland and wooded vales.' (*No photograph)

As evidenced by the view photographs in the Study, whilst VP59 theoretically provides visibility of Petworth and the Site, intervening topography and vegetation make intervisibility unlikely.

There are potential glimpsed views of the Site from the public footpath (PET-673) c.200m to the west of the Site

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the intensive agriculture, presence of built development and traffic on the main roads contribute to visible human impact in this area, but away from roads, the landscape is calm and still. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, which indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -13.71 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of settlement.
- Within the 'E1a - 2km Buffer Zone' and 'E3 – Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site is relatively flat (35m-38m AOD).
- Outside the site, the land slopes up gently towards Petworth, and down into the River Rother Valley to the south.
- No notable water features within or adjacent to the Site.

Roads & Paths

- Unbound farm track (Rotherbridge Lane) access into the Site from Station Road/A285

- Main route (A285/Station Road) to the east of the Site is historic, connecting Petworth with settlements to the south; mature hedgerows and occasional hedgerow trees contribute to the character of this route.
- Rotherbridge Lane which bisects the Site is a narrow historic track, providing access to nearby farmsteads
- Roads in the immediate Site vicinity to the north are modern, and typical of 20th century housing estates.
- Public footpath (PET-673) c.200m to the west of the Site

Settlement & Buildings

- Petworth is a small town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- Large derelict agricultural shed within the northern portion of the Site
- Surrounding area of Petworth to the north of the Site comprises 20th century residential properties, predominantly detached/semi-detached and single or two-storey, on small plots, with occasional short terraces. This area of Petworth is not particularly distinctive in character.
- Residential property to the immediate southeast of the Site with outbuildings including a small, low, wooden clad agricultural type shed adjacent to the Site boundary.

Fields

- Medium to large-scale, regular field pattern in and around the Site, likely to be 'Planned Fields'
- Site includes part of an arable field, and an area of scrubby grassland around a derelict agricultural shed. It has a rural agricultural character.
- Forms part of the wider green infrastructure network providing arable crops, and with field margins or scrubby grassland supporting biodiversity.

Woodland & Trees

- Site has limited vegetation, with some small trees/hedgerow along the western edge of the Site between the farmhouse outbuildings and the arable field; the edge of the Site along Station Road/A285 also has a low hedgerow.
- Provides limited green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Petworth House (Grade I) Registered Park and Garden
- The setting of the Petworth Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it lacks a distinct, recognisable and consistent pattern of elements and is in moderate to poor condition; is of limited scenic quality and low recreational value; and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its wider context).

	It is recognised that the Site makes some contribution to the local distinctiveness and sense of place of its landscape context; and makes some contribution to ecosystem functions.
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (14 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petworth, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Petworth	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by

	using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Hesworth Common and Fryan's Hanger, A285 above Duncton) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Petworth by introducing a new form of built development into the countryside that forms part of the rural context to the village. It is acknowledged that part of the Site involves previously developed land, presenting opportunity to improve the landscape impacts created by a derelict agricultural building. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*CH096*
Site Name	*Land north of Northend Close, Petworth*
Site Size (ha)	0.59
Settlement, District	*Petworth, Chichester District*
Current Use	Open field/countryside
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 18*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Low/Medium/High Sensitivity-High sensitivity for eastern large section onto A272, smaller section adjacent to Northend Close due to exposure to views and impact on landscape character and historic landscape character. Low medium sensitivity for section north of Northend Close due to containment within existing development with appropriate screening.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA P2: Northchapel Basin Low Weald

Landscape & Visual Baseline

Site Character

Located at the northern edge of Petworth, the Site is a permanent pasture field and has a pastoral character. The Site is bounded by substantial hedgerows, often with trees. The immediately adjacent area of Petworth is 20th century residential, or light industrial-type buildings, and not particularly distinctive in character, although the wider character of Petworth is historic and very distinctive. There is currently no surfaced vehicular access to the Site.

Landscape Character Context

- Lowland clay vale enclosed by the rising slopes of the Greensand Hills to the south and west.
- Intricate mosaic of arable/pasture farmland and deciduous woodland plus areas of parkland and common land.
- A heavily wooded landscape with an abundance of ancient woodland and linear strips of remnant woodland along the narrow valley streams.
- 19th century parkland landscape at Petworth adds to the historic time depth of the landscape.

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the sense of rural tranquillity is locally affected by the A283. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with score of -25.14 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small to medium-sized settlement.
- Within the 'E3 – Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Clay and mudstone bedrock, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality.
- Site is relatively flat (c.33m AOD).
- Outside the site, the land slopes gently up towards Petworth Park to the west, and down into a wide stream valley to the east.
- No notable water features within the Site, but streams/ditches along field boundaries are features of adjacent fields.

Roads & Paths

- No vehicular access into the Site – access currently via adjacent fields
- Main routes to the west of the Site are historic, connecting Petworth to countryside to the north; this stretch of the A283 is very distinctive, with wide setbacks and following the boundary wall of Petworth Park on the west; whilst Balls Cross Road retains some of its historic character, with mature vegetation and historic property adjacent to the route.
- Northend Close to the south of the Site is modern, and typical of a 20th century housing estate.
- Access routes to residential properties to the immediate west of the Site are generally narrow/single track, whilst the community centre and surrounding buildings have a wider access.

Settlement & Buildings

- Petworth is a small town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site
- Immediately surrounding area of Petworth to the south (Northend Close and Old School Close) comprises 20th century residential properties, predominantly semi-detached and two-storey, on small plots.
- To the west and northwest are a number of industrial-type buildings, generally long/low, single storey sheds, used for light industrial, business or community uses.
- This immediately adjacent area of Petworth is not particularly distinctive in character.
- Slightly further to the west and south, buildings within the Petworth Conservation Area create a distinctive character and demonstrate a range of ages and historic styles.

Fields

- Small to medium-scale, generally irregular field pattern in and around the Site, likely to be 'Piecemeal Enclosure of Open Strip Fields'. with some current field boundaries reflecting the historic field pattern.
- Site is part of a permanent pasture field with a pastoral character
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- Site is bounded on all sides by thick hedgerows, frequently with trees, creating quite an enclosed character.

• Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site. Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of the Petworth Conservation Area • The setting of Listed Buildings within the Conservation Area, including the Stonemason's Inn (grade II) • The setting of Petworth House Registered Park and Garden (grade I)

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its wider context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (18 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petworth, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary

	• Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Petworth	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Petworth Conservation Area to the south of the Site and Petworth House Registered Park and Garden to the west • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the northeast of Petworth by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance woodland, trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Design and layout of new buildings to respond appropriately to the setting of designated assets in the Site's context, particularly Petworth House (Grade I) Registered Park and Garden

Site Information

Site Ref	*CH089*
Site Name	*Land south of Herbert Shiner School*
Site Size (ha)	4.37
Settlement, District	*Petworth, Chichester District*
Current Use	Agricultural land
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 100*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*High sensitivity. The site is on the south facing slopes of the upper Rother Valley. Whilst part of the large field is allocated for development in the Petworth Neighbourhood Development Plan, it remains that further development would intrude into the undeveloped character of the landscape to the south of Petworth.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character

Located at the southern edge of Petworth, the Site is part of an arable field extending to the west and has a strong rural/agricultural character. The Site is bounded to the north, east and south by high hedgerows. To the southeast corner of the Site is a distinctive, derelict (possibly recently restored) early 17th century two storey house. The immediately adjacent area of Petworth to the north of the Site is mostly 20th century residential properties, and not particularly distinctive in character. Vehicular access into the Site via an unbound farm track in the southeast corner.

Landscape Character Context

- Gently undulating sandstone valley between the Greensand hills of the Weald to the north and the elevated 'plateau' of the Rother Farmland and Heath Mosaic to the south.
- The large open arable fields, denuded hedgerow boundaries and lack of woodland create an open character with long views.
- Eroded sunken lanes are bordered by hedgerows. Bracken is a feature of the hedgerows, reflecting the sandy character of the soils.
- The typical settlement form comprises a large number of small, nucleated villages, usually of mid-late Saxon origin throughout the character area – as at Petworth.
- The valley forms a convenient corridor for the A272.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP10 Fryan's Hanger (A285 above Duncton) – A key viewpoint marked on OS maps, this viewpoint is located on the A285 above the heavily wooded, steep northern edge of downland at Duncton Down. From here views are available northwards over the Greensand Terrace and the Rother Valley farmland and wooded vales.' (*No photograph)
- *'VP40 Heyshott Down - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.'*

- *'VP59 Hesworth Common – This location provides a high point from which there are good views over the Rother valley. It is also located on the Serpent Trail, and was suggested for inclusion by the SDNP Central team.'*
- *'VP63 Heyshott - This view illustrates the scarp as seen from the New Lipchiss Way between the village of Heyshott and the foot of the scarp – this is also representative of many views gained from 'underhill lanes' along the bottom of the chalk scarp.'*

As evidenced by the view photographs in the Study, whilst VP40, VP59 and VP63 theoretically provides visibility of Petworth and the Site, intervening distance, topography and vegetation make intervisibility unlikely under most weather conditions.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the intensive agriculture, presence of built development and traffic on the main roads contribute to visible human impact in this area, but that away from these intrusions, the landscape is calm and still. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores of -6.44 to -27.15 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small to medium-sized settlement.
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site slopes gently down towards Petworth in the north (36m -43m AOD).
- Outside the site, the land slopes generally up towards Petworth, and down towards the River Rother in the south.
- No notable water features within or adjacent to the Site.

Roads & Paths

- Vehicular access into the Site via an unbound farm track in the southeast corner of the Site.
- Grove Lane to the west of the Site is a historic narrow lane, connecting Petworth to settlement and farms to its south, with high hedgerows along much of the lane adjacent to the Site.

Settlement & Buildings

- Petworth is a small town in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site
- Surrounding area of Petworth to the north comprises a row of mid/late-20th century residential properties set up on a level above the road, predominantly semi-detached and 1.5/2-storey, on moderate sized plots.
- To the southeast corner of the Site is a distinctive, derelict (possibly recently restored ref: SDNP/20/04081/FUL) historic property, an early 17th century two storey.

Fields

- Medium to large-scale, regular field pattern in and around the Site, likely to be 'Planned Fields'
- Site is part of an arable field extending to the west and has a strong rural/agricultural character
- Forms part of the wider green infrastructure network providing arable crops, and with field margins or scrubby grassland supporting biodiversity.

Woodland & Trees

- Site is bounded to the north, east and south by high hedgerows.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Soanes Listed Building (Grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the Petworth Conservation Area
- The setting of Petworth House Registered Park and Garden (Grade I)

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (100 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has high vulnerability to changes from built development, and is likely to experience substantial negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

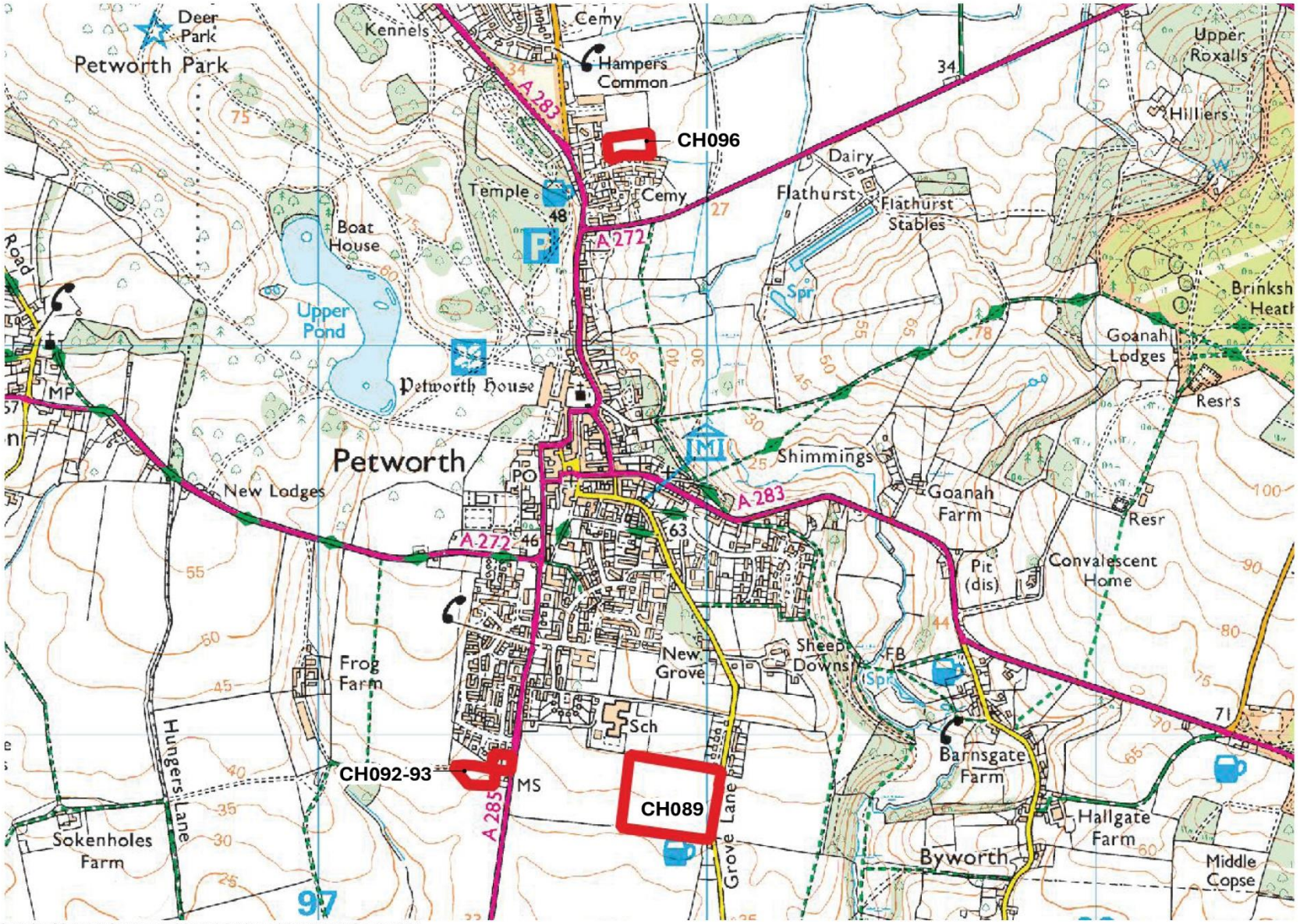
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Petworth, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Petworth	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Petworth Conservation Area to the north of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Fryan's Hanger - A285 above Duncton, Heyshott Down, Hesworth Common and Heyshott) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Petworth by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Site buildings within the land parcel with careful consideration of views to and from the wider landscape, particularly important views from landmarks



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 28b
PETWORTH
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

ROGATE

Site Information

Site Ref	*CH236*
Site Name	*Land west of Village Hall, Rogate*
Site Size (ha)	0.38
Settlement, District	*Rogate, Chichester District*
Current Use	Agriculture
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 9*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Moderate Sensitivity. The site sits within a wider landscape of modern fields; however, the site is notably visible from public rights of way to the east and has formed the settlement edge to the north of Rogate for some time. The site is adjacent to the conservation area.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character
Located at the northern edge of Rogate, the Site is part of an arable field extending to the west and north, has a strong rural/agricultural character. The Site is bounded to the south and east by hedgerows and is open to the remainder of the field on the north and west. Surrounding properties are mostly historic and included within the Rogate Conservation Area to the south. Rogate as a whole retains a fairly coherent historic character across much of the settlement. There is currently no surfaced vehicular access to the Site.
Landscape Character Context
• Gently undulating sandstone valley between the Greensand hills of the Weald to the north and the elevated 'plateau' of the Rother Farmland and Heath Mosaic to the south. • The large open arable fields, denuded hedgerow boundaries and lack of woodland create an open character with long views. • The typical settlement form comprises a large number of small, nucleated villages, usually of mid-late Saxon origin throughout the character area – as at Rogate. • Characteristic building materials of sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles. • The valley forms a convenient corridor for the A272.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study: • *'VP 12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'* • *'VP 36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.'* (No photograph)

- *'VP 37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.'* (No photograph)

As evidenced by the view photographs in the Study, whilst VP12 theoretically provides visibility of Rogate and the Site, intervening distance, topography and vegetation make intervisibility unlikely under most weather conditions.

