

**HORSHAM DISTRICT LANDSCAPE CAPACITY
ASSESSMENT APRIL 2014**

SLINFOLD

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Table 6: Definitions of Landscape Capacity

Landscape Capacity	Definition
No/Low	The area is unable or only has very limited potential to be able to accommodate the specified type and scale of development without unacceptable adverse landscape and visual effects or compromising the values attached to it, taking account of any appropriate mitigation
Low-Moderate	The area only has potential to be able to accommodate development in limited locations without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation
Moderate	This area has an ability to accommodate development in some parts without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation There is a need for each proposal to be considered on its individual merits to ensure there are no unacceptable adverse impacts.
Moderate-High	The area is likely to be able accommodate a significant proportion of development without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation
High	The area is in principle likely to be able to accommodate the specified type and scale of development without unacceptable landscape and visual impacts or compromising the values attached to it taking account of appropriate mitigation.

Slinfold

Slinfold is located in the Low Weald National Landscape character area, and falls within areas G2 – Itchingfield and Barns Green Wooded Farmlands and G3 – Slinfold and Five Oaks Wooded Farmlands, in the Horsham District Landscape Character Assessment. The landscape in this area is characterised by an undulating landscape of fields and woodlands. The overall assessment area covers land mainly within the approximate zone of visual influence of the village, although land to the east of the village has also been included in the study as the hedgerow / shaw on the east of the village is a more limited physical barrier to development than is present around other settlements in the study. The assessment has however excluded land at Madywell Avenue Industrial Estate/Business Park, as this land is developed and currently operational. Within the assessment area 6 distinctive landscape study areas are identified. The location of these areas, together with the results are illustrated on Map 18.

Landscape Study Area SF1

Landscape Character Sensitivity

- Flat to gently sloping landform
- Small-medium scale field pattern
- Pasture fields bounded by thick hedgerows, hedgerow trees and gardens of residential properties.
- Very important contribution of extensive, undeveloped green area to the village setting
- Attractive views of Slinfold Church tower
- Rural character of Spring Lane
- Landscape in good condition due to intact hedgerow pattern

Visual Sensitivity

Due to the extent to which the area is visible from adjoining residential properties and in part from Spring Lane, visual sensitivity of this area to development is assessed as moderate to high.

Landscape Value

- Some ecological interest of species rich hedgerows
- Moderate tranquillity away from Stane Street
- High amenity value of the Downs Link which runs along the southern boundary of this landscape area.
- Adjoins Slinfold Conservation Area along the northern boundary

Landscape Capacity

Key landscape features and qualities in this area are very sensitive to housing development. The rural character of this area together with its important contribution to the setting of Slinfold, and the high moderate-high visual sensitivity are key factors that result in a low/no capacity for small scale housing development.

Assessment Summary

	Small Scale Housing
Landscape Character Sensitivity	High
Visual Sensitivity	Moderate-High
Combined Landscape Sensitivity	High
Landscape Value	Moderate
OVERALL LANDSCAPE CAPACITY	Low/No

Landscape Study Area SF2

Landscape Character Sensitivity

- Gently undulating landform
- A large arable field with several small pasture fields closer to the edge of the settlement
- Fields bounded by woodland and hedgerows
- Historic houses and cottages at the south eastern boundary
- Landscape in moderate condition due to loss of some hedgerow boundaries
- Rural character

Visual Sensitivity

Whilst hedgerows and woodland provide enclosure the area is highly visible from the A29 to the west giving it moderate-high visual sensitivity

Landscape Value

- Ecological interest of hedgerows and woodland
- Adjoins in Slinfold Conservation area along some of the southern boundary of the character area.
- Amenity value of bridleway footpath which runs northwest –south east through this area.

Landscape Capacity

Some landscape features and qualities are sensitive to housing development. The moderate-high visual sensitivity, together with the rural character of the area and its proximity to the Conservation Area, gives the area a low to moderate capacity for small scale housing development.

Assessment Summary

	Small Scale Housing
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-high
Combined Landscape Sensitivity	Moderate-high
Landscape Value	Moderate
OVERALL LANDSCAPE CAPACITY	Low-Moderate

Landscape Study Area SF3

Landscape Character Sensitivity

- Rolling landform
- Large arable field with a few remaining hedgerow trees
- Historic farm and cottages on eastern and western boundaries
- Landscape in moderate condition due to loss of hedgerows
- Attractive long views of the surrounding landscape

Visual Sensitivity

Visual sensitivity to development in this area is high due to the openness of the area and visual prominence of the landform.

