

## Cuckfield Landscape Character Assessment for Cuckfield Parish Council



April 2012

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## **1. Introduction**

1.1 This Cuckfield Parish Landscape Character Assessment has been commissioned by Cuckfield Parish Council to inform preparation of the Cuckfield Neighbourhood Plan.

1.2 Natural England describes landscape character as what makes an area unique. It is defined as "a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example settlement and development) in the landscape that makes one landscape different from another".

1.3 The report divides the landscape into 33 areas of specific landscape character and considers them against a range of criteria tabulated form in section 5, as explained below. The landscape value, sensitivity and capacity of each area are then summarised.

## **2. Approach**

### **2.1 Desk study**

2.1.1 Initially, a comprehensive desk-top assessment of the local area was undertaken to form the basis of the assessment and assist in identifying the 33 parish landscape character areas, which in turn define the study area for the assessment. Desk study data consider includes:

- Geology and soils;
- Topography;
- Land use (based on aerial photography);
- Regional landscape character areas;
- District landscape character and capacity assessments;
- Historic landscape characterisation;
- Development plan designations including local landscape, nature conservation, and heritage designation;
- Key public rights of way (eg. long distance footpaths) and notable view points;
- Areas at risk of flooding.

2.1.2 The data was analysed and set out in working plans, tables, figures and text, and used to review the existing landscape character assessments and provisionally subdivide the County/District character areas into draft landscape character areas appropriate to the Parish scale.

### **2.2 Study Area (see plan HDA3)**

2.2.1 The study area includes the Parish of Cuckfield, and encompasses the land surrounding Cuckfield, from the edge of the settlement Built Up Area boundary, to the outer edges of the draft character areas referred to above.

2.4.2 Landscape character often crosses administrative boundaries, and to provide context to Cuckfield village, a number of landscape character areas are included beyond the Parish boundary, resulting in a study area which overlaps into the surrounding Parish of Ansty and Staplefield to the north and south. To include the landscape which separates Cuckfield from Haywards Heath, the study area also extends into Haywards Heath Parish, to east of Cuckfield.

## **2.2 Landscape Structure Analysis**

2.2.1 The aim of landscape structure analysis is to distil out the main elements which contribute to the character, structure and setting of the settlements and the AONB.

2.2.2 Typically, HDA's Landscape Structure Analysis considers a number of elements, drawing on both the desk assessment and detailed field assessment and includes:

- Topographical analysis;
- Extent of built development (settlement boundary);
- County / District landscape character assessments;
- Local landscape / townscape character assessment and associated guidelines;
- Village / parish design statement / plans;
- Local Plan designation including Landscape, Nature Conservation, Conservation Area, Listed park/garden, SAM and associated appraisals, design statements;
- Land use;
- Nature of the settlement edge;
- Relationship with neighbouring town/village;
- Relationship with principal transport links;
- Cultural associations;
- Locally valued features, eg landmarks;
- Right of Way (greater than local significance);
- Historic development of the settlement;
- Historic landscapes;
- Flood plain;
- Proximity to land use which may limit development (noise, smell), eg. sewage works.

2.2.3 The information is mapped on working drawings as further context for the assessment and, in combination with the field assessment, used to confirm the Parish scale landscape character areas.

## **2.3 Field Assessment**

2.3.1 The assessment is underpinned by field assessment carried out during late January 2012 by an experienced Landscape Architect, overseen and reviewed by the Project Director.

2.3.2 Field assessment involved travelling extensively throughout Cuckfield and Ansty & Staplefield parishes, with extra focus on vicinity of the settlement edge of Cuckfield village. This involve recording variations in landscape character on field survey sheets and making a working photographic record, including (list is not exhaustive): local topography, existing land uses and vegetation structure, condition of landscape elements (trees, hedges etc), streams/ditches, character of the built edge of settlements, intervisibility between settlements, local landmarks and visual detractors, relationship with the AONB (where appropriate), and key views.

## **2.4 Landscape Characterisation**

2.4.1 Drawing on the initial desk study, landscape structure analysis and the field assessment, the study divides the landscape into 33 Parish scale landscape character areas of specific landscape character.

## **2.5 Analysis of Parish scale Landscape Character Areas**

2.5.1 The characteristics of each Parish scale landscape character area is analysed against criteria identified in Topic Paper 6 of the Countryside Agency's landscape Character Assessment Guidance, along with identification of any designations, gap policy, and consideration of the historic landscape characterisation of the area. This information is then fed into the landscape sensitivity and landscape value assessments.

2.5.2 The **landscape sensitivity** of each character area is evaluated, taking into account both landscape and visual factors, including the following as appropriate:

- Inherent landscape qualities (intactness and condition)
- Indications of time depth, such as historic character, period and boundary loss, derived from the Historic Landscape Characterisation study
- The contribution the area has to the setting of the settlement
- Consistency with existing settlement form/pattern
- Contribution the area has to the rurality of the surrounding landscape
- Coalescence between settlements

2.5.3 The **landscape value** of each character area is evaluated, considering the following factors as appropriate:

- Relationship to landscape designations, such as AONB
- Other designations, such as nature conservation, heritage and amenity
- The contribution the area has to the setting of any outstanding assets
- Any locally recognised cultural/historical associations of importance
- Perceptual aspects, such as scenic beauty, tranquility and remoteness

2.5.4 Sensitivity and value ratings range from Major, Substantial, Moderate, Slight and Negligible. Areas judged to have Major or Substantial sensitivity or value indicates that development would have significant detrimental effect on the character of the landscape. Development in these character areas should only be on a very small scale and proposals would need to demonstrate no adverse impacts on the setting to settlement or the wider landscape.

