

**Lewes District Council**

**And**

**South Downs National Park Authority**

# **Landscape Capacity Study**

September 2012

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# 1. INTRODUCTION

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## **Aims**

- 1.1 The aim of the Landscape Capacity Study (LCS) is to help inform the emerging Core Strategy and future planning policy decisions. In particular it will help in identifying where development might be accommodated within the District without unacceptably impacting on the landscape.
- 1.2 The study looks at areas surrounding the towns and villages across the District where it is considered that there is likely to be future development pressures.
- 1.3 The study identifies broad landscape character areas upon which indicative landscape capacities can be established. Assessments of potential landscape impacts of specific development proposals have not been undertaken as part of this study. However, where appropriate, an indication of the type and scale of development that is considered acceptable in landscape terms is provided against the *scope for mitigation* section of each assessment.

## **Study Context**

- 1.4 Lewes District has a variety of distinctive landscapes which contain valued opportunities for recreation and biodiversity. This can be demonstrated through the District's varied and extensive landscape designations, including the South Downs National Park which covers just over half of the District's geographical area.
- 1.5 Along the coastal area the urban settlements of Peacehaven, Telscombe, Newhaven and Seaford are located and characterised by Downland slopes, river valleys and striking chalk cliffs. Inland, central to the District, is the market town of Lewes which overlooks the Ouse Valley and is flanked by downland, including Mount Caburn, an isolated part of downland to the east of the town.
- 1.6 Outside of the more urban areas are the predominantly rural areas of the South Downs and High and, predominantly, Low Weald landscape characters<sup>1</sup>. Each of these landscapes is quite distinctive and complements each other. The Downs provide an impressive backdrop against the open, rolling landscape of the Low Weald, whereas the High Weald areas in the north of the District are more enclosed and provide more intimate landscapes.

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<sup>1</sup> Identified by The Countryside Agency's character assessment of England (1999)

## **Key terms**

1.8 Below are some of the key terms used in the study. Other useful phrases are included in the glossary in Appendix A.

Landscape character → A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another.

Landscape sensitivity → refers to the inherent sensitivity of the landscape, irrespective of the type of change that may be under consideration. In a capacity study there can be several 'sensitivities' which are considered: character; visual; ecological; and cultural.

- Character – the degree to which the landscape character is robust enough to accommodate change without adverse impact.
- Visual – general visibility of the landscape and potential to mitigate visual effects, including landform/cover and numbers/ types of visual receptors.
- Ecological – based on ecological significant habitats likely to be at risk
- Cultural – based on areas where culturally significant elements will be at risk.

Landscape capacity → the ability of a landscape to accommodate different amounts of change or development of a specific type. Includes inherent sensitivity, specifically the landscape's sensitivity to particular development, and the value attached to the landscape or to specific elements in it.

## 2. METHODOLOGY

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### ***Landscape Guidance***

2.1 Several sources of guidance and existing landscape assessments<sup>2</sup> were used as background information in the landscape assessment and appraisal. Guidance in the landscape character assessment, including judging sensitivity, was primarily sourced from *Landscape Character Assessment Guidance for England and Scotland*<sup>3</sup>.

### ***Stages of Assessment***

2.2 The four main stages of the study are outlined below. Further details of the character assessment and evaluation of landscape capacity are also provided below.

A. *Field survey*

- Identify areas to be surveyed and assessed.
- Visit each identified area to be assessed
- Complete customised survey sheets, including photos.

B. *Desktop survey*

- Using in-house mapping system identify existing designations and relevant information (SSSI, flooding, conservation areas, National Park, contours, SACs, SPAs, protected trees and hedgerows, ancient woodland etc) to supplement field survey work.
- This information together with the field survey work is then collated and taken forward to the Analysis and Assessment stage.

C. *Analysis and Assessment*

- Use information obtained from field and desktop work to identify landscape character areas
- Use a five point matrix system to determine initial landscape capacity
- Consider mitigation potential and management opportunities which may impact initial capacity outcomes, inducing appropriate densities, scale and type of potential development
- Build an overall profile of landscape area

D. *Report*

The report outlines the aims, methodology and conclusions to the landscape character assessment and landscape capacity of these areas. These are presented in both a summary within the report, assessment tables and maps.

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<sup>2</sup> The Countryside Agency, *Countryside Character: The Character of England's natural and man-made landscape* (1999) and East Sussex County Council (ESCC) *The East Sussex County Landscape Character Assessment* (2004)

<sup>3</sup> The Countryside Agency and Scottish Natural Heritage, *Landscape Character Assessment Guidance for England and Scotland, Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity* (2002).

## ***Landscape Character Assessment criteria***

2.3 The process of identifying landscape character areas uses both quantitative and qualitative methods. The quantitative elements are predominantly obtained from the desktop stage which considers historical, environmental and cultural designations. The qualitative aspects of the landscape character assessments consider the following aspects:

- The quality of each character area;
- The value of each character area;
- The character sensitivity of each character area;
- The visual sensitivity of each character area;
- The potential for mitigating change within the character area and whether mitigation features would be out of character; and
- Requirements for management of the land and associated features (where appropriate the assessment has drawn on the management needs identified in existing assessments and management plans).

Each of the above elements are included in the field survey work and, using the below criteria, the overall quality, value and sensitivity associated with the surrounding landscape enables judgments, regarding any potential impact there may be on the landscape, to be made.

## **Landscape Quality Evaluation Criteria**

2.4 Landscape quality criteria, outlined below, was used as part of the survey work to assess various qualitative aspects of an area using a five point scale<sup>4</sup>. It attempts to classify the general quality of an area through physical features within the landscape which contribute to the value and/ or sense of place<sup>5</sup>. The quality classification feeds into the landscape value stage, second column on table 2, and landscape character sensitivity assessment which then form part of the capacity matrix.

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<sup>4</sup> Design Manual for Roads and Bridges, Volume 11, part 5 (Landscape Effects). Department for Transport (2002).

<sup>5</sup> Remoteness at the Local Scale: An application in East Sussex and Tranquil areas are determined according to Tranquil Areas South East Region (CPRE 2005). The Landscape Group, ESCC (1997). Classification of remoteness and tranquillity are used to help measure qualitative aspects which contribute to an area's overall sense of place and landscape quality.

Table 1: Quality criteria

Quality Classification	Evaluation Criteria
<b>Exceptional</b>	<ul style="list-style-type: none"> <li>• Rich, distinctive, unique or outstanding natural landscape character;</li> <li>• Strong landscape structure, characteristics, patterns and unified combination of landform and landcover;</li> <li>• Good condition – appropriate management for land use and landcover;</li> <li>• Distinct features worthy of conservation;</li> <li>• Unique sense of place;</li> <li>• No detracting features;</li> <li>• Strong sense of tranquillity reflected in extensive 'Most Tranquil Areas'; and</li> <li>• Areas of exceptional remoteness, possibly some wilderness.</li> </ul>
<b>High</b>	<ul style="list-style-type: none"> <li>• Very attractive, semi-natural or farmed landscape with strongly distinctive or unusual features;</li> <li>• Strong landscape structure, characteristic patterns and balanced combination of landform and landcover;</li> <li>• Appropriate management for land use and landcover but potentially scope to improve;</li> <li>• Distinct features worthy of conservation;</li> <li>• Strong sense of place;</li> <li>• Occasional detracting features;</li> <li>• Sense of tranquillity, smaller zones of Most Tranquil Areas; and</li> <li>• Areas of remoteness and possible exceptional remoteness.</li> </ul>
<b>Good</b>	<ul style="list-style-type: none"> <li>• Attractive semi-natural or farmed landscape with some distinctive features;</li> <li>• Recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident;</li> <li>• Scope to improve management for land use and landcover;</li> <li>• Frequent features worthy of conservation;</li> <li>• Sense of place;</li> <li>• Some detracting features;</li> <li>• No 'most tranquil areas'; and</li> <li>• Possible areas of remoteness, rarely exceptional remoteness.</li> </ul>
<b>Ordinary</b>	<ul style="list-style-type: none"> <li>• Commonplace landscape with limited distinctiveness;</li> <li>• Distinguishable landscape structure, characteristic patterns of landform and landcover often masked by land use;</li> <li>• Scope to improve management for land use and landcover;</li> <li>• Some features worthy of conservation;</li> <li>• Frequent detracting features;</li> <li>• No relatively tranquil areas; and</li> <li>• No areas of remote landscape.</li> </ul>
<b>Poor</b>	<ul style="list-style-type: none"> <li>• Dull landscape which has lost most of its natural features;</li> <li>• Weak or degraded landscape structure, characteristic patterns of landform and landcover are often masked by land use;</li> <li>• Mixed land use evident;</li> <li>• Lack of management and intervention has resulted in degradation;</li> <li>• Frequent dominant detracting features;</li> <li>• Disturbed or derelict land requires treatment;</li> <li>• Least tranquil areas; and</li> <li>• No areas of remote landscape.</li> </ul>



## Landscape Value Evaluation Criteria

- 2.5 Landscape value refers to factors such as international, national and local designations, or areas for which their value can be demonstrated through association or use. It should consider why and to whom the identified specific landscape characteristics are important and their relationship to the overall landscape patterns.
- 2.6 Historical and environmental conservation designations may reflect other valued aspects of the landscape character, which should also be taken into consideration.
- 2.7 Factors such as tranquillity, scenic beauty and remoteness are also considered to ensure that other, less tangible, qualitative aspects, associated with landscape value, are taken into account. These elements are more difficult to judge as the value of the landscape will be perceived differently from person to person.
- 2.8 The table below outlines the Value criteria, combining the quality assessment of the landscape with aspects of scale, designations and landscape features.

*Table 2: Value criteria*

<b>Value</b>	<b>Typical Criteria</b>	<b>Typical Scale</b>	<b>Typical Examples/Features</b>
<b>Very High</b>	Very attractive and rare  Exceptional landscape quality	International or National	World Heritage Site, National Park or key elements/features within them. Areas of exceptional remoteness Relatively most tranquil area Accessible wildlife areas of international or national value. Providing setting for internationally valued buildings or cultural features.
<b>High</b>	Very attractive or attractive scenic quality and in part rare  High / good landscape quality.	National, Regional, District or Local	National Park, Areas of Great Landscape Value (or similar designation) or key elements within them. Potential areas of exceptional remoteness Remote countryside Accessible wildlife areas of national value. Providing setting for Listed Buildings or nationally important cultural features.
<b>Medium</b>	Typical and commonplace or in part unusual  Good / Ordinary landscape quality	Regional, District or Local	Generally undesignated but value expressed through local cultural associations or through demonstrable use. Possibly some remote countryside Accessible wildlife areas of local value.
<b>Low</b>	Monotonous, degraded or damaged;  Ordinary/ Poor landscape quality.	District or Local	Certain individual landscape elements or features may be worthy of conservation and landscape would benefit from restoration or enhancement. No remote countryside Relatively least tranquil areas

## Landscape Character Sensitivity

- 2.9 Judging the landscape character sensitivity considers the landscape's robustness to change and is based on judgements about the sensitivity of factors within the landscape which are likely to be affected e.g. natural, cultural, quality, aesthetic factors, and the level to which these characteristics may be lost or affected by changes in the landscape.
- 2.10 The combination of landscape character sensitivity, visual sensitivity and landscape value identifies the capacity of the landscape to accommodate a specific type of change.

The Evaluation Criteria of the sensitivity to change of a landscape are defined in Table 3 below.

*Table 3: Character sensitivity criteria*

<b>Sensitivity to Change</b>	<b>Evaluation Criteria</b>
<b>High</b>	A landscape sensitive to a proposed type of change, which would result in significant effects on landscape character, features or elements.
<b>Moderate</b>	A landscape capable of accepting limited change, of the type proposed, with some effects on landscape character, features or elements.
<b>Low</b>	A landscape capable of accommodating considerable change, of the type proposed without effects on landscape character, features or elements.

## Landscape Visual Sensitivity

- 2.11 The visual sensitivity of the landscape has been recorded for each character area as part of the character assessment. As part of the assessment key views and viewpoints have been identified and features which enhance or detract from the view are also noted.
- 2.12 The visibility of an area within the surrounding landscape and any distant views into and out of the area are noted. Key visual receptors, such as footpaths, residential properties and roads, with views across the area are also recorded. Scope for mitigation is also considered to enable the assessment of whether any visual impacts may be reduced through landscaping or improving existing visual barriers. The landform and existing landcover play an important role in judging the scope for appropriate mitigation measures.

The visual sensitivity is evaluated for each character area using the following table.

Table 4: Visual sensitivity criteria

Visual Sensitivity	Evaluation Criteria
<b>High</b>	Views can be gained from visual receptor groups with a High sensitivity to the proposed type of visual change i.e. residential properties, access land, footpaths, informal recreational users. High visitor numbers. Sensitivity will be higher in designated landscapes. Long views across the area with few natural visual barriers i.e. landform, trees, hedges and woods. Usually little scope for mitigating potential visual impacts.
<b>Moderate</b>	Views can be gained from visual receptors with a moderate sensitivity to the proposed type of visual change i.e. recreational establishments, hospitals, schools, community uses, roads, railways and equestrian. Moderate visitor numbers. Some long views, some natural visual barriers to contain development. Usually moderate scope for mitigating potential visual impacts.
<b>Low</b>	Views can be gained from visual receptors with a low sensitivity to the proposed type of visual change i.e. commercial properties, farms and industrial sites. Low visitor numbers. Few long views, contained landscape with frequent visual barriers to contain development. Usually considerable scope for mitigating potential visual impacts.

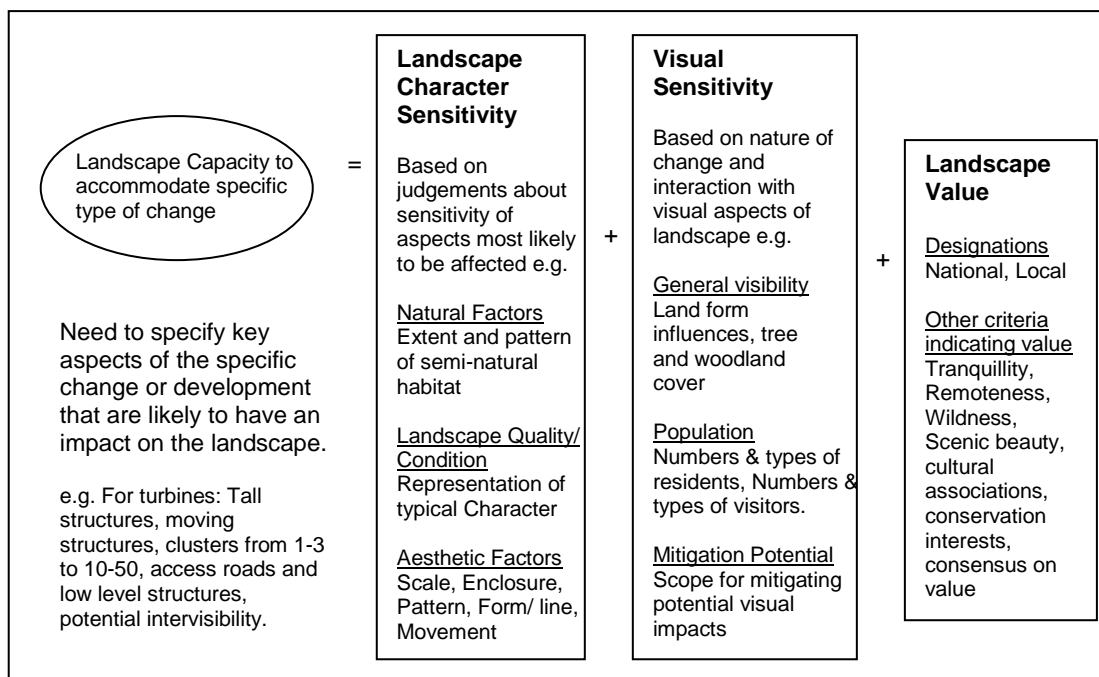
### **Assessing Landscape Capacity**

2.14 The following is a definition of landscape capacity taken from the Countryside Agency Guidance:

*“Landscape capacity refers to the degree to which a particular landscape type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed.” Further to this: “Capacity is all a question of the interaction between the sensitivity of the landscape, the type and amount of change, and the way that the landscape is valued.”*

2.15 Assessing the capacity of the landscape to accommodate change involves bringing together the judgements of landscape sensitivity (visual and character) and landscape value. These elements of assessment will need to be considered when establishing the landscape’s capacity for development.

