

Site	Amenity Value	Visual sensitivity	Character sensitivity	Landscape Capacity	Recommended Mitigation	Constraints and opportunities
SHLAA SITES	M=med.	H=high	L=low			
1. London Road Area = Approx 2 hectares (ha)	M	H	M	Low	Mitigation would be difficult due to the prominent nature of the site. A strong tree belt to the north of any proposed development would be essential to separate the site from the wider countryside.	This area is prominent on the Hurst ridge with views from the countryside to the north. The area is part of the countryside gap between Hassocks and Hurstpierpoint. <i>If</i> development were to be permitted: Maximum 2 storey high quality development with large gardens and low density to be in keeping with the local area.
2. Ham Lands Area= Approx 5 ha	M/H	M	M	Low	Mitigation for the loss of part of the strategic gap would not be possible. Retention of existing landscape features such as mature trees and hedges. A significant green corridor between the development and the countryside. A strong tree belt to the north and west of any proposed development would be essential to separate the site from the wider countryside. Accommodation of existing public rights of way in green corridors.	This area is countryside gap between Hassocks and Hurstpierpoint with long views from the higher ground to the north. The site could be secured as Local Green Space to conserve the gap and due to its established amenity value The area has a Historic landscape character with old hedges and mature oaks. <i>If</i> development were to be permitted: Maximum 2 storey high quality development with large gardens and only low density to be in keeping with local area.
3. Station yard Area= Approx 2.5 ha	L	L	L	High	High quality development would be an enhancement to the townscape, but would require improved access onto Keymer Road. Create a green corridor and public cycle/footpath in the corridor	This area is currently in business use and allocated for redevelopment. Access could be an issue for housing development. This could present a potential site for relocation of National Tyres.

					adjacent to the railway as access to the Downs.	This site could comfortably support high density development of several storeys.
5. West of Lodge Lane Area = Approx. 0.85ha	H	M	M	Low/None	Development would be difficult to mitigate due to the loss of valuable amenity space. An extension to the urban edge here would be difficult to mitigate in views from the downs.	Area is in the SDNP. This area has high recreational and amenity value. Some historic landscape features in field patterns, hedges and mature trees. Due to its established amenity value the site should be secured as Local Green Space .
6. West of Lodge Lane Area = Approx. 3.7ha	H	M	M	Low	Development would be difficult to mitigate due to the impact on a well-used footpath which would need to be accommodated in a green corridor. An extension to the urban edge here would be difficult to mitigate from views from the downs.	Area is in the SDNP. This area is closer to the built up edge than the above and is more closely related to other development on Lodge Lane. Some historic landscape features in field hedges and mature trees. If development were to be permitted: Maximum 2 storey high quality development with large gardens and only very low density to be in keeping with the local area.
7.Pattendens Area = Approx. 3.0ha	M	L	L	Moderate	Improved access would be required as the existing access would be inadequate if more houses were accommodated. Accommodate existing public rights of way in green corridors. Sustainable urban drainage schemes on the site to reduce effects of surface water flooding in the surrounding built up area.	Area is in the SDNP. This land is now the grounds of a much improved private residence. Flooding and access have been an issue for previous applications for housing. A recent flood attenuation lake has been built in an adjacent field to relieve this problem. Low - Medium density 2 storey maximum development would be in character with the surrounding area.

<p>8. North of Churchmead</p> <p>Area = Approx. 5.1ha</p>	H	H	M	Low	<p>Mitigation for the loss of part of the local gap would not be possible. The impact on the setting of the Keymer Conservation Area would be difficult to mitigate. Retention of existing landscape features such as mature trees and hedges. Provide a green barrier to the countryside. A strong tree belt to the north and east of any proposed development would be essential to separate the site from the wider countryside. Accommodate existing public rights of way in green corridors. Sustainable urban drainage schemes on the site to reduce effects of surface water flooding in the surrounding built up area.</p>	<p>Area is in the SDNP and is popular with dog walkers. The footpath across the area is a key route to Ditchling. This area is part of the green gap between Keymer and Ditchling. The area is the backdrop for Keymer Conservation Area and church when viewed from the downs. Some historic landscape features in field patterns, hedges and mature trees. Due to its established amenity value the site should be secured as Local Green Space. <i>If</i> development were to be considered acceptable: Maximum 2 storey, highest quality development with large gardens and low/medium density to be in keeping with local area.</p>
<p>9. North of Shepherds Walk</p> <p>Area = Approx. 9.5 ha</p>	M/H	L	M	<p>Moderate in the south. Low in the north.</p>	<p>Retention of existing landscape features such as mature trees and hedges, ponds and streams. These and the existing public footpath would need to be accommodated in green corridors. A strong tree belt to the north and west of any proposed development would be essential to separate the site from the wider countryside. Sustainable urban drainage schemes on the site to reduce effects of surface water flooding in the surrounding built up area.</p>	<p>The area closest to Shepherds Walk is prone to flooding. An extension to the existing development here would have a low impact on the local countryside and views. However for development to extend further north than the two fields closest to the built up edge would begin to encroach on the gap between Burgess Hill and Hassocks and the countryside. The area has historic landscape features in field patterns, hedges and mature trees. This site is remote from the village centre, but</p>