There are potential glimpsed views from the public footpath (ROG-1162) a short distance from the northeastern corner of the Site

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the intensive agriculture, presence of built development and traffic on the main roads contribute to visible human impact in this area, but that away from these intrusions, the landscape is calm and still. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -13.36 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement between Petersfield and Midhurst.
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site is relatively flat, sloping gently towards the settlement edge in the south (c.67m-71m AOD).
- Outside the site, the land slopes up towards the Greensand Hills to the north.
- No notable water features within or adjacent to the Site.

Roads & Paths

- No vehicular access into the Site – likely to be via adjacent fields
- North Street to the east of the Site is historic and fairly narrow, connecting Rogate with settlement and farms to the north, it has high, enclosing hedgerows and properties frequently set close to the road.
- Further to the south, the A272 is also historic, but has a more modern character, a wider road with kerbs/pavements.
- There is a public footpath (ROG-1162) a short distance (c.50m) from the northeastern corner of the Site

Settlement & Buildings

- Rogate is a small village in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site
- Surrounding area of Rogate to the south is within the Conservation Area and includes a variety of distinctive historic properties.

- The single-storey village hall to the east of the Site, and the properties to the north of this are outside the conservation area, but retain some sense of coherence with the rest of the settlement

Fields

- Medium to large-scale, regular field pattern in and around the Site, likely to be 'Amalgamated Fields'
- Site is part of a permanent pasture field extending to the north and west, and has a strong rural/agricultural character
- Forms part of the wider green infrastructure network providing arable crops, and with field margins or scrubby grassland supporting biodiversity.

Woodland & Trees

- Site is bounded to the east and south by a substantial hedgerow, beyond which to the southeast is a well-tree'd residential garden.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Rogate Conservation Area
- Parsonage Farmhouse and its garden railings listed buildings (both grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the c.16no listed buildings within Rogate Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (9 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Rogate, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Rogate	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Rogate Conservation Area to the south of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Beacon Hill, Harting Down and Pen Hill) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the northwest of Rogate by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*CH237*
Site Name	*Parsonage Estate, Rogate*
Site Size (ha)	*0.32*
Settlement, District	*Rogate, Chichester District*
Current Use	*Residential property and gardens*
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 9 to 13*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Moderate Sensitivity. The site sits in prominent location in the village and the arrangement of properties provide a sense of place / a central setting to the estate, in combination with no.s 76 and 77. If considered for redevelopment, the opportunity could be taken to replicate this characteristic, whilst also better addressing the A272.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character

Located within the western part of Rogate, the Site is part of a 20th century residential estate, including two simple mid-20th century semi-detached/flatted two-storey residential properties and their moderate-to-small gardens. The Site is bounded by a variety of hedgerows and has occasional trees. Surrounding properties to the west are frequently historic and included within the Rogate Conservation Area, whilst to the south is 20th century residential. Rogate as a whole retains a fairly coherent historic character across much of the settlement, though the estate is not distinctive. Access to the Site is likely to be from Parsonage Estate,

Landscape Character Context

- Gently undulating sandstone valley between the Greensand hills of the Weald to the north and the elevated 'plateau' of the Rother Farmland and Heath Mosaic to the south.
- The typical settlement form comprises a large number of small, nucleated villages, usually of mid-late Saxon origin throughout the character area – as at Rogate
- Characteristic building materials of sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles.
- The valley forms a convenient corridor for the A272.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP 12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'*
- *'VP 36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.'* (No photograph)

As evidenced by the view photographs in the Study, whilst VP12 theoretically provides visibility of Rogate and the Site, intervening distance, topography and vegetation make intervisibility unlikely under most weather conditions.

There are potential glimpsed views from the public footpath (ROG-1149) a short distance to the east and south of the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the intensive agriculture, presence of built development and traffic on the main roads contribute to visible human impact in this area, but that away from these intrusions, the landscape is calm and still. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -13.36 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement between Petersfield and Midhurst.
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site is relatively flat (c.65m AOD).
- Outside the site, the land is undulating, sloping up towards the Greensand Hills to the north.
- No notable water features within or adjacent to the Site.

Roads & Paths

- No vehicular access into the Site – likely to be off Parsonage Estate
- Parsonage Estate is a 20th century housing estate, with roads typical of this with pavements, fairly wide property set-backs and occasional on-street parking.
- To the north, the A272 is historic, but has a modern character, a fairly wide road with kerbs/pavements, though partly lined with vegetation, particularly on the countryside edge.
- There is a public footpath (ROG-1149) a short distance to the east and south of the Site, through the housing estate.

Settlement & Buildings

- Rogate is a small village in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes
- Two buildings within the Site, both simple mid-20th century semi-detached/flatted two-storey residential properties, on small to moderate-sized plots.
- Surrounding area of Rogate to the south includes similar residential properties, with some terraces, and occasional bungalows.
- To the immediate west is the Rogate Conservation Area, including a variety of distinctive historic properties interspersed with pockets of more modern development.
- To the southeast is a small village school, its frontage a single storey brick building, with flat roofed extension to its east.

- Parsonage Estate to the south is not distinctive, but the settlement of Rogate to the east provides a distinctive and fairly coherent townscape setting to the Site.

Woodland & Trees

- Site has a small number of trees within the gardens and is bounded by hedgerows of varying height, some coniferous and some deciduous.
- Provides some limited green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Rogate Conservation Area
- Corner Cottage/Red Lion Cottage listed building (grade II)

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of listed buildings further from the Site, within Rogate Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it lacks a particularly distinct, recognisable and consistent pattern of elements; is of limited scenic quality and low recreational value; and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate and wider context).The Site makes a limited contribution to the local distinctiveness and sense of place of its landscape context; and makes a limited contribution to ecosystem functions.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (9-13 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of low landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Rogate, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities

Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context within the settlement of Rogate	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Rogate Conservation Area to the east of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement and settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Beacon Hill and Harting Down) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would redevelop this part of Rogate, with the opportunity to enhance the settlement character. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*CH107*
Site Name	*South of Parsonage Estate, Rogate*
Site Size (ha)	*1.25*
Settlement, District	*Rogate, Chichester District*
Current Use	-
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 24*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Medium/High Sensitivity. The site west of the public right of way is High Sensitivity as an assart field scape within a wide tract of fieldscapes. The site would appear as an uncharacteristic intrusion into the wider landscape setting of Rogate and would change the characteristics of the landscape as experienced from the public right of way. Expansion of development in this area would perpetuate the uncharacteristic expansion of this nucleated settlement.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA N1: Rother Valley Farmland

Landscape & Visual Baseline

Site Character
Located on the southern edge of Rogate, the Site is a permanent pasture field, possible historic assart. It is adjacent to a 20th century residential estate to the north. The Site is bounded to the south by a fairly substantial belt of trees, and has a slightly enclosed, pastoral character. Rogate as a whole retains a fairly coherent historic character across much of the settlement, though the estate to the north of the Site is not distinctive. Access to the Site is likely to be from Parsonage Estate to the north.
Landscape Character Context
• Gently undulating sandstone valley between the Greensand hills of the Weald to the north and the elevated 'plateau' of the Rother Farmland and Heath Mosaic to the south. • The typical settlement form comprises a large number of small, nucleated villages, usually of mid-late Saxon origin throughout the character area – as at Rogate • Characteristic building materials of sandstone extracted from the local Greensands, red brick formed from local clays, and clay tiles. • The valley forms a convenient corridor for the A272.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study: • *'VP 12 Beacon Hill - An OS marked viewpoint on the South Downs Way, this is a natural observation point on a prominent chalk hill towards the west of the Downs and provides views over the Rother Valley to the north and the Greensand Hills. It is noted as a key view from the South Downs Way, as well as a key viewpoint in LCT D Downland Mosaic in the SDILCA.'* • *'VP 36 Harting Down – This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on*

the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.' (No photograph)

- *'VP 37 Pen Hill - This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.'* (No photograph)

As evidenced by the view photographs in the Study, whilst VP12 theoretically provides visibility of Rogate and the Site, intervening distance, topography and vegetation make intervisibility unlikely under most weather conditions.

There are potential views from the public footpath (ROG-1149) through the Site.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that the intensive agriculture, presence of built development and traffic on the main roads contribute to visible human impact in this area, but that away from these intrusions, the landscape is calm and still. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -13.36 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement between Petersfield and Midhurst.
- Within the 'E1a - 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site is gently undulating (c.58-69m AOD).
- Outside the site, the land is undulating, sloping up towards the Greensand Hills to the north.
- No notable water features within or adjacent to the Site.

Roads & Paths

- Vehicular access into the Site appears to be from the eastern road within Parsonage Estate to the north of the Site
- Parsonage Estate is a 20th century housing estate, with roads typical of this with pavements, fairly wide property set-backs and occasional on-street parking.
- To the east, Habin Hill is a historic, narrow lane, lined with vegetation.
- There is a public footpath through the centre of the Site (ROG-1149).

Settlement & Buildings

- Rogate is a small village in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes
- No substantial buildings within the Site.
- Surrounding area of Rogate to the north includes Parsonage Estate, comprised mostly of simple mid to late-20th century semi-detached or terraced houses, some possibly flatted development; mostly two-storey on small to moderate-sized plots.
- To the east and southeast are c. 4 larger, detached properties in a range of styles.

- Parsonage Estate to the north is not distinctive, but Habin Hill retains a fairly distinctive character, with occasional historic properties of interest.

Fields

- The field pattern in and around the Site is small to medium-scale and irregular, identified as likely to be 'Assarts', with some current field boundaries reflecting the historic field pattern.
- Site consists of part of a larger field parcel and appears to be permanent pasture.
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion

Woodland & Trees

- The southern and eastern boundaries of the Site are well tree'd, connecting to an area of woodland in the east.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Rogate Conservation Area
- The setting of listed buildings further from the Site, including those within Rogate Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements; is of scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of recreational value and makes a moderate contribution to ecosystem functions. It is recognised that the Site does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (24 dwellings*)* as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

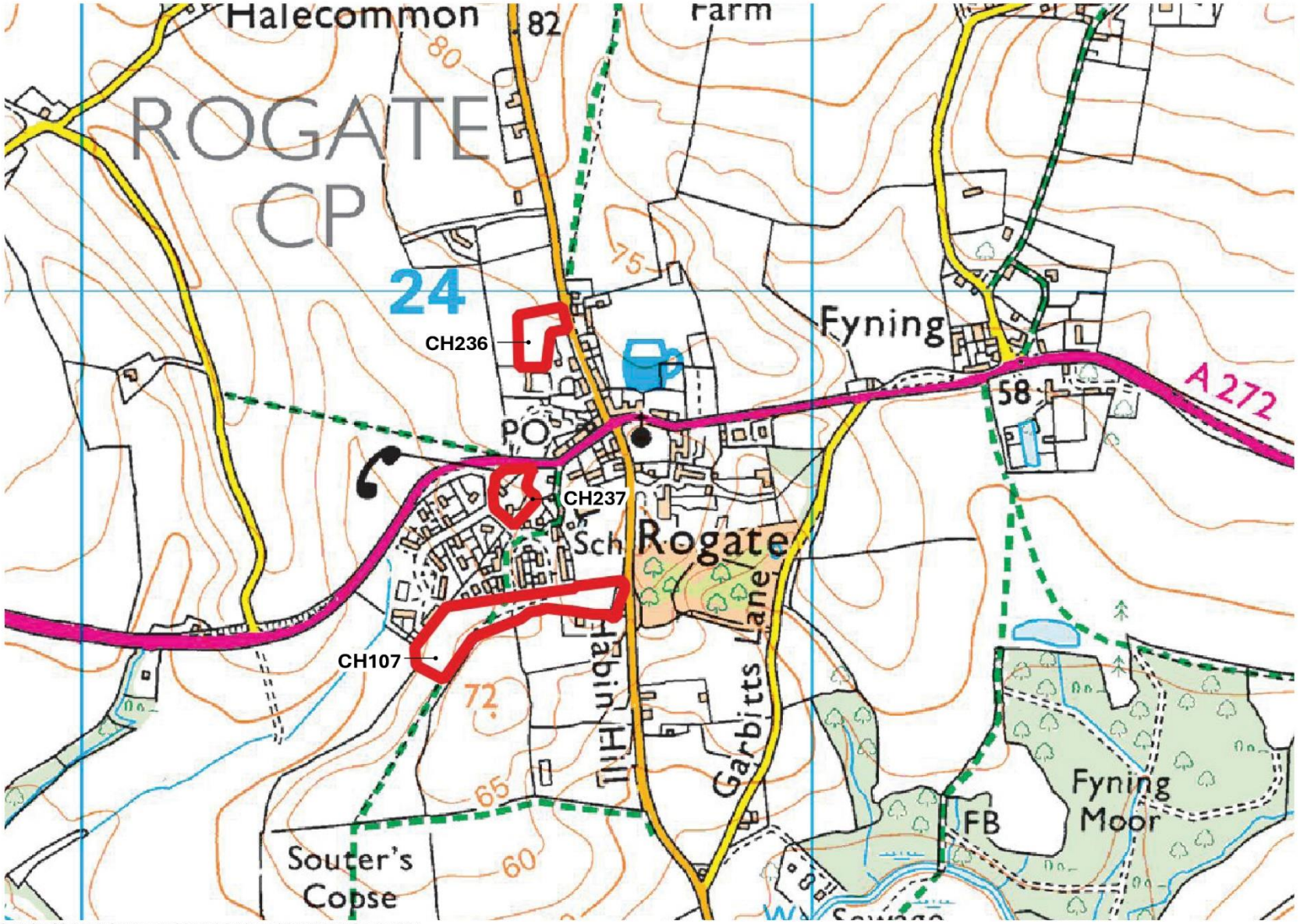
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Rogate, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created.
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context on the edge of Rogate	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Rogate Conservation Area to the north of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement and settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan

Views & Visual Amenity	
Changes to important views from landmarks (Beacon Hill, Harting Down and Pen Hill) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the south of Rogate by introducing built development into the open countryside that forms part of the rural context to the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern



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CBA

April 2026

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 29b
ROGATE
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

SEAFORD

Site Information

Site Ref	*LE109*
Site Name	*Land at Seaford Golf Club, Firle Road, Seaford*
Site Size (ha)	1.1
Settlement, District	*Seaford, Lewes District*
Current Use	Golf course practice ground and parking
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 12*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Low landscape sensitivity-site is relatively well contained, however new roof line and built form will be visible in wider views from nearby PROW.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA A1: Ouse to Eastbourne Open Downs

Landscape & Visual Baseline

Site Character

Located on the northern edge of Seaford, on the edge of the National Park, the Site is part of a field used as a practice area and overflow car park for the golf course. The Site is surrounded by thick vegetation, some of which is soft landscaping for the golf course. Most of the adjacent townscape character is 20th and 21st century, and inconsistent/not particularly distinctive. There is no direct access into the Site from adjacent roads – current access likely to be via adjacent golf course car park.

