

SOUTHWATER LANDSCAPE SENSITIVITY & CAPACITY STUDY



Prepared for Southwater Parish Council

June 2018

Enplan, 10 Upper Grosvenor Road, Tunbridge Wells, Kent TN1 2EP Offices also at Milton Keynes
Directors: PG Russell-Vick DipLA CMLI • MA Carpenter BA(Hons) MRTPI • RJ Hodgetts BA(Hons) DipLA CMLI

t 01892 545460

e info@enplan.net

w www.enplan.net

This page is intentionally left blank.

CONTENTS

- 1.0 INTRODUCTION 2
 - Background and Scope 2
 - Usage..... 2
 - Landscape Sensitivity 3
- 2.0 CHARACTERISTICS OF RESIDENTIAL DEVELOPMENT 4
 - Components of Residential Development..... 4
 - General Locational Considerations..... 4
 - General Effects on Landscape Character 4
- 3.0 BASELINE LANDSCAPE CHARACTER..... 5
 - Overview 5
 - Topography & Vegetation..... 5
 - Heritage 5
 - Public Rights of Way 6
 - Horsham Landscape Character Assessment 2003..... 6
 - Horsham District Landscape Capacity Assessment 2014..... 6
 - LSCS Landscape Character Areas..... 6
- 4.0 LANDSCAPE SENSITIVITY ASSESSMENT METHODOLOGY 7
 - Methodology..... 7
 - Residential Development Typologies 7
 - Landscape Value 7
 - Landscape Susceptibility 8
 - Landscape Sensitivity 9
- 5.0 ASSESSMENT OF SENSITIVITY OF LANDSCAPE CHARACTER AREAS..... 10
- 6.0 SUMMARY AND CONCLUSIONS 26

FIGURES

- Figure A – Map of Local Character Areas..... 10
- Figure B – Topography..... 28
- Figure C – Heritage 29
- Figure D – Public Rights of Way..... 30
- Figure E – Landscape Analysis 31
- Figure F – Existing Landscape Character Areas 32

N.B. Additional figures relating to each Local Character Area are included within this document.

TABLES

- Table 1 - Landscape Value Assessment Criteria 7
- Table 2 - Nature, Scale and Complexity of Landform 8
- Table 3 - Nature, Scale and Complexity of Land Use & Field Pattern..... 8
- Table 4 - Nature, Scale, Visual Enclosure or Exposure 8
- Table 5 - Development, Activity, Remoteness and Tranquillity 8
- Table 6 - Landscape Sensitivity Assessment Matrix 9
- Table 7 - Landscape Sensitivity Categories..... 9
- Table 8 - Summary of LSCA findings and recommended capacity 27

Maps in this document contain: OS Opendata © Crown copyright and database right (2017) | Public sector information licensed under the Open Government Licence v3.0. | © Crown copyright and database rights (2017) Ordnance Survey 0100031673

1.0 INTRODUCTION

Background and Scope

- 1.1 This Landscape Sensitivity & Capacity Study (LSCS) is a 'high-level' landscape assessment for potential future residential development and has been prepared for Southwater Parish Council to form part of the evidence base for the emerging Neighbourhood Plan. Enplan was commissioned by the Parish Council in September 2017.
- 1.2 The landscape around Southwater is not designated at a national or local level that would provide a degree of policy protection. The Horsham District Landscape Capacity Assessment April 2014 indicated that the land to the west and northwest of Southwater has capacity for medium and large scale housing developments. This study is now three years old and much has changed locally which may have altered the baseline conditions for such a study, this would include for instance the allocation of around 600 units immediately west of the built up area of Southwater which are now being constructed. An updated robust landscape study is required to inform the policies and site allocations in the emerging Southwater Neighbourhood Plan.

- 1.3 Effects on landscape are likely to be one of the main planning considerations associated with the allocation of land for residential development proposals. This LSCS is focussed mainly on providing strategic guidance to the formation of allocations and related planning policy. It is also intended that this LSCS will form an essential element of the information base for development control purposes in assisting to direct residential development to the right areas and in the right quantum, as well as to advise those involved as to the main landscape and visual issues that are likely to arise within any location within the parish. The LSCS is 'high-level' as it cannot address the specific aspects of any development proposal or the specific landscape and visual effects that might arise; these are matters that may only be addressed at a planning application stage. These may be informed by the LSCS but should not wholly rely on it.
- 1.4 The LSCS addresses landscape value, its susceptibility to the typical effects of residential development and combines these to highlight the overall sensitivity of landscape character to residential development. The intention is that the LSCS information will contribute to an

appreciation of the likelihood of residential development being considered acceptable or otherwise.

- 1.5 The LSCS considers landscape character and, for the purposes of the study, divides the landscape of the parish into seven principal character areas, within which several sub-areas are also defined. It assesses the sensitivity of these and their landscape capacity against three scales of residential development; up to 25 houses (broadly 1Ha gross area), 25-100 houses (1-4Ha gross) and 100+ houses (4Ha+ gross). A recommendation is then made about the broad landscape 'capacity' to accommodate the various levels of development. This is based on the analytical work and the judgement of an experienced Chartered Landscape Architect. These judgements have involved fieldwork assessment to establish an appropriate level of development for the particular characteristics of the character area or sub-area. In so doing it is recognised that this is only a landscape judgement; how much residential development is appropriate in any given area includes strategic planning considerations beyond those of solely a landscape basis, including need, and consideration of the degree of harm that is acceptable in that planning context. The assumption has been made that all development would be on greenfield sites.

Usage

- 1.6 It is intended that this LSCS should be used to:
- Be part of the evidence base for and to assist in the development of planning policy as part of the emerging Neighbourhood Plan;
 - Provide guidance to inform the site selection and development of proposals at the pre-application stage;
 - Inform the preparation of detailed landscape and visual impact assessments (LVIA) for the proposed development; and to
 - Assist the Parish Council with their consultation responses to planning applications.

Contextual Image 1 – View across Christs Hospital playing fields from Two Mile Ash Road



Landscape Sensitivity

- 1.7 There is currently no published methodology for specifically evaluating landscape sensitivity of solar developments. However, '*Guidelines for Landscape and Visual Impact Assessment*', 3rd Edition, 2013 published by The Landscape Institute and the Institute for Environmental Management & Assessment (GLVIA3) addresses methodologies for landscape sensitivity assessments but not capacity studies and *Topic Paper 6* (Landscape Character Assessment, Guidance for England and Scotland: Topic Paper 6: Techniques for Judging Capacity and Sensitivity, 2002, published by the Countryside Agency and Scottish Natural Heritage) on landscape sensitivity and capacity. GLVIA3 is guidance for impact assessment rather than for studies specifically to do with landscape sensitivity, which it defines (in the glossary on page 158) as being "*The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character*".
- 1.8 Landscape sensitivity can be considered to be either inherent sensitivity, i.e. a landscape's intrinsic sensitivity to any change, or sensitivity to a specific form of change. In this case it is the latter that is relevant and, as such, landscape sensitivity will depend on the **landscape susceptibility** of the characteristics of the landscape to change as a result of residential development, combined with consideration of the value attached to the landscape. The assessment of landscape susceptibility is based upon defined criteria, as set out below. The assessment of **landscape value** is based on 'simple' criteria around whether a landscape is designated or not, and if not, judgements as to whether it has attributes that raise it above 'ordinary' countryside. The output of landscape sensitivity is defined through a matrix where value and susceptibility are combined. The final commentary on sensitivity drives the final recommendation of an appropriate residential development capacity for each character area and sub-area, where these have a capacity.

Contextual Image 2 – View from Two Mile Ash looking SW at the junction with PROW WSx/1642/3



2.0 CHARACTERISTICS OF RESIDENTIAL DEVELOPMENT

Components of Residential Development

2.1 The main built components of residential development are the houses, roads and parking areas. For the purposes of the landscape capacity assessment it is assumed that the housing is a maximum of 2½ storeys high under a pitched roof. Other components of residential development that can have adverse landscape effects include:

- Street lighting;
- Walls and fencing; and
- The presence of parked cars.

2.2 Components of residential development that can mitigate these adverse effects and potentially provide landscape enhancement are landscaping aspects, in particular strategic screen planting, open amenity space, street trees and planting in the public realm generally.

General Locational Considerations

2.3 Generally the most favourable topography for residential sites are flat or gently sloping landforms. Steeply sloping sites are not favoured because of practicality issues for construction, the physical effects on existing landforms and the change in character that occurs. Also, in very general terms, the increased likelihood that the development of such landforms may be more readily visible from locations beyond the immediate site.

2.4 The landscape of the parish has relatively subtle topographical variety, as discussed further below, comprising essentially flat or very gently sloping landforms, more pronounced slopes to the sides of valleys and narrow sloping valley floors. In this context the most likely favoured sites will be the relatively flat and gently sloping landforms.

2.5 Locating new residential development to adjoin with existing residential, especially urban development as opposed to more scattered development in the

countryside, or other forms of urban built development, is likely to be more appropriate. The presence of existing built form tends to reduce landscape sensitivity and allows for the new development to extend and 'fit' better with the existing pattern of built form.

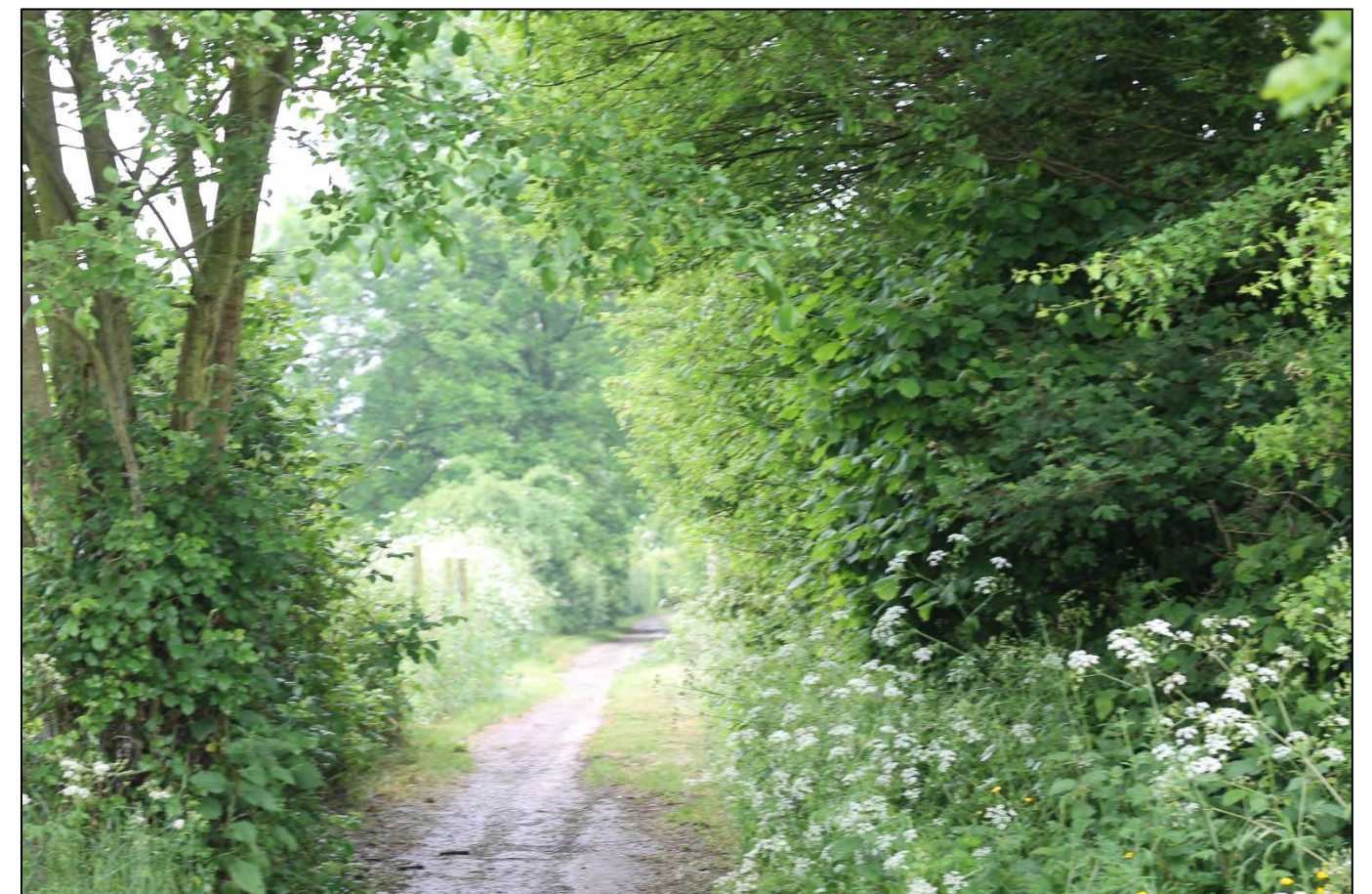
2.6 Woodland, field boundary and significant roadside vegetation can assist in mitigating the landscape and visual effects of new residential development, in particular, in screening views of it from adjoining landscapes. Locations with a 'strong' framework of existing vegetation are likely to be more favourable than open landscapes.

General Effects on Landscape Character

2.7 The change to and loss of existing landscape features, as well as the direct change to the appearance and character of greenfield sites brought about by new residential development is likely to be considerable in most cases.

2.8 Beyond the physical changes to existing landscape features residential development can affect the aesthetic and perceptual aspects of the landscape character of the wider area beyond the immediate site. The appearance of built elements can, depending on the nature of the surrounds and scale of development, have a significant impact on the existing landscape character of adjoining and, in some cases, more distant landscapes.

2.9 Perceptual aspects of landscape character, such as a sense of remoteness and tranquillity, typically reflect an absence or relative scarcity of man-made features and/or a clear and significant sense of distance from them. Evidently residential development can have an adverse effect on these perceptual qualities as well as other less clearly defined perceptual senses such as degrees of rurality.



Contextual Image 3 – View from Two Mile Ash looking west along PROW WSx/1642/3

3.0 BASELINE LANDSCAPE CHARACTER

Overview

- 3.1 The landscape of the parish of Southwater is located in the Low Weald (National Character Area 121) which forms a low-lying, broad, clay vale which, in the south, lies between the High Weald (to the north-east) and South Downs (to the south). The parish is located towards the northern edge of this part of the Low Weald and is divided from the High Weald to the north by the Arun Valley. This forms the northern boundary of the parish. To the south the topography falls gradually to the floor of the Low Weald vale, beyond the parish boundary.
- 3.2 The relevant published landscape character assessment is the 2003 Horsham Landscape Character Assessment. This is discussed further below and identifies three landscape character areas across the parish. The Horsham District Landscape Capacity Study 2014 was prepared as part of the evidence base for the Horsham District Planning Framework. This identifies a number of smaller areas of landscape defined for the purposes of identifying capacity in the context of the Horsham plan. This LSCS also identifies a number of areas (referred to as landscape character areas). Some of these are consistent with the Horsham capacity study areas. A number have been redefined to suit current circumstances including the planning permissions granted for housing along the western edge of the village.
- 3.3 The landscape around Southwater is not designated at a national or local level. However, it is generally attractive, unspoilt countryside with some specific heritage features (amongst which Christ's Hospital and various listed farmhouses) that together combine to produce a landscape of some sensitivity.

Topography & Vegetation

- 3.4 The landscape at the northern edge of the parish is characterised by the Arun Valley, along the southern edge of which the landform rises to form a wooded ridge at around 100m AOD at Denne Park (refer to Figure 1). To

the south of this the topography generally dips away gently to the south-west. Towards the central-western part of the parish the landform levels out to become essentially flat, before falling away to the south. In the north-west of the parish, in the area to the north of Christ's Hospital, the topography is more undulating with a number of narrow stream valleys that run into the River Arun. The village is located on some of the flatter central area but also some of the falling ground to the south as well as an area of slightly raised landform to the south of the country park.