Figure 1: Factors to consider in judging landscape capacity<sup>6</sup>



2.16 As highlighted above, the assessment of capacity for each character area is made by combining the quality, value and character / visual sensitivity conclusions.

$$\text{Landscape Character Sensitivity} + \text{Visual Sensitivity} + \text{Landscape Value} = \text{Landscape Capacity}$$

2.17 For example, if Quality is High, Value = High, Character sensitivity = High and Visual sensitivity = High, the capacity is most likely to be None. Where Quality = Ordinary, Value = Low, Character sensitivity = Low and Visual sensitivity = Low, the capacity is likely to be High.

2.18 The overall sensitivity of a character area is established using the sensitivity matrix, Appendix D table A, which cross references the character sensitivity with the visual sensitivity scores, established as part of the site survey stage. This is then fed into table B against the landscape value to produce an overall judgement of the area's capacity to change.

2.19 Where there is more of a differential between the assessment conclusions a certain degree of informed site specific judgement is required to come to a view on the overall capacity. Where this is the case the tables allow for further comment, see mitigation potential and management opportunities.

<sup>6</sup> Landscape Character Assessment Guidance for England and Scotland, Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity (2002)

2.20 For the purposes of this study each identified character area will be assessed for its capacity based on High, Substantial, Moderate, Slight or Low capacity basis. This represents the capacity of a particular area to absorb the proposed type of development without significant adverse effects.

## ***Mitigation and Management***

### **Mitigation**

2.21 The assessment of any mitigation potential measures requires careful consideration of the factors which define the character of particular landscapes. The visual and character sensitivity evaluations of each landscape area and potential mitigation will need to be considered side by side as the two aspects may, to a certain extent, dictate each other. The sensitivity of an area may determine what measures may be acceptable and mitigation measures may in turn strengthen character sensitivity.

2.22 The scope for mitigation and the ability for the landscape to accommodate mitigation measures, without the mitigation impacting upon the landscape itself, are outlined in the landscape character area and capacity table in Appendix E. The potential for mitigation is indicated as high, medium or low in the character area capacity tables. Factors such as development density, height and layout are also considered when establishing any potential mitigation.

2.23 This assessment of potential for landscape mitigation considers the following factors:

- The need to improve the landscape features at a local scale
- The need to restore lost landscape features such as hedges and woods
- The need to restore degraded landscape
- The need to soften hard urban edges
- Whether mitigation would detract from the sense of place
- Whether the site is already well contained and not visible in the wider landscape.

2.24 Outline mitigation measures, such as those listed below, are provided as part of the landscape character area summaries in the Settlement Area Summary, Appendix E, and Preferred Development Areas section below.

- Retention and management of existing landscape features
- New woodland planting to link with existing
- New tree belts to link with existing
- Creation of multifunctional green networks as planting, open space or recreational corridors.

Further detailed landscape mitigation would be required when considering specific proposals.

## **Management**

- 2.25 Management practices and land uses are important influences on the condition and quality of a landscape. Appropriate management methods, such as grazing or more formal uses such as recreation, will contribute to a landscape's overall sensitivity and vulnerability to change.
- 2.26 To make an informed judgement of the appropriateness of current landscape management, and assessing potential improved management strategies, a range of factors are considered:
- whether current grazing curtails otherwise encroaching vegetation such as weeds and scrub;
  - whether hedges are appropriately managed (maintained or replaced with fences);
  - Accessibility of footpaths, stiles and gates are maintained; and
  - Manage copses and tree belts
- 2.27 Where other areas within the study have more formal and structured uses they should be managed as such. The maintenance and management should conserve and enhance key landscape features such as trees and hedges.
- 2.28 Comments are included in the Summary Area Settlement table, where appropriate, outlining how landscape could be strengthened through improved management.

### 3. LANDSCAPE ASSESSMENTS AND PREFERRED DEVELOPMENT AREAS

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This section provides broad character area descriptions and assessment conclusions, including any development potential for the identified area. It should read in conjunction with the maps illustrating the identified character areas and Table 6, Appendix D and E respectively.

#### 3.1 Urban Towns

##### 3.1.1 *Lewes*

The preferred areas for development around Lewes, from a landscape perspective, are identified as:

- West of Malling Estate

The Medieval town of Lewes is located along a chalk ridge between a break in the Downs shaped by the River Ouse which runs through the middle of the town. The character of the town and surrounding landscape are influenced by the Downs, which border the town to the south, and the Low Weald landscape character area which extends out to the north. The town itself is relatively close knit in character due to the constraints of the Downs and river floodplain which contain the outward expansion of development.

The isolated block of downland of Malling Hill and Cliff Hill, which has one of the District's two Special Areas of Conservation (Lewes Downs SAC) and several areas of archaeological interest and Sites of Special Scientific Interest (SSSI), located to the east of the town provides an impressive backdrop. Several disused quarry pits line the sides of Malling Hill, which are either now occupied by industrial units or have returned to a semi natural state. To the south the Brighton to Newhaven railway line and Lewes bypass (A27) contains any growth of the town, beyond which lies the extensive flood plain and exposed Ouse Valley.

The qualities of the landscape surrounding the town, as well as the character of the town itself, make an important contribution to the South Downs National Park (SDNP) which incorporates the entire town and immediate surrounding landscape area.

The high value landscape and important environmental qualities of the areas surrounding Lewes town, substantially reduce opportunities for significant development due to the potential impacts on the landscape character. Specifically west of Lewes town, there is no capacity for development without harmful effects on the downland and on the northern edge, much of the landscape is open to downland and the low lying meadows adjacent to the river Ouse. Other locations on the fringe of the town have similar environmental and landscape constraints. For

these reasons it is considered that the landscape surrounding Lewes town has little capacity for change.

However, the area west of the Malling residential estate which lies to the north of the town and east of the river, is well contained, not readily visible from the wider landscape from the west and north and could have some scope for development.. Some strengthening of the existing landscape structure through planting to the northern extremities of the area, would protect the visual sensitivity of the landscape to the north.

### 3.1.2 *Newhaven*

The preferred areas for development around Newhaven, from a landscape perspective, are identified as:

- West of Meeching

The urban area of Newhaven is located at the mouth of the River Ouse and was built on downland slopes. Overlooking the town from the south is Newhaven Fort, a scheduled ancient monument. The cliffs to the south, which extend from Newhaven to Brighton, are designated as SSSI. Much of the land along the river is in employment and industrial use with port related uses located along the southern section. The majority of the residential development is located west of the river, with some development in the area of Denton to the north east which has several areas of archaeological interest. A significant proportion of the urban development is fairly elevated but along dry valleys and therefore relatively concealed from outside views.

The Downs run along the eastern and western edges of the town, in the main fall within the South Downs National Park designation and provide a natural constraint to development spreading much beyond its current extent. The Downs also form a valued gap between the urban areas of Newhaven and Peacehaven. The Ouse Estuary Nature Reserve and Tide Mills, a large low lying area of designated National Park land between the River Ouse and Downs, provides an important undeveloped gap between Newhaven and Seaford.

Opportunities for development, without adversely impacting on the landscape character, are limited to small pockets around the urban fringes and would require a strong landscape structure. The northern fringes of Newhaven and Denton are constrained by National Park designation. These high valued landscape areas, vulnerable to long views, have no scope, in landscape terms, for further development. Small degraded areas adjacent to Denton could be improved to strengthen the surrounding landscape character.

Much of the east facing downland slopes west of the river have been built on with some development breaching the ridgeline leaving the area vulnerable to further urban sprawl. Development which has extended westwards over the ridge has resulted in a hard urban edge within a



relatively open and valued landscape. Some sensitive landscaping would help strengthen this landscape character. East of the ridge, the landscape is bordered by two residential areas and a disused quarry, now an industrial estate. The area is fairly visually sensitive but it is considered that there is some capacity for development within a strong landscape structure.

### 3.1.3 *Peacehaven and Telscombe*

The preferred areas for development around Peacehaven and Telscombe, from a landscape perspective, are identified as:

- Area around Lower Hoddern Farm
- Valley Road area

The conjoined urban area of Peacehaven and Telscombe is located along a gently undulating part of the coast, on the south facing slopes of the Downs. The purpose built town was built on a grid and plotland system from the early part of the 20<sup>th</sup> century. The development extends along the A259 running east to west and stretches northwards forming an 'L' shaped pattern of development. The southern half and area along the coastal road are the more densely developed areas resulting in a hard, east facing, urban edge. The northern part of Peacehaven has a more suburban sense of place, softened by mature trees inter-dispersed within the built up area. In addition to the cultural importance of the urban pattern of Peacehaven there are several areas of archaeological interest within the urban area and surrounding landscape around Lower Hoddern Farm and along the urban edge east of Peacehaven.

The cliffs which span the length of Peacehaven and Telscombe, and beyond, are designated SSSI. The SDNP designation envelops the western edge of the town, including the extensive area of archaeological interest of Telscombe Tye, down to the cliff edge. This area of landscape provides a valuable gap between the developed area of Peacehaven and Telscombe to the east and Saltdean to the west. Development has already impinged on the southern part of the landscape. The western edges of Telscombe have limited scope for change without adversely impacting on this landscape character.

In landscape terms the urban fringes, which lay outside the SDNP designation and where development has scope to improve hard urban edges, would be the preferred areas for potential development and where the landscape character has the greatest capacity to absorb change. These opportunities are limited to the east of Peacehaven south of Lower Hoddern Farm and where the landscape character has already been degraded by encroaching development and other human influences in the Valley Road area which lies on the northern fringe of Peacehaven.

The identified landscape character area of Valley Road, which lies between Telscombe Road, and Bullock Down, contains sporadic

plotland development. This area offers a transition area from the urban edge to the countryside. However, the area is fairly degraded from the mix of residential and agricultural uses. Some plotland areas contain derelict buildings or are severely overgrown through neglect. The shape and east/west direction of the valley, which is comparatively well vegetated against the urban character of Peacehaven, helps screen the southern section of the valley where development has breached the ridge of the north facing slope. The northern part of the valley, particularly the east part, is, however, quite visually sensitive from an easterly direction. Whilst some capacity for development is identified for this area any change would require very structured and sensitive landscaping to protect the landscape character of the wider area.

#### 3.1.4 Seaford

The preferred areas for development around Seaford, from a landscape perspective, are identified as:

- Limited pockets of land south of Chyngton Way

The town of Seaford is located on a gentle downland dip slope, at the eastern end of an expansive and exposed shingle beach which bridges the gap in the cliff-face between Newhaven and Seaford Head. The seafront is notably undeveloped. Isolated from the western edge of Seaford is the Bishopstone estate which is very visible from Newhaven but is contained to the north and north-west by Rookery Hill, a ridgeline that screens the development from the north.

In landscape terms there is very little scope for the landscape surrounding Seaford to accommodate change due to the exposed character of the landscape or the topography. Any development should be limited to areas outside of the designated National Park as landscape impacts from significant development on urban fringes would be difficult to mitigate against. However, it is considered that there are pockets of land on the urban edge, outside of the designation that management could improve, thereby strengthening the character of the landscape.

The landscape surrounding Seaford to the north and north east is dominated by the Firls and Bishopstone Downs and is designated National Park. This valued and visually sensitive landscape, due to its openness, is predominately in agricultural use. Formal recreation uses have resulted in some degradation of this identified landscape character and that to the south of Seaford. These uses should be carefully managed to ensure the surrounding landscape character is not further impacted upon.

Seaford lies between Cuckmere valley to the east and Ouse valley to the west. The open downland between Seaford and the Cuckmere valley provides a natural ridge which development should not breach. Any change in this area would be highly visible and impact on the character of both the immediate and surrounding landscape. North-west of

Seaford another ridge which follows the path of Grand Avenue provides an established and defensible boundary to development.

## 3.2 Villages

### South Downs area

The South Downs are a prominent outcrop of chalk which stretches from Hampshire to East Sussex. The character of the Downs features steep north facing escarpment, rolling arable fields, dry valleys, chalk cliffs and broad river valleys.

The majority of settlements in this character area are isolated hamlets and farm buildings located within the designated area of the South Downs National Park. The majority of areas within the South Downs Character Area were not assessed as it was considered that currently these landscape areas will not be under significant pressure for change.

#### 3.2.1 *Falmer*

It is considered that, in landscape terms, there is no scope for change in the landscape areas surrounding Falmer. The village of Falmer is within the National Park. It is well contained and retains much of its rural character, despite the A27 dividing the village into north and south and the large campus of the University of Sussex and new football stadium bordering it to the west. To the east of Falmer lies open downland which slopes away allowing for little mitigation against adverse impacts of change on the surrounding landscape. The open and steep topography adds to the sense of exposure.

#### 3.2.2 *Glynde*

The small linear village of Glynde lies on the eastern slopes of the isolated block of downland between Glynde and Lewes town and is within the National Park. As such there is no capacity for development within the majority of the landscape surrounding Glynde village. Any scope for change is limited to the identified character area of Balcombe Pit, a disused quarry, which is outside the National Park and has low character sensitivity.

#### 3.2.3 *Kingston*

Kingston is a small downland village overlooked by numerous coombes and steep scarps of the Downs which surround the village. The village is completely within the National Park and has an extensive area of archaeological interest that runs along The Street. The capacity of the village is constrained by the topography and highly valued landscape and there is very little scope for development and any change should be small scale infill within the existing built up area and require sensitive landscaping.

### Low Weald area

The areas of Low Weald are broad, low lying, landscapes and comparatively intimate in scale. The area is characterised by numerous streams, small pockets of woodland and hedgerows which dissect the gently undulating landscape. Across the Low Weald area long views of the Downs can be gained. Three of the District's larger villages are located within the Low Weald. These areas are outlined below, followed by the smaller villages of the Low Weald.

#### 3.2.4 *Ditchling*

The preferred areas for development around Ditchling, from a landscape perspective, are identified as:

- South of Lewes Road

The Medieval village of Ditchling lies at the foot of the Downs along the parallel greensand ridge. The village is located along one of the many lanes which run perpendicular to the Downs. Development is concentrated around the crossroads radiating from this point, particularly along the Lewes Road to the east. The majority of Ditchling is covered by several areas of archaeological interest, including the remains of the main east- west Roman road in Sussex.

There is little scope, in landscape terms, for significant development around Ditchling. The main constraint to development is the visual sensitivity of the landscape. Land to the west is particularly open gaining uninterrupted views to the Downs which, in addition to the area's historical significance, contributes to the landscape value as designated National Park. South east of the crossroads the landscape is comparatively well contained by tree belts and a block of woodland which obstruct views southwards. This landscape has the potential for small scale change but within the context of a strong landscape structure. Other small pockets of land, adjacent to the existing development, may also have potential.

#### 3.2.5 *Newick*

The preferred areas for development around Newick, from a landscape perspective are identified as:

- East of Newick
- Land south of Allington Road adjacent to existing development.

Newick is located in the upper Ouse Valley close to the border of the Low and High Weald character areas. The existing built up area is concentrated between Western Road and Allington Road. To the north of Newick, the landscape takes on some of the landscape features associated with the neighbouring High Weald characteristics. Woodland and the steep topography of the landscape offer very little scope for development. The elevated landscape of this area provides long and

exposed views to the north. Similar landscape traits can be found in areas south of Newick away from the immediate areas south of Allington Road.

Some areas along the fringes of the existing built up area have been degraded and influenced by adjacent uses and heavy equestrian uses are also found in these areas. Mature hedges run parallel to the existing development in this area and provide visual barriers, as the landscape slopes away to the south and provides natural defensible boundaries to development. These areas to the south of Allington Road and East of Church Road have, in landscape terms, the greatest scope for change.

### *3.2.6 Plumpton Green*

The preferred areas for development around Plumpton Green, from a landscape perspective are identified as:

- Land east of Station Road

Plumpton Green is a ribbon development which has grown along one of the numerous north-south old drove lanes which run perpendicular to the Downs to the south. The landscape areas surrounding the village are largely flat with mature hedges and pockets of woodland which surround a number of ponds. Intermittent long views of the Downs can be obtained from the majority of surrounding landscape areas.

The south-east edge of the village is relatively open with medium sized fields, however land to the immediate east features several smaller fields bounded by mature trees and hedgerows. These features contain the landscape and obstruct outside views. This area offers the greatest opportunity for change without impacting on the landscape character. Although other identified landscape character areas, adjacent to the existing development area, are considered to be more visually sensitive due to the larger scale landscape, there is the potential for small scale changes in the landscape within a strong and reinforced landscape structure.