Landscape Character Context

- Straight sided, irregular 20th century fields bounded by post and wire fencing or sparse thorn hedgerows, form a mosaic of arable and permanent pasture.
- Hedgerows and tracks surviving from the earlier manorial downland landscape are important historic landscape features.
- Large open skies ensure that weather conditions are a dominant influence creating a dynamic landscape, particularly on the windswept coastal edge.

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

There are potential glimpsed views of the Site from the historic tracks and paths connecting up onto the downs, such as bridleways SEA/17/1 and SEA/14/1.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a scores of -26.28 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of the settlement of Seaford (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain with clay, silt, sand and gravel, beneath freely draining slightly acid loamy soils - can help filter water and regulate water quality.
- Site slopes slightly down north to south (c.61m-54m AOD).
- Outside the site, the land climbs up towards the downland in the north. To the south, the land falls toward the coast.

Roads & Paths

- Access into the Site appears to be from the adjacent golf course car park to the northwest, via Firle Road.
- Firle Road, along with most of the north of Seaford, is a narrow 20th century road, with stretches where it is well vegetated, and has small speed humps and low-level lighting; it widens to the west, past the golf course, where there is also roadside parking.
- The golf course access is fairly wide and hard surfaced, with parking adjacent.
- Adjacent roads to the south are mostly 20th century housing estates, with pavements, some degree of property setback, and frequently street lighting.

Settlement & Buildings

- Seaford is a small coastal town, with a nucleated settlement form shaped by local topography.
- There are no substantial buildings on the Site
- To the immediate southeast of the Site is a substantial, 21st century care home property and to the northwest is Seaford Gold Club Clubhouse.
- Adjacent land to the south and west of the Site includes a mix of 20th century residential estates, a mix of inconsistent styles, mostly single or two storey detached properties, generally on medium-sized plots.
- To the west, beyond the properties on Firle Road is Bowden House School, alongside fairly substantial playing fields/courts; it includes a series of large 21st century purpose built educational buildings, one or two storeys, alongside some smaller ancillary buildings.
- The townscape in this part of Seaford is not particularly consistent or distinctive but is typical of 20th and 21st century settlement.

Fields

- The field pattern in and around the Site is very variable in size and mostly irregular, with the site itself being a smaller field parcel, identified as 'Amalgamated Fields' and 'Sports'.
- Site consists of golf course grassland and scrub, with part of the field used for overflow car parking.
- Forms part of the wider green infrastructure network providing some support for biodiversity, particularly on the margins.

Woodland & Trees

- Site edges are comprised of thick vegetation, some of which is more varied in structure and species (along Firle Road and the southern edge), while the north edges seem to be a monoculture of conifer which is used for landscape structure/division within the golf course.

• Provides some green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it as it generally lacks a particularly distinct, recognisable and consistent pattern of elements; of fairly low scenic quality (including limited important views and perceptual/experiential qualities) and lacks designated sites/elements of cultural heritage and/or wildlife conservation interest. It is noted that the Site has some recreational value; has some elements of local value; and makes some contribution to ecosystem functions.
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (12 dwellings*)* as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to low vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

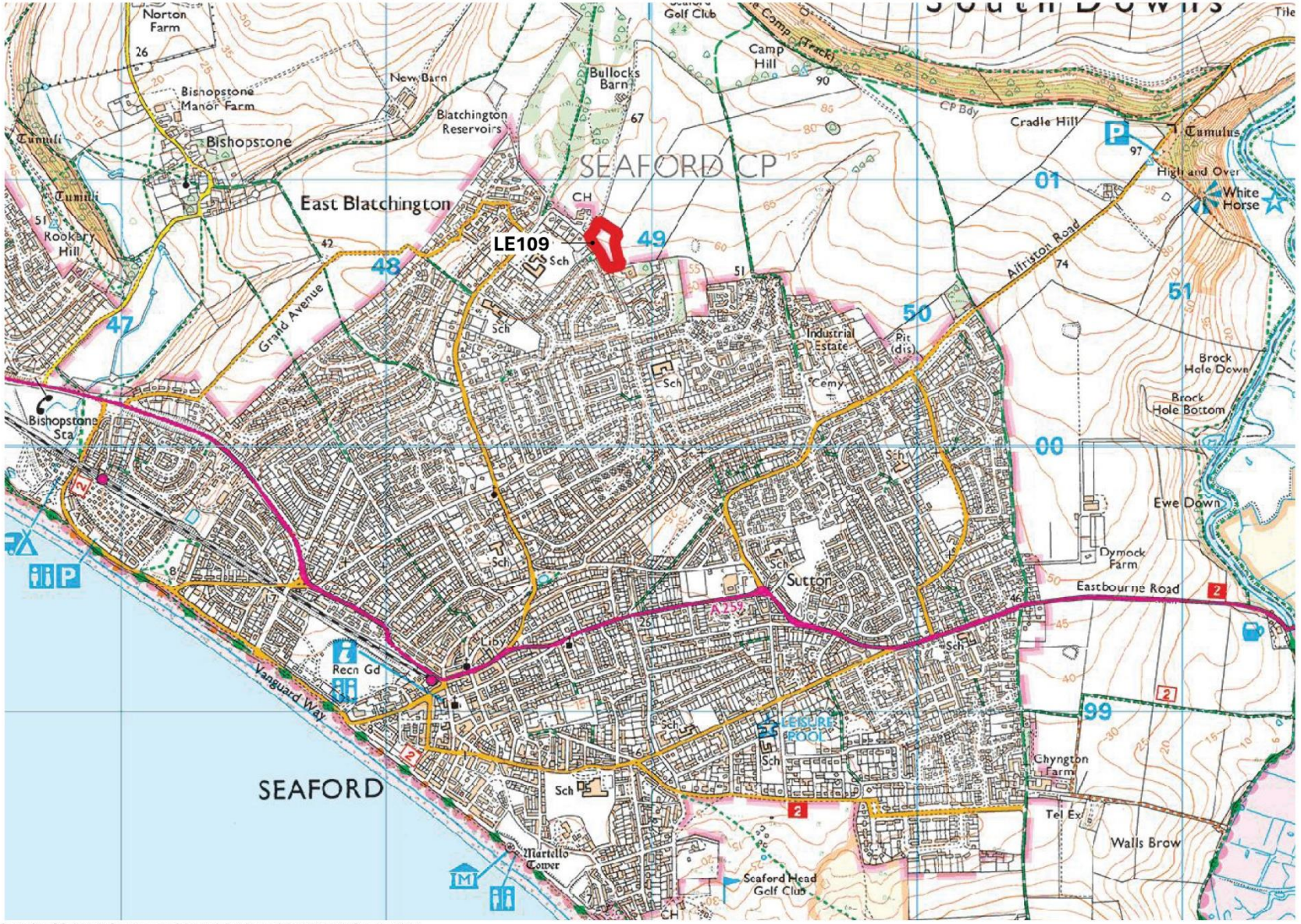
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Seaford, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of hedgerows corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Loss of countryside which provides a transition between the landscape character of the National Park, and the more urbanised coastal landscapes	• Conserve open space on Site where possible, and ensure siting of development is sensitive to the role this landscape plays between settlement and open countryside

Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Seaford	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the more rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the adjacent heritage assets (listed buildings) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the west of Seaford by introducing built development into an area of private recreation land that forms part of the context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 30b
SEAFORD
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

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SHEET

Site Information

Site Ref	*EA200*
Site Name	*Land off Merryfield Road, Sheet*
Site Size (ha)	0.77
Settlement, District	*Sheet, East Hampshire*
Current Use	Former Residential Garden Land & Orchard
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 8*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a very low landscape sensitivity. This because of its very weak landscape distinctiveness and low visibility, which is partly due to its enclosure by existing residential curtilages and mature trees and hedges.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

The Site is located on a former residential garden/orchard within the settlement of Sheet and has a fairly enclosed character. The Site is bounded by trees and scrub, with residential gardens to the north and east, a residential estate road to the south and school grounds/sports pitches/courts to the west. A variety of 20th century development within this part of Sheet creates a lack of particularly distinctive character to the townscape. Vehicular access to the Site is via a surfaced gateway in the south.

Landscape Character Context

- Low lying clay and sandstone 'vale' with numerous tributary streams and ponds, containing the wooded course of the upper Rother
- Sheet adjoins the medieval market town of Petersfield, a planned settlement, on the A3(T) and mainline railway.
- Views over this area from surrounding high land including the chalk downs and greensand hills

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively very low tranquillity (with scores of -52.09 to -54.92in and around the environs of the Site) which is generally representative of the Site's wider context in an urban area
- Within the 'E3 - Urban' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a very limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Sandstone bedrock, beneath freely draining slightly acid loamy soils- can help filter water and regulate water quality.
- Site is relatively flat (c.73-76m AOD).
- Outside the site, the land slopes down into the Rother Valley in the east.
- No notable water features within or adjacent to the Site.

Roads & Paths

- Site access from Merryfield Road in the south.
- Merryfield Road, Churchfield Road and Hazelbank Close to the south of the Site are all mid/late 20th century residential roads, with pavements/verges and properties fairly set-back from the road.
- Shear Hill (private road) to the north is also residential but appears to be slightly earlier in date (early/mid-20th century) and is a much narrower road, more like a country lane in character with mature vegetation, although it is immediately adjacent to the wider A272 in the north.

Settlement & Buildings

- Sheet is a village in the Rother Valley (adjoining the larger settlement of Petersfield), with a nucleated settlement form shaped by local topography and transport routes.
- No substantial buildings within the Site – possible outbuilding-type structure close to the southwestern corner of the Site
- Surrounding area of Sheet to the south and east comprises mid/late 20th century residential properties, predominantly detached/semi-detached and two-storey, on a variety of small to moderate plot sizes.
- Properties to the north on Shear Hill are generally large, detached properties on substantial plots.
- Further to the west, beyond hard courts/playing fields are the buildings of Churcher's College, which include a variety of large buildings, sports halls, car parking etc.
- The variety of 20th century development within this part of Sheet has created a fairly indistinct townscape character.

Fields

- Site is an area of former residential garden land/orchard.

Woodland & Trees

- Site appears to be bounded on most sides by an array of trees and scrub.
- Within the Site are a number of mature trees including various ornamental species, reflecting the Site's past use as residential garden. There are also likely to be remnants of orchard trees (the Site is identified on the register of Priority Habitats as 'Traditional Orchard').
- Residential gardens in the vicinity of the Site, particularly to the west and east are well-tree'd.
- Creates quite an enclosed character.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

The westernmost 2/3rds of the Site is identified on the register of Priority Habitats as 'Traditional Orchard'.