2.5.5 The landscape sensitivity and landscape value ratings are then combined to give an overall assessment relating to landscape capacity. Landscape capacity is defined as the extent to which the landscape is able to accommodate change without significant effects on landscape character, reflecting the inherent sensitivity and value of the landscape. A landscape of high sensitivity or value therefore has a low landscape capacity:

		<b>Landscape Value</b>				
		<b>Major</b>	<b>Substantial</b>	<b>Moderate</b>	<b>Slight</b>	<b>Negligible</b>
<b>Landscape Sensitivity</b>	<b>Major</b>	Negligible	Negligible	Negligible / low	Low	Low / medium
	<b>Substantial</b>	Negligible	Negligible / low	Low	Low / Medium	Medium
	<b>Moderate</b>	Negligible / Low	Low	Medium	Medium / high	High / medium
	<b>Slight</b>	Low	Low / medium	Medium /high	High	High / Very high/
	<b>Negligible</b>	Low / medium	Medium	High / medium	High / Very high/	Very high

2.5.6 Landscape capacity ratings range from Negligible to Very High. Character Areas which have a Negligible to Low/Medium capacity rating (i.e. those which have major or substantial sensitivity or value, or both), indicate that development would have a significant and detrimental effect on the character of the landscape. Any development in these character areas should only be on a very small scale and proposals would need to demonstrate no adverse impacts on the setting to the settlement or the wider landscape.

2.5.7 A capacity rating of Medium identifies a landscape character area with the capacity for limited development, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent local landscape character areas.

2.5.8 Capacity ratings of Medium/High and above identify landscape character areas that generally have a lower sensitivity or value, which could accommodate more significant allocations of development.

2.5.9 The landscape value, sensitivity and capacity assessments of each District scale character area are summarised in tabulated form in Section 5 below. Landscape

sensitivity and value may not be completely uniform across an entire character area and therefore the capacity across a character area may vary slightly. This is commented on in Section 5 where particularly relevant.

### **3. Landscape Character Context**

#### **3.1 Regional Scale**

Mid Sussex District is covered by three regional character areas: Low Weald (121), High Weald (122) and South Downs (125).

#### **3.2 District Scale (see plan HDA 2)**

3.2.1 The Landscape Character Assessment for Mid Sussex, published in November 2005, Sub-divides the regional character areas into 10 distinct landscape character areas, which coincide with the West Sussex County scale character areas.

3.2.2 To the north of the District are the twisting ridgelines and secluded valleys of the High Weald, and to the south are the dramatic open landscapes of the South Downs. Cuckfield Parish is located to the south of the High Weald, with the Ouse Valley character area running broadly east-west to the north of Cuckfield and The High Weald Fringes character area to the south.

3.2.3 The Mid Sussex Landscape Character Assessment identifies the Ouse valley and High Weald Fringes as gentler and less dramatic than the High Weald and South Downs. They include more gently undulating landscapes contained by hedgerows and shaws and include large tracts of pasture and arable landscape. There is a high degree of perceived naturalness in the Ouse Valley and High Weald Fringes and a well defined relationship between the rural landscape and settlement pattern. These are distinctive landscapes which contribute to the setting of the High Weald AONB and South Downs National Park, along with the towns and villages within the District.

#### **3.3 Mid Sussex Landscape Capacity Study (see plan HDA 2)**

3.3.1 In 2007, HDA prepared the Mid Sussex Landscape Capacity Study which considered the landscape capacity for strategic scale development in Mid Sussex, focusing on the landscape surrounding towns and villages in the District.

3.3.2 The study divided the landscape surrounding Cuckfield into six local landscape character areas, numbered 46-50 as shown on plan HDA 2, which were judged to have Low or Negligible Low capacity for strategic scale development overall.

3.3.3 The areas surrounding Cuckfield were briefly summarised as follows:

- Horsgate High Weald (LCA 46): Mixture of small-medium size fields, wooded setting to north-west of Haywards Heath.

- Borde Hill Parkland (LCA 47): Attractive, intact post-medieval parkland on generally N-E sloping topography.
- Whitemans High Weald (LCA 48): Mostly medium size pasture and woodland sitting on falling land below Cuckfield, within AONB.
- West Cuckfield Weald (LCA 49): Largely recreational and parkland to the west of Cuckfield, below the village within AONB.
- Cuckfield High Weald (LCA 50): Largely enclosed character area between Cuckfield and Haywards Heath, includes nature reserves and provides separation between Cuckfield and Haywards Heath.
- Copyhold High Weald Fringe (LCA 51): Sits on generally south-west facing slopes with low-density linear development running through the middle of the character area. Inconsistent with settlement pattern, within AONB.

3.3.4 The study advises that landscape capacity may not be uniform across a character area, resulting in the needed for more detailed assessment to ensure development proposals respond to site-specific constraints.

## **4 Cuckfield and Context**

### **(see plans HDA 1 and HDA 3)**

4.1 Cuckfield Parish is centred around the large village of Cuckfield, situated on a ridge within the undulating landscape of the High Weald Fringes, at the edge of the High Weald Area of Natural Beauty (AONB). To the north of Cuckfield, the landform falls to the wide valley feature of the River Ouse, before rising again to the High Weald further north. To the south, the landscape falls to another wide valley before reaching the foothills and iconic elevated downland of the South Downs, part of the recently designated South Downs National Park.

4.2 Surrounding Cuckfield Parish is the Parish of Ansty and Staplefield. Ansty is located on a local high point within the High Weald Fringes to the south of Cuckfield. From the northern edge of Ansty there is limited intervisibility with the southern edge of Cuckfield, seen nestling within the well vegetated undulating Wealden landscape. Staplefield is a small hamlet on the northern side of the Ouse Valley and is difficult to perceive with the wider landscape when viewed from the northern edge of Cuckfield.

4.3 East and South of Cuckfield are the larger towns of Haywards Heath and Burgess Hill. Due to intervening undulating topography and vegetation, the rooftops of Haywards Heath can be glimpsed from a relatively limited number of locations surrounding Cuckfield.



- 4.4 Historically the northern part of Cuckfield is known as Whiteman's Green, which joins the rest of Cuckfield to the south to roughly form an overall hour-glass shape upon the local ridge top and upper ridge spur slopes.
- 4.5 The ridges and spurs upon which Cuckfield is centred, influence views and define distinct character areas which broadly coincide with the surrounding river watershed areas and divide the landscape surrounding the village into four zones. To the north, the landscape falls to the Ouse, to the east the landscape falls towards the Scrase Stream. To the south and west of Cuckfield are The Adur South and Adur West watershed areas.
- 4.6 The landscape surrounding Cuckfield has been divided into local landscape character areas of unique characteristics, which are grouped into four broad landscape character areas which coincide with the watershed areas, and assessed in Section 5 below.