### *3.2.7 Ringmer and Broyleside*

The preferred areas for development around Ringmer, from a landscape perspective are identified as:

- Land north of Bishops Lane
- Land south of Lewes Road

Ringmer and Broyleside are together a relatively large built up area adjacent to the South Downs National Park designation. An extensive area of Ringmer is designated as an area of archaeological interest. Ringmer is fairly concentrated south of the village green, whereas the settlement pattern of Broyleside is predominantly linear in form.

Areas to the south and west of Ringmer are within National Park and are notably open in character offering views to the Downs. The area east of Broyleside is a flat and open landscape which has little in the way of natural enclosure or screening.

Capacity for change is limited to areas outside the National Park and land between the existing built up area. This latter option would retain development within the context of the village but would need a strong landscape structure so as to retain the sense of a gap in the built up areas north of Lewes Road. The smaller, hedge lined fields adjacent to the existing residential and industrial uses provide opportunities for screening. Consequently, the identified landscape character north of Ringmer, extending eastwards to Broyleside, is considered to have some scope for change. In addition land west of Broyleside of a similar character, is seen as having some opportunity for change. The area immediately south of Caburn Industrial Park has little landscape value, although the landscape becomes increasingly open further east, away from the built up area.

### *3.2.8 Wivelsfield and Wivelsfield Green*

The preferred areas for development around Wivelsfield and Wivelsfield Green, from a landscape perspective are identified as:

- Areas south of Green Road to the rear of existing residential development.
- Land east of Wivelsfield Green

The area of Wivelsfield and Wivelsfield Green is linear in form running east to west along Green Road and North Common Road, along a greensand ridge which runs parallel with the Downs. The area lies outside of the National Park designation. The landscape surrounding the area has relatively large blocks of woodland which contain the existing development and restrict long views out of the area.

Land north of Wivelsfield rises gently away from the built up area. There would be little scope for development in these areas without impacting on the landscape character. Areas south of the existing development are well contained by mature trees and hedges and increasingly constrained to the south by the topography, obstructing any long views to the Downs. The western section of this area, between Eastern Road and Green Lane, is considered to have particular scope for development as the eastern section has fewer opportunities to mitigate visual impacts.

The area east of Wivelsfield Green is largely degraded by adjacent residential and equestrian uses. There would be capacity for development in this area as it is well contained from the more open landscape to the south east and the already degraded landscape character could be improved. Land to the south of Wivelsfield Green shares some characteristics of the area to the south of Green Road however; the topography here means that although it is considered to

have some scope, any change to the landscape would be more visually intrusive on a largely undeveloped slope.

The smaller villages of South Chailey, North Chailey, Cooksbridge and Barcombe Cross are grouped together below.

### 3.2.9 *Barcombe Cross*

The preferred areas for development around Barcombe Cross, from a landscape perspective are identified as:

- Land north of Barcombe Cross village

The village of Barcombe Cross is located on a ridge giving it an elevated position within the wider landscape. To the north and east of the village long and uninterrupted views of the Weald can be gained offering little scope for significant development. Land to the west in particular slopes away rapidly limiting opportunities for visual mitigation. Other better contained areas adjacent to the village are considered to have a high landscape value, as they provide an important setting to the village. Small areas to the north of the village, which are considered to be of lesser landscape value and quality due to adjacent influences, have some scope for small scale change and potentially strengthen the character of the surrounding landscape.

### 3.2.10 *Chailey (North)*

The preferred areas for development around Chailey (north), from a landscape perspective are identified as:

- South of Station Road

Much of the landscape surrounding the small village of North Chailey is either densely wooded or is designated common land providing little scope for development without substantially impacting on the landscape character. Areas to the west of the village have intermittent long views to the Downs are considered to have both high visual and character sensitivity. Land to the south of Station Road offer the greatest potential for change, in landscape terms. This area is considered to have little immediate landscape value in terms of landscape designation but may potentially have value in retaining a development gap between North Chailey and Newick in the east. However, a significant amount of this gap has already been breached on the north side of Station Road. The area south of Station Road is well contained by existing natural defensible boundaries.

### 3.2.11 *Chailey (South)*

The preferred areas for development around Chailey (south), from a landscape perspective are identified as:

- South of Mill Lane

The landscape surrounding the village of South Chailey is dominated by large open agricultural fields, predominantly pastoral, or dense woodland, the majority of which is designated ancient woodland. These open fields to the north, east and south have little scope for change, particularly in the south where open views of the Downs can be seen and in the east where the land is exposed as it slopes away rapidly from the village edge. Further intrusion into the woodland to the east should be avoided. Small areas adjacent to development south of Mill Lane where the landscape character is of poor quality through degradation and adjacent influences have potential for small scale development.

### *3.2.12 Cooksbridge*

The preferred areas for development around Cooksbridge, from a landscape perspective are identified as:

- Land north of Beechwood Lane

It is considered that, in landscape terms, any scope for change around the village of Cooksbridge is limited to the west of the village. South of the railway line which runs through the centre of Cooksbridge, long views of the Downs can be gained. Areas where these views are obstructed are constrained to where development and mature screening already exists. The topography to the east of the village dictates that there is negligible scope for change without impacting on the landscape.

### Other urban areas

#### 3.2.13 East of Valebridge Road (North of Burgess Hill)

This area east of Valebridge Road is well contained by mature tree belts and woodland which provide a defensible boundary. Views across and out of the area are limited. The area is adjacent to existing residential development with some individual properties extending the built environment eastwards. It is therefore considered that, in landscape terms, there is scope for further development in this area so long as the existing trees are retained as screening.

#### 3.2.14 South of Burgess Hill

The landscape in this area is made up of irregular shaped fields bounded by mature hedges and pockets of woodland. The area immediately adjacent to Burgess Hill is outside of the National Park designation. The intermittent open and long views to the Downs are the main consideration in assessing any potential impacts of changes in the landscape. However, it is considered that there is sufficient scope for mitigation which would not impact on the landscape character. Potential development should be located adjacent to the existing urban areas outside the National Park.



### 3.2.15 South east of Haywards Heath

Much of the landscape in this area on the south eastern urban edge of Haywards Heath is formed of relatively large irregular shaped fields bounded by tree belts and large areas of woodland which provide visual interruptions across the landscape. Some areas, due to its elevation, are relatively open and intermittent, distant, views of the Downs can be gained. There is considered to be scope for development in the northern part of the landscape adjacent to existing development. Land to the south becomes increasingly open and mitigation potential limited until the land levels out again.

### 3.3 High Weald area

The High Weald character area covers a comparatively small section of the District's northern boundary. No areas assessed as part of the study were in this landscape character area.

### 3.4 Summary Capacity table

The table below outlines, by each identified character area and point of assessment, the overall Landscape Sensitivity conclusion, derived from the character and visual sensitivity scores, and the landscape capacity conclusion.

Table 5: Summary capacity table

Settlement	Site ref	Landscape character area	Landscape sensitivity	Landscape Value	Landscape capacity
Barcombe Cross	A. 01	West of Barcombe Cross	Substantial	Medium	<b>LOW</b>
	A. 02	South East of Barcombe Cross	Substantial	Slight	<b>LOW/ MEDIUM</b>
	B. 01	North of recreation ground	Substantial	Medium	<b>LOW</b>
	C. 01	North of Barcombe Cross	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	C. 02	East of Barcombe Cross	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	C. 03	South of Barcombe Cross	Substantial	Medium	<b>LOW</b>
Chailey (North)	A. 01	North of North Chailey	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	A. 02	Chailey Common	High	Substantial	<b>NEGLIGIBLE</b>
	B. 01	South of Chailey Heritage School (playing fields)	High	Low	<b>LOW/ MEDIUM</b>
	C. 01	South of Station Road	Medium	Slight	<b>MEDIUM</b>
	C. 02	West of A275 (North of North Chailey)	Substantial	Slight	<b>LOW/ MEDIUM</b>
	D. 01	North of Station Road	High	Slight	<b>LOW</b>
Chailey	A. 01	South of Mill Lane	Substantial	Slight	<b>LOW/</b>

(South)					<b>MEDIUM</b>
	A. 02	North of Mill Lane	Substantial	Medium	<b>NEGLIGIBLE/ LOW</b>
	B. 01	West of Mill Lane	High	Substantial	<b>NEGLIGIBLE</b>
	B. 02	East of Yokehurst	High	Substantial	<b>NEGLIGIBLE</b>
	B. 03	South East of South Chailey	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	C. 01	Kiln Wood	High	Substantial	<b>NONE</b>
Cooksbridge	A. 01	South of Malthouse Way	Substantial	Medium	<b>LOW</b>
	A. 02	North of Beechwood Lane	Medium	Medium	<b>MEDIUM</b>
	B. 01	East of Malthouse Way	Substantial	Substantial	<b>NEGLIGIBLE/ LOW</b>
	B. 02	East of Cooksbridge (Hamsey Lane)	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	B. 03	North of Covers and Hamsey Lane	Medium	Medium	<b>MEDIUM</b>
	C. 01	South of Beechwood Lane	High	Substantial	<b>NEGLIGIBLE</b>
Ditchling	A. 01	Lodge Hill (E. of Ditchling)	High	High	<b>NONE/ NEGLIGIBLE</b>
	B. 01	Land South of Keymer Road	Medium	Substantial	<b>LOW</b>
	C. 01	South of Lewes Road	Medium	Medium	<b>MEDIUM</b>
	D. 01	East of Dumbrells	Medium	Substantial	<b>LOW</b>
Falmer	A. 01	South and east of Falmer South	High	High	<b>NONE/ NEGLIGIBLE</b>
	A. 02	East of Falmer North	High	High	<b>NONE/ NEGLIGIBLE</b>
Glynde	A. 01	West of Glynde	High	High	<b>NONE</b>
	B. 01	Glynde Reach	High	Substantial	<b>NONE/ NEGLIGIBLE</b>
	C. 01	South of Glynde	High	High	<b>NONE</b>
	D. 01	Balcombe Pit	Medium	Slight	<b>MEDIUM/ HIGH</b>
Kingston	A. 01	Kingston Ridge	High	High	<b>NONE</b>
	A. 02	Juggs Road	High	High	<b>NONE</b>
	B. 01	Kingston Hollow	Substantial	Substantial	<b>NEGLIGIBLE/ LOW</b>
	C. 01	South of Wellington Lane	Substantial	Medium	<b>LOW</b>
	D. 01	West of Kingston	High	High	<b>NONE/ NEGLIGIBLE</b>
Lewes	A. 01	North of Houndean Rise	High	High	<b>NONE/ NEGLIGIBLE</b>
	A. 02	Area west of Lewes Town	High	High	<b>NONE/ NEGLIGIBLE</b>
	A. 03	North West of Lewes	High	Substantial	<b>NEGLIGIBLE</b>
	B. 01	Lewes Gallops	High	Substantial	<b>NEGLIGIBLE</b>
	C. 01	Ouse Valley, north of Lewes	High	Substantial	<b>NEGLIGIBLE</b>
	D. 01	West of Malling Estate	Medium	Medium	<b>MEDIUM</b>
	E. 01	Malling Hill	High	Very High	<b>NONE</b>
Newhaven	A. 01	West of Meeching	Substantial	Slight	<b>LOW/ MEDIUM</b>
	A. 02	Harbour Heights	Substantial	Medium	<b>NEGLIGIBLE/ LOW</b>

	B. 01	South of Rushy Hill	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	B. 02	North of The Highway	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	C. 01	West of Lewes Road	High	Substantial	<b>NEGLIGIBLE</b>
	C. 02	East and North of Denton	High	Substantial	<b>NEGLIGIBLE</b>
	D. 01	North of Newhaven	High	Substantial	<b>NONE</b>
	D. 02	Ouse Estuary Nature Reserve	High	Substantial	<b>NONE/ NEGLIGIBLE</b>
	E. 01	Lewes Recreation area	Substantial	Low	<b>LOW/ MEDIUM</b>
	E. 02	Newhaven Fort area	Substantial	Medium	<b>LOW</b>
Newick	A. 01	North of Jackies Lane	Substantial	Slight	<b>LOW/ MEDIUM</b>
	B. 01	North of Alexander Mead	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	B. 02	East and South of Blind Lane	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	B. 03	South of Allington Road	Substantial	Medium	<b>LOW</b>
	C. 01	North of Blind Lane	Moderate	Slight	<b>MEDIUM/ HIGH</b>
	C. 02	Rear of Allington Road	Substantial	Low	<b>MEDIUM</b>
	D. 01	South of Jackies Lane	Substantial	Slight	<b>LOW/ MEDIUM</b>
Peacehaven and Telscombe	A. 01	Telscombe Tye	High	Substantial	<b>NONE</b>
	B. 01	Telscombe village and land to south	High	High	<b>NONE</b>
	B. 02	Downland East of Peacehaven	High	High	<b>NONE</b>
	C. 01	Area East of Peacehaven	High	Medium	<b>LOW/ MEDIUM</b>
	D. 01	Valley Road area	High	Medium	<b>LOW/ MEDIUM</b>
	D. 02	Land North West of Valley Road	High	High	<b>NEGLIGIBLE/ LOW</b>
Plumpton Green	A. 01	West of Plumpton	High	Medium	<b>NEGLIGIBLE/ LOW</b>
	A. 02	South of Chapel Road	Substantial	Medium	<b>LOW</b>
	A. 03	South east of Plumpton Green	Substantial	Slight	<b>NEGLIGIBLE/ LOW</b>
	B. 01	East of Plumpton Green	Medium	Medium	<b>MEDIUM</b>
	C. 01	South of North Barnes Lane	Substantial	Medium	<b>LOW</b>
Ringmer	A. 01	Land North/ North west of The Forges	High	Substantial	<b>NEGLIGIBLE/ LOW</b>
	B. 01	North of Bishops Lane	Medium	Medium	<b>MEDIUM</b>
	B. 02	Land East of Bishops Lane	Medium	Medium	<b>MEDIUM</b>
	C. 01	Land east of Yeomans	Substantial	Medium	<b>NEGLIGIBLE/ LOW</b>
	D. 01	South of Caburn Enterprise Park	Low	Slight	<b>HIGH</b>
	E. 01	Potato Lane, Rushy Green	Medium	Medium	<b>NEGLIGIBLE/ LOW</b>
	E. 02	Land east of Ringmer Community College	Medium	Medium	<b>MEDIUM</b>

	F. 01	South of Gote Lane	High	High	<b>NONE</b>
	G.01	West of Broyle Side	Medium	Medium	<b>MEDIUM</b>
Seaford	A. 01	Area of Rookery Hill	High	High	<b>NONE</b>
	B. 01	Bishopstone/ Norton Valley	High	High	<b>NONE</b>
	B. 02	North of Seaford	High	Very High	<b>NONE</b>
	C. 01	South of Bishopstone Road	High	High	<b>NONE</b>
	D. 01	East of Chyngton Lane South	High	High	<b>NONE</b>
	E. 01	North of South Hill Barn	High	High	<b>NEGLIGIBLE/ LOW</b>
	F. 01	South of Chyngton Road	High	Substantial	<b>NEGLIGIBLE/ LOW</b>
	G. 01	Blatchington Golf course	Substantial	Substantial	<b>NEGLIGIBLE/ LOW</b>
Wivelsfield	A. 01	North of Springfields industrial estate	Substantial	Medium	<b>LOW</b>
	A. 02	North of Wivelsfield (More House)	Substantial	Medium	<b>LOW</b>
	A. 03	South of Winters Farm	Substantial	Medium	<b>LOW</b>
	B. 01	West of B2112	High	Slight	<b>LOW</b>
	B. 02	East of B2112	Medium	Medium	<b>MEDIUM</b>
	B. 03	South of Green Road	Medium	Slight	<b>MEDIUM/ HIGH</b>
	B. 04	North of Old Barn	Substantial	Medium	<b>LOW</b>
	C. 01	Land east of Wivelsfield Green	Slight	Medium	<b>High/ Very High</b>
Burgess Hill	A. 01	East of Valebridge Road	Medium	Slight	<b>MEDIUM/ HIGH</b>
	B. 01	South East of Burgess Hill	Medium	Slight	<b>MEDIUM</b>
Haywards Heath	A. 01	South East of Haywards Heath	Medium	Slight	<b>MEDIUM/ HIGH</b>

## 4. CONCLUSIONS

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The Landscape Capacity Study shows that landscape areas considered to have the greatest potential for growth are limited to urban edges and villages which are located, predominately, outside the South Downs National Park. For the majority of the preferred locations, especially those adjacent to or have open views to the National Park and other highly valued landscapes, any change in the landscape would need to be within a strong landscape structure to minimise possible visual impacts and strengthen the surrounding landscape character.