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland and Traditional Orchard Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the Sheet Conservation Area
- The setting of 21, London Road and Mill House Grade II Listed Buildings

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. The Site also has some designated sites/elements of cultural heritage and/or wildlife conservation interest. It is recognised that the Site is of low recreational value, and lacks consistency in its pattern of landscape elements.
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (8 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to low vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of medium landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

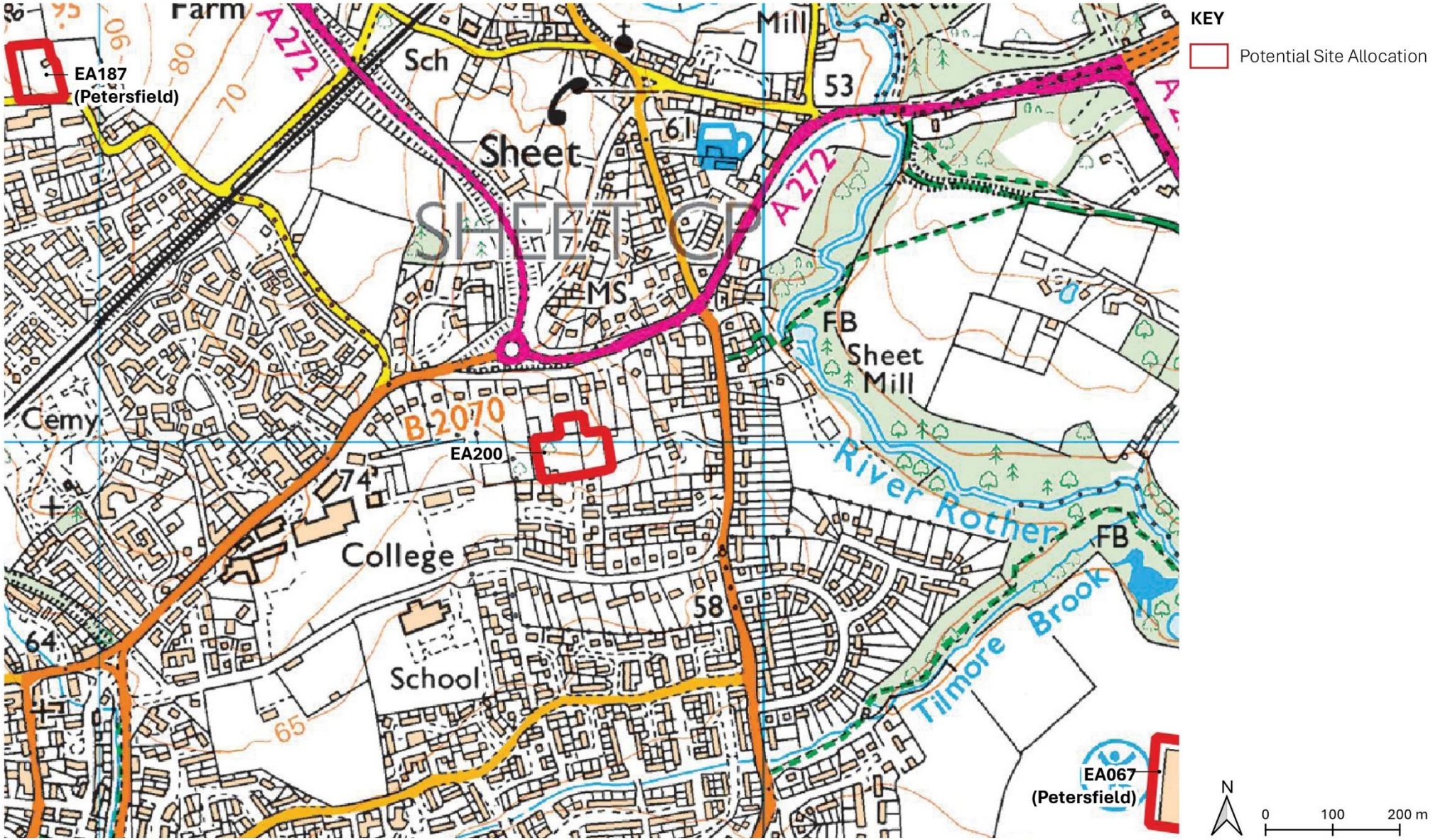
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution to the character of Sheet, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, especially priority habitat such as traditional orchards, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting

Settlement Character	
Poor integration of new built form on the Site with its adjacent townscape and landscape context within Sheet	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern • Carefully consider the design of new buildings (scale, siting and appearance) to respect the adjacent settlement • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would increase density of settlement in this part of Sheet by introducing built development into an existing area of green space. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows, including remnant traditional orchard, which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



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CBA

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 31b
SHEET
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

SOMPTING

Site Information

Site Ref	*AD001*
Site Name	*Land off Steepdown Road, Sompting*
Site Size (ha)	1.52
Settlement, District	*Sompting, Adur District*
Current Use	Grazing / redundant farm buildings
Use(s) Considered (including quantum)	*Housing (Class C2 and/or C3)* *Number of dwellings: 65 C3/C2 care home units (no. TBD)*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Moderate sensitivity - the eastern part of the site surrounding the farmstead buildings forms the setting of the listed buildings, the western part of the site relates to the wider downland although post war development has diluted the transition to the Downs. The site also rises to the west and is more sensitive to views into the site.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA A3: Arun to Adur Open Downs

Landscape & Visual Baseline

Site Character

Located on the western side of Sompting, on the edge of the National Park, the Site is part of a field enclosed by the settlement on its north and eastern edges and has a pastoral/agricultural character. The Site has scattered trees and scrub. Whilst the Site is adjacent to a couple of historic properties in the farmstead to the east, most of the adjacent residential character is 20th century, and inconsistent/not distinctive. There is no direct access into the Site from adjacent roads – current access likely to be via adjacent farmstead/fields.

Landscape Character Context

- Vast open rolling upland chalk landscape, furrowed by extensive branching dry valley systems which produce deep, narrow, rounded coombes
- Large scale irregular fields of arable and pasture (19th/20th century) bounded by visually permeable post and wire fencing or sparse thorn hedgerows creating a very open landscape.
- Hedgerows and tracks survive from the earlier manorial downland landscape.
- Building materials are typically flint, red brick and clay tiles, with more modern materials used in farm buildings.
- Extensive views from the north out across the scarp footslopes and Low Weald beyond the National Park, and over the coastal plain to the south.

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

There are potential glimpsed views of the Site from the historic tracks and paths connecting up onto the downs, such as the permissive paths to the northwest.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with scores of -19.77 to -33.97 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of the settlement of Sompting (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain with clay, silt, sand and gravel, beneath freely draining slightly acid but base-rich soils- can help filter water and regulate water quality.
- Site slopes slightly down west to east (c.24m-18m AOD).
- Outside the site, the land climbs up towards the downland in the west and north. To the south, the land broadly falls toward the coast.

Roads & Paths

- Currently no direct access into the Site from adjacent road. Access likely to be via adjacent property/fields off Steepdown Road.
- Steepdown Road to the east of the Site broadly follows the alignment of a historic access track to Halewick Farm, with mature vegetation along its western side, but it is otherwise fairly typical of 20th century residential roads, with a grass verge setback, pavements/kerbs.
- To the north, Valley Road is another road typical of 20h century housing estates.
- Slightly west of the Site, Dankton Lane is a historic trackway up onto the adjacent downland, with a public right of way (bridleway SOM-2075), and permissive paths between Dankton Lane/the edge of the residential estate to the northwest of the Site.

Settlement & Buildings

- Sompting is a downland edge village, with a nucleated settlement form shaped by local topography.
- No substantial buildings on the Site, with a couple of small possible field shelters.
- Adjacent land to the east of the main portion of the Site includes a mix of historic (including 2 listed properties) and modern farm buildings, including an early 19th century (possibly part earlier) farmhouse, and a flint barn (now conversion).
- To the north and east, the 20th century residential estates are a mix of inconsistent styles, mostly single or two storeys, generally on small to medium-sized plots.
- The townscape in this part of Sompting is not particularly consistent or distinctive

Fields

- Small to medium-scale, fairly regular field pattern in and around the Site, likely to be either 'Planned Fields' or 'Amalgamated Fields', with some current field boundaries reflecting this historic field pattern.
- Site consists of part of one field of grassland and scrub which seems to have been subdivided into smaller paddocks, particularly at the eastern end; mostly enclosed by post and wire fencing.
- Forms part of the wider green infrastructure network providing grazing for livestock, with field margins supporting biodiversity

Woodland & Trees

- Site has scattered pockets of trees and scrub.

• More substantial areas of trees and scrub in adjacent parcel of land to the east (surrounding the historic farmstead), and in the wider part of the field parcel to the west. • A substantial tree belt where the Site meets Steepdown Road in the east. • Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site. Designations immediately adjacent to the boundaries of the Site include: • Halewick Farmhouse and the Barn at Halewick Farm (both Grade II) Listed Buildings Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of the Sompting Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C2/C3) use and quantum of development (65 C3 dwellings*/No. TBD C2 care home units)* as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

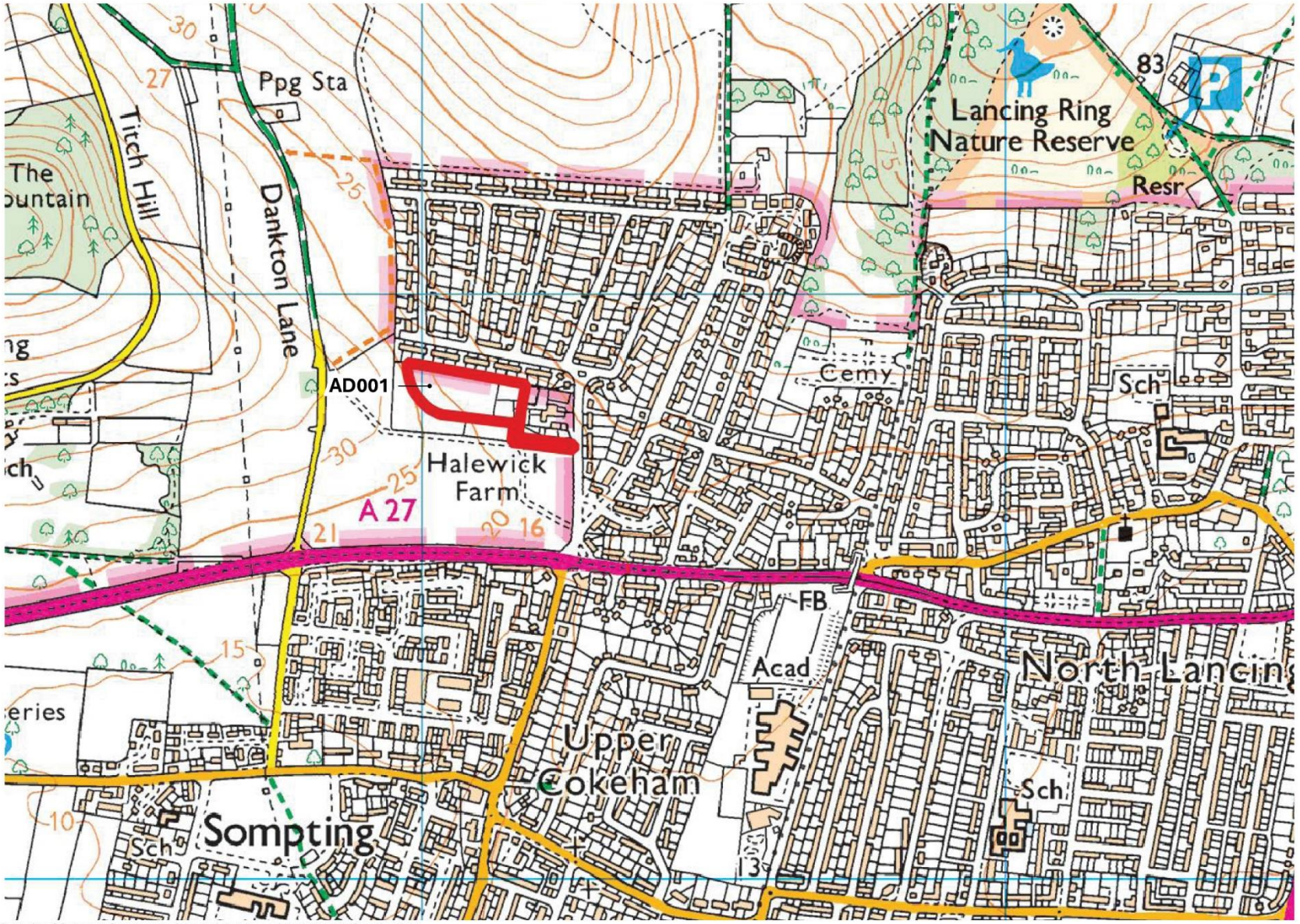
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Sompting, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of hedgerows corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities

Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Loss of countryside which provides a transition between the landscape character of the National Park, and the more urbanised coastal landscapes	• Conserve open space on Site where possible, and ensure siting of development is sensitive to the role this landscape plays between settlement and open countryside
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Sompting	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the adjacent heritage assets (listed buildings) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the west of Sompting by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 32b
SOMPTING
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

STEYNING

Site Information

Site Ref	*HO032*
Site Name	*Sweetland, Newham Lane, Steyning*
Site Size (ha)	3.49
Settlement, District	*Steyning, Horsham District*
Current Use	Agriculture
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 49*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Site has very high landscape sensitivity owing to its visual sensitivity being open and in close proximity to the chalk scarp.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA J3: Arun to Adur Scarp Footslopes

Landscape & Visual Baseline

Site Character

Located on the southwestern side of Steyning, on the edge of the National Park, the Site is part of a field which slopes up towards the scarp in the south, from which there are views of the Site. It is enclosed by the settlement on its eastern edges and has a pastoral character. The Site is bounded by a mix of hedgerows, trees and scrub. Most of the adjacent residential character is 20th century, and inconsistent/not particularly distinctive, though the Site is adjacent to a distinctive historic stuccoed property to the west. Current access is from Newham Lane in the north.

Landscape Character Context

- Complex geology comprising chalk, mudstones and sandstones giving rise to a locally undulating landscape at the foot of the northern scarp of the Arun to Adur Downs.
- Large, fertile straight-sided arable fields on the chalk at the foot of the scarp, enclosed in the 20th century from open fields systems/earlier piecemeal enclosures.
- Hedgerows with mature hedgerow oaks link closely with the woodland, forming a network that is of high biodiversity value as well as creating a sense of enclosure.
- Scarp Footslopes are visually dominated by the steep chalk scarp to the south, which forms a backdrop to views.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP41 Beeding Hill - The view of the Adur Valley from the downs above Upper Beeding is noted in the literature for the South Downs Way. This viewpoint lies to the west of the summit of Beeding Hill, where the South Downs Way crosses with the Monarch's Way, and where a car park is located.' (No photograph)*
- *'VP 75 Steyning Round Hill - This viewpoint, from Steyning Round Hill, provides a panoramic view over Steyning. Suggested for inclusion through a response to the public survey.' (No photograph)*

There are potential views of the Site from the historic tracks and paths connecting up onto the downs, such as the footpaths to the west of the Site, as well as from the footpath along the eastern edge of the Site (STE-2291-1).

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -33.77 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of the settlement of Steyning (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- The Site is mostly flat/gently undulating between c.37m-42m AOD, sloping up more steeply in the south.
- Outside the site, the land climbs up steeply onto the scarp in the south and west, and gently down towards the River Adur in the east.

Roads & Paths

- Vehicular access (unsurfaced) into the Site from Newham Lane in the north.
- Newham Lane to the north, and Borstal Road to the south are both narrow, historic, vegetation-lined lanes up onto the downs.
- Adjacent roads to the east (eg. Laines Road) are all 20th century housing estates, with pavements, some on-street parking, wide setbacks and areas of amenity grass verges.
- Properties to the west have narrow, farm-track-type access
- There are a number of public rights of way in and around the Site, including a footpath (STE-2291-1) along the eastern Site edge, and footpaths/bridleways up onto the downs to the west of the Site.

Settlement & Buildings

- Steyning is a small scarp foot town, with a nucleated settlement form shaped by local topography and transport routes.
- There are no substantial buildings on the Site, with a couple of small possible garden/field structures on the western edge of the Site.
- 20th century housing estates to the west are mostly detached or semi-detached properties, in a range of styles and finishes, one or two-storey and on moderate-sized plots.
- To the west/southwest are detached, larger properties in larger grounds, one of which includes a mobile caravan/campervan site; this includes a historic early 19th century property on Newham Lane which is quite distinctive.
- To the north, across Newham Lane is an allotment Site.