## **5.1 Ouse Valley**

- 1 Sparks Farm and Golf Course**
- 2 West Whiteman's Green Ridge Top and Upper Slopes**
- 3 Whiteman's Green to Brookstreet Spur West**
- 4 Whiteman's Green to Brookstreet Spur East**
- 5 North Halleighs**
- 6 Crouchlands Northeast Slopes**
- 7 Whiteman's Green Assarts**
- 8 Whiteman's Green Northern Wooded Slopes**
- 9 Borde Hill Parkland**

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>1</b></p> <p>Sparks Farm and Golf Course</p>	<ul style="list-style-type: none"> <li>▪ AONB</li> <li>▪ Adjacent to small area of Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mostly late 20<sup>th</sup> century informal fieldscapes.</li> <li>▪ Relatively high boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ North facing undulating slopes off main east-west ridge, falling towards Ouse Valley.</li> <li>▪ Contains minor valley with water course, in the centre of the character area and adjoins prominent local valley feature with significant woodland along the valley and western valley slope.</li> <li>▪ Bounded by Staplefield Road to the south, and smaller parcels of land associated with Brook Street, to the east.</li> <li>▪ Detached from Whitman's Green and Cuckfield and slopes away from the main settlement which sits on higher ground to the southeast.</li> <li>▪ Consists mainly of large parcels of land with limited boundary vegetation, golf course, plus small area of paddocks and buildings adjacent to Staplefield Road, known as Sparks Farm.</li> <li>▪ Predominately manicured landscape, but with limited boundary vegetation and sloping landform, which result in open character area, visible from the Ouse Valley and wider AONB, providing a setting to Cuckfield unoccupied by built development.</li> <li>▪ Openness of character area allows views across to the wider AONB from Staplefield Road.</li> <li>▪ Public rights of way across the character area, including part of the High Weald Landscape Trail, link Cuckfield to the Ouse Valley and wider AONB. Golf course represents significant outdoor recreational resource.</li> <li>▪ Recreational land use limits tranquillity and remoteness, but character area forms relatively rural part of southern setting to the Ouse Valley and wider AONB to the north.</li> <li>▪ Forms no significant function in preventing coalescence between settlements.</li> </ul>	<p>Large north facing parcels of land with low-key recreational use; open to wider AONB to the north with extensive views across the Ouse Valley to the High Weald beyond. Detached from Built Up Area.</p> <p><b>MODERATE value</b> <b>MAJOR sensitivity</b></p> <p><b>NEGLECTIBLE / LOW capacity.</b></p>



Looking north across **Sparks Farm and Golf Course** landscape character area and Ouse Valley towards the Weald.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>2</b></p> <p>West Whiteman's Green Ridge Top and Upper Slopes</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Adjoins Conservation Area to the southeast.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Includes small area of medieval assarts at eastern end of character area.</li> <li>▪ Varying boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ridge top and upper slopes of main east-west ridge, falling northwards towards Ouse Valley.</li> <li>▪ Adjoins north-western edge of Whiteman's Green.</li> <li>▪ Bounded by B2115 along northern edge.</li> <li>▪ Contains group of low density dwellings on the ridge top, undeveloped small paddocks and pasture on the upper slopes.</li> <li>▪ Significant boundary vegetation, small tree groups, and vegetation associated with dwellings encloses character area.</li> <li>▪ Undeveloped area bounded by housing and low density development on two sides.</li> <li>▪ Undeveloped area slope away from Cuckfield which sits on higher ground to the southeast, relatively distant from centre of the village.</li> <li>▪ Includes part of the High Weald Landscape Trail, which links Cuckfield to the Ouse Valley via the golf course to the northwest.</li> <li>▪ Land uses, existing dwellings and close proximity to B2115 limit tranquillity and remoteness. Undeveloped area enclosed, but influence from adjacent development limits rurality.</li> <li>▪ Has relatively limited contribution to the wider AONB or rurality of the surrounding landscape, and forms no significant separation function.</li> </ul>	<p>Small enclosed character area adjacent to existing settlement. Has some historic time depth, is adjacent to Conservation Area, and within AONB, however has limited contribution to wider landscape to the north.</p> <p><b>MODERATE value</b> <b>MODERATE sensitivity</b></p> <p><b>MEDIUM capacity.</b></p>

Houses set back along northern edge of B2115 road

Peacocks Farm

Pastoral field enclosed by boundary vegetation



Looking southwest across **West Whiteman's Green Ridge Top and Upper Slopes** landscape character area towards houses along B2115.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>3</b></p> <p>Whiteman's Green to Brookstreet Spur West</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Listed Buildings towards north.</li> <li>▪ Small area of Ancient Woodland.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mostly early post-medieval informal fieldscapes with early 20<sup>th</sup> century expansion.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Situated on one of a number of minor north-south spurs off main east-west ridge, falling northwards towards Ouse Valley.</li> <li>▪ Adjoins northern edge of Whiteman's Green.</li> <li>▪ Separated from character area to the west by prominent local valley feature and significant woodland along the valley and western valley slope; bounded by Brook Street road along eastern edge.</li> <li>▪ Consists of pasture and arable fields, along with smaller paddocks and low density ribbon development known as "Brook Street" associated with the B2036 and Spark's Lane to the east and north edges of the character area,</li> <li>▪ Good field boundary vegetation, woodland blocks, and significant vegetation associated with dwellings gives area relatively enclosed character.</li> <li>▪ Slopes away from Cuckfield which sits on higher ground to the south, relatively distant from centre of the village.</li> <li>▪ Limited public access internally, but includes short length of the High Weald Landscape Trail, and some adjacent public rights of way links.</li> <li>▪ Ribbon development dwellings reduce tranquillity and remoteness, but character area forms relatively rural part of southern setting to the Ouse Valley and wider AONB to the north.</li> <li>▪ Forms no significant strategic separation function other than preventing coalescence between low density dwellings within Brook Street and Whiteman's Green.</li> </ul>	<p>Relatively rural character, particularly due to significant vegetation, but some urban influence from low density dwellings along adjacent roads. Elevated position, visible from the wider AONB to the north, part of rural northern setting to Cuckfield.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>