### 4.1. *Urban Areas*

The urban towns which are considered to have the greatest potential for growth, and are outside of the South Downs National Park are:

- Peacehaven and Telscombe – Area around Lower Hoddern Farm and Valley Road Area (southern slopes)

The largest area in Peacehaven considered having scope for development is the land south of Lower Hoddern Farm. The area lies outside the National Park and provides an opportunity to strengthen the surrounding landscape through improving the hard urban edge. Although the landscape is fairly open to the east it is considered that it lies within the context of the existing urban area and would therefore not unacceptably protrude into the countryside.

The Valley Road area is considered to have some development potential, in landscape terms, although limited to the southern and western areas as areas outside of this become increasingly visually sensitive and have greater potential to impact on the surrounding character of the landscape.

- Newhaven – West of Meeching

The majority of the Newhaven's urban edge is bordered by the National Park or have local landscape value. Consequently, there is little scope for substantial growth outside of the urban area. The area considered to have the greatest scope for change, in landscape terms, is the land west of Meeching Quarry. This area is bordered by existing residential and industrial use and, although the landscape area sits slightly higher, is considered to be within the urban grain of Newhaven.

The County town of Lewes, although in the National Park, is considered to have some limited scope for development on the urban edge, without having unacceptable impacts on the landscape.

## 4.2. Villages

The villages within the Low Weald, with the greatest potential for growth are listed below with the specific favoured areas for potential development outlined:

- Ringmer and Broyleside – north of Bishops Lane, east of Caburn Industrial Park and south of Lewes Road.
- Wivelsfield and Wivelsfield Green – East of Wivelsfield Green and south of Green Road (western section)

Other villages which are considered to have reasonable scope for development are:

- Newick – south of Allington Road
- Plumpton – east of Station Road

There are a number of landscapes that form part of the context of smaller settlements in the District (that lie outside of the National Park), which the summary capacity table in Chapter 3 of this study identified as having some limited capacity for growth.

It should be reiterated at this point that the study has looked at broad landscapes areas when assessing the capacity of the landscape for change rather than site specific proposals. Therefore, more detailed landscape assessments will be produced as part of the Site Allocations and Development Management Policies DPD and would be required at the appropriate planning application stage.

# APPENDICES

## Appendix A - GLOSSARY

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**Agricultural Diversification** This refers to the pressure for change of use for farm buildings and agricultural land as alternative development such as offices, riding stables and other recreational uses.

**Analysis (landscape)** The process of breaking the landscape down into its component parts to understand how it is made up.

**Ancient Woodland** Land continuously wooded since AD1600.

**Assessment (landscape)** An umbrella term for description, classification and analysis of landscape.

**Characteristics** Elements, features and qualities which make a particular contribution to distinctive character.

**Characterisation** The process of identifying areas of similar character, classifying and mapping them and describing their character.

**Field Pattern** The pattern of hedges or walls that define fields in farmed landscapes.

**Green Infrastructure** is a network of multifunctional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.

**Landscape capacity** is the indicative ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts. In the context of this study this will be a relative comparison for each settlement.

**Landscape character** is the recognisable and consistent pattern of elements that make a place different or distinct. Character is influenced by particular combinations of physical elements such as settlement, land use and built features, and other perceived aspects such as views, tranquillity and sense of place

**Landscape character areas** are single unique areas in the landscape, which have a particular sense of place. These are discrete areas of an identifiable character reflected by differing vegetation, settlement and field patterns, cultural associations and other landscape characteristics. They share general characteristics with other areas but have their own particular identity, these are distinct from landscape types.

**Landscape character types** are generic types which possess broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernable in maps and field survey records. They can occur in different geographical locations.

**Landscape Framework** A framework of landscape elements or features such as trees and hedgerows, which would be required as a setting for proposed or existing development. For example earthworks, tree belts, hedges and woodland, the framework may also include open areas of landscape where this would be in character with the setting.

**Landscape management** is concerned with the development of management actions which conserve, enhance and maintain landscapes for current and future generations. The discipline of landscape management ensures that the design intention of a landscape is realised in the long-term, be it a newly designed or an historic landscape, and that it fulfils its intended function as a component in the landscape, as an amenity resource for people and as a habitat for wildlife.

**Landscape Mitigation** is measures, including any process, activity, or design to avoid reduce, or compensate for adverse landscape and visual effects of a development project. The potential to mitigate change in a particular landscape will depend on the factors and features which determine the character of the landscape.

**Landscape Sensitivity** is the inherent sensitivity of the landscape resource, which includes the sensitivity of both its character as a whole and the individual elements contributing to the character. Sensitivity also includes the visual sensitivity of the landscape in terms of views, types of viewers and the scope to mitigate visual impact.

**Landscape Value** The relative value or importance attached to a landscape. A landscape may be valued by different communities of interest for different reasons. These can include scenic beauty, tranquility, and special cultural / conservation interests. Some may be designated.

**Mitigation** Measures to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.

**Sense of Place** The character of an area that makes it locally distinctive and individual.

**Settlement** All dwellings/habitations whether single or clustered in cities, towns and village.

**Settlement Pattern** The predominant pattern of settlement in an area.

**Vernacular** Built in the local style, from local materials.



## Appendix B - TEMPLATE

**Site Visit Template** – This template was used during the filed survey work to assess the landscape character and undertake a visual appraisal of the identified areas.

**Site Reference:** ..... **Site Location:** .....

**Site Name:** .....

**Direction of view:** ..... **Date of assessment:** .....

<b>Site Description:</b>	
<b>Evaluation scores</b>	
Quality	.....
Value	.....
Sensitivity	.....
Visual	.....

## P H O T O

### A. Land Cover and Landscape Elements

Table A.1				
Built form		Vegetation		Grazing
Farm buildings	Private track	Shrubs		Arable
Walls	Derelict	Woodland		
Pylons	Railway	Grassland		Lakes
Industrial	Churches	Hedgerows		River
Urban settlement	Banks/ verges	Trees (deciduous/ evergreen/ mixed)		Streams
Rural settlement	Quarry			Estuary
Paths/ bridleway	Single res	Tree clumps		Ponds
Masts	Commercial	Isolated trees		Coast
Fences	Telegraph poles	Park land		Beach
A Road	Recreation	Common		Marsh
B Road		Shaws		

### Landform

Coast		Rolling lowland		Scarp	
Flat		Valley		Hills	
Sloping		Undulating			
Steep slope		Cliff			

### Aesthetic factors

					Other
<b>Balance</b>	Harmonious	Balanced	Discordant	Chaotic	
<b>Scale</b>	Intimate	Small	Medium	Large	
<b>Enclosure</b>	Confined	Enclosed	Open	Exposed	
<b>Texture</b>	Smooth	Textured	Rough	Very rough	

<b>Colour</b>	Monochrome	Muted	Colourful	Garish		
<b>Diversity</b>	Uniform	Simple	Diverse	Complex		
<b>Movement</b>	Remote	Vacant	Peaceful	active		
<b>Unity</b>	Unified	Interrupted	Fragmented	Chaotic		
<b>Form</b>	Straight	Angular	Curved	Sinuous		
<b>Security</b>	Comfortable	Safe	Unsettling	Threatening		
<b>Stimulus</b>	Boring	Bland	Interesting	Invigorating		
<b>Pleasure</b>	Offensive	Unpleasant	Pleasant	Beautiful		

### **Landscape Designations**

South Downs NP	SACs	SNCI
Ancient Woodland	SPAs	Listed Building
National Nature Reserve	SSSI	

### **Landscape Condition:**

### **Most appropriate Management Strategy:**

### **Ability to accommodate change/ Stability of character/ attributes vulnerable to change and which are irreplaceable**

### **Visual Appraisal:**

- Visual receptors
- Types of view
- Visual barriers

Scope for mitigation (*low/medium/high – circle as appropriate*):

## Appendix C – Landscape Character Sensitivity and Capacity matrices

Table A: Sensitivity Matrix

Landscape Character Sensitivity	High	HIGH	HIGH	HIGH	HIGH	HIGH
	Substantial	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	HIGH
	Moderate	MEDIUM	MEDIUM	MEDIUM	SUBSTANTIAL	HIGH
	Slight	SLIGHT	SLIGHT	MEDIUM	SUBSTANTIAL	HIGH
	Low	LOW	SLIGHT	MEDIUM	SUBSTANTIAL	HIGH
		<b>Low</b>	<b>Slight</b>	<b>Moderate</b>	<b>Substantial</b>	<b>High</b>
<b>Visual sensitivity</b>						

Table B: Capacity Matrix









Landscape Sensitivity	High	LOW/ MEDIUM	LOW	NEGLIGIBLE/ LOW	NEGLIGIBLE	NONE/ NEGLIGIBLE
	Substantial	MEDIUM	LOW / MEDIUM	LOW	NEGLIGIBLE/ LOW	NEGLIGIBLE
	Medium	HIGH/ MEDIUM	MEDIUM / HIGH	MEDIUM	LOW	NEGLIGIBLE / LOW
	Slight	HIGH/ VERY HIGH	HIGH/ VERY HIGH	MEDIUM / HIGH	LOW / MEDIUM	LOW
	Low	VERY HIGH	HIGH	HIGH / MEDIUM	MEDIUM	LOW / MEDIUM
		<b>Low</b>	<b>Slight</b>	<b>Medium</b>	<b>Substantial</b>	<b>High</b>
<b>Landscape Value</b>						



## Appendix D - Identified Site Character Areas

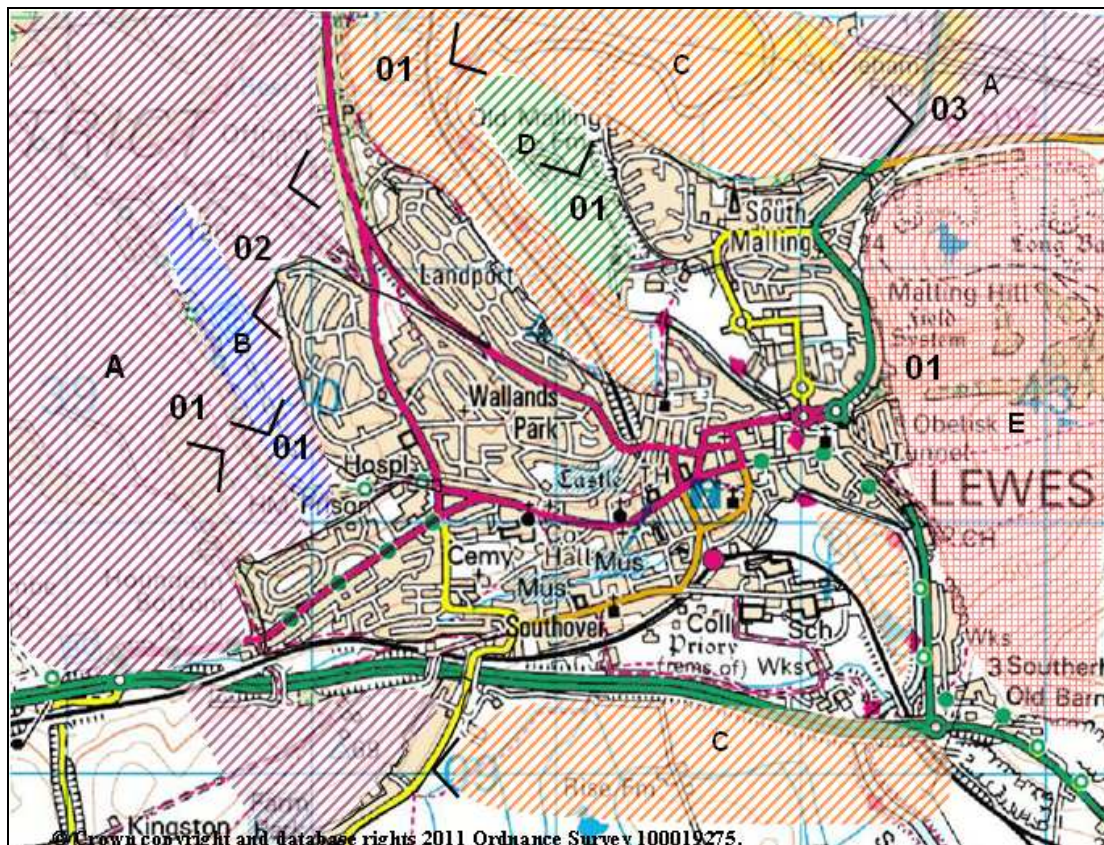
The below maps illustrate the character areas identified as part of the Landscape Capacity Study. The maps should be read alongside the character area capacity table, Appendix E.

### Key to maps

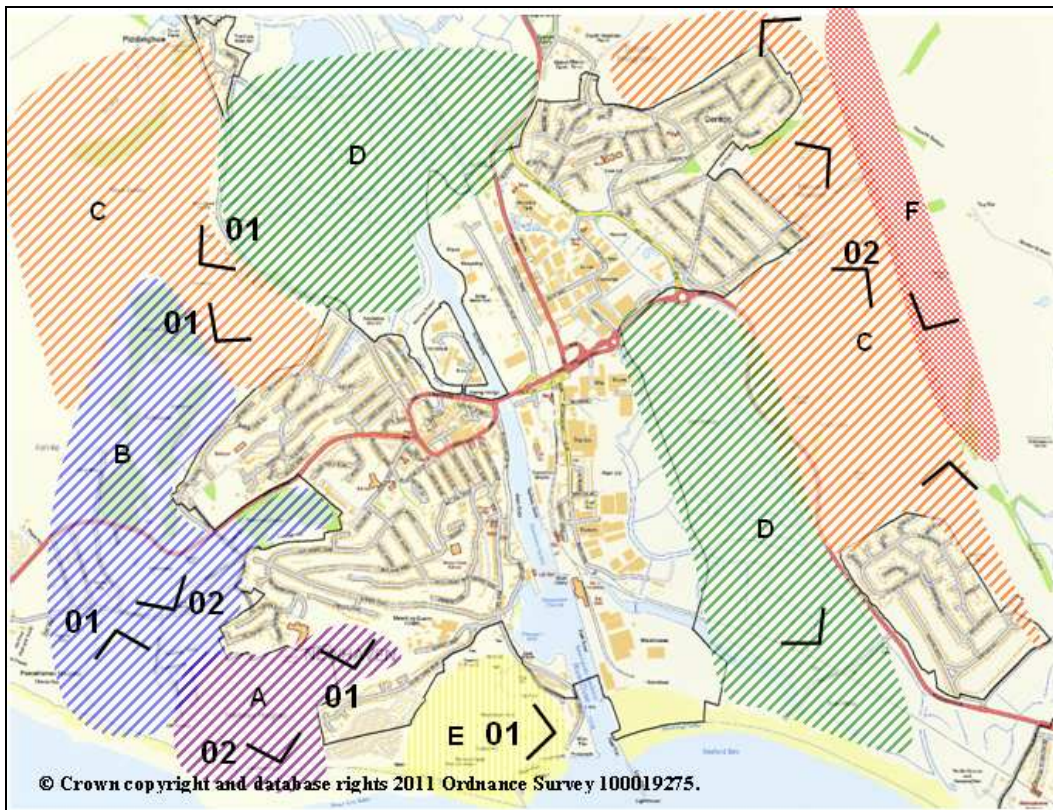
	Area A
	Area B
	Area C
	Area D
	Area E
	Area F
	Area G
	Area H