Fields

- Small to medium-scale irregular field pattern in and around the Site, likely to be 'Planned Fields', with current field boundaries generally reflecting this historic field pattern.
- Site consists of one grassland field.

- Forms part of the wider green infrastructure network providing grazing for livestock, with field margins supporting biodiversity

Woodland & Trees

- Site has hedgerows along Newham Lane, and scattered trees/belts of trees along its western and southern edges.
- The eastern edge has occasional stretches of hedgerow or smaller trees, where these are associated with some gardens.
- More substantial areas of woodland and scrub along adjacent scarp to the west
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- The White House (grade II) Listed Building

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of recreational value, and makes a moderate contribution to ecosystem functions. It is recognised that the Site does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (49 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has high vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Steyning, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of hedgerows corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities

Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Steyning	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the adjacent heritage assets (listed buildings) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Beeding Hill, Steyning Round Hill) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the southwest of Steyning by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise impacts on views from the adjacent downland

Site Information

Site Ref	*HO007*
Site Name	*Land at Horsham Road, Steyning*
Site Size (ha)	5.14
Settlement, District	*Steyning, Horsham District*
Current Use	Arable fields
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 60*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*High/Medium Sensitivity - The whole site is a large scale and has High Sensitivity due to proximity to public right of way, conservation area, elevated position above settlement and intervisibility with the close scarp slope and the downs. The south eastern corner of the site has slightly less Medium High sensitivity due to its relationship with the settlement pattern, but access and proximity to the Conservation area and historic core of the settlement are significant constraints.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA J3: Arun to Adur Scarp Footslopes

Landscape & Visual Baseline

Site Character

Located on the western side of Steyning, on the edge of the National Park, the Site is two arable fields, enclosed by the settlement on its eastern, and part of the southern edges, and has an agricultural character. The Site is bounded and divided by a mix of substantial hedgerows and trees. Most of the adjacent settlement character to the east is 20th century, and inconsistent/not particularly distinctive, though the Site is adjacent to the distinctive Conservation Area to the southwest. Current access is from Horsham Road in the north.

Landscape Character Context

- Complex geology comprising chalk, mudstones and sandstones giving rise to a locally undulating landscape at the foot of the northern scarp of the Arun to Adur Downs.
- Large, fertile straight-sided arable fields on the chalk at the foot of the scarp, enclosed in the 20th century from open fields systems/earlier piecemeal enclosures.
- Hedgerows with mature hedgerow oaks link closely with the woodland, forming a network that is of high biodiversity value as well as creating a sense of enclosure.
- Scarp Footslopes are visually dominated by the steep chalk scarp to the south, which forms a backdrop to views.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoints identified by the South Downs View Characterisation Study:

- *'VP41 Beeding Hill - The view of the Adur Valley from the downs above Upper Beeding is noted in the literature for the South Downs Way. This viewpoint lies to the west of the summit of Beeding Hill, where the South Downs Way crosses with the Monarch's Way, and where a car park is located.' (No photograph)*
- *'VP 75 Steyning Round Hill - This viewpoint, from Steyning Round Hill, provides a panoramic view over Steyning. Suggested for inclusion through a response to the public survey.' (No photograph)*

There are potential views of the Site from footpaths to the north and south of the Site (STE-2713/STE-2704-1)

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -19.08 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of the settlement of Steyning (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Siltstone and sandstone bedrock, overlain with clay, silt, sand and gravel, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality.
- The Site is slopes gently down northwest to southeast (c.23m-15m AOD)
- Outside the site, the land climbs up onto the scarp in the west, and gently down towards the River Adur in the east.

Roads & Paths

- Vehicular access (part track, part unsurfaced) into the Site from Horsham Road in the north.
- Horsham Road is historic, connecting Steyning to the wider countryside. Whilst being fairly wide and with some modern features such as pavements, it is lined in places by mature vegetation.
- Mouse Lane to the south of the Site is a historic, narrow, sunken lane, lined with vegetation.
- Coxham Lane to the east follows a historic route, and is fairly narrow and lacking features such as pavements, but generally 20th century housing estate in character, with frequent on-road parking.
- Other roads/access drives to the east are mostly 20th century housing roads, with pavements and some areas of brick surfacing.
- Immediately to the north of the Site is a farm access track, linking to property in the west. North of this, properties appear to mostly be accessed via similar, narrow tracks/driveways.
- There are a number of public rights of way around the Site, including a footpath (STE-2713) just beyond the northern Site edge, footpath (STE-2704-1) just beyond the southern Site edge.

Settlement & Buildings

- Steyning is a small scarp foot town, with a nucleated settlement form shaped by local topography and transport routes.
- There are no substantial buildings on the Site.
- 20th century housing estates to the east are mostly detached or semi-detached properties, in a range of styles and finishes, either one or two-storey and on moderate to small-sized plots. There are occasional short terraces or two-storey blocks of flats (such as at Penns Court)

- The southeastern corner of the Site abuts the Steyning Conservation Area, which includes a distinctive mix of modern and historic development.
- To the north are a number of large, detached properties, frequently with outbuildings or agricultural sheds, with substantial land, used as gardens/grounds or for equestrian uses.
- To the west is another historic property/farmstead at Charlton Court
- Northeast of the Site is the extensive modern complex of Steyning Grammar School and Leisure Centre. This is comprised of close-packed, large sports halls, educational buildings including both substantial one and two-storey purpose-built buildings and 'mobile' classrooms, courts, pitches and hardstanding for car parks.

Fields

- Medium-scale fairly regular field pattern in and around the Site, likely to be 'Planned Fields', with current field boundaries generally reflecting this historic field pattern.
- Site consists of two arable field parcels.
- Forms part of the wider green infrastructure network providing arable crops for food production, with field margins supporting biodiversity.

Woodland & Trees

- Site has substantial hedgerows/tree belts along its western edge, Horsham Road, and Mouse Lane.
- There is a hedgerow dividing the Site broadly in half.
- Some gardens and adjacent land, particularly to the north are well tree-d.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Steyning Conservation Area
- Deciduous Woodland Priority Habitat
- Penn Cottage Penns House and Mouse Cottage (both grade II) Listed Buildings

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of listed properties further from the Site within the Steyning Conservation Area
- The setting of Charlton Court (grade II) and the Barn to North West of Charlton Court (grade II*)

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of recreational value, and makes a moderate contribution to ecosystem functions. It is recognised that the Site does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).

Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (60 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has medium to high vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

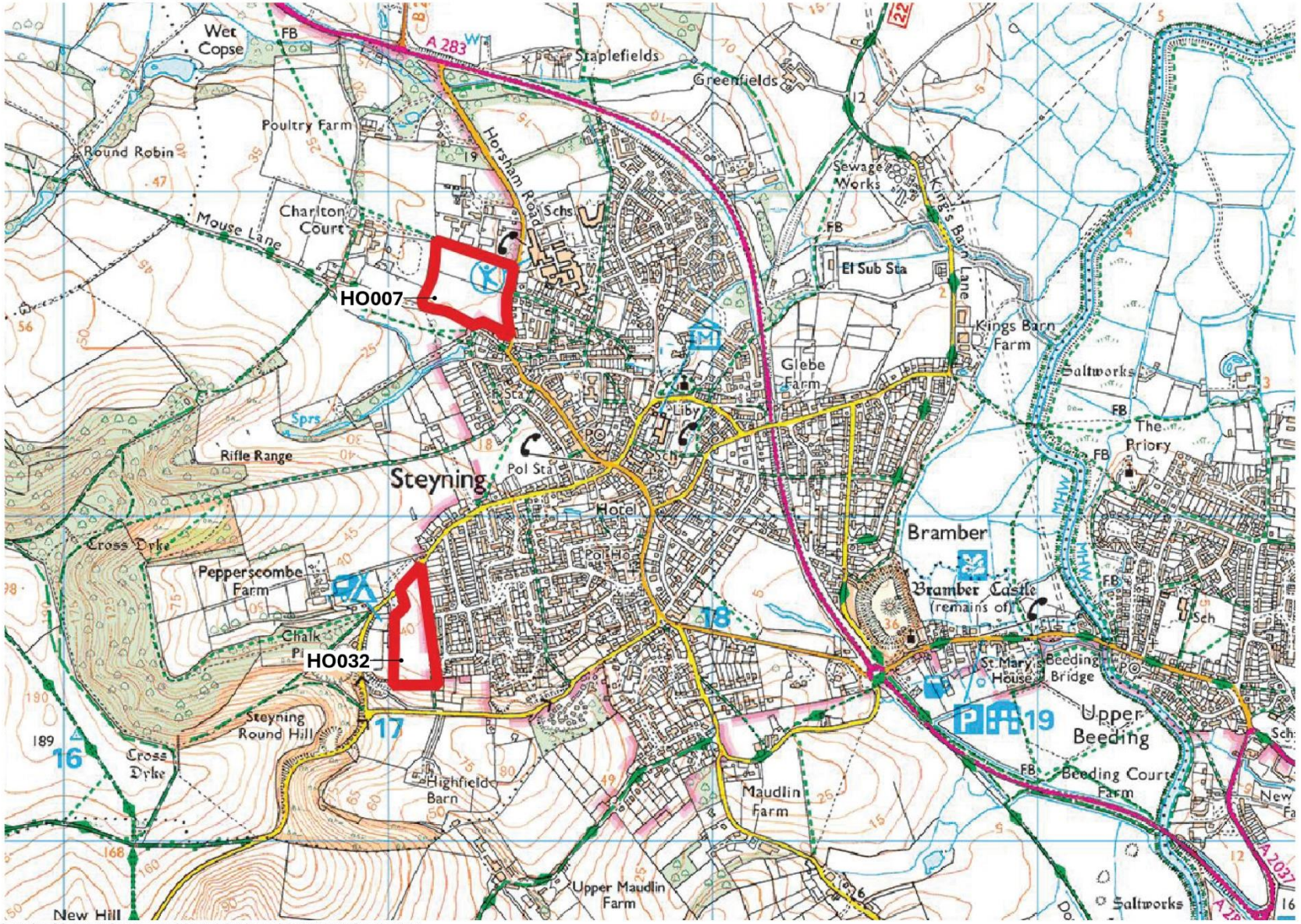
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Steyning, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of hedgerows corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Steyning	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the immediately adjacent Conservation Area and other heritage assets (listed buildings) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by

	using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Beeding Hill, Steyning Round Hill) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the west of Steyning by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise impacts on views from the adjacent downland, and impacts on the adjacent Conservation Area



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 33b
STEYNING
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

STROUD

Site Information

Site Ref	*EA212*
Site Name	*Land North of Winchester Road, Stroud*
Site Size (ha)	*1.32*
Settlement, District	*Stroud, East Hampshire*
Current Use	*Agricultural*
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 15 to 20*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*Moderate-High Landscape Sensitivity due to open views to the south and the role of the site in providing space contribution to the loose knit character and evolution of the settlement.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA L1: Rother Valley Mixed Farmland and Woodland Vales

Landscape & Visual Baseline

Site Character

Located on the northern side of Stroud, the Site is part of a pasture field that is likely to be a historic assart, with a strong semi-enclosed pastoral character. The Site is bounded on three sides by a mix of substantial hedgerows and trees, with the northern edge open to the remainder of the field parcel. Most of the adjacent settlement character to the east is 20th century, and inconsistent/not particularly distinctive. Current access appears to be via adjacent fields to the north.

Landscape Character Context

- Low lying clay and sandstone 'vale' containing numerous tributary streams and ponds
- Slowly permeable soils support mixed farmland, unimproved neutral grassland and woodland
- Thick, high hedgerows, small blocks of scattered woodland and wooded field boundaries (rews) contribute to a sense of intimacy and enclosure.
- A landscape of scattered hamlets/isolated farmsteads of medieval origin within irregular fields, some of which retain the original form of medieval assarts, surrounded by woodland.
- Views over this area from surrounding high land including the chalk downs and greensand hills.

Visual Character Context

The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study:

- *'VP35 Salt Hill - This view, from Salt Hill, is located on the South Downs Way. It is a prominent point from which to experience views along the scarp to Butser Hill and over the Meon Valley. Views from this location are noted in the literature for the South Downs Way.' (No photograph)*

There are potential views of the Site from the footpath along Rothercombe Lane to the east (264/704/1)

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -20.96 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement, close to a major road corridor.
- Within the 'E1a – 2km Buffer Zone' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Mudstone bedrock, overlain with clay, silt, sand and gravel, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality.
- The Site is gently undulating (c.85m-90m AOD)
- Outside the site, the land is undulating vale before climbing up onto the greensand terrace to the north.

Roads & Paths

- Vehicular access currently appears to be from the adjacent field parcel to the north of the Site.
- The A272 to the south is a historic route, connecting Stroud to Petersfield and surrounding villages; it is lined with vegetation in places, but is now a main, modern route, with features such as pavements/verges.
- Rothercombe Lane to the east of the Site is a narrow historic access track to the farm in the north, partly lined by hedgerows.
- Beyond the A272 to the south, Ramsdean Road and North Stroud Lane are also roads that make up the historic layout of Stroud, though most of the side roads off these, such as Willowdale Close, are 20th or 21st century additions.
- The access track to the properties to the immediate west of the Site is a narrow, farm-style track.
- The stretch of Rothercombe Lane past the Site is a public footpath (264/704/1)

Settlement & Buildings

- Stroud is a small village in the Rother Valley, with a nucleated settlement form shaped by local topography and transport routes.
- No substantial buildings on the Site.
- Detached properties to the west of the Site are mostly 20th century, with occasional historic buildings, such as Freshwater House, which is a late 17th/early 18th cottage.
- To the immediate southeast of the Site is a care home, part of which appears to be a 19th or early 20th century property, with 20th century additions.
- Majority of the buildings to the south of the A272 are 20th century properties, including a variety of mostly two-storey residential, and a garage with forecourt and light industrial sheds.
- Whilst there are occasional individual features of interest, the built character of Stroud around the Site is not particularly coherent or distinctive.

Fields

- Small to medium-scale, irregular field pattern in and around the Site, likely to be 'Assarts', with some of the current field boundaries reflecting this historic field pattern.
- Site consists of part of a larger field parcel, which appears to be permanent pasture.
- Forms part of the wider green infrastructure network providing grazing for livestock, and permanent pasture which helps to regulate soil quality/limits erosion.