- 3.5 This gentle topographic form is 'overlain' largely by a pattern of small to medium scale fields of mixed arable/pasture agricultural use with areas of small, regular fields of Medieval origin (refer to Figure 4). With a strong network of hedgerows with hedgerow trees, some wooded shaws and with some significant woodlands, combined with the generally flat and gently undulating landform

mean that long views are comparatively rare and visual enclosure is a prominent characteristic.

Heritage

- 3.6 The parish includes a number of historic buildings and sites that influence landscape character (refer to Figure 2). Denne Park includes a number of buildings, including the main house, Listed Grade II. Christ's Hospital is a prominent landmark of the local area, set in an attractive parkland setting (not registered) and the school and chapel are both Listed Grade II*. The area is also characterised by scattered listed farmhouses, generally 16th Century of timber frame construction and characteristic of the Low Weald.



Contextual Image 4 – View looking NE from Jackrells Lane looking

Public Rights of Way

- 3.7 The Downs Link Walk through the parish follows the route of the former railway (refer to Figure 3). This is a highly popular bridleway route and important local resource providing a pedestrian, cycle and equestrian link between Christ's Hospital and Southwater via Two Mile Ash. There are a considerable number of other Public Rights of Way across the parish.

Horsham Landscape Character Assessment 2003

- 3.8 The Horsham Landscape Character Assessment was published in 2003. Three character areas are defined across the parish (refer to Figure 5). These character areas are much larger than those used for the assessment by this LSCS. From north to south, these are:

- Crabtree & Nuthurst Ridge & Ghyll Farmlands – two key landscape sensitivities identified as being “*any large scale development*” and “*suburbanisation*”;
- Southwater & Christ's Hospital – key characteristics include “*extensive open views*” and “*imposing brick buildings of Christ's Hospital School set in parkland surrounds*”; and
- Southwater & Shipley Wooded Farmlands – a key landscape sensitivity is identified as “*large scale urban development*”.

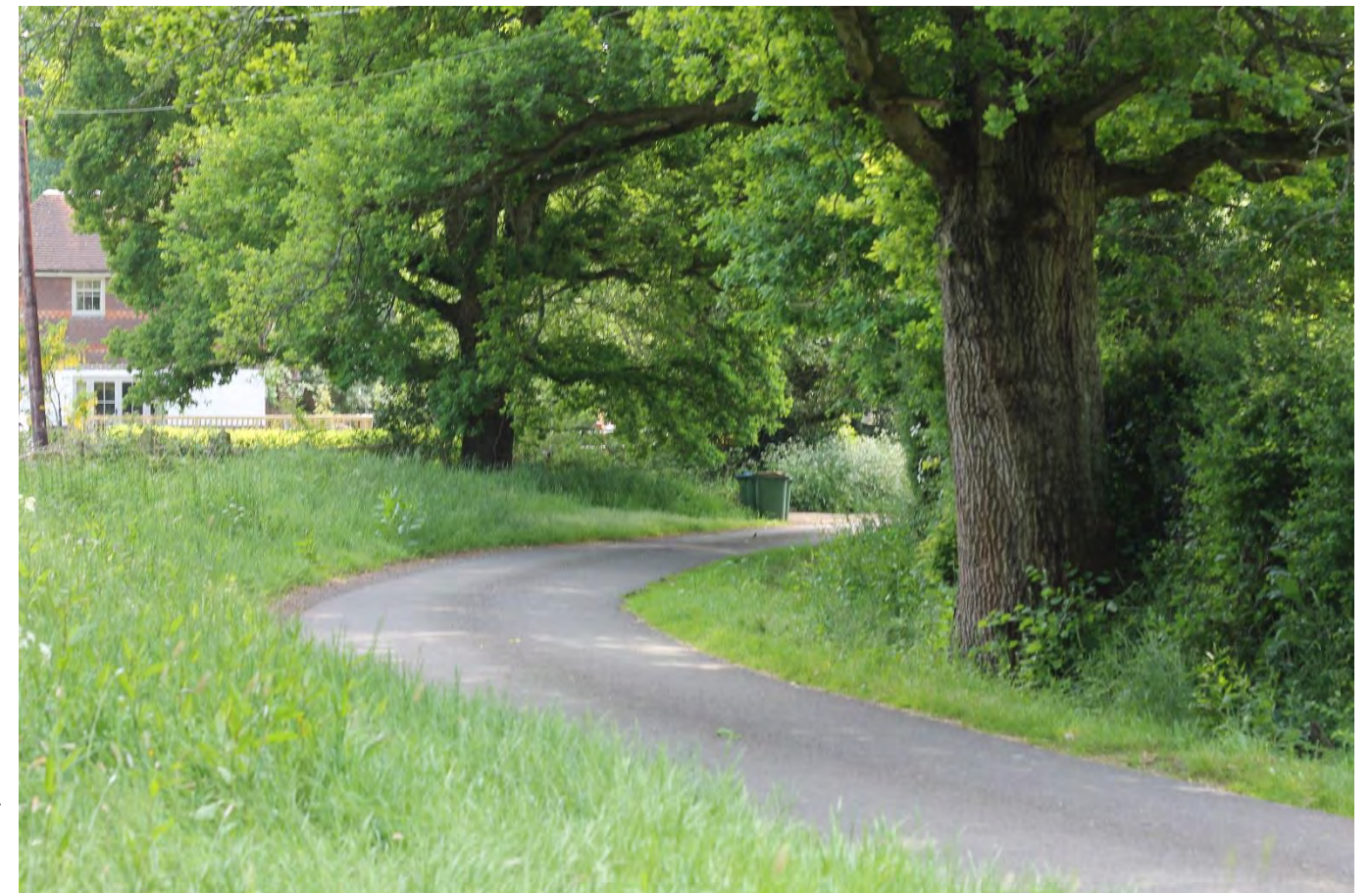
Horsham District Landscape Capacity Assessment 2014

- 3.9 The key objectives of the Horsham District Landscape Capacity Study were to provide an assessment of the landscape capacity of land around the key settlements and to identify areas where new development could best

be accommodated. It was based around three development scale sizes; up to 100, 100-500 and 500+. The assessment highlighted land along the western edge of Southwater (areas 28 and 29) as both having, in the round, moderate capacity to accept development, otherwise, within the parish, it considered that the landscape had no or low capacity. Subsequently, land to the south-west has been allocated and granted approval for development. The presence of new development along the south-western edge of the village has and, as it is built out further, change the landscape character and its sensitivity to development along this edge.

LSCS Landscape Character Areas

- 3.10 This LSCS has divided the parish into seven principal landscape character areas (LCAs) and a number of sub-areas (refer top Figure 6). Some of these are consistent with the 2014 capacity assessment areas whilst others have differing boundaries and are generally smaller or have been subdivided for the purpose of a slightly finer grain assessment.



Contextual Image 5 – View looking SE from Jackrells Lane.

4.0 LANDSCAPE SENSITIVITY ASSESSMENT METHODOLOGY

Methodology

- 4.1 *Guidelines for Landscape and Visual Impact Assessment (GLVIA3)*¹ addresses methodologies for landscape sensitivity assessments and has been used as the basis for the structure and key stages of the LSCS.
- 4.2 Landscape sensitivity can be considered to be either inherent sensitivity, i.e. a landscape’s intrinsic sensitivity to any change, or sensitivity to a specific form of change. We are concerned in this case with the latter and, as such, landscape sensitivity will depend on the **susceptibility** of the characteristics of that landscape to change as a result of the development in question in combination with consideration of the **value** attached to the landscape. Defining landscape susceptibility is a judgement based on an assessment against various criteria. The assessment of value has also been a judgement. **Landscape sensitivity** is the outcome of these two separate analyses combined together and from these assessments a final judgement is made in the form of a recommendation regarding an appropriate ‘capacity’ for each LCA.

Residential Development Typologies

- 4.3 Defining clear typologies for typical residential developments is important to the outcomes of the landscape sensitivity assessment and the ultimate recommendations as clearly the scale of the development will have a significant effect on these outcomes. The key element which is considered to offer variation, such that it would have a significant effect on susceptibility, is area and there is clearly considerable flexibility for this. As this assessment is for the purposes of developing a Neighbourhood Plan, as opposed to the Horsham capacity assessment which was concerned with strategic allocations, the focus has been on smaller scale developments. The following residential development typologies have been considered reasonable:
- Up to 25 units (about 1Ha in gross area) – small-scale;
 - 25-100 units (1 to 4Ha) – medium-scale;
 - 100+ units (4Ha+) – large-scale.

Landscape Value

- 4.4 Landscape value is concerned with the relative value that is attached to various landscapes. As this is a high-level study, the assessment of landscape value is based around ‘simple’ criteria and takes into account whether a landscape is designated, whether the landscape is of greater value than just ‘mere countryside’, of local landscape or of limited value.

Table 1 - Landscape Value Assessment Criteria

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

¹ Guidelines of Landscape and Visual Impact Assessment, Third Edition, 2013, published by The Landscape Institute and the Institute for Environmental Management & Assessment

Landscape Susceptibility

- 4.5 GLVIA3 defines susceptibility as “*The ability of a defined landscape.....to accommodate the specific proposed development without undue consequences*”². In order to determine this a consistent landscape component needs to be defined, its key characteristics also defined and a criteria based assessment applied as to the extent to which those characteristics could potentially be affected and by what degree.
- 4.6 Specific susceptibility criteria have been developed for each criterion as set out in the four tables on this page.
- 4.7 Judgements have been made as to the susceptibility of an LCA against each of the four criteria and these have been accumulated into a final judgement as to the overall susceptibility supported by the field notes. Each LCA has been ranked into one of five relative categories of susceptibility (Very High – High – Medium – Low – Very Low). No specific criteria have been provided to define these as these outcomes have been carried forward into the ultimate assessment of landscape sensitivity.

Table 2 - Nature, Scale and Complexity of Landform

Lower susceptibility			Higher susceptibility	
e.g. An extensive flat lowland landscape or elevated plateau, often a larger scale landscape with no/few distinctive landform features	e.g. A simple, gently rolling landscape, likely to be of medium-large scale, generally without distinctive landform	e.g. An undulating landscape, perhaps also incised by valleys, likely to be of medium scale	e.g. A landscape with distinct landform features, and/or irregular in topography (which may be large in scale), or a smaller scale landform	e.g. A landscape with a distinctive, rugged landform or dramatic topographical features (which may be large in scale), or a small scale or intimate landform

Table 4 - Nature, Scale, Visual Enclosure or Exposure

Lower susceptibility			Higher susceptibility	
e.g. An enclosed, self-contained landscape, or one with weak connections to neighbouring areas, and/or where related landscapes are of lower sensitivity	e.g. A landscape with limited connections to neighbouring areas, and/or where related landscapes are of low or medium sensitivity	e.g. A landscape which has some relationship with neighbouring areas, and/or where related landscapes are of medium sensitivity	A landscape which is intervisible with several related areas, and/or where related landscapes are of medium or higher sensitivity	e.g. A landscape which has important relationships with one or more neighbouring areas, and/or where related landscapes are of high sensitivity

Table 3 - Nature, Scale and Complexity of Land Use & Field Pattern

Lower susceptibility			Higher susceptibility	
e.g. A landscape with a variety in land cover, more intensively farmed with improved pasture and a geometric, medium or large field pattern	e.g. An improved pastoral and possibly mixed farmed landscape with large to medium sized fields mostly in geometric forms	e.g. Generally improved pastoral landscape with some variation in field sizes or shapes and some semi-improved land cover	e.g. A landscape with irregular and/or small-scale fields and some variety of land use of improved, semi-improved and semi-natural	e.g. A landscape of generally no or few semi-improved fields dominated or wholly a uniform semi-natural landscape

Table 5 - Development, Activity, Remoteness and Tranquillity

Lower susceptibility			Higher susceptibility	
e.g. a landscape with much human activity and development	e.g. a rural or semi-rural landscape with much human activity and dispersed modern development, such as settlement fringes	e.g. a rural landscape with some modern development and human activity, such as intensive farmland possibly including forestry	e.g. a more naturalistic landscape and/or one with little modern human influence and development	e.g. a tranquil landscape with little or no overt sign of modern human activity and development

² Glossary page 158

Landscape Sensitivity

4.8 The assessment of landscape sensitivity is a combination of the landscape value and the output of the landscape susceptibility work.

4.9 The interaction of the four categories of landscape value and four categories of landscape susceptibility generate a sixteen box matrix illustrated in Table 6, from which, seven categories of overall landscape sensitivity have been identified. These categories can be identified by the colour assigned to each box in the matrix

Table 6 - Landscape Sensitivity Assessment Matrix

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium				
	Low				

4.10 Each category of overall sensitivity has been defined as set out in Table 7 below.

Table 7 - Landscape Sensitivity Categories

Sensitivity Level	Definition
Very High	All key characteristics and qualities of the landscape are highly vulnerable to change from the development type. No potential for locating the development type.
High-Very High	Most key characteristics and qualities of the landscape are highly vulnerable to change from the development type. Highly limited potential for locating the development type with significant effects certain.
High	Most of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Limited potential for locating the development type but with significant effects.
Medium-High	Many of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Some potential for locating the development type but with significant effects likely.
Medium	Some of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Potential for locating the development type with a few significant effects likely.
Low-Medium	Few of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Considerable potential for locating the development type with none or only limited significant effects likely.
Low	None of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Clear potential for locating the development type without any significant effects likely.

4.11 The landscape sensitivity assessment is supported by a narrative discussion as to the key issues that have determined the sensitivity outcome and define the judgements regarding where within each LCA there may be potential residential development capacity and the level of that potential capacity, according to the three development typologies.

4.12 Evidently this high-level assessment is to be tested at the planning application stage, both in terms of where and how much development is potentially acceptable, but the LSCS outcome provides a guidance, or a steer, as to location and quantum.

5.0 ASSESSMENT OF SENSITIVITY OF LANDSCAPE CHARACTER AREAS

5.1 The LSCS has considered some 15 LCAs as indicated on 6. This chapter includes a separate assessment sheet for each LCA and sets out in turn the following information:

- Locational, area and general description of the landscape type;
- Location maps showing where the LCA lies in Southwater and its boundaries in the local context;
- A photograph of the LCA;
- The assessment of landscape value;
- The assessment of landscape susceptibility;
- The combination of these together to form the assessment of landscape sensitivity, together with a brief commentary and recommendation in respect of potential capacity based on the landscape sensitivity assessment.