### Urban areas

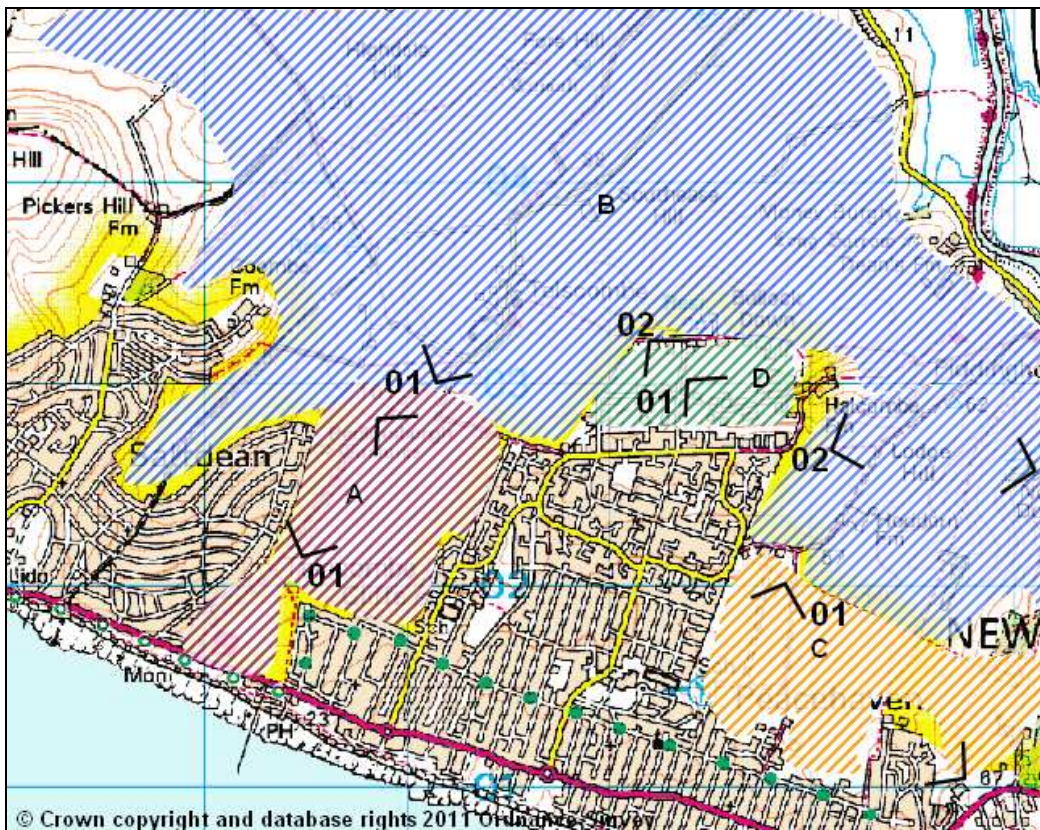
#### Lewes



Newhaven



Peacehaven

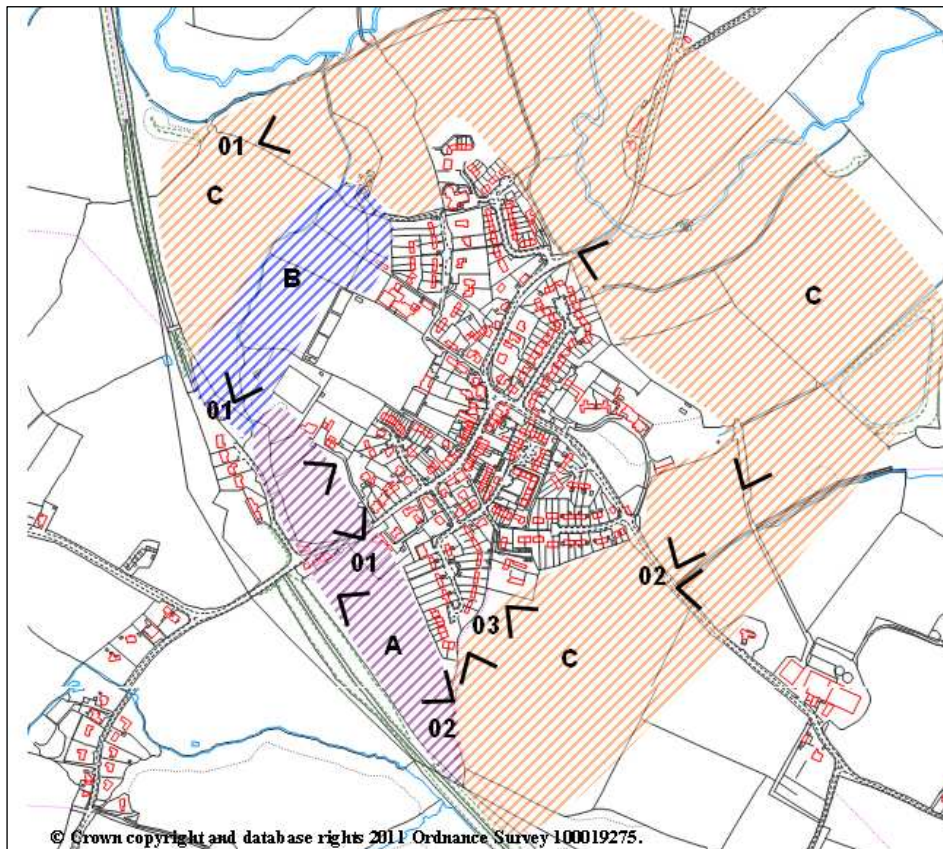


## Seaford

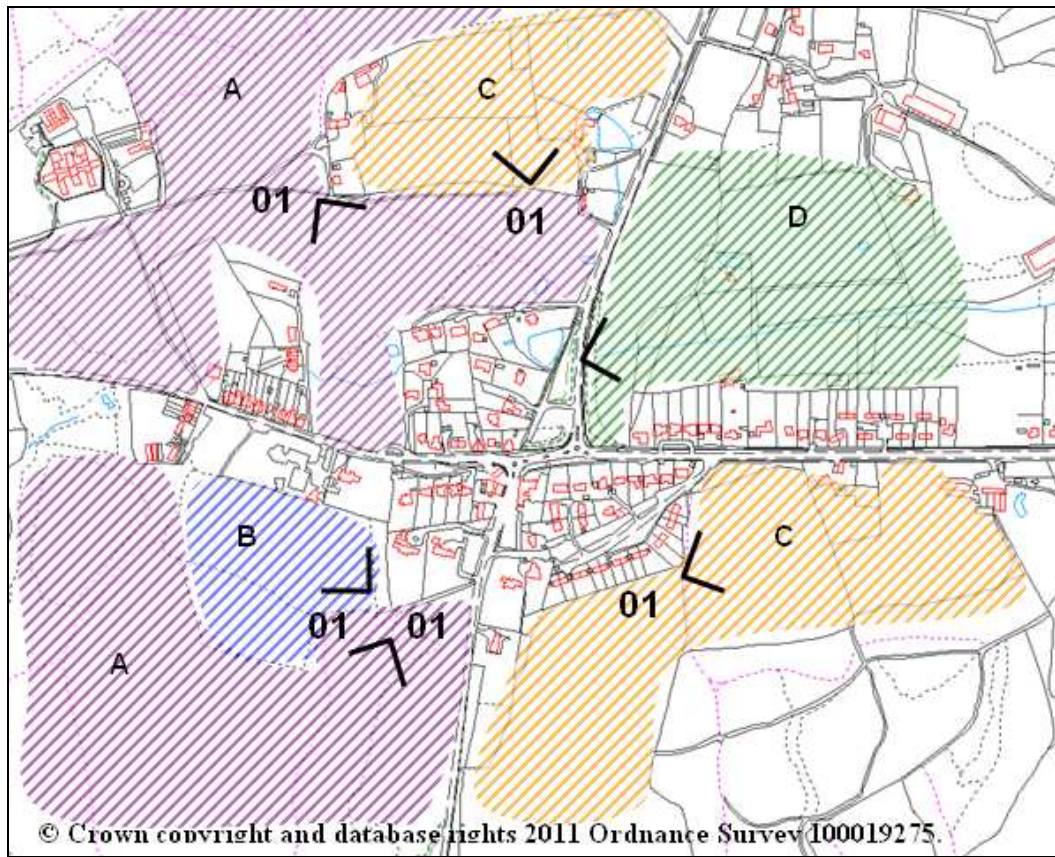


## **Low Weald Areas**

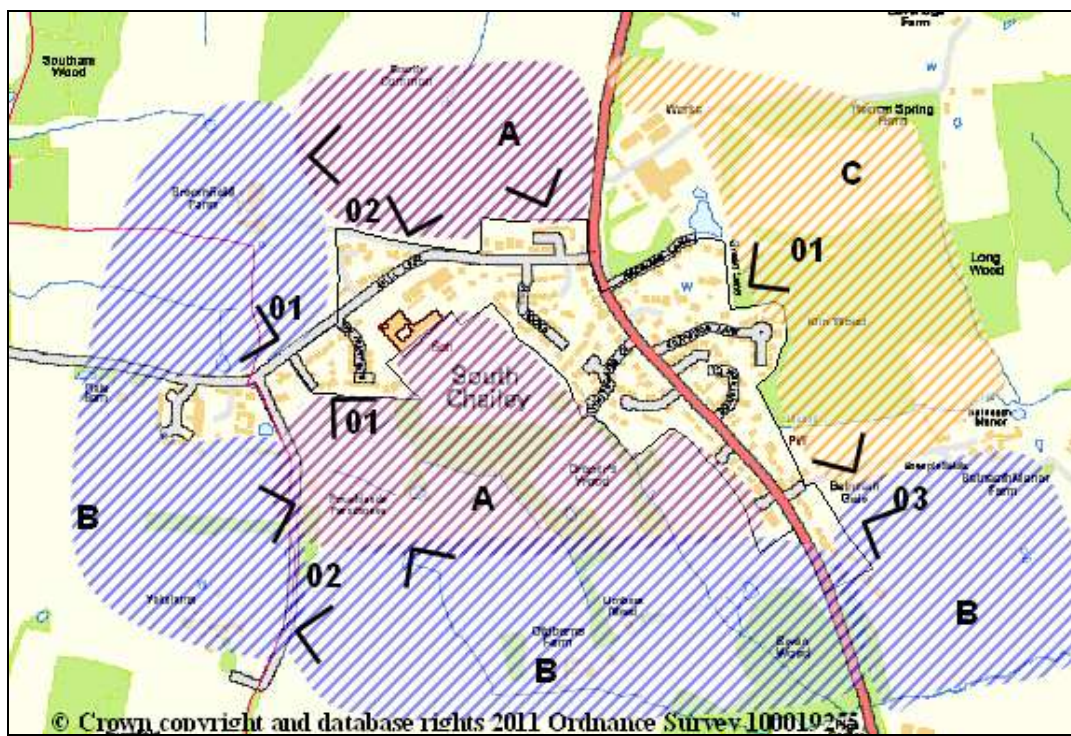
### Barcombe Cross



Chailey (North)

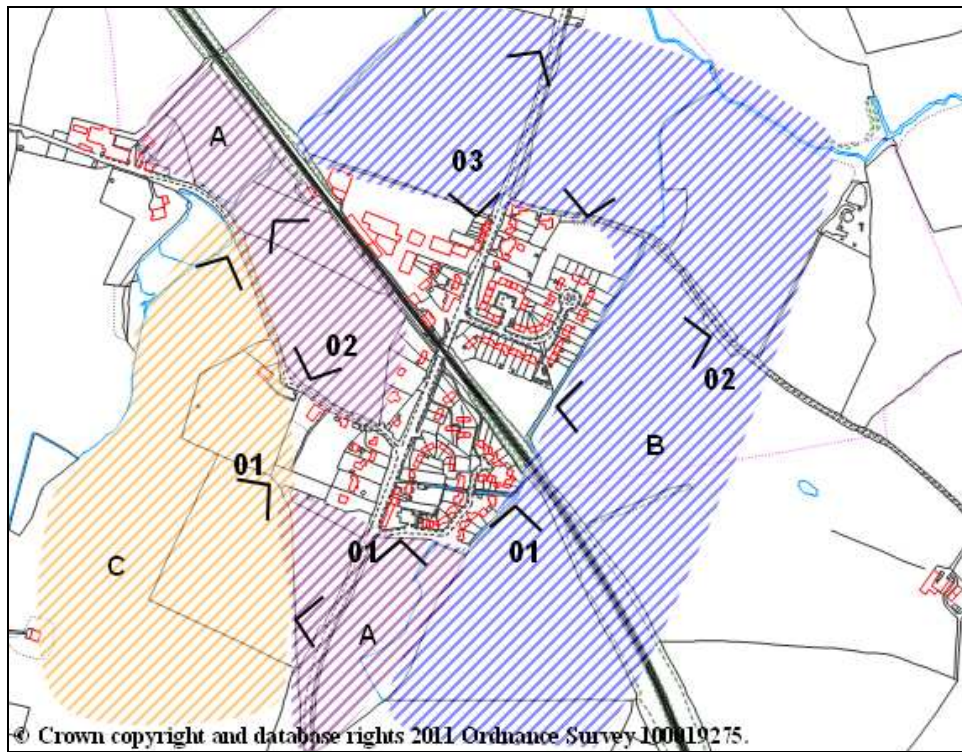


Chailey (South)