Looking north across **Whiteman's Green to Brookstreet Spur West** landscape character area towards the Weald.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>4</b></p> <p>Whiteman's Green to Brookstreet Spur East</p>	<ul style="list-style-type: none"> <li>▪ AONB</li> <li>▪ Listed Buildings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Includes significant area of medieval assarts.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Eastern side of north-south spur off main east-west ridge, falling north-eastwards towards Ouse Valley.</li> <li>▪ Detached from Cuckfield.</li> <li>▪ Falls to watercourse along eastern edge; bounded by Brook Street road along western edge.</li> <li>▪ Relatively undeveloped and consisting of small to medium size fields of pasture and paddocks.</li> <li>▪ Contains tree groups and hedges, although some field boundaries are un-vegetated.</li> <li>▪ Slopes away from Cuckfield which sits on higher ground to the south.</li> <li>▪ No public rights of way, but recreation resource in the form of allotments to the north of the character area.</li> <li>▪ Generally rural landscape, but glimpses of houses within Brook Street to the west, limit tranquillity and remoteness slightly.</li> <li>▪ North facing slopes allow intervisibility with wider rural landscape to the north, and forms part of southern setting to the Ouse Valley and wider AONB to the north, as well as northern setting to Whiteman's Green.</li> <li>▪ No significant strategic separation function between settlements.</li> </ul>	<p>Rural, historic landscape forming upper Ouse Valley slopes which are exposed to wider AONB to the north, resulting in:</p> <p><b>SUBSTANTIAL value</b>  <b>SUBSTANTIAL sensitivity</b></p> <p><b>NEGLIGIBLE / LOW capacity.</b></p>



Looking northeast across **Whiteman's Green to Brookstreet Spur East** landscape character area towards the Ouse Valley.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>5</b></p> <p>North Halleighs</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Medieval assarts.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Located towards the top of main east-west ridge, overall gently sloping towards the north, eastern edge begins to fall to watercourse beyond the character area to the east.</li> <li>▪ Adjoins the edge of Whiteman's Green at the southwest corner of the character area.</li> <li>▪ Bounded along the northern edge of the character area by tree group, and by Brook Street road along western edge.</li> <li>▪ Consist of arable field.</li> <li>▪ Vegetation along the northern edge of the character area is at a similar level to character area and prevents views of the north-western part of the character area from the wider rural landscape to the north. Eastern part of the character area, slightly less well contained due to vegetation to the northeast beginning to fall towards watercourse to the east.</li> <li>▪ Adjacent dwellings visible to the west and southwest.</li> <li>▪ Character area on similar topography to adjacent properties to the southwest, although begins to slope away from Whitman's Green.</li> <li>▪ No current formal public access.</li> <li>▪ Glimpses of adjacent development and activity along Brook Street Road limit tranquillity and remoteness.</li> <li>▪ No contribution to preventing coalescence between separate settlements.</li> </ul>	<p>Within AONB and recorded as medieval assart. Majority of character area enclosed from the wider rural landscape to the north by vegetation. Partially relates to existing houses to the west, which are on similar topography.</p> <p>Western part of the character area slightly less sensitive to development than the eastern part due to trees to the north of the character area which provide screening.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

Dwellings along west side of Brook Street Road

Trees to north of character area

Weald just visible on skyline over vegetation to northeast of character area



Looking northeast towards **North Halleighs** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>6</b></p> <p>Crouchlands Northeast Slopes</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Close proximity to Conservation Area and Listed Building.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Medieval assarts.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Area which falls towards watercourses to the east, but part of overall north facing undulating slopes off main east-west ridge which falling towards the Ouse.</li> <li>▪ Adjoins the edge of Whiteman's Green to the southwest.</li> <li>▪ Bounded along the northern edge of the character area by tree line, and riparian vegetation associated with watercourse to the east.</li> <li>▪ Mixed area, including allotments, small arable fields and treed area forming extension to back gardens to the west.</li> <li>▪ Includes watercourse along eastern edge of the character area which flows northwards towards the Ouse.</li> <li>▪ Character area slopes away from Whiteman's Green which sits on the slightly higher ground to the south.</li> <li>▪ No current formal public access.</li> <li>▪ Glimpses of adjacent development and recreational land use limits tranquillity and remoteness.</li> <li>▪ No contribution to preventing coalescence between separate settlements.</li> </ul>	<p>Although within AONB and recorded as medieval assarts, land uses reduces scenic quality, but provides recreational resource. Upper parts open to view from wider landscape to the north due to northeast facing slopes.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

Riparian vegetation along east of character area

Allotments within character area just visible

Dwellings along east side of Brook Street Road



Looking east from Brook Street Road in summer, towards **Crouchlands Northeast Slopes** landscape character area.



Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>7</b></p> <p>Whitman's Green Assarts</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Adjacent to Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Entirely medieval assarts.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Area which falls towards watercourses to the northwest, but part of overall north facing undulating slopes off main east-west ridge which falling towards the Ouse.</li> <li>▪ Adjoins the edge of Whitman's Green to the southwest, south and east</li> <li>▪ Enclosed on all sides by hedgerows and trees.</li> <li>▪ Adjoins watercourse and associated riparian vegetation along western edge.</li> <li>▪ Consists of small pastoral fields with significant boundary vegetation, characteristic of remnant assarts.</li> <li>▪ Layers of vegetation within the character area limit intervisibility between the housing edge to the south and the AONB to relatively minor glimpses.</li> <li>▪ Begins to slope away from Whitman's Green which sits on the slightly higher ground which wraps around the character area.</li> <li>▪ No current formal public access internally, but adjoins footpath to the south and will become recreational resource when Parish owned.</li> <li>▪ Glimpses of adjacent development limits tranquillity and remoteness, but character area forms undeveloped, vegetated sloping northern edge to this part of Whitman's Green.</li> <li>▪ No contribution to preventing coalescence between separate settlements.</li> </ul>	<p>Medieval assarts, although has relationship with existing settlement on three sides. Provides well vegetated northern setting to Cuckfield within AONB, and will become Parish owned recreational resource.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