Woodland & Trees

- The south of the Site has a substantial belt of trees adjacent to the A272, and hedgerows along it eastern and western edges.
- West of the Site is woodland, and properties along this edge have well tree'd gardens.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Deciduous Woodland Priority Habitat

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of Freshwater Cottage (grade II)

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate to strong contribution to ecosystem functions. It is recognised that the Site does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context); and is of limited recreational value.
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (15-20 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has medium to high vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should

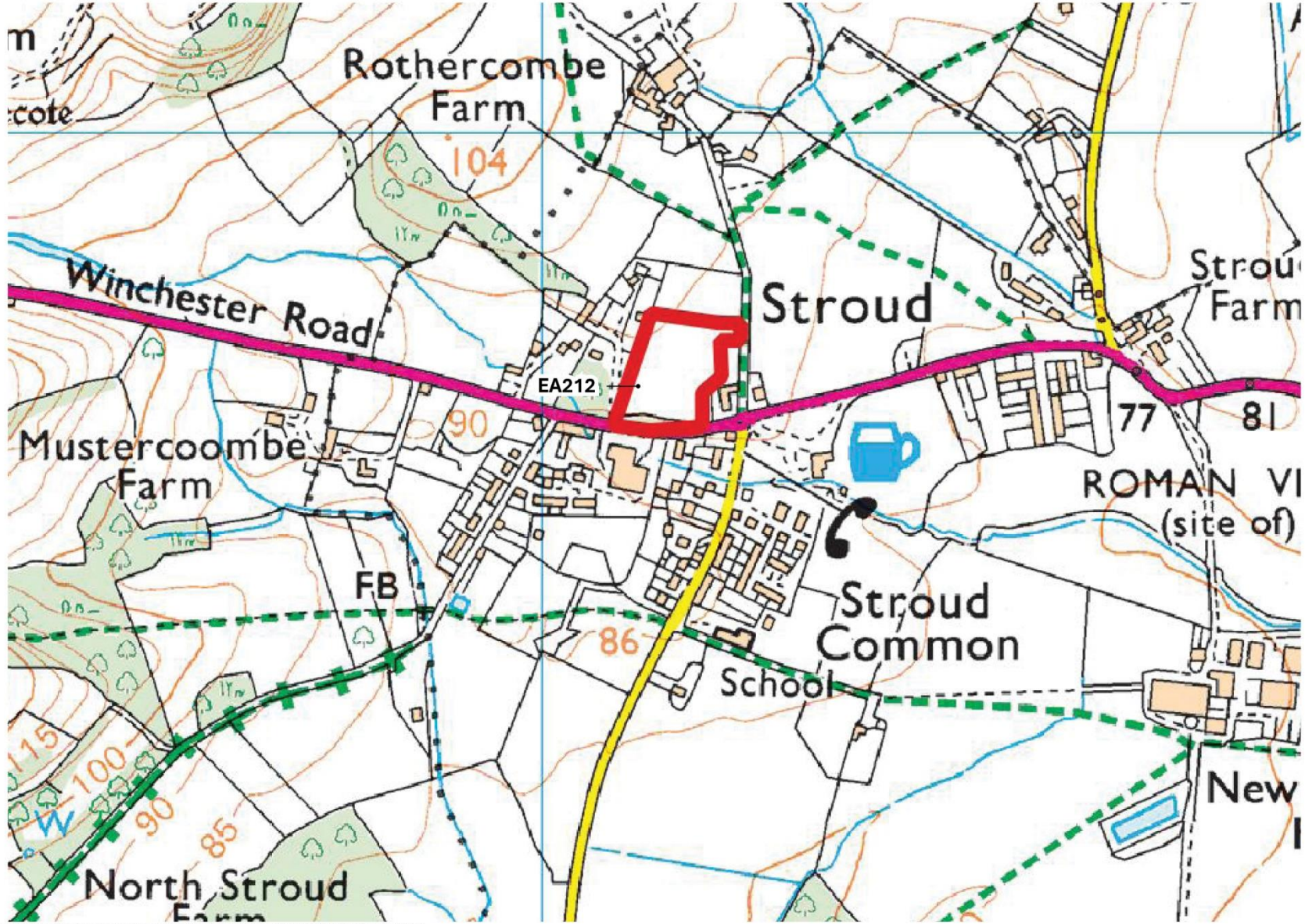
of Stroud, and weakening the interconnectivity of habitats	be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of hedgerows corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Loss of historic assart field pattern	• Conserve the historic field pattern/landscape structure, reflecting this in any new development pattern created.
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Stroud	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of adjacent heritage assets (listed buildings) • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Salt Hill) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks

Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding vale landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the north of Stroud by introducing built development into the open countryside that forms part of the rural context to the settlement. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Ensure site layout respects the historic assart field pattern



KEY

Potential Site Allocation

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 34b
STROUD
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

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SWANMORE

Site Information

Site Ref	*WI102*
Site Name	*Land north of Dodds Lane, Swanmore*
Site Size (ha)	0.92
Settlement, District	*Swanmore, Winchester District*
Current Use	Agriculture / Grazing
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 15*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site has a moderate landscape sensitivity given its relatively enclosed and flat nature. Development would be located on the boundary of the National Park, and so would need to enhance the existing boundary vegetation and remain restricted to the western area around the existing access and stables. This would allow the eastern area to be used for meaningful and characteristic landscape buffers to help soften the edge of built development. This could include, but is not limited to, open space, biodiversity net gain, habitat connectivity, and re-naturing amongst other environmental opportunities.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA D1a: South Winchester Downland Mosaic (Enclosed)

Landscape & Visual Baseline

Site Character
Located on the eastern side of Swanmore, on the edge of the National Park, the Site is part of a field parcel divided into paddocks, with some existing shed structures. It is enclosed by the settlement on its western and southern edges and has a generally pastoral character. The Site (and wider field parcel) is bounded by substantial hedgerows with trees. Most of the adjacent residential character is 20th century, and inconsistent/not particularly distinctive, though there are occasional more historic properties that add some interest. Current access is along a track from Dodds Lane in the west.
Landscape Character Context
• Large scale rolling landform characteristic of the chalk dipslope, dissected by dry valleys. • Surface clay capping along the bottom of the dipslope results in a more enclosed landscape along the dipslope. • Predominantly arable farming with some pasture, stud and pig farms. • A landscape with a generally strong rural, secluded character
Visual Character Context
The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study. There are potential glimpsed views of the Site from the public footpath to the north (226/11/1).
Perceptual Qualities Context
The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively moderate to low tranquillity (with scores of -17.24 to 2.02 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of the settlement of Swanmore (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Clay, silt and sand bedrock, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality.
- The Site is mostly flat (c.58m-60m AOD)
- Outside the site, the land climbs up onto the downland to the northeast.

Roads & Paths

- Surfaced vehicular access from Dodds Lane in the west of the Site.
- Dodds Lane is a fairly narrow historic route with some modern features such as pavements; it is partly vegetation lined.
- Vicarage Lane to the north and Chapel Lane to the south are also both fairly narrow historic routes, though 20th century development has included kerbs, grass verges, and some pavements.
- Other more recent residential roads in the vicinity include the 21st century Cobbett Close, to the south of the Site, which is a residential cul-de-sac with pavements and amenity grass verges.
- Properties to the southeast have fairly narrow, driveway-type access

Settlement & Buildings

- Swanmore is a downland edge village, with a nucleated settlement form shaped by local topography and transport routes.
- There appear to be c. 4 or 5 small agricultural/equestrian sheds in the centre of the Site, at the end of the access track.
- South side of Vicarage Lane, and most of the eastern part of Chapel Lane comprise a mix of 20th century housing in a range of styles, both single and two-storey, mostly detached properties on moderate plots.
- North side of Vicarage Lane is more mixed, with occasional possibly 19th century brick properties amongst the 20th century development, providing more distinctive elements.
- Cobbett Close to the south is a mix of detached, semi-detached and terraced properties, on very small plots.
- To the south are a small number of large, detached properties on large plots, mostly gated and set back from the road.

Fields

- Small-scale, mostly irregular field pattern in and around the Site, likely to be 'Enclosed Land (Unspecified)'.
- Site consists of part of a larger grassland field parcel, which appears to be split into smaller, possibly equestrian paddocks.
- Forms part of the wider green infrastructure network providing grazing for livestock/horses, with field margins supporting biodiversity

Woodland & Trees • Site has thick, tree'd hedgerows along the south, west and northern boundaries, and trees along both sides of the access track. • Eastern edge is open to the remainder of the field parcel, which has a similar tree-lined boundary along its eastern edge. • Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of limited recreational value and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest.
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (15 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Swanmore, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of hedgerows corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary

	• Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Swanmore	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the character of the adjacent townscape • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the east of Swanmore by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular

Site Information

Site Ref	*WI118*
Site Name	*Land east and south of Cobbett Close, Swanmore*
Site Size (ha)	1.27
Settlement, District	*Swanmore, Winchester District*
Current Use	Field/woodland/scrub
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 30*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA D1a: South Winchester Downland Mosaic (Enclosed)

Landscape & Visual Baseline

Site Character

Located on the eastern side of Swanmore, on the edge of the National Park, the Site is part of a field parcel of scrub and trees. It is enclosed by the settlement on its western and northern edges and has an enclosed character. Most of the adjacent residential character is 20th century and inconsistent/not particularly distinctive, though there are occasional historic properties in the area that add some interest. Current access is through the 21st century housing estate, Cobbett Close to the north.

Landscape Character Context

- Large scale rolling landform characteristic of the chalk dipslope, dissected by dry valleys.
- Surface clay capping along the bottom of the dipslope results in a more enclosed landscape along the dipslope.
- Predominantly arable farming with some pasture, stud and pig farms.
- A landscape with a generally strong rural, secluded character

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively moderate to low tranquillity (with a score of -17.24 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of the settlement of Swanmore (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make some contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Clay, silt and sand bedrock, beneath slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils - can help filter water and regulate water quality.
- The Site is mostly flat (c.53m-56m AOD)
- Outside the site, the land climbs up onto the downland to the northeast.

Roads & Paths

- Unsurfaced access from Cobbett Close in the north of the Site.
- Cobbett Close is a 21st century residential cul-de-sac with pavements and amenity grass verges.
- Dodds Lane to the north is a fairly narrow, vegetation-lined historic route with some modern features such as pavements.
- Chapel Lane to the west is a fairly narrow historic route, though 20th century development has added kerbs and grass verges, with pavements in places.
- Properties to the northeast have fairly narrow, driveway-type access

Settlement & Buildings

- Swanmore is a downland edge village, with a nucleated settlement form shaped by local topography and transport routes.
- No substantial buildings on the Site.
- Cobbett Close to the north is a mix of detached, semi-detached and terraced properties, on very small plots.
- Most of the adjacent part of Chapel Lane comprises a mix of 20th century housing in a range of styles and forms, both single and two-storey, mostly detached properties on moderate plots.
- Northeast are a small number of large, detached properties on large plots, mostly gated and set back from the road.

Fields

- Small to medium-scale irregular field pattern in and around the Site, likely to be 'Enclosed Land (Unspecified)'.
- Site consists of a field parcel filled with woodland, scrub and some areas of grassland.
- Forms part of the wider green infrastructure network providing some support for biodiversity

Woodland & Trees

- Site is mostly covered in trees and scrub, particularly along its northern edge.
- Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the Thatch Cottage and Rising Sun and Hill Cross and Hill Grove Farmhouse listed buildings (all grade II)

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of limited recreational value and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest.
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (15 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

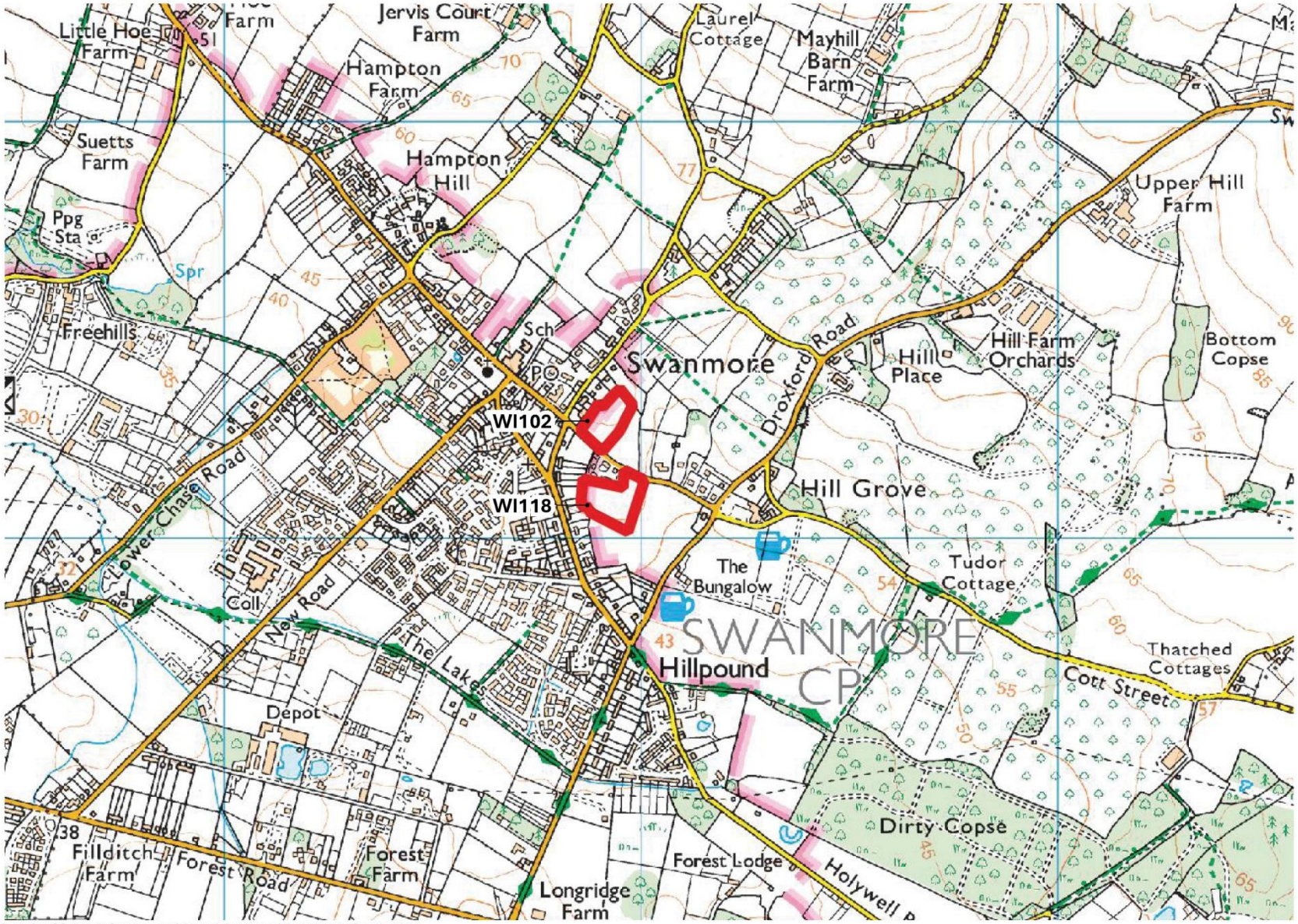
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Swanmore, and weakening the interconnectivity of habitats	• Conserve, protect and enhance the substantial quantities of mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of hedgerows corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Swanmore	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the character of the adjacent townscape • Intersperse green open space and tree planting within development to help break up the perceived mass of

	built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the east of Swanmore by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