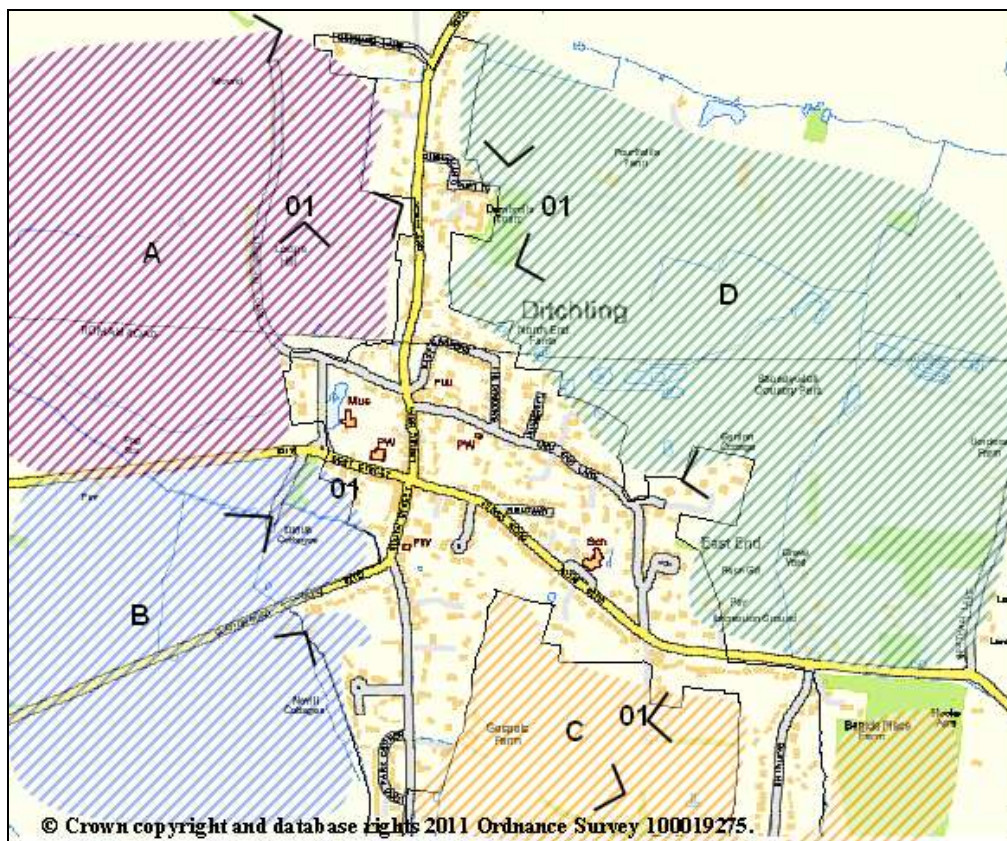




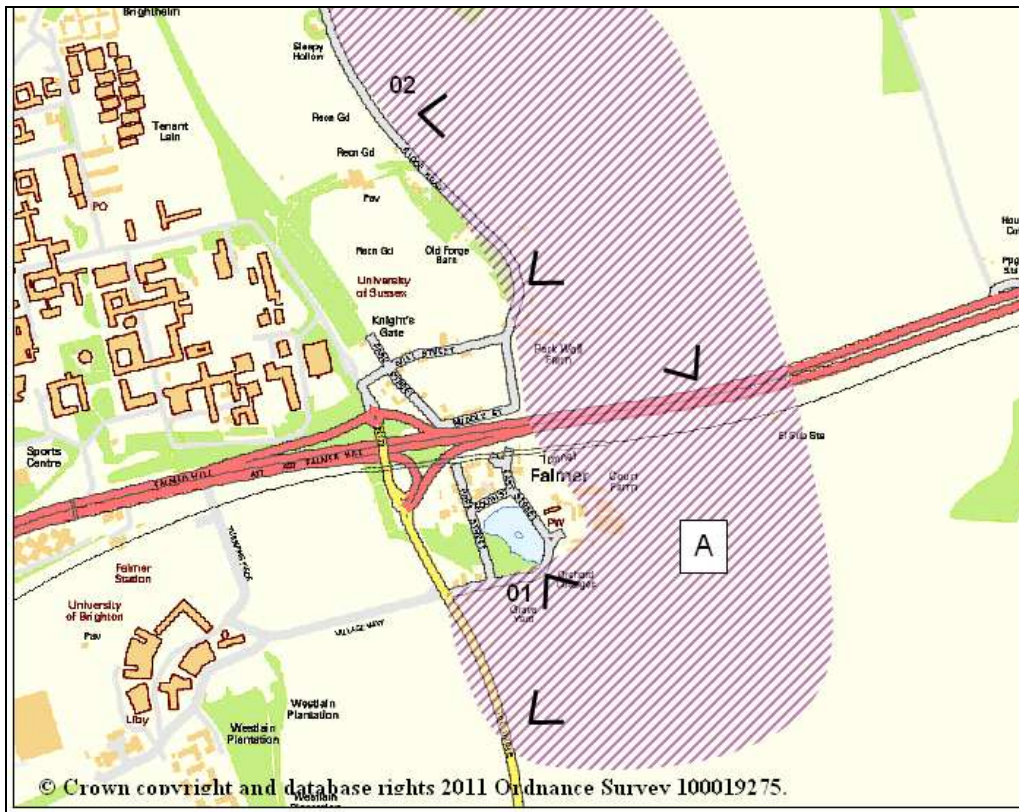
Cooksbridge



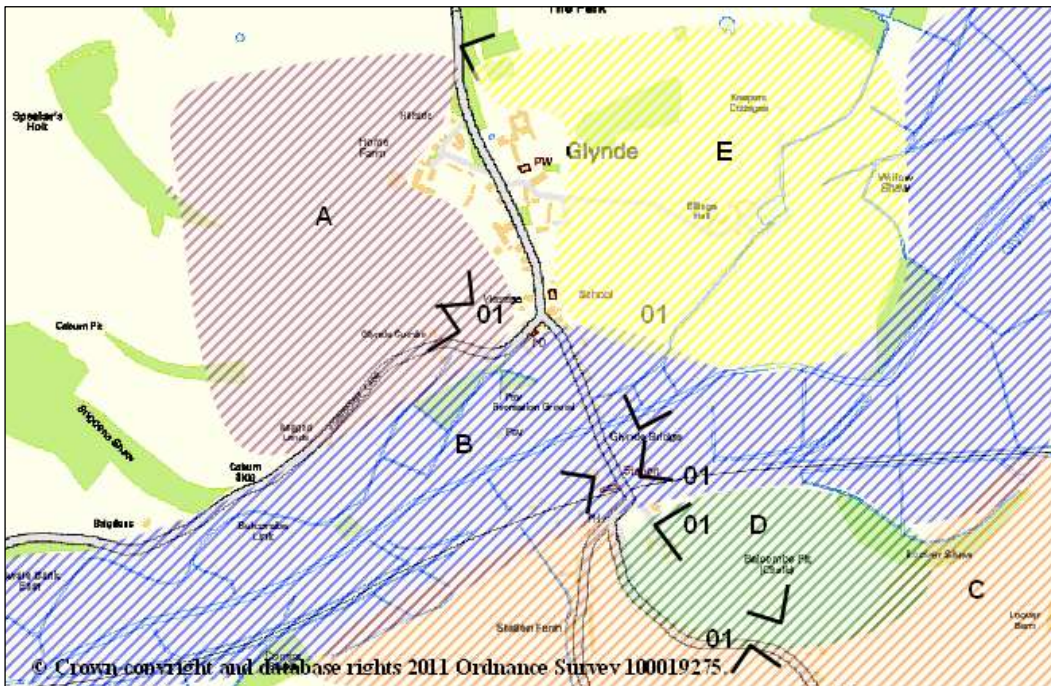
Ditchling



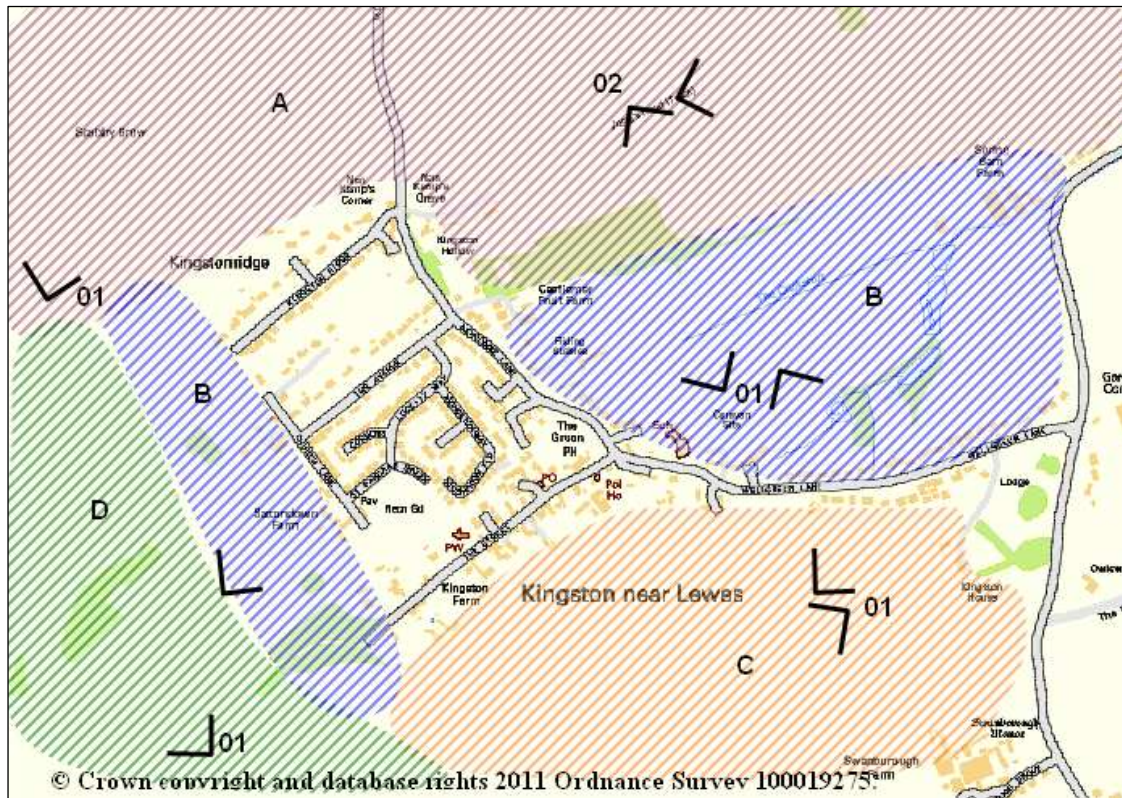
## Falmer



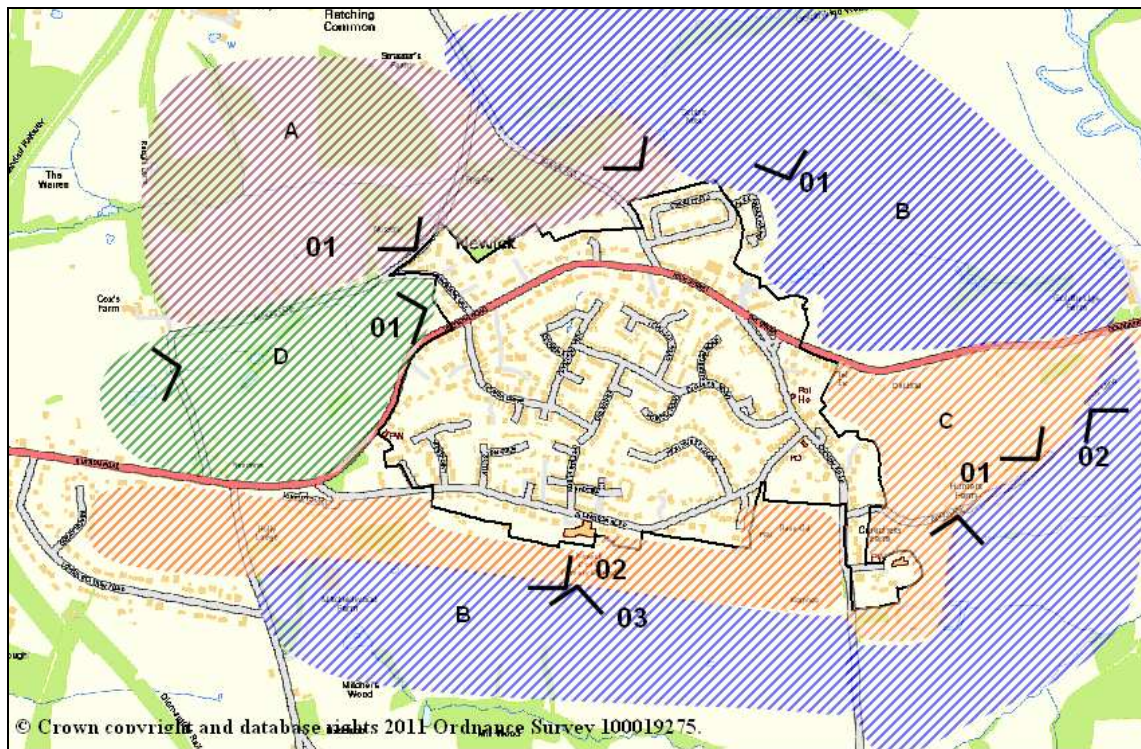
## Glyde



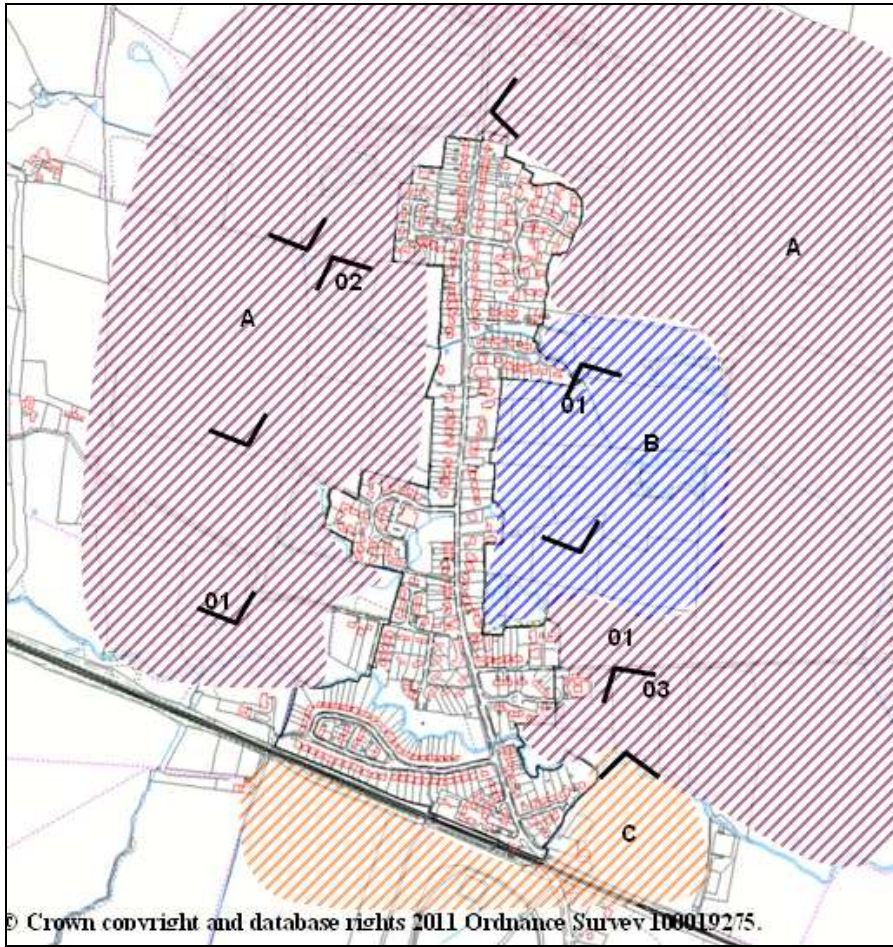
Kingston



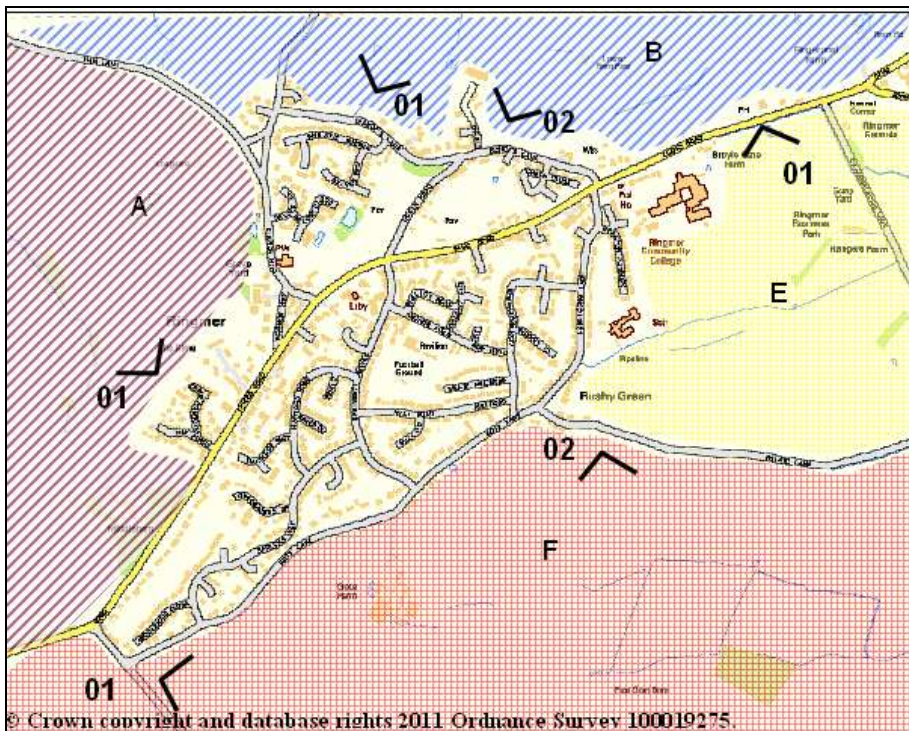
Newick

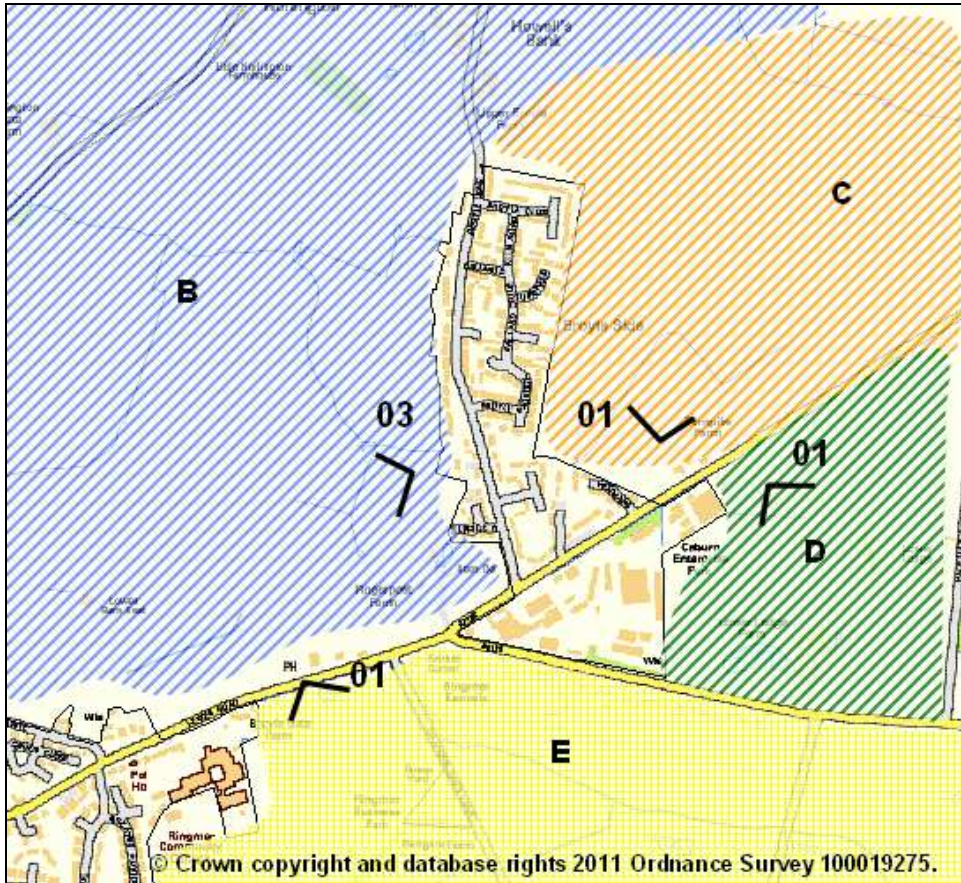


Plumpton Green

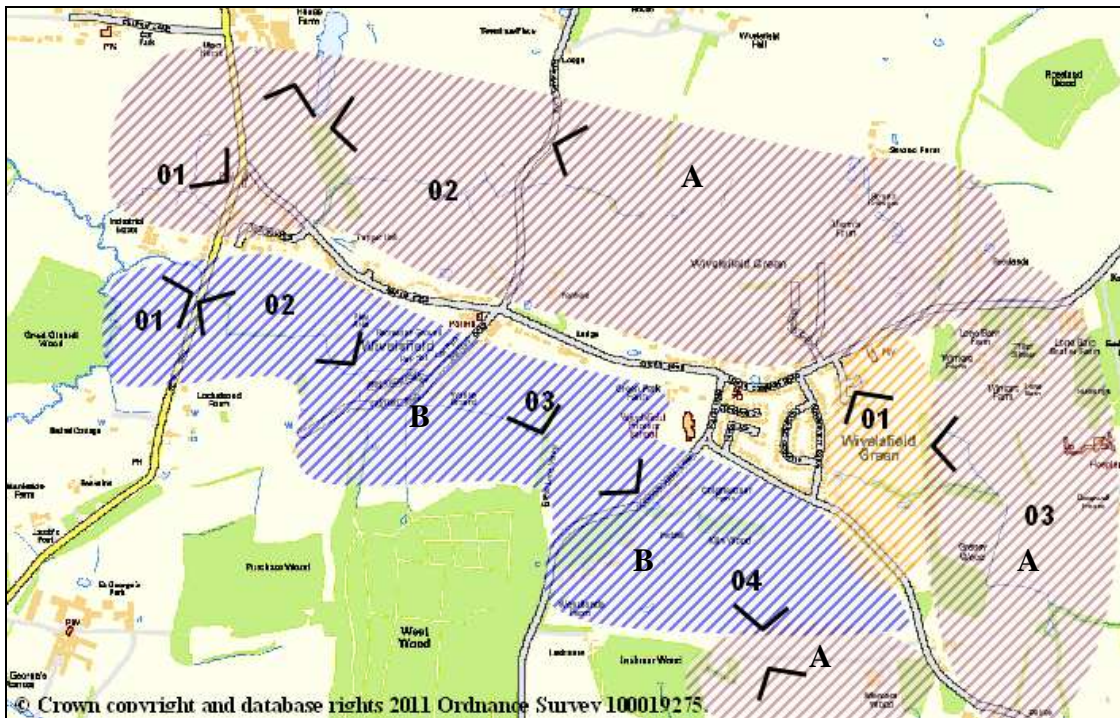


Ringmer and Broyle Side





### Wivelsfield and Wivelsfield Green





## Appendix E - Character area capacities with mitigation potential and management opportunities

Table 6

Character Area	Landscape Quality	Landscape Value	Character Sensitivity to change	Visual sensitivity	Management opportunities	Mitigation potential	Landscape capacity
<b>Barcombe Cross</b>							
A. 01. West of Barcombe Cross	Ordinary/ Good	Medium	Moderate / High	Moderate / High	Retain as open grassland area and boundary hedges. Scope to soften structures on related to equestrian use.	Low. Little – land rises from south (provides a distinctive setting to village).	<b>LOW</b>
02. South west of Barcombe cross	Ordinary	Low/ medium	Moderate	Moderate/ High	Retain shaws along railway embankment and trees within area.	Medium. Low density. Set back from road.	<b>LOW/ MEDIUM</b>
B. 01. Land north of recreation ground	Ordinary	Medium	Moderate	Moderate / High	Retain trees and hedges.	Medium. Mature trees and hedges provide screening to north. Well contained in parts.	<b>LOW</b>
C. 01. North of Barcombe Cross	Good/ High	Medium	Moderate/ high	High	Retain open landscape character. Strengthen character through grounding overhead lines.	Low. Mitigation is likely to be out of character within landscape.	<b>NEGLIGIBLE/ LOW</b>
02. East of Barcombe Cross	High	Medium	High	High	Retain management as existing, hedge management field structures.	Low. Very open slopes contributing to setting of Barcombe Place.	<b>NEGLIGIBLE/ LOW</b>
03. South of Barcombe Cross	Good	Medium	Moderate/ high	Moderate / High	Retain open area to setting of listed building.	Low. Strong landscape edge to define edge. Limited to adjacent	<b>LOW</b>

						to along existing development.	
<b>Chailey (North)</b>							
A. 01. North of North Chailey	Good/ High	Medium	High	Moderate/ High	Continue with restoring to heathland. Strengthening screening to adjacent uses to improve landscape character robustness.	Low. Relatively open landscape.	<b>NEGLECTIBLE/ LOW</b>
02. Chailey Common	High	Medium/ High	High	Moderate/ High	Continue with restoring to heathland. Strengthening screening to adjacent uses to improve landscape character robustness.	Low. Very open landscape. Mitigation would unacceptably impact on character.	<b>NEGLECTIBLE</b>
B. 01. South of Chailey Heritage School	Ordinary	Low	Moderate	High	Continue management as recreation use.	Low. Open land.	<b>LOW/ MEDIUM</b>
C. 01. South of Station Road	Ordinary	Low/ Medium	Moderate	Moderate	Some overgrown brambles and hedges neglected fences. Grassland.	Area to the west of area is relatively open to the south. Any development should be limited to built up area long Downs View. Low density.	<b>MEDIUM</b>
02. West of A275 (N. of Chailey)	Ordinary	Low/ Medium	Moderate/ High	Moderate	Area is adjacent to area of restored heathland. Screening of landscape would strengthen surrounding landscape character.	Mow/ medium. Isolated part of cleared heathland. Development in area likely to impact on surrounding landscape character.	<b>LOW/ MEDIUM</b>



D. 01. North of Station Road	Good/ High	Low/ Medium	High	Moderate/ High	Retain as woodland.	Landscape is predominantly woodland.	<b>LOW</b>
<b>Chailey (South)</b>							
A. 01. South of Mill Lane	Ordinary/ Good	Low/ Medium	Moderate/ high	Low/ moderate	Retain mature trees and hedges to provide screening to the south.  Equestrian/pastoral use will maintain open fields.	Limit any development to areas adjacent to existing built up area. Retain and enhance screening. Limit development to 2-3 storeys and low density.	<b>LOW/ MEDIUM</b>
02. North of Mill Lane	Good	Medium	Moderate/ High	Moderate/ High	Continued maintenance of hedgerows and use of fields will maintain open fields prominent due to elevation.	Very limited potential for mitigation due open landscape to north and west. Parcel of land (adjacent to St John Bank) is well contained by mature hedges. Land slopes towards Mill Lane reducing visibility out towards South Common.	<b>NEGLIGIBLE/ LOW</b>
B. 01. Land West of Mill Lane	High	Medium/ High	High	Moderate/ High	Continued maintenance of hedgerows and use of fields will maintain open fields prominent due to elevation.	Low. Very open with distant views to west- little scope for mitigation	<b>NEGLIGIBLE</b>
02. Land east of Yokehurst	High	Medium/ High	High	Moderate/ High	Continued maintenance of hedgerows and use of	Low. Field sizes are relatively large so any subdivision	<b>NEGLIGIBLE</b>

					fields will maintain open fields and character of the area	would conflict with historic field pattern.	
03. Land South East of South Chailey	Good/ High	Medium	High	Moderate/ High	Continued maintenance of hedgerows and use of fields will maintain open fields	Low. Landscape is open with uninterrupted views to south east towards Downs.	<b>NEGLIGIBLE/ LOW</b>
C. 01. Kiln Wood	High	Medium/ High	High	Moderate	Preserve woodland	None. Ancient woodland. Name indicative of previous role in pottery/brick/tile industry in South Chailey.	<b>NONE</b>
<b>Cooksbridge</b>							
A. 01. South of Malthouse Way	Good	Medium	Moderate	High/ Moderate	Use of land for pasture prevent land from regenerating. Maintenance of field boundaries and individual trees would strengthen character.	Some change could be possible with sensitive design and landscaping to south. Hedges and tree belts, and protected trees (in west) should be retained.	<b>LOW</b>
02. North of Beechwood Lane	Ordinary	Medium	Moderate	Moderate (small no. of res properties)	Screening to the north to reduce visual impact of railway and industrial area may help strengthen landscape character.	Development contained to the east of the site. Landscape screening to west. Medium density	<b>MEDIUM</b>
B. 01. East of Malthouse Way	Ordinary/ good	Medium/ high	Moderate	Moderate/ high	Maintain hedgerows and agricultural use	Area is naturally contained by topography of land and railway,	<b>NEGLIGIBLE/ LOW</b>

						screening the area from the north and east.	
02. East of Cooksbridge (Hamsey Lane)	Good/ High	Medium	High	High	Maintain open aspect of fields. management of hedgerows and tress to retain character	Little in the way of mitigation possible due to elevation of land	<b>NEGLIGIBLE/ LOW</b>