Glimpses of adjacent dwellings

Weald just visible on skyline through gap in vegetation



Looking northeast across **Whitman's Green Assarts** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>8</b></p> <p>Whiteman's Green Northern Wooded Slopes</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Includes Ancient Woodland.</li> <li>▪ Adjacent to Borde Hill park/garden of historical interest.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Includes significant area of medieval assarts.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Undulating, falling towards watercourse along western edge of character area, but overall north facing, Ouse valley sides.</li> <li>▪ Adjoins north-eastern edge of Whiteman's Green.</li> <li>▪ Predominantly intact, rural pasture of varying size fields, and almost entirely undeveloped.</li> <li>▪ Generally well vegetated, with significant woodland blocks, hedge network with trees along field boundaries.</li> <li>▪ Vegetation and orientation of slopes allows views over the Ouse Valley and Weald to the north, and preventing views of the South Downs and Haywards Heath from the majority of the character area.</li> <li>▪ Adjacent housing to the south is on higher ground than the majority of character area, allowing views of the AONB to the north from housing area. Inversely, the northern edge of Whiteman's Green (partially filtered by adjacent established and recently planted trees) is visible between vegetation from parts of the AONB within the character area.</li> <li>▪ Undeveloped area sloping away from Cuckfield which sits on higher ground to the south; distant from centre of the village.</li> <li>▪ Includes a short stretch of the High Weald Landscape Trail, connecting Brook Street with Borde Hill.</li> <li>▪ Part of north facing Ouse Valley slope setting to Cuckfield. Rural landscape with remoteness reduced slightly by occasional views of Whiteman's Green.</li> <li>▪ No significant strategic separation function between settlements.</li> </ul>	<p>Rural landscape with medieval time depth which forms part of north Ouse Valley side. Slopes away from Cuckfield which sits on higher ground to the south.</p> <p><b>SUBSTANTIAL value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>NEGLIGIBLE / LOW capacity.</b></p>



Looking north across **Whiteman's Green Northern Wooded Slopes** landscape character area, towards the Ouse Valley.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>9</b></p> <p>Borde Hill Parkland</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Includes Listed Buildings.</li> <li>▪ Includes Ancient Woodland.</li> <li>▪ Includes Borde Hill park/garden of historical interest.</li> <li>▪ Adjacent to Gap policy Area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mostly early modern informal fieldscapes.</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Undulating falling towards watercourse, but overall north facing, Ouse valley sides.</li> <li>▪ Bounded by Hanlye Lane to the south.</li> <li>▪ Detached from both Cuckfield and Haywards Heath.</li> <li>▪ Predominately gentrified, parkland landscape with pasture, parkland trees, ponds, estate buildings and woodland blocks, along with areas of less formal farmsteads and gill woodland.</li> <li>▪ Vegetation and orientation of slopes allows views over the Ouse Valley and Weald to the north, while preventing views of the South Downs, Cuckfield and Haywards Heath from the majority of the character area.</li> <li>▪ Includes a few public rights of way which go on to link Cuckfield to the Ouse Valley to the northeast.</li> <li>▪ Despite gentrified nature of the landscape, limited modern development and urban influence from major settlements result in rural, relatively tranquil landscape.</li> <li>▪ Has limited contribution to separation between Cuckfield and Haywards Heath, but is part of wider northern setting (consisting of north facing Ouse Valley slopes) to the two settlements, and contributes to the rurality of the surrounding landscape.</li> </ul>	<p>Parkland of historical interest which forms part of north Ouse Valley side. Detached from settlement.</p> <p><b>SUBSTANTIAL value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>NEGLIGIBLE / LOW capacity.</b></p>



Looking north across **Borde Hill Parkland** landscape character area, towards the Ouse Valley and Weald beyond to the north.