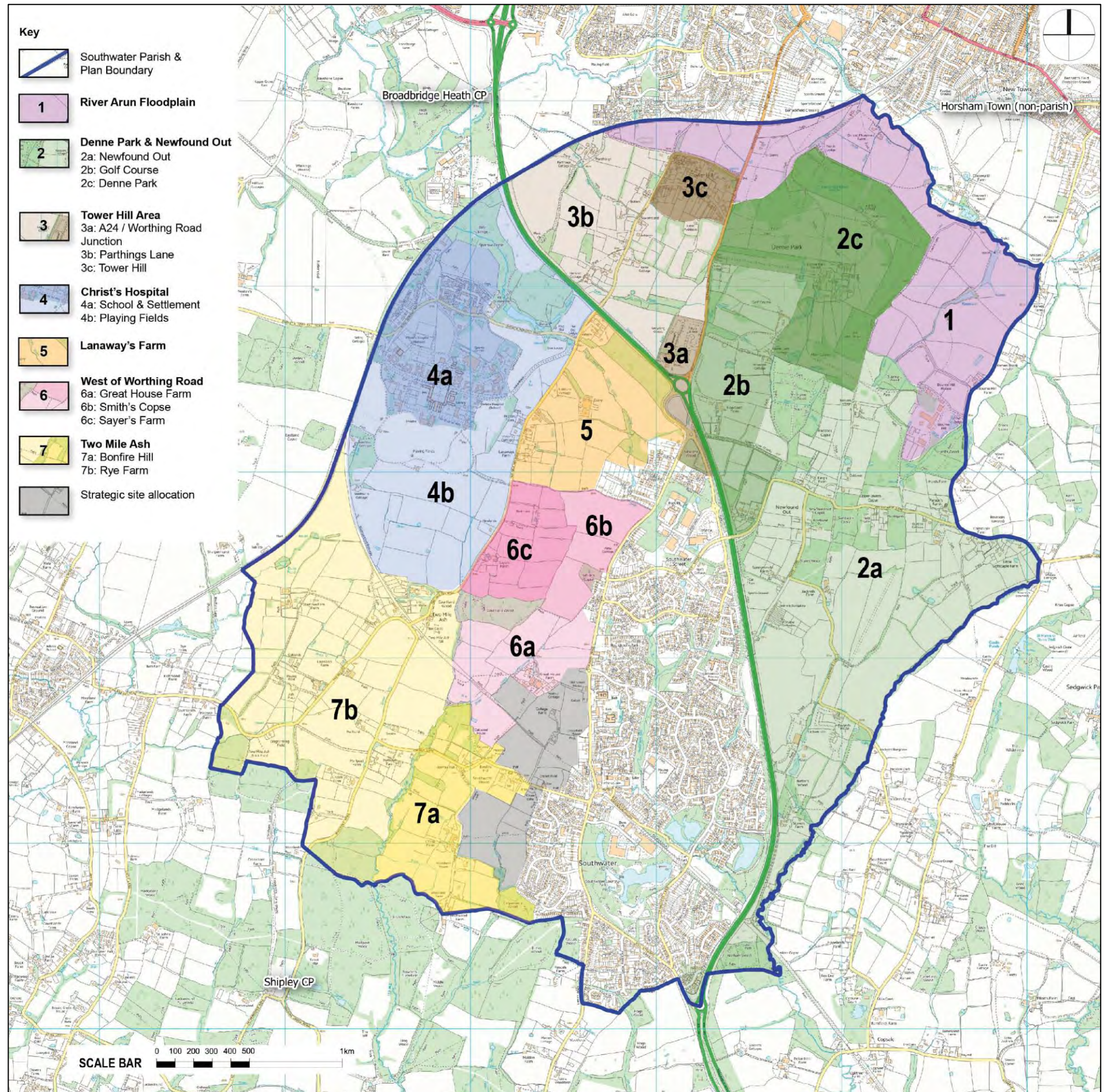


Figure A – Map of Local Character Areas

Landscape Character Area (LCA) No: 1

LCA Name: River Arun Floodplain

LCA Description: Area of mostly arable land to the NE of Southwater Parish that includes a nature reserve. Medium and small-scale field pattern of pasture with a robust structure of hedges and woodland shaws. Open views to the south. Unspoilt rural character throughout, except for views of some pylons.

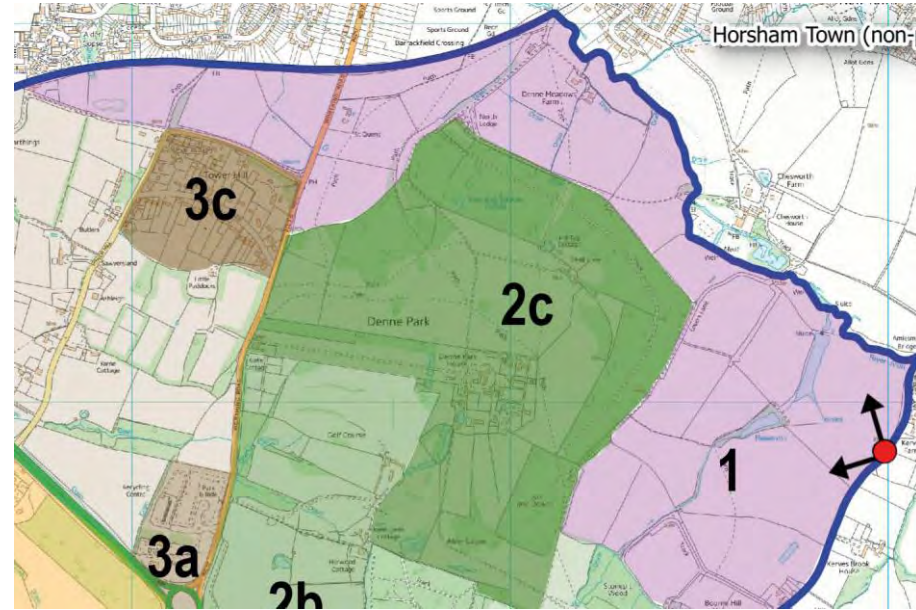


Figure 1.1 – Extract of Figure A showing the extent of LCA1

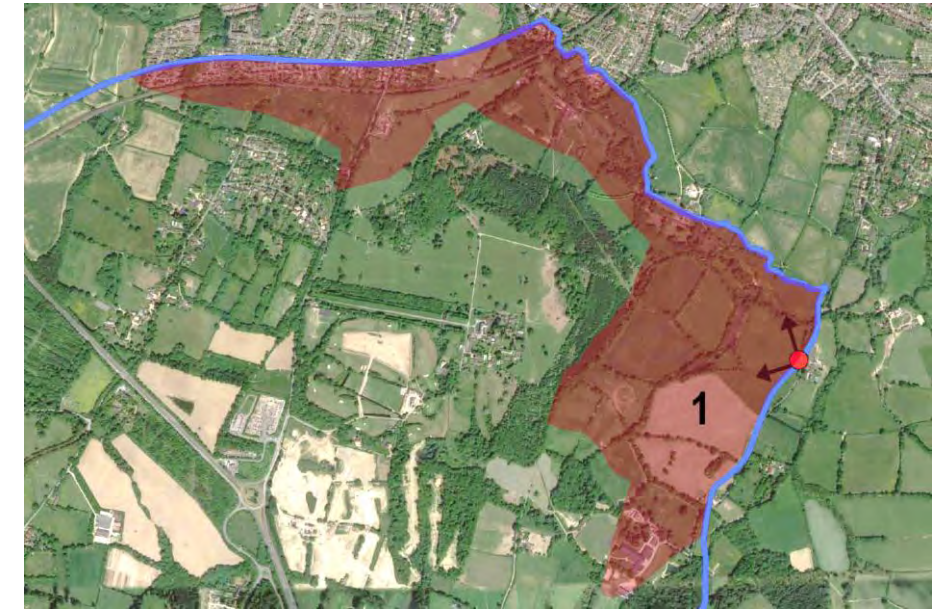


Figure 1.2 – Aerial photo of LCA1 and its surroundings



Figure 1.3 - View from Kerves Lane looking west across (position as illustrated on Figures 1.1 and 1.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform				X	
Land use			X		
Visual enclosure	X				
Development / remoteness		X			

Landscape Susceptibility:

HIGH

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium		X		
	Low				

Resulting Landscape Sensitivity:

MEDIUM-HIGH

Many of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Some potential for locating the development type but with significant effects likely.

CONCLUSIONS

Capacity:

0-25 units (up to 1Ha) = None

25-100 units(1 to 4Ha) = None

100+ units (4Ha +) = None

Recommendation:

A visually sensitive landscape, without much existing development and a strong rural character. Do not consider for any new housing development.

Landscape Character Area (LCA) No: 2a

LCA Name: Denne Park & Newfound Out: Newfound Out

LCA Description: Gently undulating landform, sloping generally south-west and more steeply to the east and the course of the watercourse that marks the parish boundary. Medium scale field pattern with low hedges, shaws and some woodland in the north of the LCA. Secretive, winding rural lanes with scattered settlement, some historic. Mostly unspoilt and rural in character.

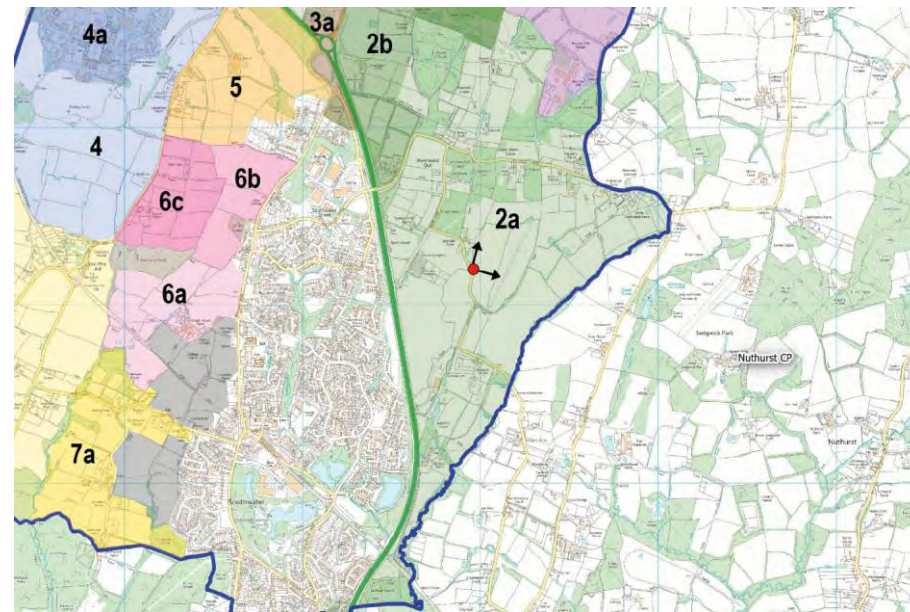


Figure 2a.1 – Extract of Figure A showing the extent of LCA2a

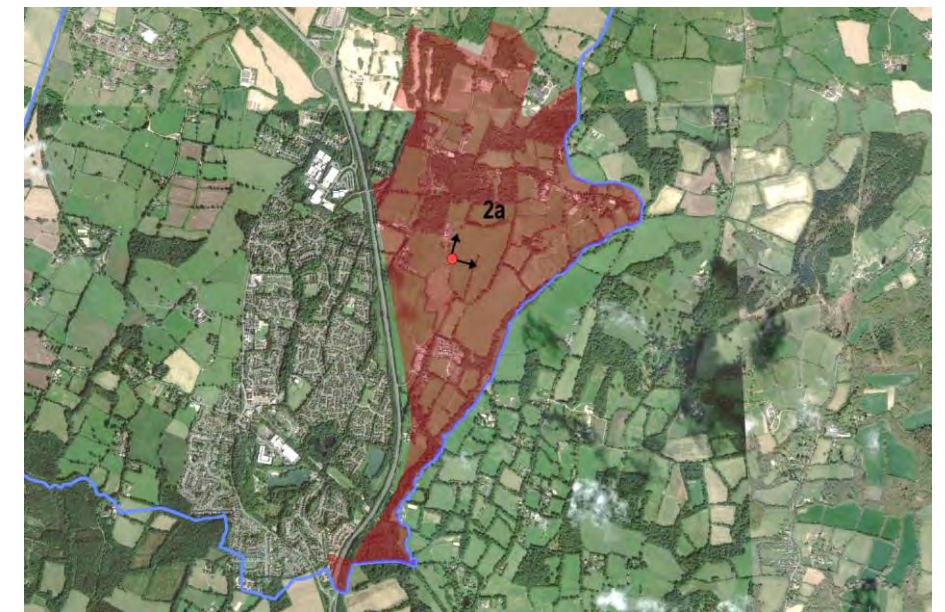


Figure 2a.2 – Aerial photo of LCA2a and its surroundings

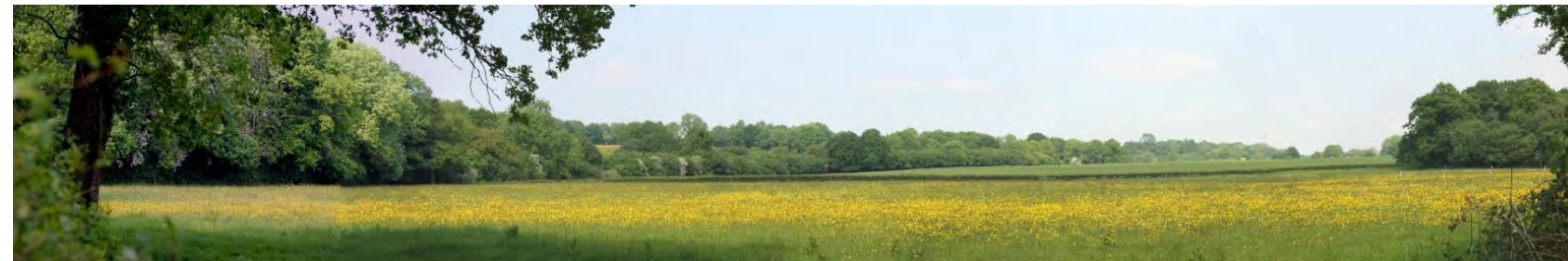


Figure 2a.3 – View from Jackerells Lane looking north east (position as illustrated on Figures 2a.1 and 2a.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform				X	
Land use		X		X	
Visual enclosure		X			
Development / remoteness		X			

Landscape Susceptibility:

HIGH

ASSESSMENT OF LANDSCAPE SENSITIVITY

Landscape Value	Landscape Susceptibility			
	Very High	High	Medium	Low
Very High				
High				
Medium		X		
Low				

Resulting Landscape Sensitivity:

MEDIUM-HIGH

Many of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Some potential for locating the development type but with significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = None
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

An area of generally open character, with some robust woodland features. Some scattered development but evidently rural overall. Do not consider for any new housing development.

Landscape Character Area (LCA) No: 2b

LCA Name: Denne Park & Newfound Out: Horsham Golf Course

LCA Description: Well enclosed by woodland and broken up by the retained hedgerows and shaws, the area is nonetheless dominated by the golf course. The landform has been subject to infill and now has an intensely undulating character that is not in keeping with the otherwise relatively flat and gentle undulations of the surrounding landscapes.