03. North of Covers and Hamsey Lane	Good/ordinary	Medium	Moderate	Moderate	Maintain existing hedgerows and tree belts and retain screening.	Southern boundary is lined with conifers and deciduous trees which offers screening to the industrial estate and the railway. Hedges and trees obstruct longer views to the west. However, any subdivision of fields and subsequent screening may appear fragmented without it mirrored on east side of A275.	<b>MEDIUM</b>
C. 01. South of Beechwood Lane	Good/ high	Medium/ High	High	High	Ground telegraph lines to reduce visual detractors and strengthen landscape character.	Land is open and visible from the north and south. Land immediately adjacent to south of Beechwood Lane may be capable of division due to irregular shape but strong landscape screening would be needed to the	<b>NEGLIGIBLE</b>

						south.	
<b>Ditchling</b>							
A. 01. Lodge Hill	High	High	High	High	Maintain existing hedge and tree structure to preserve character of the area which is elevated and exposed to the wider landscape.	Very little scope to accommodate change. Open and expansive views to the south. Land to the west, made up of gently sloping agricultural fields, provides a gap between Ditchling and Keymer.	<b>NONE/ NEGLIGIBLE</b>
B. 01. Land south of Keymer Road	Good	Medium/ high	Moderate	Moderate	Retain open landscape character to provide gap between Ditchling and Keymer to the west. Conserve remnant trees and hedges. Screen rec ground. Avoid further development along Clayton road to avoid creation of ribbon extension to village.	Little scope to accommodate change.	<b>LOW</b>
C. 01. South of Lewes Road (The Nye)	Ordinary/ Good	Medium	Moderate	Moderate	Some areas in poor condition.	Well contained fields-defensible boundaries. Strengthen existing hedges for screening. Low density, sensitive design.	<b>MEDIUM</b>

D. 01. East of Dumbrells	Good	Medium/ high	Moderate	Moderate	Continue with pastoral use to manage landscape. Hardstanding and other equestrian and agricultural related buildings detract from landscape.	Some existing well screened and contained fields. Low density	<b>LOW</b>
<b>Falmer</b>							
A. 01. South of Falmer South	High	High	High	High	Continued management to maintain distinct Downland character. Repair of flint walls may help strengthen boundary. Should conserve and protect tree plantation to east of village.	Key open character of area is the relationship between the small Downland village and open countryside immediately adjacent. Any landscape buffers introduced as a result of new development is likely to compromise the visual character of this area.	<b>NONE/ NEGLIGIBLE</b>
02. East of Falmer north	High	High	High	High	Continue with farming as management. Retain hedges and sense of open valley. Retain tree line and hedges along western edge to screen recreation related development.	Little scope. Any change would be visible	<b>NONE/ NEGLIGIBLE</b>

Glynde							
A. 01. West of Glynde village	High/ exceptional	High/ Very high	High	High	Hedges could be strengthened	Low ability to accommodate change.	<b>NONE/ NEGLIGIBLE</b>
B. 01. Glynde Reach	Good	Medium/ High	High	High	Continue with existing use and undeveloped. Retain hedges and trees, particularly those providing screening to railway line and associated structures.	Strong landscape character. Development would impact on character. No scope to mitigate against change	<b>NONE/NEGLIGIBLE</b>
C. 01. South of Glynde	High/ moderate	High	High	High	Continue with farming as management. Conserve existing low hedgerows and trees. More robust hedgerows along A27 could help dampen traffic and visual disturbances. Ground overhead telegraph lines.	Open landscape and large field would mean that it would be difficult to mitigate against.	<b>NONE/ NEGLIGIBLE</b>
D. 01. Balcombe Pit	Poor	Low/ Medium	Low / moderate	Moderate	Allow diversification to improve derelict landscape. Retain trees to the east of the site and around the edges as they offer some softening of the quarry pit edges and provide some screening from the residential units on Trevor Gardens.	Potential to mitigate against change due to topography, orientation and natural screening.	<b>MEDIUM/ HIGH</b>

E 01.	Good/ High	High	High	Moderate/ High			<b>NONE/ NEGLIGIBLE</b>
<b>Kingston</b>							
A. 01. Kingston Ridge	Good/ High	High	High	High	Replace fences with more natural, field, boundaries	Low ability to accommodate change. Any development would have an adverse impact on the immediate landscape and would be visible from a long distance.	<b>NONE/ NEGLIGIBLE</b>
02. Juggs Road area	Good/ High	High	High	High	Continue with existing land use to retain openness of landscape. Avoid further encroachment of residential development to west.	Low. Landscape is open and visible from many directions.	<b>NONE/ NEGLIGIBLE</b>
B. 01. Kingston Hollow	Ordinary/ Good	Medium/ High	Moderate/ High	High	Strengthen character by improving screening	Sensitive screening. Low density. Adjacent to existing development	<b>NEGLIGIBLE/ LOW</b>
C. 01. South of Wellgreen Lane	Good	Medium	Moderate/ High	Moderate/ High	Strengthen character by consolidating/ improving screening	Smaller fields, bounded by hedges providing some visual barriers. Slopes towards village. Low density, detached/ semi detached nature.	<b>LOW</b>
D.	Exceptional/	High	High	High	Continue as informal	No opportunities for	<b>NONE/ NEGLIGIBLE</b>

01. West of Kingston village	High				recreation area and pastoral land use.	mitigation	
<b>Lewes</b>							
A. 01. North of Houndean Rise	High	High/ Very High	High	High	Continued agricultural use and maintain footpath along ridgeline.	Low ability to accommodate change due to open views through and across valley.	<b>NONE/ NEGLIGIBLE</b>
02. Area west of Lewes Town	Good/ high	High	High	High	Grazing to ensure grassland is maintained.	Low ability to accommodate change due to the open and exposed nature and absence of natural screening.	<b>NONE/ NEGLIGIBLE</b>
03. North east of Lewes	Good	Medium/ High	High	High	Retain as open, agricultural land.	Low. Open land within which any mitigation would be visible and impact on landscape character.	<b>NEGLIGIBLE</b>
B. 01. Lewes Gallops	Ordinary/ Good	Medium/ High	High	High	Retain as equestrian related uses and informal reaction uses.	Low. Very visible downland ridgeline.	<b>NEGLIGIBLE</b>
C. 01. West of Malling Farm	High	Medium/ High	High	High	Retain management of land as flood plain and areas of arable and pastoral use.	Strengthen character to the south where appears overgrown.	<b>NEGLIGIBLE</b>
D. 01. West of Malling estate	Good	Medium	Moderate	Moderate	Retain tree belts and hedges. Avoid developing flood risk areas in northern part of site.	Well contained and defensible boundaries. Strong tree belts and hedges. 2-3 storey max. Density should match surrounding development.	<b>MEDIUM</b>