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CBA

SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 35b
SWANMORE
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

TWYFORD

Site Information

Site Ref	*WI056*
Site Name	*Land north of Hewlett Close, Twyford*
Site Size (ha)	0.48
Settlement, District	*Twyford, Winchester*
Current Use	Grassland
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 15*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*The site was previously assessed as having low/medium landscape sensitivity. The site is surrounded by mature trees on three sides (incl. protected trees along its northern and western boundaries) and is open to views from existing residential development adjacent to the south. The site is relatively flat, although a change in gradient (and the proximity of the protected trees) in the northern area means that development should be focused to the south and centre of the site.*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA G5: Itchen Valley Sides

Landscape & Visual Baseline

Site Character
Located on predominantly flat land at the northern edge of Twyford, the Site is a grassland field parcel. The Site is physically bounded to the west, north and east by trees, and has a fairly recently planted hedge on the southern boundary, adjacent to some 21st century housing. Surrounding properties are 20th and 21st century residential. This part of Twyford lacks a consistent and distinctive character. There is currently unsurfaced vehicular access to the Site from Hewlett Close to the south.
Landscape Character Context
• Smoothly rounded valley sides carved from chalk • Field patterns are a mix of informal fieldscapes resulting from piecemeal enclosure and formal fieldscapes resulting from planned enclosure, with smaller fields around settlements. • Generally little woodland, but some distinctive belts along the edge of the floodplain and on steeper slopes • A sequence of villages and settlements occur along the lower valley sides, linked by roads which run parallel to the floodplain. • Landscape park at Twyford Lodge.
Visual Character Context
The Site is located within the Zones of Theoretical Visibility for the following relevant representative viewpoint identified by the South Downs View Characterisation Study: • *'VP 14 Cheesefoot Head - This viewpoint provides panoramic views across open chalk downland and the Itchin Valley. It is identified in the SDILCA as representative of views across LCT A Open Downland. It is also located on the South Downs Way and King's Way,*

and the view is noted in the literature for the South Downs Way as well as in guides to the Allan King Way. [NB the viewpoint marked on the OS map is at a trig point in a field some 500m to the east – close to the car park but not publicly accessible]'

As evidenced by the view photographs in the Study, whilst VP14 theoretically provides visibility of parts of Twyford, intervening distance, topography and vegetation make intervisibility unlikely under most weather conditions.

Perceptual Qualities Context

The South Downs Landscape Character Assessment identifies that tranquillity in this area disrupted in places by the audible 'hum' of traffic. The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -14.87 to -32.92 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of a small settlement, but close to a larger settlement (Winchester).
- Within the 'E1a - Intrinsic Rural Darkness' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a fairly limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, beneath freely draining slightly acid but base-rich soils- can help filter water and regulate water quality.
- Site is relatively flat (c.59m AOD).
- Outside the site, the land slopes down towards the River Itchen floodplain to the west.
- No notable water features within or adjacent to the Site.

Roads & Paths

- Vehicular access into the Site via gateway on Hewlett Close (surfaced on Hewlett Close side/grass into field parcel)
- Hewlett Close to the south and Newton Road to the west are all 20th/21st century residential roads, with character typical of this type, with pavements, grass verges and parking.

Settlement & Buildings

- Twyford is a small village in the Itchen Valley, with a mostly nucleated settlement form shaped by local topography and transport routes.
- No buildings within the Site
- New commercial site currently under development to the immediate east (SDNP/23/01689/FUL)
- Surrounding the Site on the west and south are 20th/21st century residential estates, with properties in a variety of styles, mostly semi-detached and single or two storeys, with occasional short terraces.
- The historic part of Twyford, further to the west, includes a range of historic properties built from traditional materials; in the northern part of the conservation area, closest to the Site, these are often large and set back behind substantial hedges/walls.

Fields

- Site is a grassland parcel of small to medium-scale, regular field pattern, likely to be 'Planned Fields'

• Forms part of the wider green infrastructure network providing possible grazing, with field margins supporting biodiversity. **Woodland & Trees** • Site is bounded to the west, north and east by a band of trees/woodland (mostly beyond the Site boundary). • The southern edge is lined by a relatively recently planted hedgerow (associated with the development to the immediate south of the Site). • Provides green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
A narrow band of the trees in the west of the Site are under a Tree Preservation Order. Designated heritage assets within the wider area that may also be relevant to the Site include: • The setting of the Twyford Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Low Landscape Value** as it generally lacks a particularly distinct, recognisable and consistent pattern of elements; of fairly low scenic quality (including limited important views and perceptual/experiential qualities) and recreational value; and makes a fairly limited contribution to ecosystem functions. It is noted that there the Site has a small area of Tree Preservation Order, but not other designated sites/elements of cultural heritage and/or wildlife conservation interest.
Landscape Susceptibility	The Site is assessed as having **Medium to Low Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (15 dwellings) as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to low vulnerability to changes from built development, and is likely to experience limited negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to Low Landscape Sensitivity** as it is of low landscape value and medium to low susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

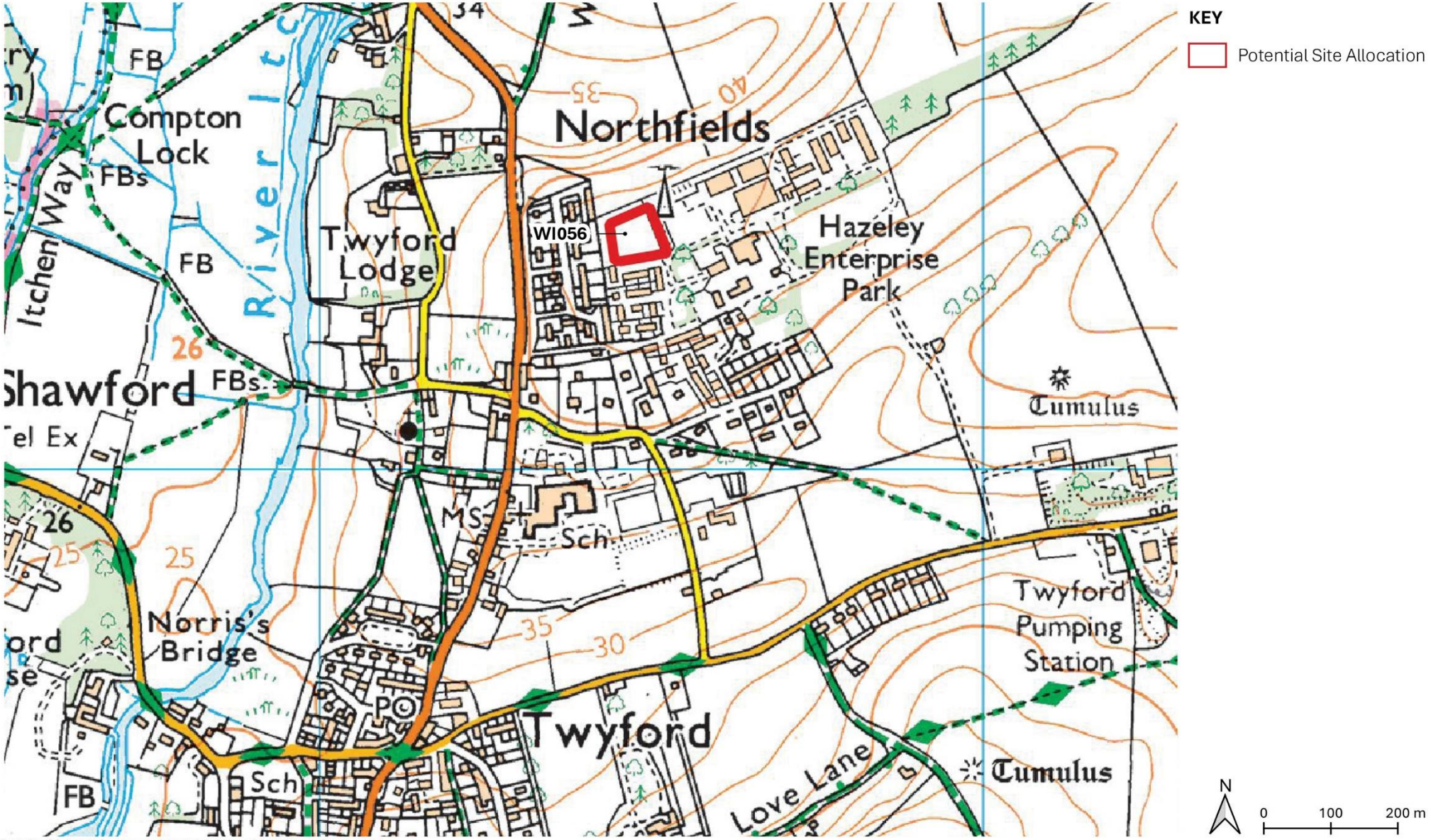
Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Twyford, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, particularly limiting or avoiding development in the area of Tree Preservation Order, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of woodlands and hedgerows through new tree planting and hedgerow corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities

Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Settlement Character	
Poor integration of new built form on the Site with its historic townscape and landscape context along the settlement edge of Twyford	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the setting of the Twyford Conservation Area further to the west of the Site • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to important views from landmarks (Cheesefoot Head) that contribute to the Special Qualities of the National Park	• Consider intervisibility with the surrounding downland landscapes in the siting and design of development, and provide opportunities to improve visual connectivity by including corridors to retain, frame and enhance existing views of important landmarks
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would increase the density of the settlement edge on the north of Twyford by introducing built development into an area of currently open green space on the edge of the village. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into the Site, particularly the area of Tree Preservation Order
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular



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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 36b
TWYFORD
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

111473-LS-Figs-2026-03.indd

WORTHING

Site Information

Site Ref	*WO003*
Site Name	*Land between Charmandean and Lyons Way*
Site Size (ha)	3.64
Settlement, District	*Worthing, Worthing*
Current Use	Arable field
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 80-85*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA A3: Arun to Adur Open Downs

Landscape & Visual Baseline

Site Character
Located on the northeastern side of Worthing, on the edge of the National Park, the Site is part of a field enclosed by the settlement on its south and eastern edges and has a pastoral/agricultural character, providing a transition between the landscape character of the National Park, and the more urbanised coastal landscapes. The Site is bounded on its west and part of its southern edges by mature trees. Most of the adjacent residential character is 20th century, and not particularly distinctive, and it is also adjacent to areas of business park. There is no direct access into the Site from adjacent roads – current access likely to be via adjacent fields/farm tracks.
Landscape Character Context
• Vast open rolling upland chalk landscape, furrowed by extensive branching dry valley systems which produce deep, narrow, rounded coombes • Dominated by large scale irregular fields of arable and pasture (19th and 20th century) bounded by visually permeable post and wire fencing or sparse thorn hedgerows • Hedgerows and tracks survive from the earlier manorial downland landscape. • Building materials are typically flint, red brick and clay tiles, with more modern materials used in farm buildings. • Extensive views from the north out across the scarp footslopes and Low Weald beyond the National Park, and over the coastal plain to the south.
Visual Character Context
The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study. There are potential glimpsed views of the Site from the historic tracks and paths connecting up onto the downs, such as the public footpath (to the southeast (WOG-3134).
Perceptual Qualities Context
The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping indicates that the Site is located: • Within an area of relatively low tranquillity (with scores of -13.35 to -42.99 in and around the environs of the Site) which is generally representative of the Site's wider landscape

context on the edge of the large settlement of Worthing (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain in places with clay, silt, sand and gravel, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- Site slopes gently down northwest to south (c.40m-32m AOD).
- Outside the site, the land climbs up towards the downland in the north. To the south, the land broadly falls toward the coast.

Roads & Paths

- Vehicular access into the Site appears to be from adjacent fields and from the farm off Charmandean Lane north of the Site.
- Charmandean Lane to the west of the Site is a narrow, unsurfaced access track signed as 'not suitable for motor vehicles'; it is a historic access route up onto the downs (north of the Site it becomes bridleway WOG-3133).
- East of the Site is Lyons Way, which is a modern road, though the northern section past the Site is a historic access track up onto the downs; from the southeastern corner of the Site southwards this is wide and modern in character, with pavements and streetlights providing easy access to the adjacent business parks, whilst the northern section of this route is a narrow, gated farm access track.
- Other routes in the vicinity include housing estate roads to the west and south (eg. Longlands, Beeches Avenue), which are 20th century with pavements, wide setbacks and areas of amenity grassland/grass verges.
- Just beyond the southeast corner of the Site is a public footpath (WOG-3134).

Settlement & Buildings

- Worthing is a coastal town, with a mostly nucleated settlement form shaped by local topography and transport routes.
- No buildings on the Site.
- West of the Site includes 20th century residential estates comprising mostly large, detached, two storey properties in a range of styles, on medium-sized plots.
- To the south, residential properties are mixed in size/style, with 20th century roads including detached/semi-detached, one and two storey properties generally on small to medium-sized plots.
- The residential townscape pattern creates a fairly consistent, but not particularly distinctive character.
- Southeast and south are also a range of business park buildings (supermarket, offices, small industrial sheds) with areas of hardstanding for parking/turning.
- Small football club and clubhouse immediately south of the Site.
- Immediately to the north are two large agricultural/light industrial sheds, and some smaller associated sheds/structures at the quarry

Fields

- Small to medium-scale, fairly regular field pattern in and around the Site, likely to be 'Amalgamated Fields'.

- Site appears to have been divided into smaller paddocks previously but is now under arable cultivation.
- Forms part of the wider green infrastructure network providing grazing for livestock or arable crops for food production, with field margins supporting biodiversity.