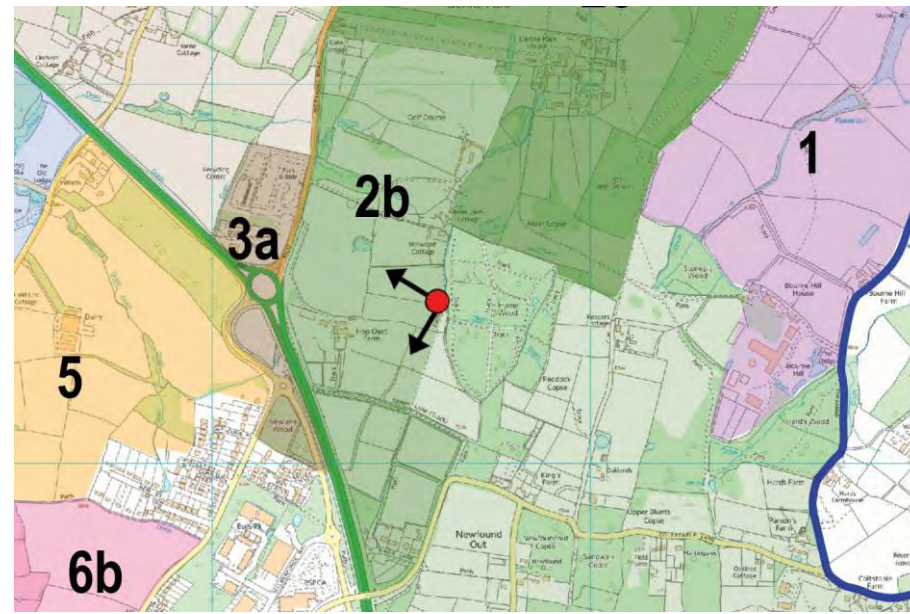


Figure 2b.1 – Extract of Figure A showing the extent of LCA2b

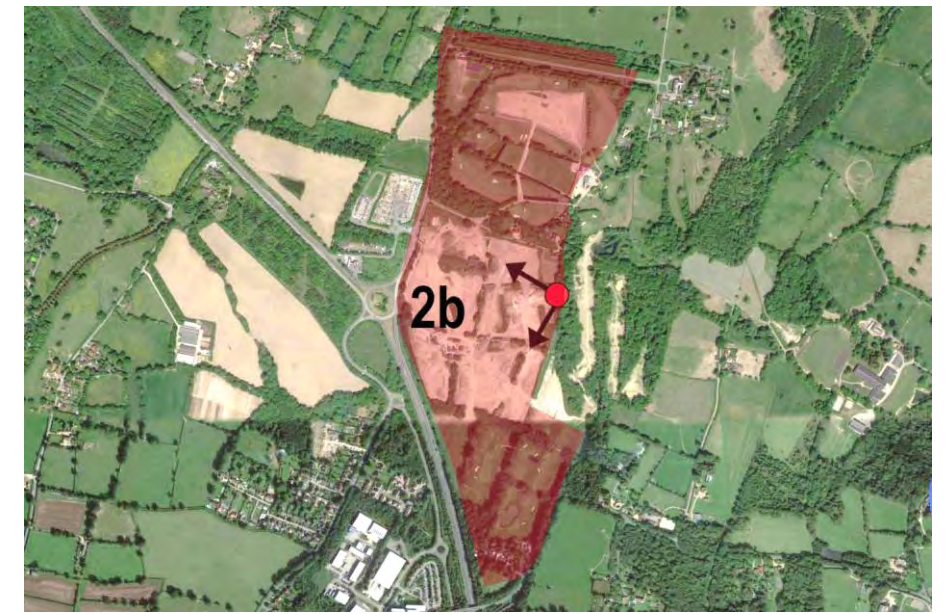


Figure 2b.2 – Aerial photo of LCA2b and its surroundings



Figure 2b.3 - View from Public Footpath off Coltstaple Lane, looking south west across the Golf Course (position as illustrated on Figures 2b.1 and 2b.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

LOW

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform				X	
Land use				X	
Visual enclosure				X	
Development / remoteness			X		

Landscape Susceptibility:

LOW

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium				
	Low				X

Resulting Landscape Sensitivity:

LOW

None of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Clear potential for locating the development type without any significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = None
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

Although the landscape sensitivity is low, the land is used as an active golf course and there is, therefore, no capacity in this context for residential use. Do not consider for any new housing development.

Landscape Character Area (LCA) No: 2c

LCA Name: Denne Park & Newfound Out: Denne Park

LCA Description: Highly attractive historic parkland centred on the listed Denne Park House and the lodges. With a prominent avenue along the main drive to the house, the parkland is otherwise characterised by large open grown trees, otherwise the park is well enclosed by woodland.

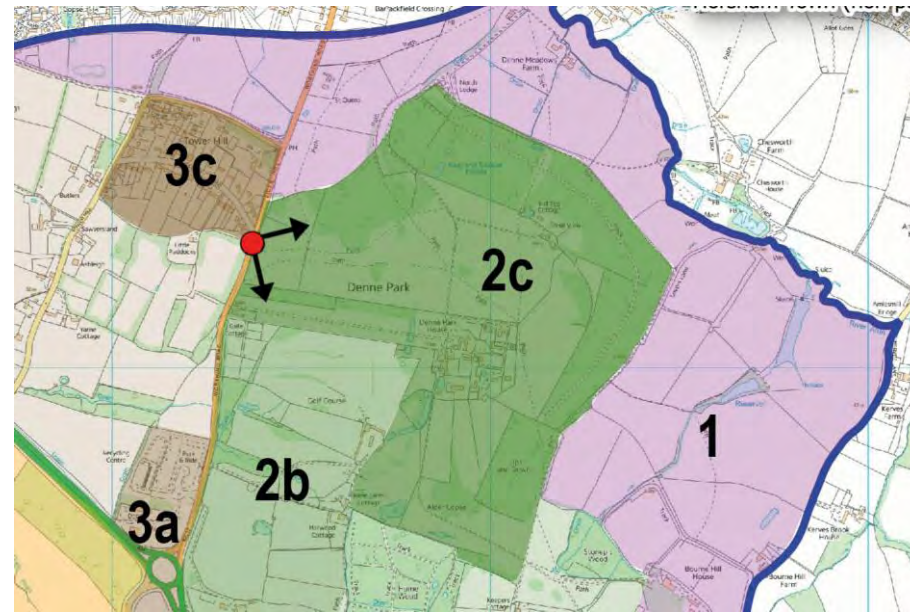


Figure 2c.1 – Extract of Figure A showing the extent of LCA2c

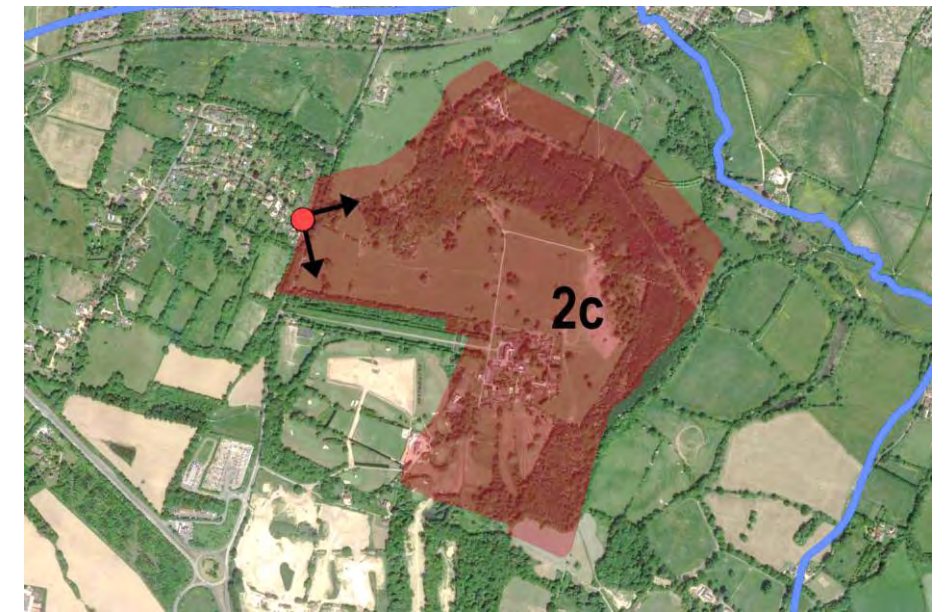


Figure 2c.2 – Aerial photo of LCA2c and its surroundings



Figure 2c.3 - Denne Park from Worthing Road opposite Salisbury Road (private) looking east (position as illustrated on Figures 2c.1 and 2c.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

HIGH

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform				X	
Land use				X	
Visual enclosure				X	
Development / remoteness					X

Landscape Susceptibility:

LOW

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				X
	Medium				
	Low				

Resulting Landscape Sensitivity:

MEDIUM

Some of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Potential for locating the development type with a few significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = None
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

The parkland of Denne Park is a high value landscape whilst its susceptibility is comparatively modest due to its robust visual enclosure and the presence of built development. No capacity for new development due to its value.

Landscape Character Area (LCA) No: 3a

LCA Name: Tower Hill Area: A24/Worthing Road Junction

LCA Description: LCA includes the park & ride site as well as the petrol filling station.

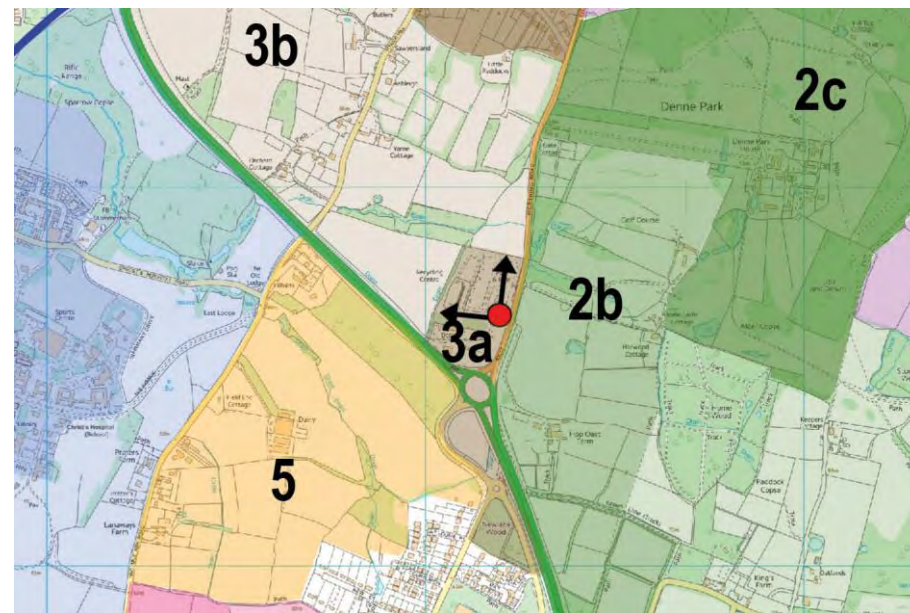


Figure 3a.1 – Extract of Figure A showing the extent of LCA3a



Figure 3a.2 – Aerial photo of LCA3a and its surroundings



Figure 3a.3 – View from Park & Ride turning off Worthing Road looking north east (position as illustrated on Figures 3a.1 and 3a.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

LOW

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform				X	
Land use					X
Visual enclosure					X
Development / remoteness					X

Landscape Susceptibility:

LOW

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium				
	Low				X

Resulting Landscape Sensitivity:

LOW

None of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Clear potential for locating the development type without any significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = None
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

The petrol filling station and park & ride land uses prevent residential development. No capacity for new development.

Landscape Character Area (LCA) No: 3b

LCA Name: Tower Hill Area: Parthings Lane

LCA Description: Area of undulating topography with a small-scale field pattern and a well-enclosed and relatively intimate character. Low density linear development along Parthings Lane include some historic buildings, otherwise the landscape is rural in character.

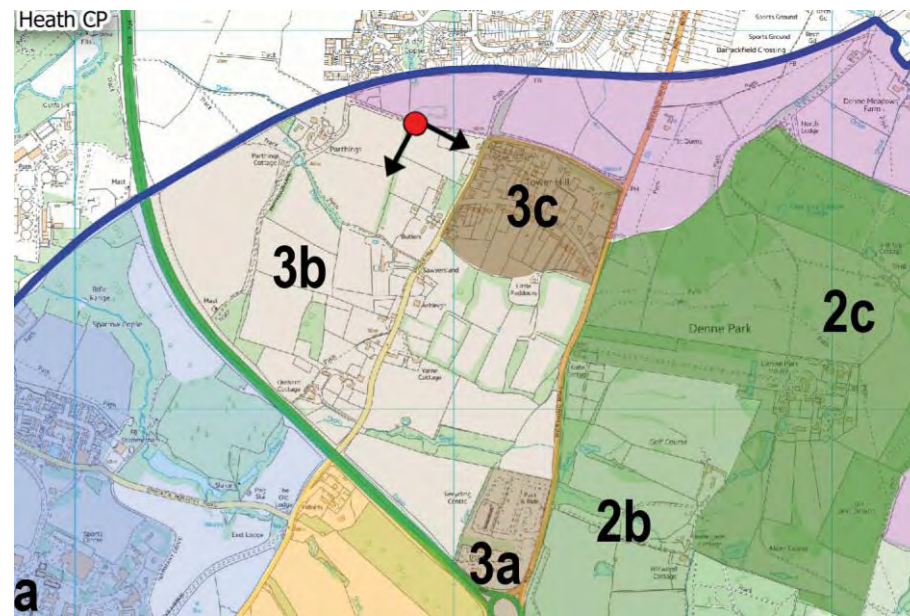


Figure 3b.1 – Extract of Figure A showing the extent of LCA3b



Figure 3b.2 – Aerial photo of LCA3b and its surroundings



Figure 3b.3 - View from Parthings Lane looking south (position as illustrated on Figures 3b.1 and 3b.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform				X	
Land use			X		
Visual enclosure				X	
Development / remoteness			X		

Landscape Susceptibility:

MEDIUM

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium			X	
	Low				

Resulting Landscape Sensitivity:

MEDIUM

Some of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Potential for locating the development type with a few significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = Yes but very small scale
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

A visually enclosed landscape of small fields framed by wooded tree belts and hedgerows. Mixed land use with low density linear and some scattered development. In landscape terms some very limited development opportunities may exist for a few single units where the location relates well to the existing development pattern.

Landscape Character Area (LCA) No: 3c
LCA Name: Tower Hill Area: Tower Hill
LCA Description: A low density suburban residential area that is well enclosed by wooded belts and hedgerows.

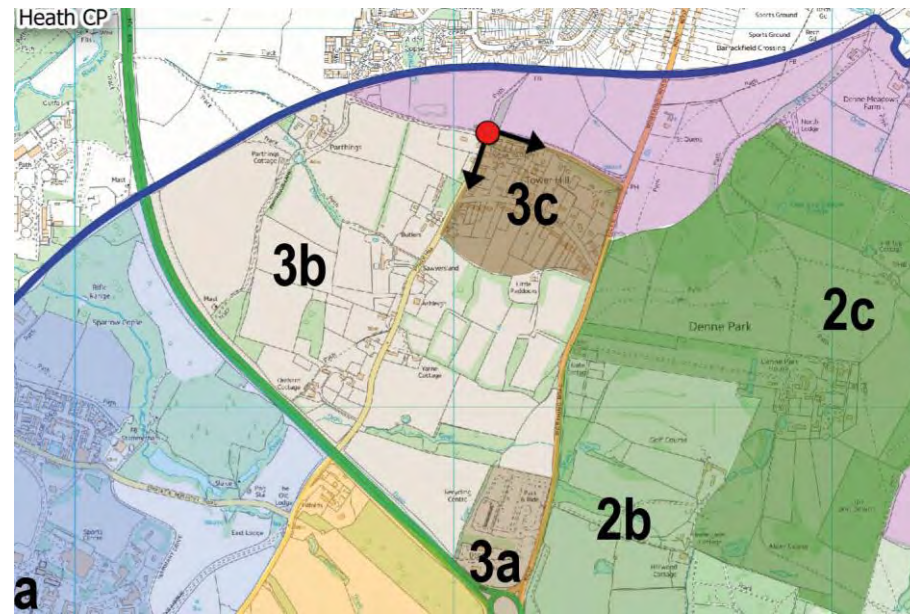


Figure 3c.1 – Extract of Figure A showing the extent of LCA3c



Figure 3c.2 – Aerial photo of LCA3c and its surroundings



Figure 3c.3 - View from the corner of Parthings Lane & Tower Hill looking south west (position as illustrated on Figures 3c.1 and 3c.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

LOW

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform				X	
Land use					X
Visual enclosure				X	
Development / remoteness					X

Landscape Susceptibility:

LOW

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium				
	Low				X

Resulting Landscape Sensitivity:

LOW

None of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Clear potential for locating the development type without any significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = Yes but very small scale
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

A low density residential area that is well enclosed by wooded belts and hedgerows. In landscape terms some very limited development opportunities may exist for a few single units as infill where visual effects would be minimal.