						Sensitive layout and design to adjacent conservation area and listed buildings.	
E. 01. Malling Hill	High/ Exceptional	Very high	High	High	Avoid further encroachment from development (res and rec). Manage encroaching scrubland.	Retain and preserve current vegetation.	<b>None</b>
<b>Newhaven</b>							
A. 01. West of Meeching	Ordinary/ Good	Low/ Medium	Moderate/ High	Moderate/ High		Sensitive design, considering density and contour of land.	<b>LOW/ MEDIUM</b>
02. Harbour Heights	Good/ High	Medium	High/ moderate	High	Due to the close proximity of the cliff edge the current use is seen as an appropriate gap between the urban edge and the cliffs.	An open landscape visible from Newhaven urban area and South Downs so mitigation not possible.	<b>NEGLIGIBLE/ LOW</b>
B. 01. South of Rushy Hill	Good/ High	Medium	High	High	Ground telegraph lines. Retain land cover as scrubland and resist development which would erode character.	Low. There would be a loss of natural landscape character area the environment of which is infrequent along the South East Coast.	<b>NEGLIGIBLE/ LOW</b>
02. North of the Highway	Good	Medium	High	Moderate/ High	Prevent intensification of development to avoid visually joining Newhaven and Peacehaven.	It is a fairly exposed site so any change would have a material impact on the landscape character area.	<b>NEGLIGIBLE/ LOW</b>
C. 01. West of Lewes	Good	Medium/ high	Moderate/ High	High	Continue as agricultural use to retain undeveloped	Little scope for mitigation due to elevation of site.	<b>NEGLIGIBLE</b>

Road					nature of landscape.		
02. Land east and north of Denton	Good	Medium/High	High	High	Continued agricultural use as appropriate use of the landscape and to maintain the clear visual gap between the residential areas of Denton in Newhaven and Bishopstone estate west of Seaford.	Low to no ability to accommodate change due to elevation and exposed nature of area.	<b>NEGLIGIBLE</b>
D. 01. North of Newhaven/ Ouse Valley	Good	Medium/High	High	High	Flood plain. Open landscape.	None due to flood plain and exposed nature of the area.	<b>NONE/NEGLIGIBLE</b>
02. Ouse Estuary Nature Reserve	Good	Medium/High	High	High	Possible strengthening of landscape character through screening to existing industrial and commercial area. Ensure remnant structures of Tide Mills are preserved.	Highly visible and sensitive area so any change will impact on landscape character. No opportunities for mitigation.	<b>NONE/NEGLIGIBLE</b>
E. 01. Lewes Recreation area	Ordinary	Low	Moderate/High	Moderate/High			<b>LOW/ MEDIUM</b>
02. Fort area	Ordinary	Medium/High	High	High			<b>NEGLIGIBLE</b>
<b>Newick</b>							
A. 01. North of Jackies Lane	Good	Medium	Moderate/High	Moderate/High	Intimate landscape with small field boundaries and areas of woodland, which is desirable to maintain in order to keep the distinctive character of the area.	Opportunities would exist to provide additional screening to any development but difficult to mitigate against access issues	<b>LOW</b>

B. 01. North of Alexander Mead	Good/ High	Medium	Moderate/ High	High	Continue with agricultural use	Very open area. Any screening may detract from landscape	<b>NEGLIGIBLE/ LOW</b>
02. East and south of Blind Lane	Good/ High	Medium	High	Moderate/ High	Consolidation of hedgerows to strengthen field boundaries	Would impact character of wider area so difficult to mitigate against.	<b>NEGLIGIBLE/ LOW</b>
03. South of Allington Road	Good	Medium	Low/ Moderate	Moderate/ High	Continued agricultural management and strengthen hedges	Site is sloping and slightly elevated so difficulty in mitigation	<b>LOW</b>
C. 01. North of Blind Lane	Ordinary	Low/ medium	Moderate	Low/ Moderate	Strengthen boundaries to improve character. Retain existing hedges.	Retaining existing screening to the north and south and strengthening screening to east would limit visual impact on surrounding landscape. Any development should be sensitive in design – height of buildings to follow topography, density related to existing development and set back from road to retain countryside entrance to village.	<b>MEDIUM/ HIGH</b>
02. Rear of Allington Road	Ordinary	Low	Moderate	Moderate/ High	Strengthen hedge lines continue grazing, management of woodland	Opportunities for mitigation due to small field sizes and areas of woodland/ hedgerows which	<b>MEDIUM</b>

						provide element of screening.	
D. 01. South of Jackies Lane	Ordinary	Low/ Medium	Moderate/ High	Moderate/ high	Continued agricultural management and strengthen hedges	Sloping large fields. Any development in this area would require redefining the existing edge of the built form and confined with woodland	<b>LOW/ MEDIUM</b>
<b>Peacehaven and Telscombe</b>							
A 01. Telscombe Tye	Good	Medium/ High	High	High	Chalk grassland with some arable. High usage for walking. Footpath shows signs of intensive use and small banks containing path deteriorating.	No mitigation, exposed and a significant green ridge that separates Telscombe from Saltdean.	<b>NONE</b>
B 01 Telscombe Village and land to the south	High	High	High	High		Historic village with historic organic growth. This and use of materials gives seamless relationship with landscape.	<b>NONE</b>
02. Downland east of Peacehaven	High	High	High	High	Continued use as chalk grassland	No mitigation as open and exposed site	<b>NONE</b>
C 01. Area around Lower Hoddern Farm	Good/Ordinary	Low/ Medium	High	High	Area of Grade 1 agricultural land and in arable use. As land bounded on 2 sides by built form and new waste infrastructure area lacks cohesive form. Management could ameliorate this.	Area in a sense a transition from built form to open downland now that the waste water treatment plant is in place. Mitigation opportunities may be possible without compromising the character of the	<b>LOW/MEDIUM</b>

						area. Development has potential to improve existing hard urban edge.	
D 01. Valley Road area	Ordinary	Medium	Moderate	High	Land could be improved by management strategy but urban edge and domestication of plots has created lack of cohesion and urban elements.	Mitigation of valley has potential, as it is largely enclosed. Development along Telscombe Road above the valley has created silhouette of development along the ridge.	<b>LOW/MEDIUM</b>
02. Land north west of Valley Road	High	High	High	High	In active arable use.	Land on western edge of old plotlands development of Valley Road is more rural in character. Character area appears to form part of the dip slope of downland.	<b>NEGLIGIBLE/ LOW</b>
<b>Plumpton Green</b>							
A. 01. West of Plumpton Green	Good	Medium	High	Moderate	Retain as open / agricultural land. Retain and maintain hedges.	Low. Relatively low lying field bounded by hedges.	<b>NEGLIGIBLE/ LOW</b>
02. South of Chapel Road	Good	Medium	Moderate/ High	Moderate/ High	Hedges and well maintained. Retain tree line to west.	Low/ medium. Existing hedges could be made more robust to provide screening and obscure long views to Downs.	<b>LOW</b>

03. South East of Plumpton Green	Ordinary/ Good	Low/ Medium	Moderate	Moderate/ High	Retain as open grassland/ Agricultural land. Replace fences to east of existing properties to strengthen character.	Little scope for sympathetic mitigation – long open views to Downs, land slopes to south	<b>NEGLIGIBLE/ LOW</b>
B. 01. East of Plumpton Green	Ordinary/ Good	Medium	Moderate	Moderate	Retain hedges and mature tree belts to ensure any potential changes are screened from distant views.	Small fields, well contained and screened, defensible boundaries. Any development in area should stay in line with existing built form.	<b>MEDIUM</b>
C. 01. South of North Barnes Lane	Good	Medium	Moderate/ High	Moderate/ High	Retain as open recreation land and flood plain.	Low/ medium. Level land is fairly well screen to the south by existing tree line that follows railway embankment.	<b>LOW</b>
<b>Ringmer and Broyle Side</b>							
A 01. Land North, North-West of The Forges	Good/High	Medium/ High	Moderate/ High	High	Opportunities exist for the restoration of damaged fences, clearing of decayed standing trees and hedgerow management. Continuation of pastoral use will help retain character.	Location of some of the character area on a ridge makes this area vulnerable to change as this is highly visible to visual receptors to the north and therefore difficult to mitigate against.	<b>NEGLIGIBLE/ LOW</b>
B. 01. Land north of Bishops Lane, east of Norlington Court	Ordinary	Medium	Moderate	Moderate	Hedgerow and tree maintenance required (many hedgerows overgrown with brambles). Existence of some tree species	Potential exists for mitigation measures due to relatively small and strong field boundaries. Part of area has	<b>MEDIUM</b>

					appears discordant with character area (willow and poplar)	shorter views largely as a result of the hedgerows and level topography.	
B. 02. Land east side of Bishops Lane	Ordinary	Medium	Moderate	Moderate	Standing trees in hedge line dead/dying and if these elements removed would improve visual aspect of character area. Hedges could be strengthened.	Relatively high opportunities for mitigation due to the topography of the land and field boundaries.	<b>MEDIUM</b>
B. 03. West of Broyle Side	Good	Medium	Moderate	High/ medium	Strengthening of existing hedgerows would reinforce field patterns and reduce impact of any development on landscape to the west. Retention of any waterways, ponds and streams.	Opportunities to provide mitigation measures. Provision of tree belts could redefine the settlement edge and provide barrier to listed building and reinforce visual gap between Broyleside and Bishops Lane.	<b>MEDIUM</b>
C 01. Land east of Yeomans	Good	Medium	Moderate/ High	High/ Moderate	Strengthening the field boundary to the east of Broyleside will create a stronger defensible boundary and ameliorate the urban edge of the settlement	Due to exposed and flat topography difficult to mitigate against change.	<b>NEGLIGIBLE/LOW</b>
D 01. Land South of Caburn Enterprise Park	Ordinary/Poor	Medium/Low	Low	Low	Strengthen field edges (with native trees)	Medium to high due to topography and enclosure of site on 2 sides with business park	<b>HIGH</b>
E 01. Potato Lane, Rushy Green	Good/Ordinary	Medium	Moderate	Moderate	Appears to be well managed though access poor due to	Grade 2 Agricultural land features in part of character area	<b>NEGLIGIBLE/ LOW</b>

					narrow width	Potential to strengthen urban edge to the west and	
E 02. Land east of Ringmer Community College	Good	Medium	Moderate	Moderate	Arable use will ensure management of pasture. Strengthen field boundaries and replace fences and gates where appropriate	Strengthen field boundaries with planting and use of land for pasture.	<b>MEDIUM</b>
F 01. Area south of Gote Lane	Exceptional/High	High	High	High	Chalk grassland and arable use. Management to ensure retention of habitat and purposes of National Park designation.	No opportunity for mitigation measures due to open and elevated character of the area. Gote Lane provides obvious and identifiable defensible boundary to the edge of the village.	<b>NONE</b>
<b>Seaford</b>							
A 01. Area at Rookery Hill	High	High	High	High	Grazing to help ensure against regeneration of chalk grassland to scrub.	Elevated ridge with no opportunities for mitigation	<b>NONE</b>
B 01. Bishopstone/Norton Valley	Exceptional	Very High	High	High	As existing, chalk grassland management. Trees on north facing valley side provide important shelter for habitat	Exposed valley so no opportunities for mitigation	<b>NONE</b>
02. Land north of Cradle Hill Industrial Estate	High	High	High	High	Continued use for grazing and farming will ensure no regeneration of trees and shrubs.	No opportunities for mitigation	<b>NONE</b>
C	Good	High	High	High	Appears well managed	Highly visible	<b>NONE</b>



01.Valley floor either side of A259					with grazing and grassland	landscape with no opportunities for mitigation	
D. 01. Blatchington Golf Club	Good	Medium/ High	Moderate/ High	Moderate/ High	Maintain recreational management of land.	Medium. Fairly well screened by surrounding hedges, trees and scrubland. However, any mitigation would be visible from outside of landscape and potentially impact on landscape character.	<b>NEGLIGIBLE/ LOW</b>
E 01. Area east of Chyngton Lane south	High/Exceptional	High	High	High	Farmed landscape, screening of modern farmed buildings would reduce their impact.	None. Area forms context for Cuckmere valley to the east and offers no opportunities for mitigation without impacting on landscape character.	<b>NONE</b>
F 01. North of South Hill Barn	Good/High	High	High	High	Consolidation of scattered agricultural materials/related buildings detracts from part of the character area. Softening of urban edge through potential development incorporating appropriate landscaping.	Low/ Medium. Exposed slope so no scope for mitigation. Lower part of slope may offer opportunities for mitigation for development adjacent to existing built up area. Low density, 2 -3 storeys max, lower in eastern with strong landscape buffer.	<b>NONE/ NEGLIGIBLE</b>

G 01. Seaford Head	High	High/ Very High	High	High	Retain as open Downland and grazing land to manage grassland.	None. Any potential mitigation would be highly visible and unacceptable would impact on the landscape character.	<b>NONE</b>
H 01. South of Chyngton Road	Good/High	Medium/High	High	High	Golf course area encouraged in parts to regenerate, creating scrubland and gorse as part of the golf course management	Low. Highly visible slope providing recreational use that blends with the character of open downland. No mitigation viable for alternative use.	<b>NEGLIGIBLE/ LOW</b>
<b>Wivelsfield</b>							
A. 01. North of Springfields.	Good	Medium	Moderate/ High	Moderate/ High	Retain hedgerows. Character could be possibly strengthened with placing overhead lines underground.	Low. Retain hedges and trees. Improve screening to Industrial estate to south. Mitigation in northern part of landscape would potentially visible from surrounding area.	<b>LOW</b>
02. South of More House	Good/ High	Medium	Moderate/ High	Moderate	Retain as open land. Retain tree belts and hedges. Potential strengthening on landscape if farm building faces softened by screening.	Low. Elevated position.	<b>LOW</b>
03. South of Winters Farm	Good	Medium	Moderate/ High	Moderate	Character of landscape could be improved through better equestrian management and	Low. Open landscape which slopes away. Development in this area, even with	<b>LOW</b>

					associated buildings repaired and appropriately screen. Hedges appear to be well managed	mitigation is likely to have visual impacts on character.	
B. 01. West of B2112	Good	Low/ Medium	High	Moderate/ High		Low/ medium. Fairly open land well screened by woodland to west and south.	<b>LOW</b>
02. East of B2112	Ordinary/ Good	Medium	Moderate	Low/ moderate	Maintain hedges and tree lined stream as natural defensible barrier.	Weighted to medium as landscape becomes more open to the west further south. Low density development to reflect existing development to north.	<b>MEDIUM</b>
03. South of Green Road	Good	Low/ Medium	Moderate	Moderate	Retain tree line and tree boundaries to the south to screen from more visually sensitive landscape.	Medium. Any development should not extend further south than school boundary. Retain hedges and trees. Medium density. Strong landscape boundary to south. Development should be 2 -3 storey.	<b>MEDIUM/ HIGH</b>
04. North of Old Barn	Good	Medium	Moderate/ High	Moderate	Retain agricultural land use as management on southern part of site.	Low/ Medium. Fairly open land which would be difficult to mitigate without impacting on the openness of the landscape.	<b>LOW</b>

						Southern part of site slope towards village and would potentially be able to accommodate screening or new landscape buffer.	
C. 01. Land east of Wivelsfield Green	Ordinary	Low/ Medium	Low	Moderate/ Low	Repair broken residential boundary fences. Clear overgrowth from public access.	High. Area already very well screened by mature tree belts to east and south and existing residential development.	<b>HIGH/ VERY HIGH</b>
<b>Other urban areas</b>							
A 01. East of Valebridge Road (North of Burgess Hill)	Ordinary	Low/ Medium	Moderate	Moderate	Retain trees and hedges and natural defensible boundary.	Medium. Well contained by trees. Adjacent to existing development.	<b>MEDIUM/ HIGH</b>
A 02. South east of Burgess Hill	Good	Low/ Medium	Moderate	Moderate	Retain ponds and boundary trees and hedges as screening to outside views to the Downs.	Low/ Medium. Greater mitigation potential in northern area of landscape through strengthening of hedges.	<b>MEDIUM</b>
A. 01. South east of Haywards Heath	Good/ High	Low/ Medium	Moderate	Moderate	Retain tree belts and strengthen field boundary to south.	Low/ Medium. Largely bounded by existing tree belts and residential development. Southern part of area slopes away to south giving a	<b>MEDIUM/ HIGH</b>

						slightly more exposed area but views to Downs are interrupted. Any development in area should not 2-3 stories max.	
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