Landscape Value

- Amenity value of bridleway route that forms part of the West Sussex Literary Trail and connects Slinfold to Strood Green.
- Part of the southern boundary of this area adjoins Slinfold Conservation area.
- Very important contribution to the landscape setting of the village

Landscape Capacity

Some landscape features and qualities of this area sensitive to housing development. The high visual sensitivity of the area, attractive views and proximity to the Conservation Area means it has no/low capacity for small scale housing development

Assessment Summary

	Small Scale Housing
Landscape Character Sensitivity	Moderate
Visual Sensitivity	High
Combined Landscape Sensitivity	High
Landscape Value	Moderate
OVERALL LANDSCAPE CAPACITY	Low/No

Landscape Study Area SF4

Landscape Character Sensitivity

- Very gently undulating landform
- Small pasture fields close to the village and one large arable field
- Fields partially bounded by hedgerows and woodland
- Some intrusive modern farm buildings
- Landscape in moderate condition due to loss of hedgerows
- Provides some contribution to setting of the village - the small field north of the recreation ground allows the rural landscape to connect with the village.

Visual Sensitivity

Only partial enclosure by hedgerows and woodland means the visual sensitivity of the area to development is assessed as moderate to high.

Landscape Value

- Adjoins Slinfold Conservation Area to the south west.
- Some ecological interest is provided by trees, hedgerows and woodland
- Amenity value of bridleway route at the boundaries of this area

Landscape Capacity

The fairly high visual sensitivity of this landscape area, together with its partial contribution to settlement setting has resulted in a low-moderate assessment of capacity for small scale housing development.

Assessment Summary

	Small Scale Housing
Landscape Character Sensitivity	Moderate
Visual Sensitivity	Moderate-high
Combined Landscape Sensitivity	Moderate-high
Landscape Value	Moderate
OVERALL LANDSCAPE CAPACITY	Low-moderate

Landscape Study Area SF5

Landscape Character Sensitivity

- Gently undulating landform in the north, moderately steep hillside south of the Downs Link.
- It comprises small–medium scale pasture fields.
- Fields bounded by hedgerows and wooded shaws.
- The landscape in good condition due to intact hedgerows
- Partial contribution to setting of the village-

Visual Sensitivity

Partial enclosure is provided by hedgerows and wooded shaws, but development on the more elevated landform is likely to be visually prominent.

Landscape Value

- Some ecological interest of species rich hedgerows and wooded shaws
- Amenity value of the Downs Link

Landscape Capacity

Many landscape features and qualities are sensitive to housing development. The moderate-high landscape character sensitivity and visual sensitivity and the proximity of the Downs Link means there is a limited capacity for small scale housing development, and capacity for development has been assessed as low-moderate. Development close to the Downs Link could erode its amenity value as a long distance countryside route.

Assessment Summary

	Small Scale Housing
Landscape Character Sensitivity	Moderate-High
Visual Sensitivity	Moderate-high
Combined Landscape Sensitivity	Moderate-high
Landscape Value	Moderate
OVERALL LANDSCAPE CAPACITY	Low-moderate

Landscape Study Area SF6

Landscape Character Sensitivity

- Very gently undulating landform
- Medium scale regular pasture fields bounded by hedgerows and tree belts
- Fields are partially bounded by hedgerows and tree belts
- Some suburban and horsiculture influences are present in the landscape

Visual Sensitivity

Whilst some enclosure is provided by woodland, tree belts and woodland, development would be visible from the country lane on the northern boundary, and potentially from the Downs Link to the south. As a result visual sensitivity is assessed as moderate.

Landscape Value

- Ecological interest of woodland
- Amenity value of the Downs Link

Landscape Capacity

Only a few landscape features and qualities in this area are sensitive to development. As a result, of the low-moderate landscape character sensitivity and low-moderate landscape value it is considered this area has a moderate-high capacity for small scale housing development. However it would breach a well established existing wooded boundary to the village and the risk of an impression of an incursion into open countryside. Therefore it would be essential for a substantial new wooded boundary to be established on the eastern boundary of any new development.

Assessment Summary

	Small Scale Housing
Landscape Character Sensitivity	Low-Moderate
Visual Sensitivity	Moderate
Combined Landscape Sensitivity	Moderate
Landscape Value	Low-Moderate
OVERALL LANDSCAPE CAPACITY	Moderate-High

Table 8: Summary of landscape character areas with some capacity for small scale housing development.

Capacity for development	Settlement	Local Landscape Area
High	Rudgwick	RW3
Moderate-High	Partridge Green	PG3
	Slinfold	SF6
Moderate	West Chilmington	WC1
	Ashington	AS4
	Barns Green	BG3
	Cowfold	CF1
	Lower Beeding	LB1
	Mannings Heath	MH3
	Partridge Green	PG1
	Small Dole	SD1
		SD2
	Warnham	WN3
Low-moderate	West Chilmington	WC2
		WC3
	Ashington	AS2
		AS3
	Barns Green	BG1
		BG2
	Cowfold	CF2
		CF3
		CF4
	Lower Beeding	LB2
	Mannings Heath	MH1
	Partridge Green	PG2
		PG4
	Rudgwick	RW1
		RW2
		RW4
		RW5
	Rusper	RS2
		RS3
	Slinfold	SF2
SF4		
SF5		
Thakeham	TA3	
Warnham	WN2	
	WN4	