Landscape Character Area (LCA) No: 4a

LCA Name: Christ's Hospital: School & Settlement

LCA Description: Landmark presence of the listed Christ's Hospital School and Chapel (Grade II*), in its attractive parkland setting, and with the residential settlement and railway station to the north.

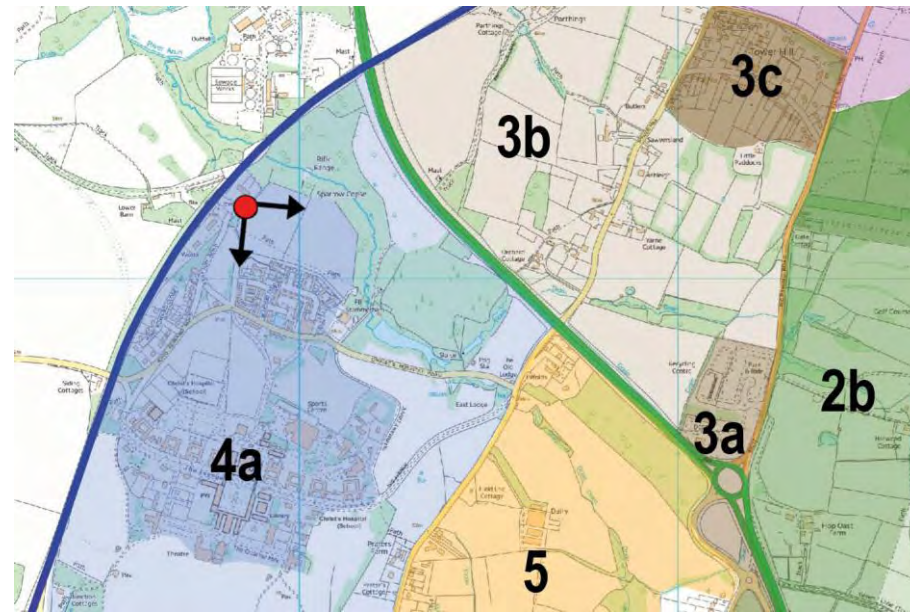


Figure 4a.1 – Extract of Figure A showing the extent of LCA3c

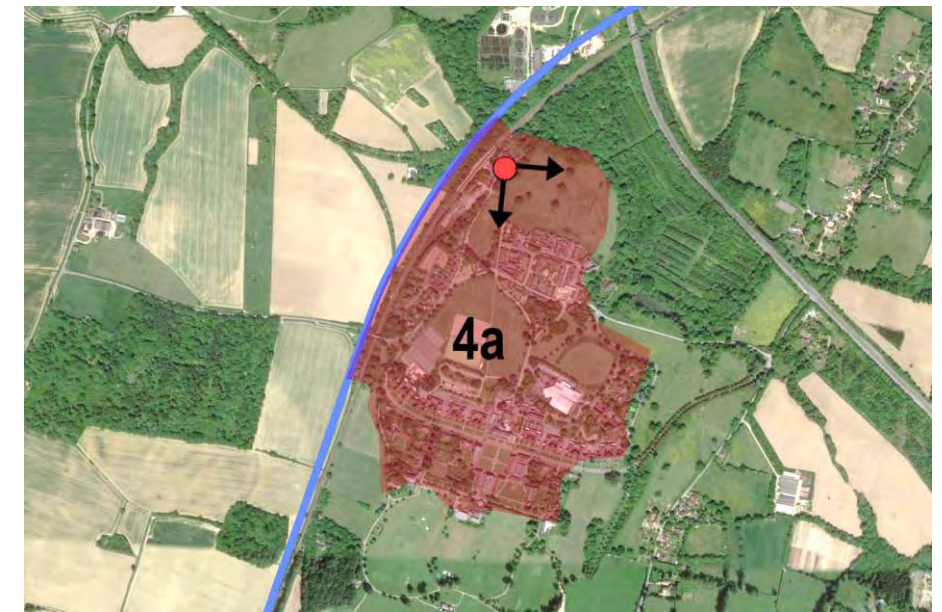


Figure 4a.2 – Aerial photo of LCA3c and its surroundings



Figure 4a.3 - View from Christ's Hospital Station looking east (position as illustrated on Figures 4a.1 and 4a.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform				X	
Land use					X
Visual enclosure			X		
Development / remoteness					X

Landscape Susceptibility:

LOW

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium				X
	Low				

Resulting Landscape Sensitivity:

LOW-MEDIUM

Few of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Considerable potential for locating the development type with none or only limited significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = yes, where well related to the existing development pattern
- 25-100 units(1 to 4Ha) = yes, potentially, where well related to the development pattern and where visual effects to other landscapes would be minimal
- 100+ units (4Ha +) = None

Recommendation:

The presence of considerable existing development and some degree of visual enclosure means that, in landscape terms, there is some potential for development, away from the listed buildings, without undue adverse effects to other landscapes. Development of more than 100 would be very unlikely to be successfully accommodated without undue adverse effects to adjoining sensitive landscapes.

Landscape Character Area (LCA) No: 4b

LCA Name: Christ's Hospital: Playing Fields & Countryside

LCA Description: In the south a relatively open, essentially flat landscape, comprising the playing fields of the school, whilst in the north a wooded parkland landscape. Views south from the school over the playing fields and the area is also visually exposed from Sharpenhurst Hill to the west, which is outside of the parish.

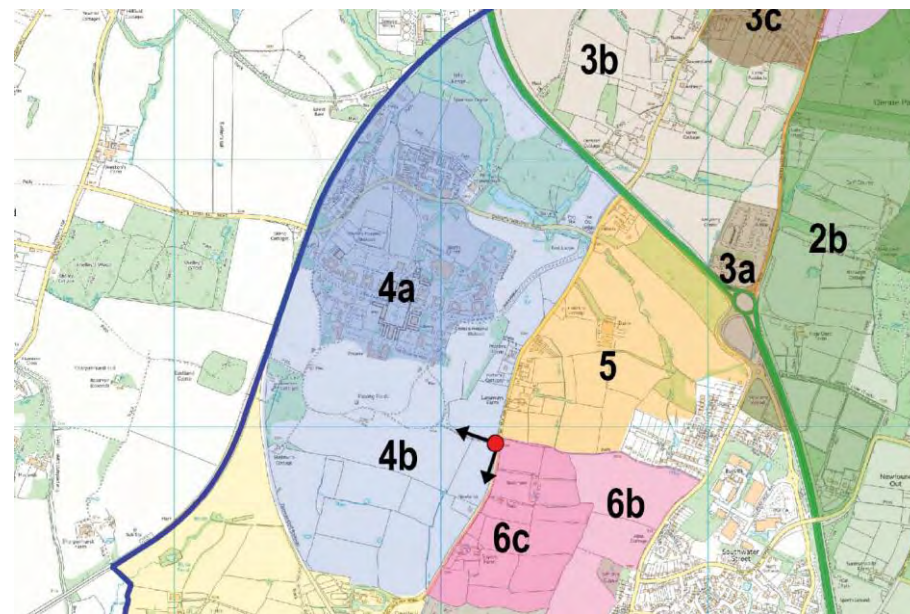


Figure 4b.1 – Extract of Figure A showing the extent of LCA3c

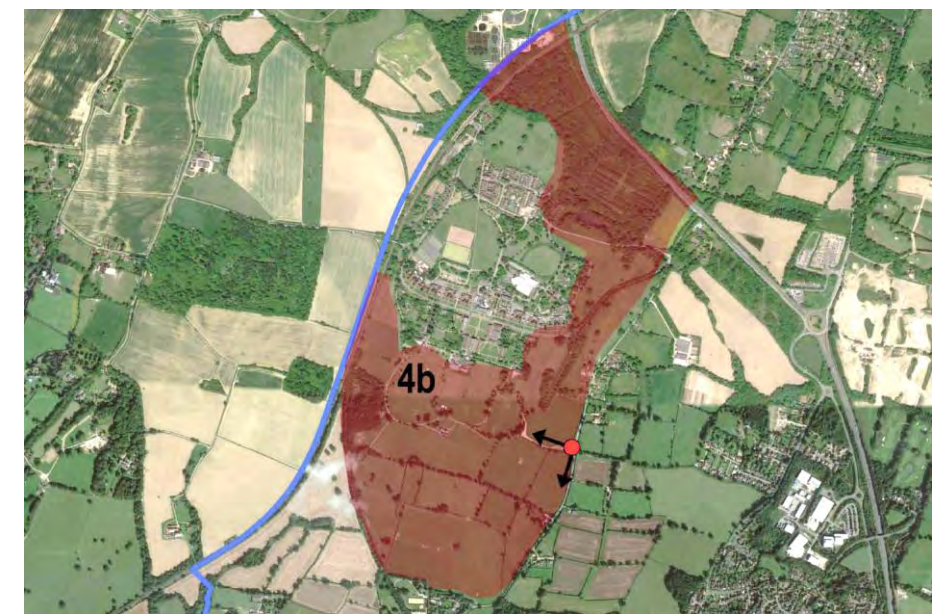


Figure 4b.2 – Aerial photo of LCA3c and its surroundings



Figure 4b.3 - View from Two Mile Ash Road looking west (position as illustrated on Figures 4b.1 and 4b.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform				X	
Land use				X	
Visual enclosure	X				
Development / remoteness		X			

Landscape Susceptibility:

HIGH

ASSESSMENT OF LANDSCAPE SENSITIVITY

Landscape Value	Landscape Susceptibility			
	Very High	High	Medium	Low
Very High				
High				
Medium		X		
Low				

Resulting Landscape Sensitivity:

MEDIUM-HIGH

Many of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Some potential for locating the development type but with significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = None
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

A relatively open, rural landscape with some playing fields related to the school in the south; a wooded parkland character to the north. Important visual relationships with adjoining landscapes, including Sharpenhurst Hill to the west. No capacity for new development.

Landscape Character Area (LCA) No: 5

LCA Name: Lanaway's Farm

LCA Description: Gently undulating landform, including two gentle stream valleys. Medium scale fields of mainly pasture with a strong framework of hedgerows but with areas near to the settlement and A24 widely visible from landscapes to the north.

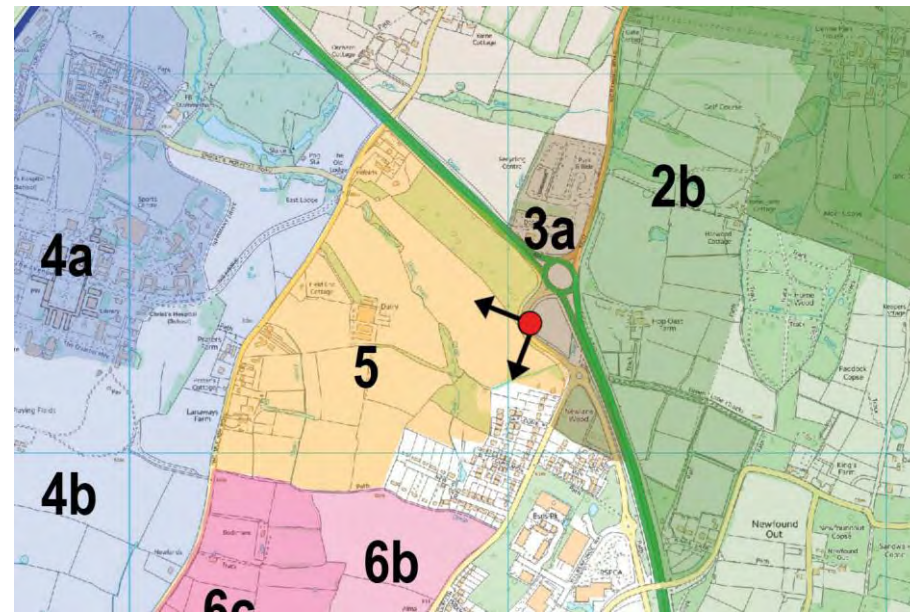


Figure 5.1 – Extract of Figure A showing the extent of LCA3c

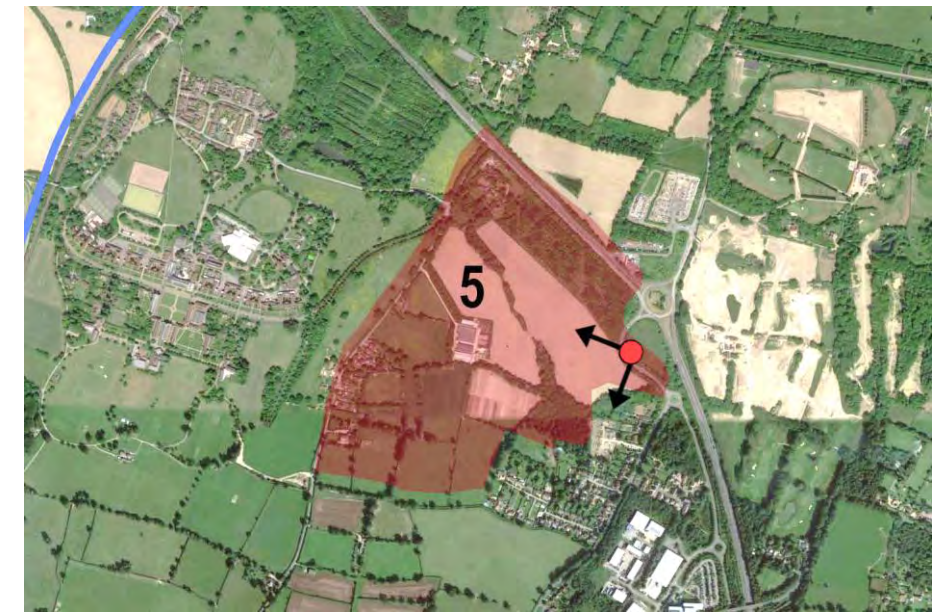


Figure 5.2 – Aerial photo of LCA3c and its surroundings

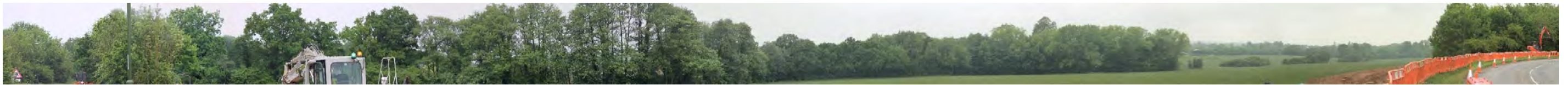


Figure 5.3 - View from Worthing Road looking west to north (position as illustrated on Figures 5.1 and 5.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform			X		
Land use				X	
Visual enclosure		X			
Development / remoteness		X			

Landscape Susceptibility:

HIGH

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium		X		
	Low				

Resulting Landscape Sensitivity:

MEDIUM-HIGH

Many of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Some potential for locating the development type but with significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = None
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

An undulating, largely rural landscape with some long views in from the north-west that increase visual sensitivity. Proximity of some housing and A24 do not significantly detract from the rural character. No capacity for new development. Do not consider further.

Landscape Character Area (LCA) No: 6a

LCA Name: West of Worthing Road: Great House Farm

LCA Description: Relatively flat topography, only sloping more steeply to a stream valley along its western edge. Small to medium mixed arable/pasture fields bounded by low hedges and large hedgerow trees. Crossed by the Downs Link Walk, the area is framed by woodland to the north and south but less strongly in the south-west, where views open out in the adjoining landscape. Presence of Grade II* Listed Great House Farm farmstead. Development of the land to the east will greatly diminish the current rural character.