## **5.2 Scrase Stream**

**10** Poletub Lane North

**11** Whiteman's Green Eastern Slopes

**12** Glebe Road Eastern Slopes

**13** Horsgate Farmland

**14** Penland Slopes

**15** Paige's & Blunts Woods

**16** Cuckfield to Haywards Heath Wealden Pasture

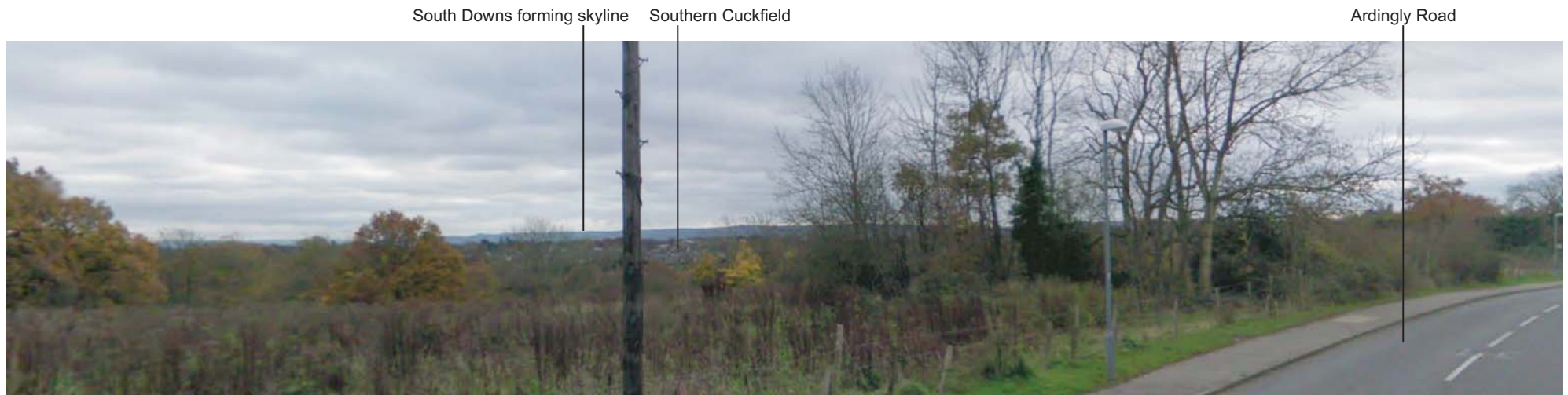
**17** Tyler's Green

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>10</b></p> <p>Polestub Lane North</p>	<ul style="list-style-type: none"> <li>▪ Adjacent to Gap policy area to the east.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ On landform sloping gently towards the east.</li> <li>▪ Surrounded on three sides by Built Up Area of Cuckfield.</li> <li>▪ Consists of small fields of pasture, divided by fencing and hedges, easternmost field includes area of hard standing used for car parking.</li> <li>▪ Bounded by trees along eastern edge of character area, which helps to enclose the area from the wider rural landscape to the east.</li> <li>▪ Housing, filtered to varying degree by vegetation can be seen along north, south and western edges of the character area.</li> <li>▪ Mostly on similar topography to surround existing housing, although development in this character area would start to compromise overall 'hour-glass' shape of Cuckfield.</li> <li>▪ Public rights of way cross the character area linking Cuckfield with Whitman's Green to the north, and onto the wider landscape to the east.</li> <li>▪ Views of dwellings on three sides reduce tranquillity and remoteness, and character area has limited contribution to the wider rural landscape to the east.</li> <li>▪ Helps separate the eastern parts of Whitman's Green from the rest of Cuckfield, but has not strategic separation function.</li> </ul>	<p>Relates to existing Built Up Area on three sides and relatively contained from the wider rural landscape to the east.</p> <p><b>MODERATE value</b> <b>MODERATE sensitivity</b> <b>MEDIUM capacity.</b></p>



Looking northeast across south-eastern part of **Polestub Lane North** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>11</b></p> <p>Whitman's Green Eastern Slopes</p>	<ul style="list-style-type: none"> <li>▪ Within Gap policy area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Predominately medieval assarts.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Southeast facing slopes falling towards Scrase Stream, from junction of main east-west ridge and north-south spur.</li> <li>▪ Adjoins Whitman's Green to the west.</li> <li>▪ Consists of small to medium size fields of pasture, with generally intact boundary vegetation, forming part of wider rural continuum to the east.</li> <li>▪ Undeveloped except for small group of residential buildings along western boundary which have limited detracting influence on character area overall.</li> <li>▪ Areas of tree cover filter views of housing, particularly towards the south of the character area, views of housing along Ardingly Road, to the northwest are more open.</li> <li>▪ Boundary vegetation limits views across the character area and from surround public vantage points, although sloping topography reduces sense of enclosure slightly and allows prominent views of the South Downs over intervening landscape, particularly from higher ground to the north of character area and adjacent properties along Ardingly Road.</li> <li>▪ Relatively distant views of south-eastern end of Cuckfield (set below the South Downs on the skyline) are possible from higher ground, however Haywards Heath is not perceivable due to intervening topography and vegetation.</li> <li>▪ Slopes away from Whitman's Green which sits on higher ground to the west, and inconsistent with overall 'hour-glass' settlement pattern.</li> <li>▪ Public rights of way cross the character area and link Whitman's Green to the rural landscape to the east.</li> <li>▪ Views of dwellings to the west, reduce tranquillity and remoteness, but character area forms part of rural eastern setting to Whitman's Green and Cuckfield as a whole. Part of effective overall separation between Cuckfield and Haywards Heath which prevents coalescence between the two settlements.</li> <li>▪ Capacity varies slightly across the character area, with the very northern tip of the character area adjacent to existing development on two sides, slightly less sensitive than the rest of the character area.</li> </ul>	<p>Fields of medieval time depth, partially open to existing settlement edge, but part of relatively enclosed rural continuum to the east, with views of the South Downs above vegetation and the southern end of Cuckfield. Inconsistent with hourglass shape of Cuckfield which occupies the higher ground to the west.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>



Looking north across **Whitman's Green Eastern Slopes** landscape character area, towards the South Downs.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>12</b></p> <p>Glebe Road Eastern Slopes</p>	<ul style="list-style-type: none"> <li>▪ Within Gap policy area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Entirely medieval assarts</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ East facing slopes falling towards Scrase Stream.</li> <li>▪ Bounded by Scrase Stream and its associated riparian vegetation along northern edge of the character area, bounded by sunken lane to the east.</li> <li>▪ Bounded by back gardens and school grounds within Cuckfield Built Up Area along south-western character area boundary.</li> <li>▪ Undeveloped and containing mostly rough scrub and trees.</li> <li>▪ Slopes away from Cuckfield which sits on higher ground to the southwest.</li> <li>▪ Vegetation encloses the character area effectively and forms a strong northeast boundary.</li> <li>▪ Provides vegetated setting to Cuckfield.</li> <li>▪ No formal public access.</li> <li>▪ Vegetated part of wider separation between Cuckfield and Haywards Heath, assisting in limiting intervisibility and coalescence between the two settlements.</li> </ul>	<p>Small, well contained area with medieval time depth providing wooded edge to Cuckfield with sits on slightly higher ground to the west.</p> <p><b>MODERATE value</b> <b>MODERATE sensitivity</b></p> <p><b>MEDIUM capacity.</b></p>

Eastern edge of Cuckfield, partially filtered by vegetation

Landform sloping towards Scrase Stream



Looking southwest towards **Glebe Road Eastern Slopes** landscape character area (left hand end of photograph).

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>13</b></p> <p>Horsgate Farmland</p>	<ul style="list-style-type: none"> <li>▪ Includes Listed Building.</li> <li>▪ Includes small area of Ancient Woodland.</li> <li>▪ Includes SNCI.</li> <li>▪ Within Gap policy area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Includes medieval assarts and early modern informal parkland.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Undulating, but generally sloping towards Scrase Stream, from higher ground to the north.</li> <li>▪ Largely detached from Built Up Area, apart from a few back garden to the northeast. Significant vegetation along Wheatsheaf Lane limits views of the adjacent Built Up Area to the south.</li> <li>▪ Borders Hanlye Lane to the north.</li> <li>▪ Consists of small to medium size fields of pasture and occasional farm buildings and includes a short length of Scrase Stream to the south.</li> <li>▪ Contains occasional, relatively unobtrusive farmstead type buildings in the centre of the character area, plus larger group of buildings including Horsgate House and Court Meadow School at the northeast corner of the character area, which despite being located on the higher ground to the north, are assimilated into the landscape by significant surround vegetation.</li> <li>▪ Well vegetated area with a network of intact field boundary hedges, hedge trees, tree groups and riparian vegetation associated with Scrase Stream. Slopes away from Cuckfield which sits on higher ground to the south, relatively distant from centre of the village.</li> <li>▪ Contains a number of public rights of way which link Whiteman's Green and Cuckfield to the wider rural landscape to the east, and provide circular walks from residential areas.</li> <li>▪ Contains short length of traditional rural sunken lane which has public right of way along it.</li> <li>▪ Both distant views of the South Downs and filtered views of housing are possible from higher ground.</li> <li>▪ Fairly enclosed nature, limited development and relatively minor urban influences from settlement to the west, enhance the sense of tranquillity and remoteness within the majority of the character area.</li> <li>▪ Forms part of rural western setting to Whiteman's Green and Cuckfield, and affectively separates Cuckfield from Haywards Heath, preventing coalescence between the two settlements.</li> </ul>	<p>Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached from settlement and forming significant part of separation between Cuckfield and Haywards Heath.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>



Looking north across **Horsgate Farmland** landscape character area, towards the filtered edge of Whiteman's Green.



Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>14</b></p> <p>Penland Slopes</p>	<ul style="list-style-type: none"> <li>▪ Includes Listed Buildings.</li> <li>▪ Includes Ancient Woodland.</li> <li>▪ Includes SNCI.</li> <li>▪ Within Gap policy area.</li> <li>▪ Adjacent to Borde Hill park/garden of historical interest to the north.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Some medieval assarts but mostly late 20<sup>th</sup> century informal fieldscapes.</li> <li>▪ Fairly high boundary loss recorded over majority of character area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Undulating topography, sloping generally southeast overall, down from eastern end of main east-west ridge.</li> <li>▪ Contains minor valleys leading to Scrase Stream to the south.</li> <li>▪ Bounded by Hanlye Lane to the north with parkland associated with Borde Hill beyond. Bounded by Scrase Stream along southern boundary of the character area.</li> <li>▪ Detached from Cuckfield, but adjoins Built Up Area of Haywards Heath to the southeast.</li> <li>▪ Contains a significant number of relatively large fields which have recently been replanted with trees, to the east are smaller arable and pastoral fields.</li> <li>▪ Character area interspersed with significant existing woodland blocks and riparian vegetation associates with watercourses flowing towards Scrase Stream. Includes groups of farm buildings and associated small paddocks, accessed off Hanlye Lane to the north.</li> <li>▪ Contains occasional typical rural buildings which do not overly detract from the character area overall.</li> <li>▪ Areas of limited boundary vegetation, but significant woodland blocks and tree belts elsewhere provide a degree of enclosure to the character area and reduce views of settlement from certain locations.</li> <li>▪ View of both Haywards Heath and the South Downs, largely framed by vegetation are possible from locations within the character area, particularly from higher ground towards the north of the character area. Views of Cuckfield to the west are more limited. Views across the character area will decrease as recent planting matures.</li> <li>▪ Contains main east-west public right of way between Cuckfield and Haywards Heath.</li> <li>▪ Part of rural, wooded setting to both Cuckfield and Haywards Heath.</li> <li>▪ Woodland blocks, and generally large scale fieldscapes aid sense of tranquillity and remoteness, although reduced slightly by views of urban influence to the southeast.</li> <li>▪ Forms major part of physical separation between Cuckfield and Haywards Heath, preventing coalescence between the two settlements.</li> </ul>	<p>Part of fairly intact rural eastern setting to Cuckfield, with significant replanted areas. Detached from Cuckfield and forming significant part of separation between Cuckfield and Haywards Heath.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

Distant glimpses of Haywards Heath      South Downs on the horizon



Looking south across **Penland Slopes** landscape character area, towards the filtered edge of Haywards Heath and the South Downs beyond on the horizon.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>15</b></p> <p>Paige's &amp; Blunts Woods</p>	<ul style="list-style-type: none"> <li>▪ Includes Ancient Woodland.</li> <li>▪ Includes SNCI .</li> <li>▪ Within Gap policy area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Includes medieval assarts and ancient semi-natural woodland.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mostly falling from local ridge spur down to Scrase Stream.</li> <li>▪ Adjoins western edge of Haywards Heath.</li> <li>▪ Bounded by Scrase Stream and its associated riparian vegetation along northern edge of the character area.</li> <li>▪ Undeveloped and consisting of significant intact ancient woodland blocks.</li> <li>▪ Detached from Cuckfield to the west.</li> <li>▪ Provides wooded rural setting to southern part of Cuckfield when viewed from the north.</li> <li>▪ Enclosure provides tranquillity.</li> <li>▪ Significant vegetation buffers edge of settlement effectively and limits views of Haywards Heath from the wider landscape to the northwest.</li> <li>▪ Character area forms parts of effective visual separation between Cuckfield and Haywards Heath, preventing coalescence between the two settlements.</li> </ul>	<p>Wooded, enclosed landscape with historical time depth, detached from Cuckfield but part of effective separation between Cuckfield and Haywards heath.</p> <p><b>SUBSTANTIAL value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>NEGLECTIBLE / LOW capacity.</b></p>

Blunts Wood



Looking east towards **Paige's & Blunts Woods** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>16</b></p> <p>Cuckfield to Haywards Heath Wealden Pasture</p>	<ul style="list-style-type: none"> <li>▪ Includes small area of Ancient Woodland.</li> <li>▪ Within Gap policy area.</li> <li>▪ Adjacent to Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Includes significant area of medieval assarts.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Generally northeast facing slopes, falling towards watercourse through the centre of the character area. Falls from wooded spur at the north edge of the character area.</li> <li>▪ Adjoins the Built Up Area of Cuckfield to the west and Haywards Heath to east.</li> <li>▪ Consists of medium size fields of pasture with well vegetated field boundaries and blocks of woodland, including Blunts Wood to the northeast.</li> <li>▪ Slopes away from Cuckfield which sits on higher ground to the west, out on a limb from both Cuckfield and Haywards Heath.</li> <li>▪ Limited public access internally, but some adjacent public rights of way links.</li> <li>▪ Hedges, trees and woodland enclose the area and generally limit views of urban influence to occasional rooftops.</li> <li>▪ Northeast facing slopes and vegetation prevent views of the South Downs from majority of the character area.</li> <li>▪ Rural, relatively tranquil landscape due to enclosure provided by vegetation.</li> <li>▪ Forms effective visual separation between Cuckfield and Haywards Heath, preventing intervisibility and coalescence between the two settlements.</li> </ul>	<p>Rural, relatively tranquil enclosed landscape, inconsistent with existing form of Cuckfield. Forms effective separation between Cuckfield and Haywards Heath.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>