						could be connected to the existing estate. Maximum 2 storey, high quality development with large gardens and high to medium density to be in keeping with local area.
4. The Old Cricket Ground Area = Approx. 0.03ha	L	L	M	Moderate	Retention and protection of mature trees and hedgerows.	The old cricket ground could possibly be a relocation site for National Tyres. However the frontage trees and hedges would need to be retained, which may not be suitable for a business which needs to be visible from the road.
10. National Tyres including all of the land in between here and Age Concern Area = Approx. 0.7ha	L	L	L	High	Very high quality design which will complement and enhance the townscape. Incorporating of a central focal place or 'town square' for village events. Traffic calming scheme and improved environment for pedestrians.	This would provide an opportunity for a high quality village centre development and enhancements to the traffic and road system. 3 storey + high density development.
11. Telephone exchange Area = Approx. 0.17ha	L	L	L	High	High quality development would be an enhancement to the local townscape.	This would provide an opportunity to improve the existing built form and village character, but the site is small and probably not available. 3 storey + high density development
EXCLUDED FROM SHLAA/OTHER						
12. East of Lodge Lane/South of Keymer Park	M	L in the north	L	Moderate In the north	Retention of existing landscape features such as mature trees and hedges. A strong tree belt to the south of the field opposite Park	Area in SDNP but there is no wider public access so it is of local value only. This could be developed with little adverse impact on the

<p>Area = Approx. 4.7 ha</p>		<p>M southern field opposite Park Ave.</p>		<p>Low in the south</p>	<p>Avenue to integrate this with the adjacent housing. Highest quality development with large gardens Sustainable urban drainage schemes on the site to reduce effects of surface water flooding.</p>	<p>landscape and visual qualities of the SDNP. The southern field is more sensitive in views form the downs than the enclosed northern fields and does appear contiguous with the open green areas to the south and could only be developed with suggested robust mitigation. Flooding may be an issue as the stream runs across the south of the area. Some historic landscape features in field patterns, hedges and mature trees. Maximum 2 storey, and medium density to be in keeping with local area.</p>
<p>13.North of Clayton Mills Area = Approx. 8.07ha</p>	<p>M</p>	<p>M</p>	<p>L</p>	<p>Moderate</p>	<p>Provide high quality green infrastructure which performs the functions it is designed to. See notes 11 and 12 below. A strong landscape buffer and tree belt to the north of any proposed development would be essential to separate the site from the wider countryside. High quality development in a strong landscape framework with trees between buildings in gardens and streets to break up the building layout in long views and particularly from the Downs.</p>	<p>The existing artificial bunds on the north side of Clayton Mills are poor landscape mitigation features. If these were removed and an area of woodland planted on the ploughed field to the north more development could be accommodated on this site. The existing amenity space is not managed as open space or habitat and appears neglected. Further development could be accommodated north (and possibly to the west) of the existing estate. Medium to high density development would be in character with the neighbouring area.</p>

14. Post office and depot Area = Approx. 0.3ha	L	L	L	High	High quality development would be an enhancement to the local townscape.	This would provide an opportunity for a high quality village centre development and enhancements to the traffic and road system.
15. Land at Hassocks Golf Club. Area = Approx. 9ha	M	M	M	Low	Restoration of the landscape structure which has been changed to accommodate the golf course. Retention of mature trees and hedges. Accommodation of public footpaths.	Although this area has been developed as a golf course it is in a countryside setting. Many historic landscape features have been retained such as nature oak trees and historic field boundary hedges. This area contributes to the gap between Hassocks and Hurstpierpoint.
16. Beacon Centre and Stafford House /Library site Area = Approx. 1.25 ha	M	L	L	High	High quality development would be an enhancement to the local townscape. Retain existing mature trees within and on the boundaries.	On townscape grounds this site could be redeveloped. The library and youth facilities could be relocated in a high quality town centre development to make them more accessible and central. This area could support high density 2/3 storey development.
17. Russell's Nursery area including the area to the south Area = Approx. 3.2ha	L	L in the north M in the south	L	High	Highest quality development with gardens and medium density to be in keeping with local area. A well-defined landscape buffer to the countryside to the south and the local gap to the west.	This could be developed with little harm to the character and quality of the village and wider countryside. This area was excluded from the local plan assessments, possibly because it is remote from village services, however many of the other rural locations which have been assessed are even further out. The area to the south may be subject to a legal agreement with surrounding residents to retain as open space?