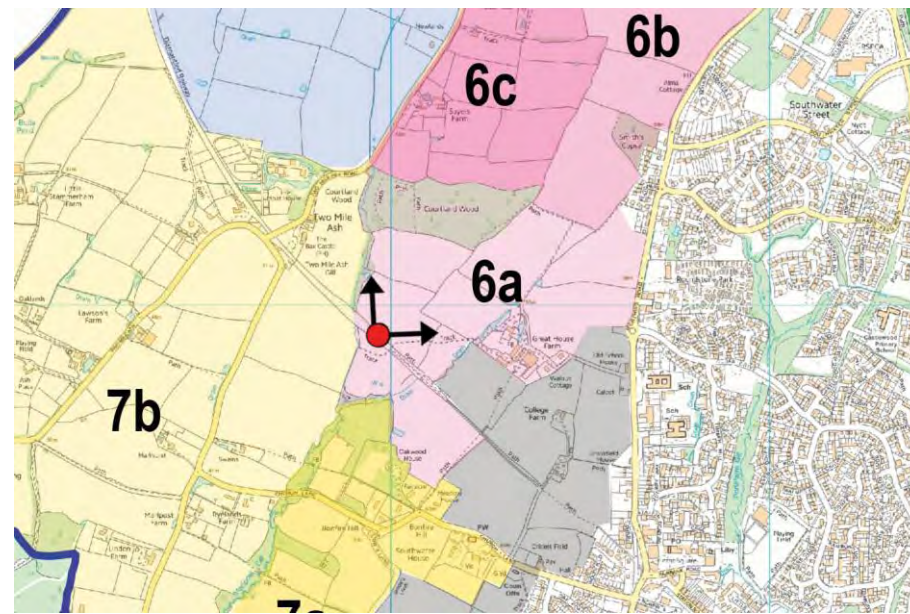


Figure 6a.1 – Extract of Figure A showing the extent of LCA3c



Figure 6a.2 – Aerial photo of LCA3c and its surroundings



Figure 6a.3 - View from the Downs Link Walk looking north (position as illustrated on Figures 6a.1 and 6a.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform			X		
Land use			X		
Visual enclosure				X	
Development / remoteness				X	

Landscape Susceptibility:

LOW

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium				X
	Low				

Resulting Landscape Sensitivity:

LOW-MEDIUM

Few of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Considerable potential for locating the development type with none or only limited significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = yes, adjacent to the edge of either the existing or proposed housing
- 25-100 units(1 to 4Ha) = yes, adjacent to the edge of either the existing or proposed housing
- 100+ units (4Ha +) = yes, potentially, providing any adverse effects on sensitive landscapes to the west are minimal.

Recommendation:

Essentially flat in the east but more rolling in the west, this area is generally well enclosed from adjoining sensitive landscapes to the west, except for the western field south of the Downs Link. The presence of existing development and that under construction means that the area is evidently at the settlement's edge. Presence of Grade II* Listed Building requires the protection of its setting. Significant capacity for development subject to effects from development in the western field south of the Downs Link. Mitigation is likely to be essential at this boundary.

Landscape Character Area (LCA) No: 6b

LCA Name: West of Worthing Road: Smith's Copse

LCA Description: Three medium to large fields and Smith's Copse, immediately adjoins the urban area to the north and to the east at Worthing Road. Flat landform and open to views from the existing settlement. Enclosed to the west by smaller and hedged fields. The character is heavily influenced by the urban edge.

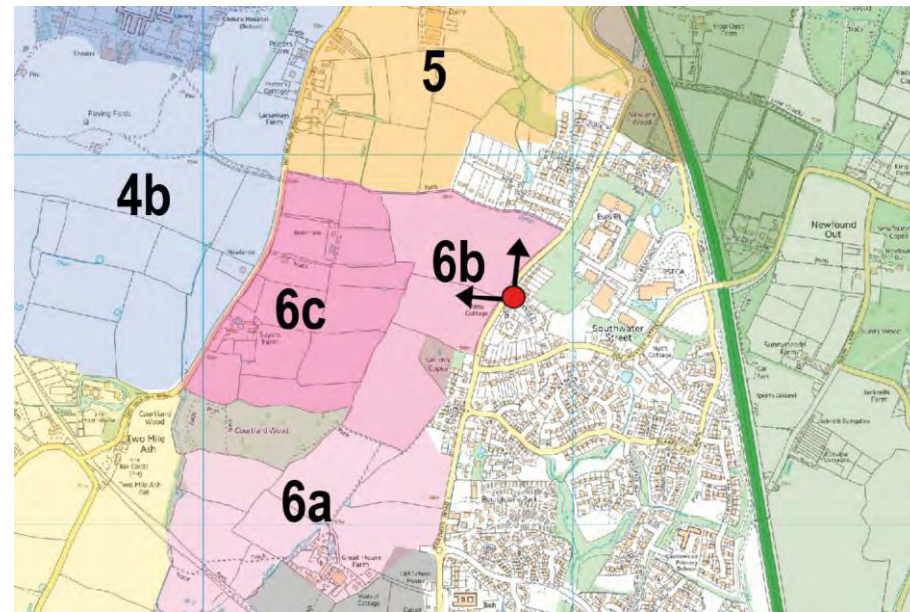


Figure 6b.1 – Extract of Figure A showing the extent of LCA6b



Figure 6b.2 – Aerial photo of LCA6b and its surroundings

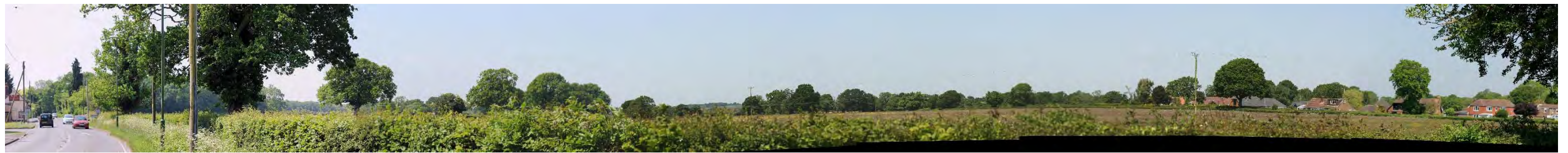


Figure 6b.3 - View from Worthing Road looking south west (position as illustrated on Figures 6b.1 and 6b.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform					X
Land use				X	
Visual enclosure				X	
Development / remoteness					X

Landscape Susceptibility:

LOW

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium				X
	Low				

Resulting Landscape Sensitivity:

LOW-MEDIUM

Few of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Considerable potential for locating the development type with none or only limited significant effects likely.

CONCLUSIONS

Capacity:

0-25 units (up to 1Ha) = Yes

25-100 units(1 to 4Ha) = Yes

100+ units (4Ha +) = Yes, subject to forming appropriate boundaries with adjoining existing development.

Recommendation:

A flat, simple landscape of medium to large arable fields. Enclosed to the west by robust hedgerows and set against the existing settlement's edge to the east. Significant capacity for development subject to forming appropriate boundaries with adjoining existing development.

Landscape Character Area (LCA) No: 6c

LCA Name: West of Worthing Road: Sayer's Farm

LCA Description: Essentially flat landscape, with a Medieval field pattern of regular small-scale fields of mixed arable/pasture. Strong hedgerows with mature hedgerow trees. Small farmsteads with some historic buildings.

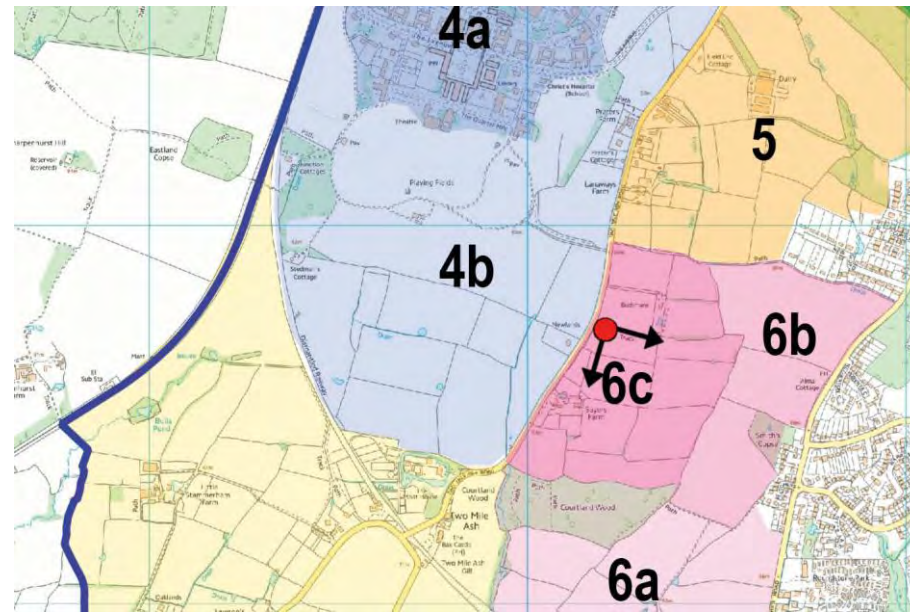


Figure 6c.1 – Extract of Figure A showing the extent of LCA6c



Figure 6c.2 – Aerial photo of LCA6c and its surroundings



Figure 6c.3 - View from Two Mile Ash Road looking east (position as illustrated on Figures 6c.1 and 6c.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform			X		
Land use			X		
Visual enclosure		X			
Development / remoteness			X		

Landscape Susceptibility:

MEDIUM

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium			X	
	Low				

Resulting Landscape Sensitivity:

MEDIUM

Some of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Potential for locating the development type with a few significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = None
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

An essentially flat landscape of regular and well-hedged fields. Fairly well enclosed by these features but these would not be sufficiently robust to suitably minimise adverse effects on more sensitive landscapes to the west. No development capacity presently, as separated from the existing urban edge beyond are 6b to the east. But, should area 6b be developed this would somewhat reduce the current landscape sensitivity and with substantial mitigation along the western boundary with Two Mile Ash Road (preferably in advance) some development capacity would be available.

Landscape Character Area (LCA) No: 7a

LCA Name: Two Mile Ash: Bonfire Hill

LCA Description: Other than the 'summit' of Bonfire Hill, a relatively steeply sloping landform to the west and south. Small-scale, strongly hedged field pattern of mainly pasture. Well tree'd but the sloping ground to the west is visually exposed. The future presence of new development on the flat ground to the east will change its otherwise rural character.

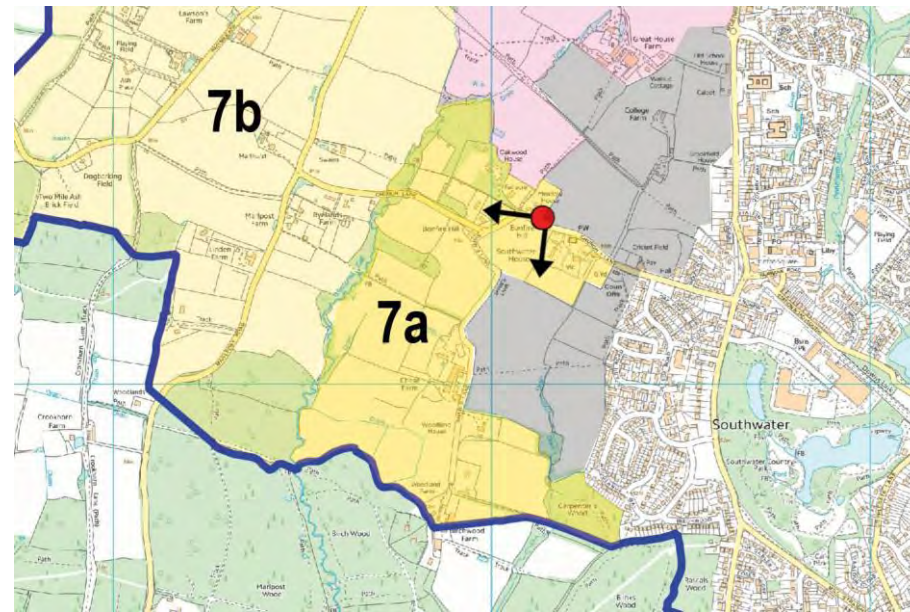


Figure 7a.1 – Extract of Figure A showing the extent of LCA7a

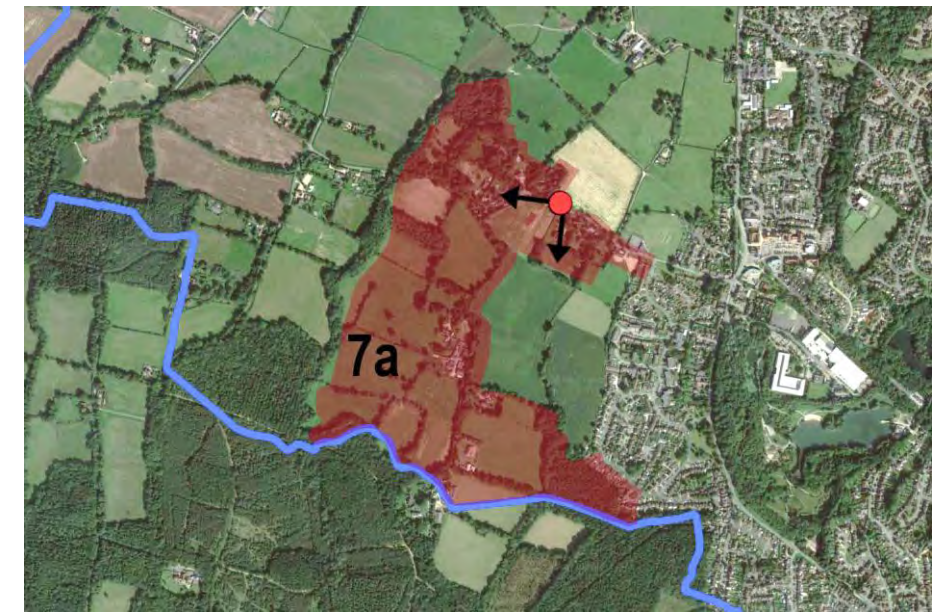


Figure 7a.2 – Aerial photo of LCA7a and its surroundings



Figure 7a.3 - View from Church Lane looking south west (position as illustrated on Figures 7a.1 and 7a.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform			X		
Land use			X		
Visual enclosure		X			
Development / remoteness			X		

Landscape Susceptibility:

MEDIUM

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium			X	
	Low				

Resulting Landscape Sensitivity:

MEDIUM

Some of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Potential for locating the development type with a few significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = possibly some at the eastern edge against the future housing, subject to minimising adverse visual effects on landscapes to the west
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

Essentially flat around Bonfire Hill, the topography falls away to the west, exposing this area to views in from more sensitive landscapes to the west, as well as to the south. The presence of future development has been taken into account in this assessment and this would reduce overall sensitivity at the eastern edge. However, the attractive qualities of the landscape and its visual exposure in the west mean that there is no capacity for medium or large-scale development without undue adverse effects on landscapes to the west.

Landscape Character Area (LCA) No: 7b
LCA Name: Two Mile Ash: Rye Farm
LCA Description: Gently undulating topography that slopes generally to the south-west. Small to medium scale fields of mixed arable/pasture. More visually open in the north (exposed to views from Sharpenhurst Hill), the strong pattern of hedgerows and shaws in the south provide visual enclosure. The hamlet of Two Mile Ash, in the north of the LCA, and scattered historic farmsteads do not detract from an attractive and highly rural character.