Woodland & Trees

- Site has a substantial mature tree belt along its western edge (Charmandean Lane) and along part of its southern edge, elsewhere hedges are gappy or missing.
- Provides some green infrastructure connectivity beyond the site, with trees regulating climate and air quality

Designations

There are no landscape, heritage and wildlife designations within the boundaries of the Site.

Designations immediately adjacent to the boundaries of the Site include:

- Charmandean Quarry Local Geological Site
- Tree Preservation Orders

Designated heritage assets within the wider area that may also be relevant to the Site include:

- The setting of the Sompting (North) Conservation Area

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; and makes a moderate contribution to ecosystem functions. It is recognised that the Site is of low recreational value, and does not have any designated sites/elements of cultural heritage and/or wildlife conservation interest (although there are some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium to High Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (80-85 dwellings*)* as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate to higher vulnerability to changes from built development, and is likely to experience negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium to High Landscape Sensitivity** as it is of medium landscape value and medium to high susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

Potential Effects	Potential Mitigation & Enhancement Opportunities
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration

of Worthing, and weakening the interconnectivity of habitats	• Consider opportunities to enhance the connectivity of hedgerows corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary • Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Loss of countryside which provides a transition between the landscape character of the National Park, and the more urbanised coastal landscapes	• Conserve open space on Site where possible, and ensure siting of development is sensitive to the role this landscape plays between settlement and open countryside
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Worthing	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the adjacent townscape • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views

amenity of residents within the environs of the Site	• Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the north of Worthing by introducing built development into the open countryside that forms part of the rural context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)

Site Information

Site Ref	*WO005*
Site Name	*Barn Hill Golf Club*
Site Size (ha)	0.96
Settlement, District	*Worthing, Worthing*
Current Use	Golf club – putting green
Use(s) Considered (including quantum)	*Housing (Class C3)* *Number of dwellings: 22*
Provisional Landscape Assessment from the South Downs Land Availability Assessment 2024	*N/A*
Landscape Character Area (LCA) from the South Downs Landscape Character Assessment 2020	LCA A3: Arun to Adur Open Downs

Landscape & Visual Baseline

Site Character

Located on the northern side of Worthing, on the edge of the National Park, the Site is part of land associated with the golf course, currently mostly used as a putting green. It is enclosed on the southern and western edge by 20th/21st century residential estates and is adjoined by the golf course to the north. The Site incorporates a few trees, particularly in the west, some areas of which are protected by Tree Preservation Orders. Access to the Site is via the existing Hill Barn Lane.

Landscape Character Context

- Vast open rolling upland chalk landscape, furrowed by extensive branching dry valley systems which produce deep, narrow, rounded coombes
- Dominated by large scale irregular fields of arable and pasture (19th and 20th century) bounded by visually permeable post and wire fencing or sparse thorn hedgerows
- Hedgerows and tracks survive from the earlier manorial downland landscape.
- Building materials are typically flint, red brick and clay tiles, with more modern materials used in farm buildings.
- Extensive views from the north out across the scarp footslopes and Low Weald beyond the National Park, and over the coastal plain to the south.

Visual Character Context

The Site is not located within the Zones of Theoretical Visibility for any relevant representative viewpoints identified by the South Downs View Characterisation Study.

There are potential glimpsed views of the Site from the historic tracks and paths connecting up onto the downs, such as the public footpath (to the east WOG-3701).

Perceptual Qualities Context

The South Downs Landscape Qualities Dark Night Sky Zones & Tranquillity Interactive Mapping, which indicates that the Site is located:

- Within an area of relatively low tranquillity (with a score of -13.09 in and around the environs of the Site) which is generally representative of the Site's wider landscape context on the edge of the large settlement of Worthing (and the edge of the National Park).
- Within the 'E1b - Transition Zones' Dark Night Sky Zone.

Overall, the perceptual/experiential qualities of this landscape are considered to make a limited contribution to the local distinctiveness and sense of place of the Site's landscape context.

Site Elements

Geology, Landform & Water

- Chalk bedrock, overlain in places with clay, silt, sand and gravel, beneath freely draining lime-rich loamy soils - can help filter water and regulate water quality.
- Site is mostly flat (c. 26m AOD).
- Outside the site, the land climbs up towards the downland in the north. To the south, the land broadly falls toward the coast.

Roads & Paths

- Vehicular access into the Site from Hill Barn Lane to the east of the Site.
- Hill Barn Lane is a historic access route to what was historically a chalk pit near the Site. It is still a fairly narrow route but has some modern features such as speed bumps. The stretch of Hill Barn Lane to the east of the Site is more historic in character – narrow and vegetation lined, with property bounding walls in local vernacular materials. This connects to a historic bridleway access up onto the downland (WOG-3701).
- Hillside Avenue to the west is a private road within a 20th century housing estate, with character typical of this – wide road with amenity grass verges and some on road parking.
- To the immediate south, Chawton Gate/Sanditon Way is also a housing estate road (gated, private), 21st century and brick surfaced along much of its length.
- Other small roads in the area include the short/narrow Fairway Close to the east off Hill Barn Lane – giving residential access.
- Many of the residential roads in the vicinity are private roads.

Settlement & Buildings

- Worthing is a coastal town, with a mostly nucleated settlement form shaped by local topography and transport routes.
- There is a storage/large shed-type structure in the southwestern corner of the Site, likely associated with the golf course.
- To the north, buildings associated with the golf course include a single storey clubhouse, and some ancillary storage barns/back of house space, broadly agricultural in style, also a large area of hardstanding for car parking.
- Immediately northwest of the site is a two-storey semi-detached residential property.
- Hillside Avenue to the west is a 20th century housing estate comprising mostly large, detached, two storey properties in a range of styles, generally on medium-sized plots.
- To the south, the 21st century properties on Chawton Gate/Sanditon Way are generally also detached, but on much smaller plots than earlier development to the west; properties on Fairway Close to the east are also 21st century.
- There is also a short terrace of two-storey houses on Hill Barn Lane.
- The residential townscape pattern creates a fairly consistent, but not particularly distinctive character.

Fields

- The Site and its surroundings to the north are amenity grassland associated with the putting green and golf course.
- Forms part of the wider green infrastructure network providing recreational facilities, with margins potentially supporting biodiversity.

Woodland & Trees
• Site has a number of trees associated with its soft landscaping, with a more substantial tree belt along its western edge. • There is a small patch of woodland immediately to the northeast of the Site. • Provides some green infrastructure connectivity beyond the site, with trees regulating climate and air quality
Designations
There are Tree Preservation Orders on some of the trees along the western edge of the Site, and in the southeastern corner of the Site. Designations immediately adjacent to the boundaries of the Site include: • Deciduous Woodland Priority Habitat • Worthing & Hill Barn Golf Courses Local Wildlife Site

Landscape Sensitivity Assessment

Landscape Value	On balance, the Site is assessed as having **Medium Landscape Value** as it has a distinct, recognisable and consistent pattern of elements in moderate condition; is of some scenic quality with some contribution to the local distinctiveness and sense of place of its landscape context; is of recreational value and makes a moderate contribution to ecosystem functions. The Site also has some designated sites/elements of cultural heritage and/or wildlife conservation interest (and some in its immediate context).
Landscape Susceptibility	The Site is assessed as having **Medium Landscape Susceptibility** to the proposed Housing (Class C3) use and quantum of development (22 dwellings*)* as the baseline landscape character (in particular its pattern/scale and associated qualities, features and functions) has moderate vulnerability to changes from built development, and is likely to experience some negative effects as a result of the proposed use/quantum of development.
LANDSCAPE SENSITIVITY	Overall, the Site is assessed as having **Medium Landscape Sensitivity** as it is of medium landscape value and medium susceptibility to the proposed use/quantum of development.

Potential Effects & Mitigation/Enhancement Opportunities

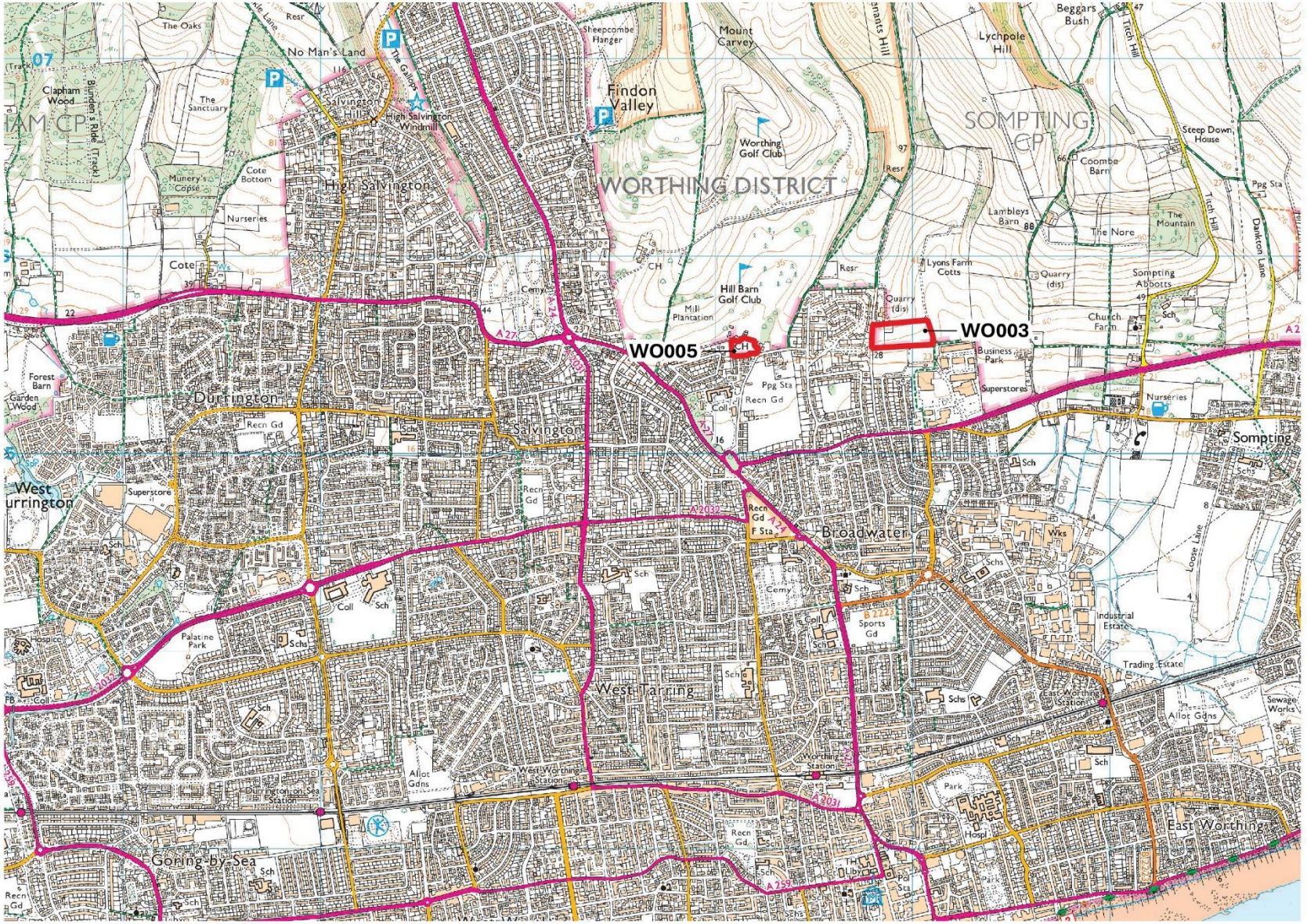
Potential Effects	**Potential Mitigation & Enhancement Opportunities**
Landscape Character	
Loss of mature trees and hedgerows, affecting their contribution in defining and screening the settlement edge of Worthing, and weakening the interconnectivity of habitats	• Conserve, protect and enhance mature vegetation within the Site and along its boundaries, which should be retained within adequate open spaces to aid integration • Consider opportunities to enhance the connectivity of hedgerows corridors using characteristic native species where suitable, in line with local nature recovery biodiversity priorities
Influence of lighting on dark skies resulting in increased light pollution	• Minimise influence of lighting on people and wildlife through sensitive building design and architecture. • Avoid excessive lighting and only install outdoor lighting where necessary

	• Follow the Institute of Lighting Professionals guidance for reduction of obtrusive light and use dark sky-friendly lighting
Loss of greenspace which provides a transition between the rural landscape character of the National Park, and the more urbanised coastal landscapes	• Conserve open space on Site where possible, and ensure siting of development is sensitive to the role this landscape plays between settlement and open countryside
Settlement Character	
Poor integration of new built form on the Site with its townscape and landscape context along the settlement edge of Worthing	• Locate development (including both buildings and access roads or other infrastructure) on the Site to fit with the existing settlement pattern, and respect the rural character of the landscape that defines the existing settlement edge • Carefully consider the design of new buildings (scale, siting and appearance) to respect the adjacent townscape • Intersperse green open space and tree planting within development to help break up the perceived mass of built form, strengthen green infrastructure, and enhance the integration of built forms within the surrounding townscape and landscape • The height of new buildings should integrate with adjacent existing and consented development in the vicinity to ensure a cohesive character to the settlement edge • Design of new buildings and public realm spaces (hard and soft landscaping) to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular (as defined by the Conservation Area Appraisal where applicable) • Development to draw on the principles contained within the South Downs National Park Design Guide and the objectives of the South Downs National Park Management Plan
Views & Visual Amenity	
Changes to the visual amenity of recreational users of local green open spaces and public footpaths, and the visual amenity of residents within the environs of the Site	• Retain, protect and enhance existing trees/woodland that helps screen local views into the Site from sensitive visual receptors • Design buildings characteristically and in response to sensitive views • Retain and enhance public access in and round the Site, and consider opportunities to improve connectivity with the surrounding downland landscape

Summary & Recommendations

Development of this Site would extend the settlement edge to the north of Worthing by introducing built development into a greenspace that forms part of the context to the settlement, and the edge of the National Park. Should development come forward on this Site, the key recommendations for accommodating development are highlighted below:

- Retain, protect and enhance trees and hedgerows which screen views into and through the Site
- Design of new buildings to respond appropriately to the character and appearance of the surroundings by using high quality materials in keeping with the local vernacular
- Sensitive siting of development within the land parcel to minimise landscape character impacts in this transitional landscape (between urban coast and the National Park)



KEY

Potential Site Allocation

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SOUTH DOWNS LOCAL PLAN REVIEW
LANDSCAPE STUDY
SOUTH DOWNS NATIONAL PARK AUTHORITY

FIGURE 37b
WORTHING
SETTLEMENT LANDSCAPE CONTEXT PLAN - MAP

April 2026

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