18. West of London Rd/opposite South Downs Garden Centre Area = Approx. 5ha	M	M	M	Low	<p>The open nature of this landscape would make mitigation difficult to achieve.</p> <p>A stronger landscape structure with new tree belts and hedge planting to divide up the different uses in the area would enhance the current character.</p>	<p>Area is in the SDNP and visible from the downs as a rural gap. This area is isolated from the built up area and more rural in character than the area above. Development would require a 15 m buffer to the ancient woodland. The area is remote from village services.</p> <p><i>If</i> development were to be considered acceptable: Maximum 2 storey, highest quality development with large gardens and low/medium density to be in keeping with local area.</p>
19. East of South Downs Garden Centre Area = Approx. 1.8ha	L	L	L	High	<p>Retain existing woodland adjacent to the railway. Enhance the stream to the north as a green corridor. Create a green corridor and public cycle/footpath in the corridor adjacent to the railway as access to the Downs.</p> <p>High quality development.</p>	<p>Small part in SDNP, but not typical of the character as urban fringe. This could possibly be a continuation of a development on the goods yard. This would provide access into the village and station.</p> <p>Medium to high density 2 storey maximum development.</p>
20. South of Football Ground Area = Approx. 3.8ha	M/H	M	M	Low	<p>Retention of the trees adjacent to London Road. The open nature of this landscape would make mitigation difficult to achieve.</p> <p>A stronger landscape structure with new tree belts and hedge planting to divide up the different uses in the area would enhance the current character.</p>	<p>The area has high recreational amenity value. This area is isolated from the built up area, it is rural in character and it is in the SDNP. Development would require a 15 m buffer to the ancient woodland. It is remote from village services.</p> <p>The new high quality holiday chalet development would require a rural setting and protection of the long views afforded to the Downs.</p>

						<p>If development were to be considered acceptable: Maximum 2 storey, highest quality development with large gardens and low/medium density to be in keeping with local area.</p>
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Notes:

1. *This assessment is a comparative assessment of the relative landscape or townscape capacity of the various sites in and around the village.*
2. *The assessment does not take into account other planning issues such as the traffic or locational constraints of these sites in relation to village services etc.*
3. *The study is at a more detailed local level than the Landscape Capacity study carried out by LUC for Mid – Sussex District Council in June 2014.*
4. *SHLAA = Strategic Housing Land Availability Assessment carried out by Mid-Sussex District Council to inform the Local Plan.*

Definition of Landscape Capacity

5. *Capacity refers to the ability of the landscape or townscape of the site to accept change and in this case new development. It does not provide an indication of numbers for a site; however the approximate area of each site is indicated and a suggested appropriate density which would be in character with the locality. It is assumed that high density would be 30+ per ha. Medium density 20-30 per ha. and Low density less than 20 per ha.*
6. *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.”

The above quotes are taken from Landscape Character Assessment Guidance for England and Scotland, Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, Countryside Agency (2002).

In summary, Landscape Character Sensitivity + Visual Sensitivity + Landscape Value = Landscape Capacity

7. *In areas with High capacity it can be assumed that well designed (i.e. that would be in character with the local area and is properly mitigated) new development would have a low impact on local landscape character and visual amenity and could be considered to benefit the area.*
8. *In areas with Moderate capacity it can be assumed that well designed new development would have a low to moderate impact on local landscape character and visual amenity.*
9. *In areas with low capacity it can be assumed that even well designed new development would have a significant adverse impact on local landscape character and visual amenity despite good design and mitigation.*
10. *The mitigation proposals are suggested measures that would reduce the landscape and visual impact of a new development on a particular site. These measures would need to be appropriate to the character of an area. For example extensive tree and woodland planting would not be appropriate in a characteristically open landscape and mounding would not be appropriate in a flat landscape, unless properly contoured to tie in seamlessly with the surroundings.*

Local Green Space

11. *Clayton Mills: The open spaces provided, presumably as green infrastructure to compensate for the loss of green fields, has been sadly neglected. These spaces should provide multifunctional green infrastructure and be managed in perpetuity for these purposes. For example: informal recreation, wildlife habitat, flood attenuation, allotments, climate change mitigation and buffer to the countryside.*
12. *The Neighbourhood Plan needs to have policies for new green space created on the back of developments to ensure that areas are truly multifunctional and managed in to the future. This may be by local trusts funded by contributions from the residents that will benefit. This model is used in Milton Keynes for all green space in the town.*
13. *Neighbourhood Plans can designate Local Green Space . [Local Green Space designation | Planning Practice Guidance](#)*