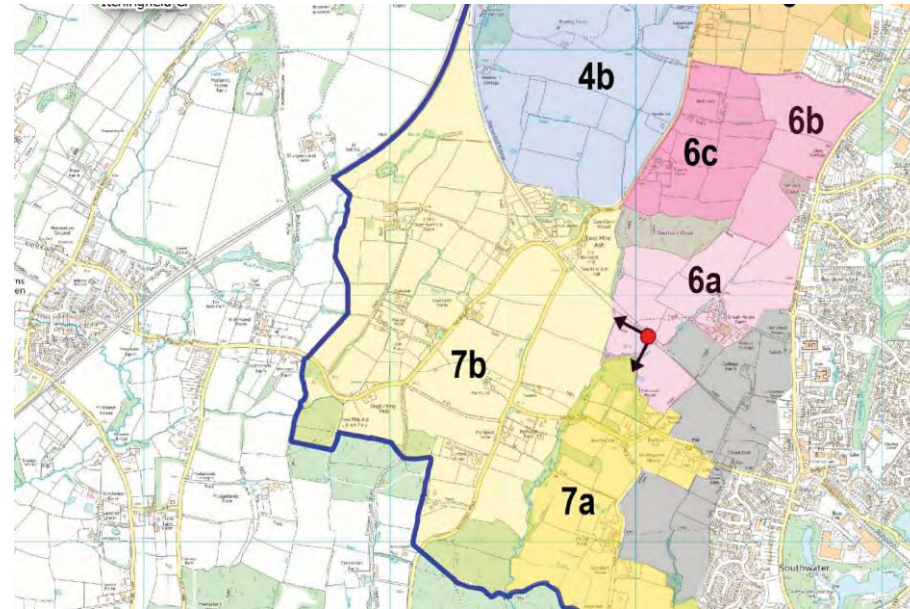


Figure 7b.1 – Extract of Figure A showing the extent of LCA7b

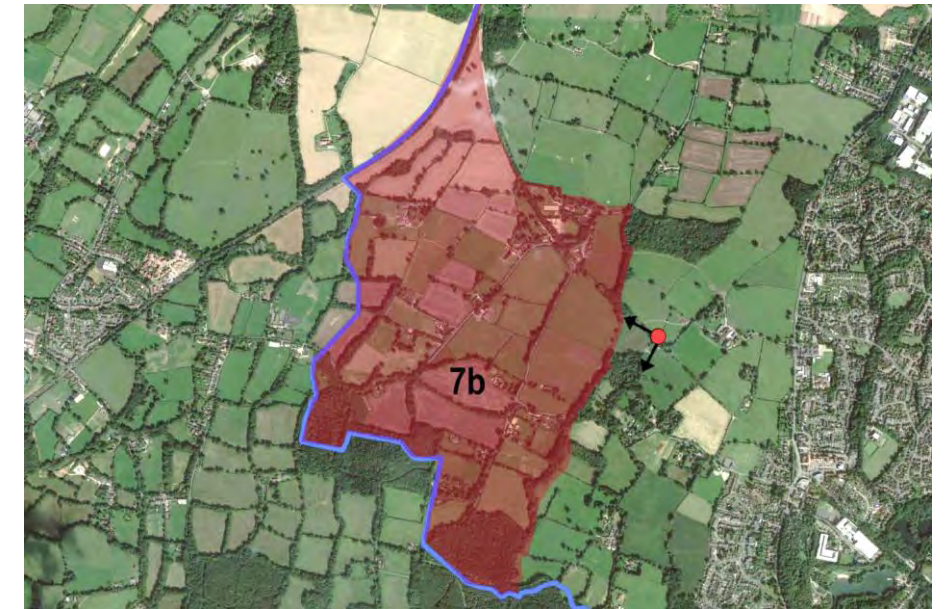


Figure 7b.2 – Aerial photo of LCA7b and its surroundings



Figure 7b.3 - View from Downs Link Walk looking west (position as illustrated on Figures 7b.1 and 7b.2 above)

ASSESSMENT OF LANDSCAPE VALUE

Landscape Value	Equivalent to:
Very High	A landscape of National value
High	A landscape of Regional or County value
Medium	A landscape of Local value
Low	A landscape of some but limited value

Landscape Value:

MEDIUM

ASSESSMENT OF LANDSCAPE SUSCEPTIBILITY

Criteria	V. High	High	Med	Low	V. Low
Landform			X		
Land use			X		
Visual enclosure	X				
Development / remoteness		X			

Landscape Susceptibility:

HIGH

ASSESSMENT OF LANDSCAPE SENSITIVITY

		Landscape Susceptibility			
		Very High	High	Medium	Low
Landscape Value	Very High				
	High				
	Medium		X		
	Low				

Resulting Landscape Sensitivity:

MEDIUM-HIGH

Many of the key characteristics and qualities of the landscape are vulnerable to change from the development type. Some potential for locating the development type but with significant effects likely.

CONCLUSIONS

Capacity:

- 0-25 units (up to 1Ha) = None
- 25-100 units(1 to 4Ha) = None
- 100+ units (4Ha +) = None

Recommendation:

Gently undulating, well tree'd landscape, with irregular fields, country lanes and some scattered buildings, including several listed buildings. Parts of this area are visually exposed to sensitive landscape to the west, including Sharpenhurst Hill. No development capacity.

6.0 SUMMARY AND CONCLUSIONS

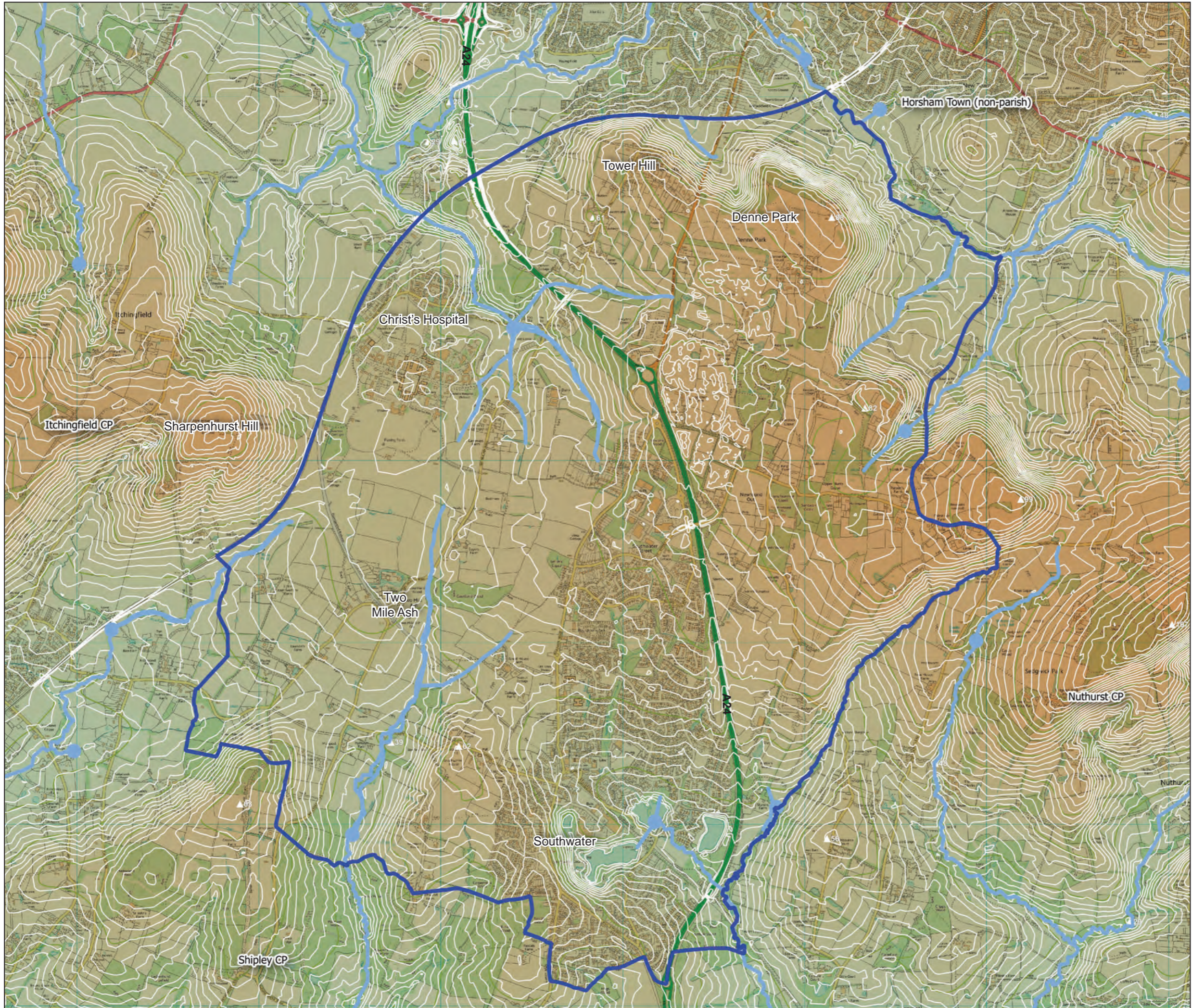
- 6.1 This Landscape Sensitivity & Capacity Study (LSCS) is a 'high-level' landscape assessment for potential future residential development and has been prepared for Southwater Parish Council to form part of the evidence base for the emerging Neighbourhood Plan.
- 6.2 It is intended that this LSCS should be used to:
- Be part of the evidence base for and to assist in the development of planning policy as part of the emerging Neighbourhood Plan;
 - Provide guidance to inform the site selection and development of proposals at the pre-application stage;
 - Inform the preparation of detailed landscape and visual impact assessments (LVIA) for any proposed development; and to
 - Assist the Parish Council with their consultation responses to planning applications.
- 6.3 Landscape sensitivity can be considered to be either inherent sensitivity, i.e. a landscape's intrinsic sensitivity to any change, or sensitivity to a specific form of change. We are concerned in this case with the latter and, as such, landscape sensitivity will depend on the **susceptibility** of the characteristics of that landscape to change as a result of the development in question in combination with consideration of the **value** attached to the landscape. Defining landscape susceptibility is a judgement based on an assessment against various criteria. The assessment of value has also been a judgement. **Landscape sensitivity** is the outcome of these two separate analyses combined together and from these assessments a final judgement is made in the form of a recommendation regarding an appropriate 'capacity' for each LCA.
- 6.4 The LSS has considered 15 LCAs and the landscape sensitivity assessments and the recommendations of potential capacity based on the results of the assessments are summarised in Table 8 on the following page.
- 6.5 The LSCS concludes that the landscape sensitivity of the LCAs range from Medium-High sensitivity through to Low sensitivity and that nine of the 15 LCAs have no potential for residential development at this time. LCAs 6a and 6b have potential for larger scale development. LCA 6c to the west is not favoured for development at this time but conditions may change should development of 6b come forward. There is the potential for small to medium scale potential in the area north of Christ's Hospital settlement. In contrast with the Horsham 2014 capacity assessment, LCA 5 is not considered to have potential at this time. The other LCAs with small-scale potential are all partially developed and are where some limited infill might be appropriate.
- 6.6 It should also be noted that the conclusions of this report have been undertaken at the parish wide level and as a result are high-level.

Table 8 - Summary of LSCA findings and recommended capacity



LCA NO.	LCA NAME	VALUE	SUSCEPTIBILITY	SENSITIVITY	CAPACITY*		
					0-25	25-100	100+
1	River Arun Floodplain	MEDIUM	HIGH	MEDIUM-HIGH	X	X	X
2a	Denne Park & Newfound Out: Newfound Out	MEDIUM	HIGH	MEDIUM-HIGH	X	X	X
2b	Denne Park & Newfound Out: Horsham Golf Course	LOW	LOW	LOW	X	X	X
2c	Denne Park & Newfound Out: Denne Park	HIGH	LOW	MEDIUM	X	X	X
3a	Tower Hill Area: A24/Worthing Road Junction	LOW	LOW	LOW	X	X	X
3b	Tower Hill Area: Parthings Lane	MEDIUM	MEDIUM	MEDIUM	✓	X	X
3c	Tower Hill Area: Tower Hill	LOW	LOW	LOW	✓	X	X
4a	Christ's Hospital: School & Settlement	MEDIUM	LOW	LOW-MEDIUM	✓	✓	X
4b	Christ's Hospital: Playing Fields & Countryside	MEDIUM	HIGH	MEDIUM-HIGH	X	X	X
5	Lanaway's Farm	MEDIUM	HIGH	MEDIUM-HIGH	X	X	X
6a	West of Worthing Road: Great House Farm	MEDIUM	LOW	LOW-MEDIUM	✓	✓	✓
6b	West of Worthing Road: Smiths Copse	MEDIUM	LOW	LOW-MEDIUM	✓	✓	✓
6c	West of Worthing Road: Sayer's Farm	MEDIUM	MEDIUM	MEDIUM	X	X	X
7a	Two Mile Ash: Bonfire Hill	MEDIUM	MEDIUM	MEDIUM	✓	X	X
7b	Two Mile Ash: Rye Farm	MEDIUM	HIGH	MEDIUM-HIGH	X	X	X

*This table only provides an overview of whether capacity has been identified in each LCA. Please refer to the detailed assessment pages for more information.






This page is intentionally left blank.



Key

-  Southwater Parish & Plan Boundary
-  Watercourse

Contours (metres above A.O.D):

-  0-25m
-  25-50m
-  50-75m
-  75-100m
-  100-125m

revision	date	description	dwn	chkd

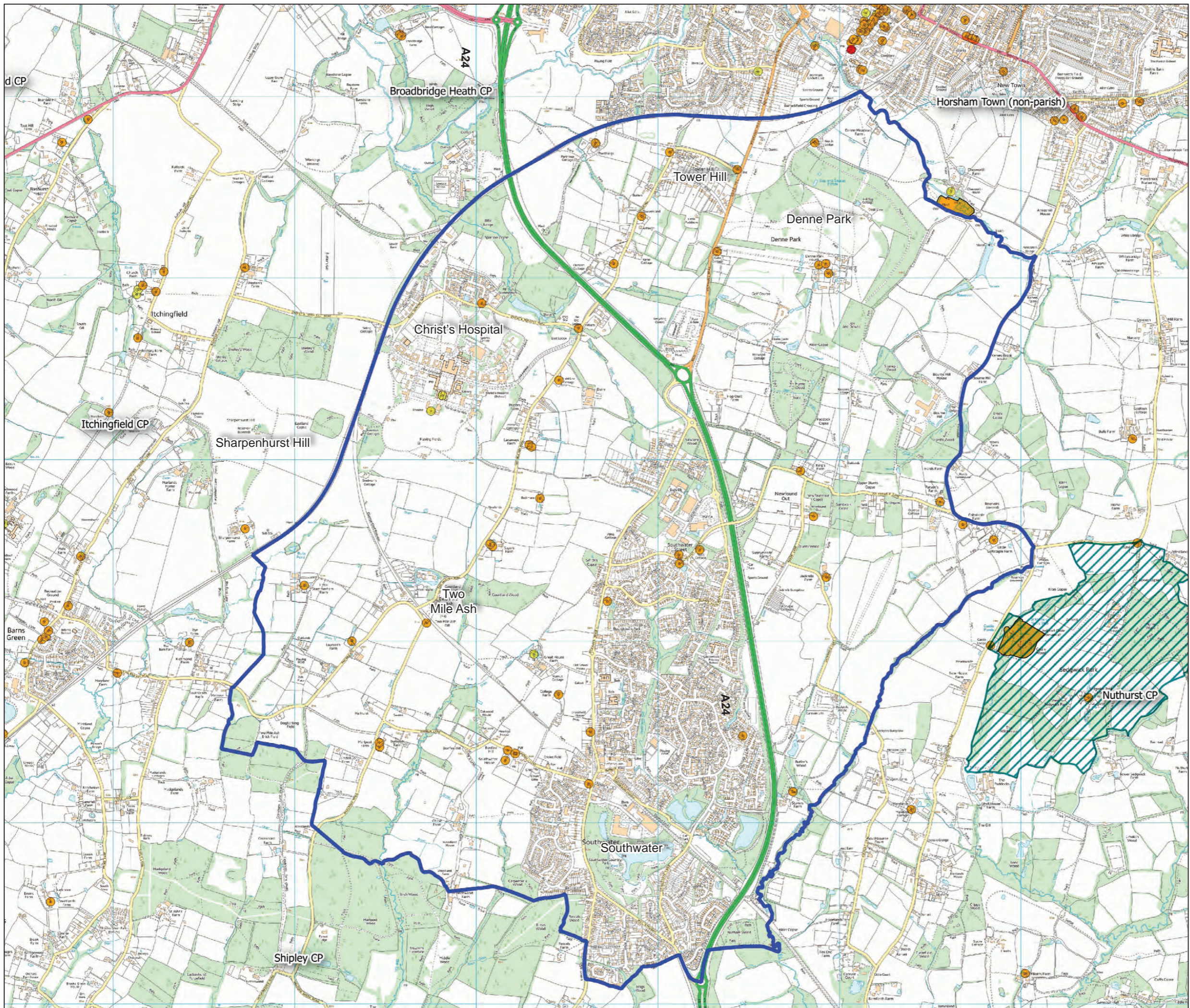
10 Upper Grosvenor Rd
 Tunbridge Wells
 Kent, TN1 2EP
 T 01892 545460
 F 01892 545461
 W www.enplan.net









project	scale
Southwater Neighbourhood Plan	1:20,000 @ A3
title	date
Topography	May 2018
	drawn by
	CJO
	checked
	PRV
drawing number	revision

Figure B

This page is intentionally left blank.



Key

-  Southwater Parish & Plan Boundary
-  Registered Historic Park & Garden
-  Scheduled Monument
-  Grade I Listed
-  Grade II* Listed
-  Grade II Listed

revision	date	description	dwn	chkd

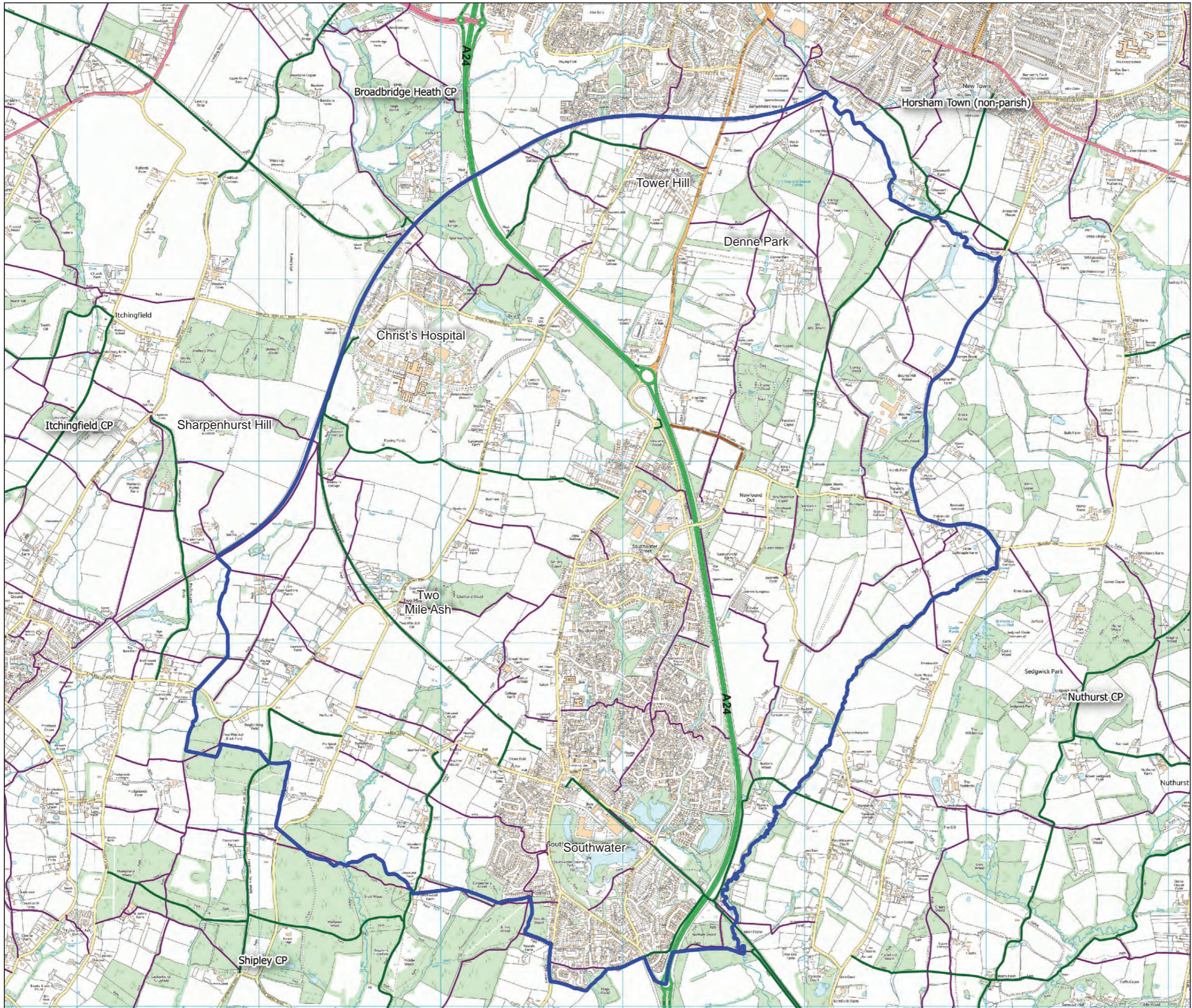
10 Upper Grosvenor Rd
 Tunbridge Wells
 Kent, TN1 2EP
 T 01892 545460
 F 01892 545461
 W www.enplan.net



project	scale
Southwater Neighbourhood Plan	1:20,000 @ A3
title	date
Heritage	May 2018
drawing number	drawn by
	CJO
	checked
	PRV
	revision

Figure C

This page is intentionally left blank.



Key

-  Southwater Parish & Plan Boundary
-  Footpath
-  Bridleway
-  Byway

revision	date	description	dwn	chkd

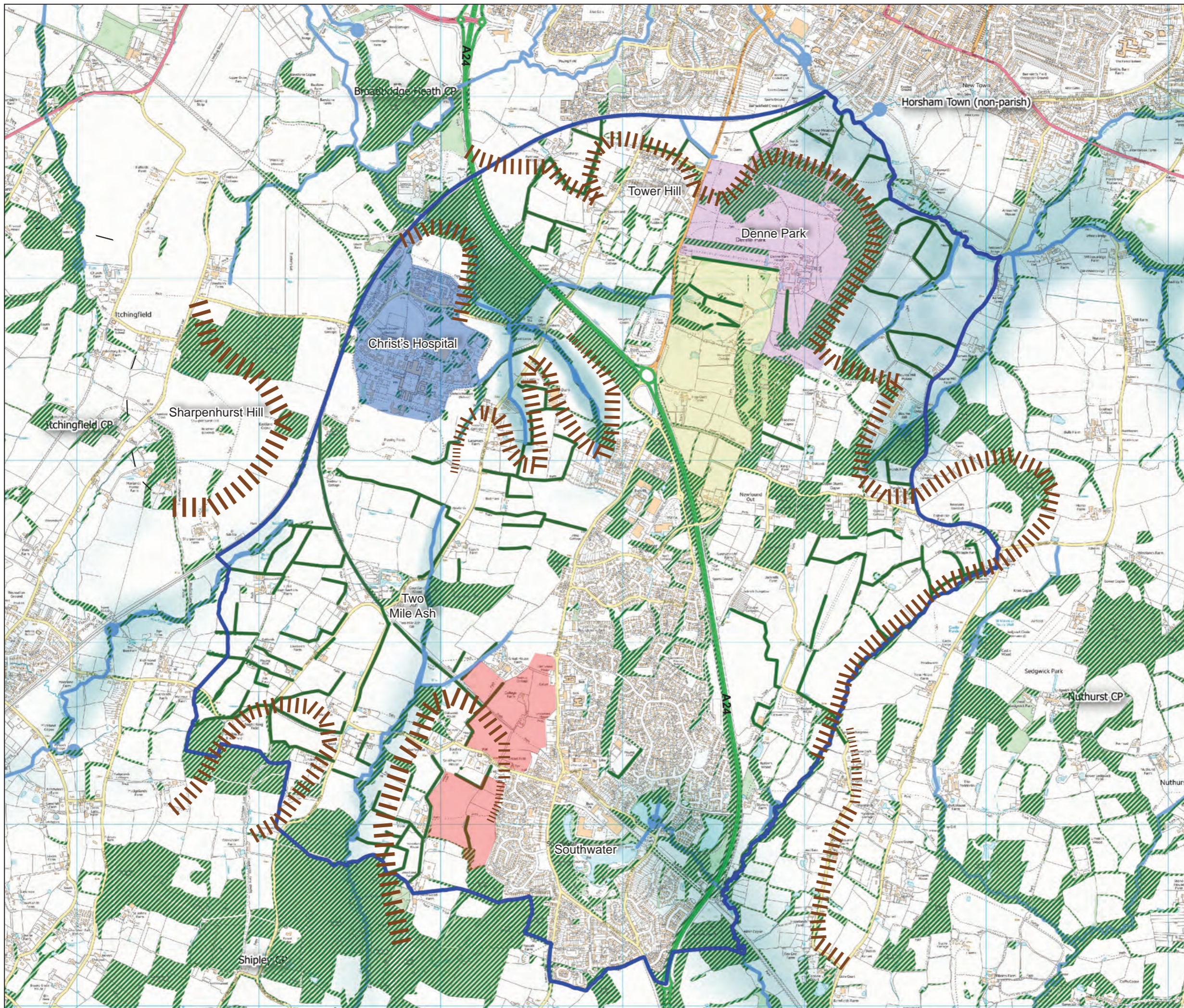
10 Upper Grosvenor Rd
 Tunbridge Wells
 Kent, TN1 2EP
 T 01892 545460
 F 01892 545461
 W www.enplan.net



project	scale
Southwater Neighbourhood Plan	1:20,000 @ A3
title	date
Public Rights of Way	May 2018
drawing number	drawn by
	CJO
	checked
	PRV
	revision

Figure D

This page is intentionally left blank.



Key

-  Southwater Parish & Plan Boundary
-  Christ's Hospital
-  Denne Park
-  Golf Course under Construction
-  Area under development
-  Woodland
-  Hedgerows
-  Significant Topography
-  Watercourse & valley features

revision	date	description	dwn	chkd

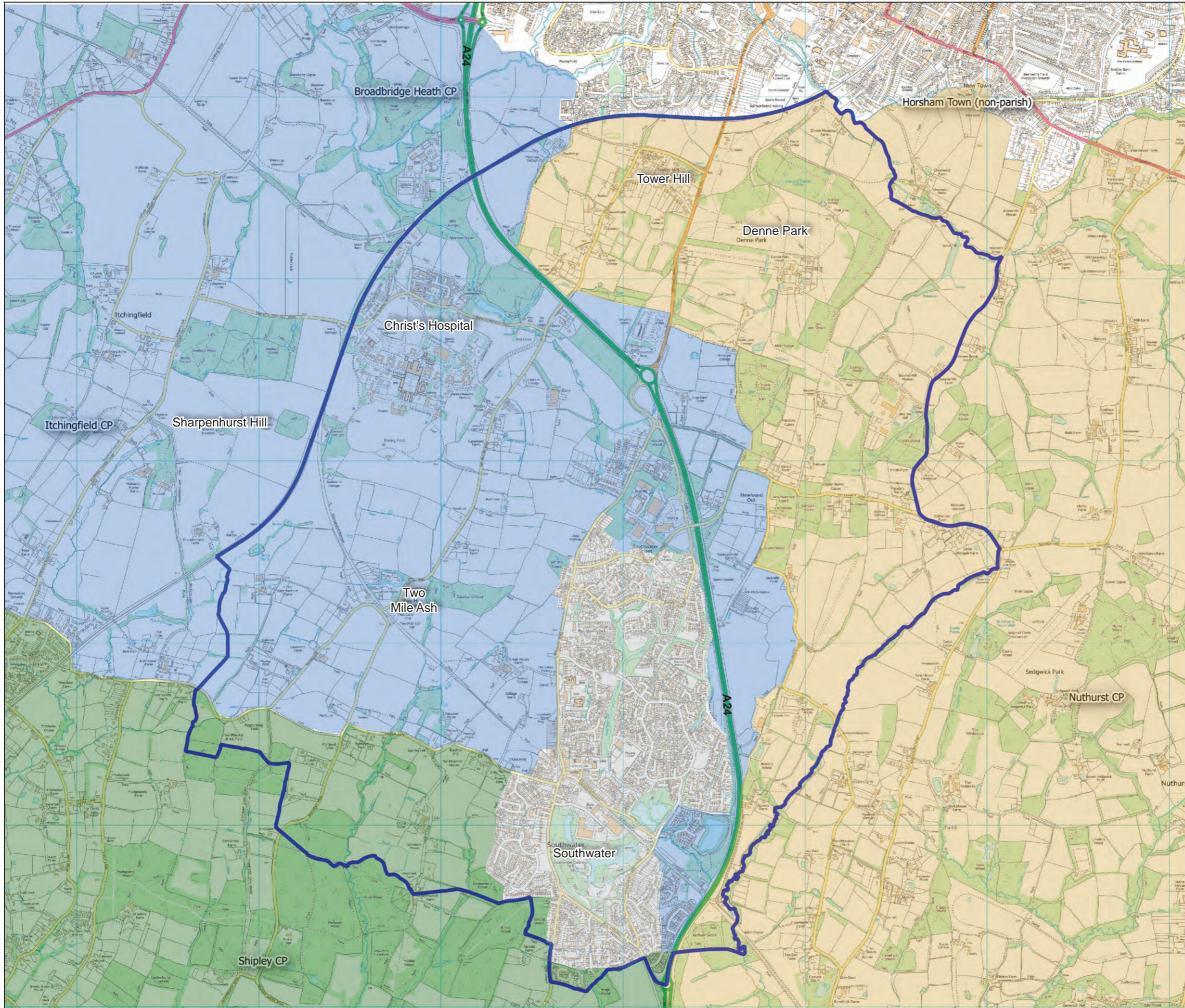
10 Upper Grosvenor Rd
 Tunbridge Wells
 Kent, TN1 2EP
 T 01892 545460
 F 01892 545461
 W www.enplan.net



project	scale
Southwater Neighbourhood Plan	1:20,000 @ A3
title	date
Landscape Analysis	May 2018
	drawn by
	CJO
	checked
	PRV
drawing number	revision

Figure E

This page is intentionally left blank.



Key

-  Southwater Parish & Plan Boundary
-  Southwater Settlement
-  Southwater & Shipley Wooded Farmlands
-  Southwater & Christ's Hospital
-  Crabtree & Nuthurst Ridge & Ghyll Farmlands

revision	date	description	dwn	chkd

10 Upper Grosvenor Rd
 Tunbridge Wells
 Kent, TN1 2EP
 T 01892 545460
 F 01892 545461
 W www.enplan.net



project	scale
Southwater Neighbourhood Plan	1:20,000 @ A3
date	May 2018
drawn by	CJO
checked	PRV
drawing number	revision

Figure F