Looking southeast across **Cuckfield to Haywards Heath Wealden Pasture** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>17</b></p> <p>Tyler's Green</p>	<ul style="list-style-type: none"> <li>▪ Includes Listed Building.</li> <li>▪ Within Gap policy area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mostly early 20<sup>th</sup> century expansion.</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Local ridge spur leading from Cuckfield towards Haywards Heath.</li> <li>▪ Adjoins south-eastern end of Cuckfield.</li> <li>▪ Contains group of low density dwellings, mostly orientated along B2184 and A272, houses furthest from Cuckfield decrease in density.</li> <li>▪ House are set back from the road and are well treed, however dwellings are visible enough that they provide a moderate sense of arrival into Cuckfield before reaching the Built Up Area.</li> <li>▪ On similar ridge spur topography to south-eastern end of Cuckfield, although generally descends further from the main settlement. Although containing existing dwellings, character area is out on a limb from main settlement pattern and distant from centre of Cuckfield.</li> <li>▪ Public rights of way from the main roads link the residential areas to the wider rural landscape to the west.</li> <li>▪ Houses and associated vegetation enclose the areas and prevent views of Cuckfield, Haywards Heath and the South Downs.</li> <li>▪ Despite presence of existing dwellings which limits rurality, area prevents coalescence of denser development between Cuckfield and Haywards Heath.</li> </ul>	<p>Contains existing dwellings, but low density, well treed, and set back from the road. Area prevents coalescence of more significant development between Cuckfield and Haywards Heath.</p> <p><b>SLIGHT value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW / MEDIUM capacity.</b></p>

Low density dwellings set back from road, just visible

Vegetation associated with properties obscure long distance views

A272 road



Looking southeast across Tyler's Green landscape character area.

### **5.3 Adur South**

- 18** Cuckfield to Bolnore
- 19** Mead Slopes
- 20** Copyhold Spur
- 21** Cuckfield Southern Wooded Slopes
- 22** Highbridge to Copyhold Slopes
- 23** Cuckfield Southern Slopes Farmland
- 24** Warden Park School
- 25** Courtmead Road South
- 26** Newbury Lane

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>18</b></p> <p>Cuckfield to Bolnore</p>	<ul style="list-style-type: none"> <li>▪ Includes Listed Buildings.</li> <li>▪ Includes area of Ancient Woodland.</li> <li>▪ Includes SNCI.</li> <li>▪ Within Gap policy area.</li> <li>▪ Adjacent to Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Includes early modern informal parkland and late 20<sup>th</sup> century informal fieldscapes.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continuation of local ridge spur feature.</li> <li>▪ Adjoins Built Up Area of Haywards Heath to the east.</li> <li>▪ Includes relatively dispersed, fairly large buildings including commercial/medical/care home uses along with utilities, nursery, recreation ground, Downlands Park and modern link roads set within paddocks and small to medium size fields of pasture.</li> <li>▪ Generally well vegetated with tree belts, tree groups and hedges which gives area relatively enclosed character.</li> <li>▪ Distant from Cuckfield and out on a limb from Haywards Heath.</li> <li>▪ Includes public rights of way which link to Haywards Heath and outdoor recreation in the form of recreation grounds.</li> <li>▪ Cuckfield not visible, and despite elevated position, vegetation limits significant views of Haywards Heath and the South Downs.</li> <li>▪ Scattered urban influences reduce tranquillity and remoteness, but character area forms fairly rural eastern approach to Cuckfield and western approach to Haywards Heath.</li> <li>▪ Area separates Cuckfield and Haywards Heath visually and prevents coalescence between the two settlements.</li> </ul>	<p>Despite scattered development, provides essential separation between Cuckfield and Haywards Heath.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

Downlands Park



Looking across **Cuckfield to Bolnore** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>19</b></p> <p>Mead Slopes</p>	<ul style="list-style-type: none"> <li>▪ Includes significant areas of Ancient Woodland.</li> <li>▪ Contains Listed Buildings.</li> <li>▪ Northern end of Heaselands Park of historical interest.</li> <li>▪ Approximately 50% of character area covered by Gap Policy area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mixture including medieval assarts and early modern informal parkland.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Undulating topography, falling towards watercourses which flow through the character area towards Copyhold Gill, generally southwest facing slopes overall.</li> <li>▪ Bounded by Chownes Mead Lane to the north, and A273 to the east.</li> <li>▪ Highly vegetated with riparian vegetation, woodland blocks and individual trees, which contain pockets of small to medium scale pasture.</li> <li>▪ Contains Chownes Mead house and gardens, and area of parkland character to the north.</li> <li>▪ Vegetation limits views of settlement and the South Downs.</li> <li>▪ Detached and relatively distant from Built Up Area of Cuckfield.</li> <li>▪ A public right of way through the character area links lower density dwellings (and Cuckfield further north), to the wider rural landscape to the south.</li> <li>▪ Enclosed nature of the character area results in relatively remote, rural landscape.</li> <li>▪ Northern part of the character area forms part of wider separation between Cuckfield and Haywards Heath.</li> </ul>	<p>Well vegetated area, detached from Built Up Area and forming part of wider strategic separation between Cuckfield and Haywards Heath.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

Significant areas of woodland within character area



Looking north towards **Mead Slopes** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>20</b></p> <p>Copyhold Spur</p>	<ul style="list-style-type: none"> <li>▪ Contains Listed Building.</li> <li>▪ Ancient Woodland associated with watercourse.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Largely early to late 20<sup>th</sup> century expansion.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Local spur off ridgeline to the north, falling to watercourse along northwest edge of the character area and towards Copyhold Gill to the southeast.</li> <li>▪ Bounded along northern and western edges predominantly by well vegetated watercourses.</li> <li>▪ Contains very low density dwellings along either side of Copyhold Lane, which runs along the top of the spur, with occasional paddocks and small fields of pasture.</li> <li>▪ Well vegetated with tree cover associated with land holdings and watercourses, providing enclosure across majority of the character area, and limiting views of any significant settlement and the South Downs, despite relatively elevated position in the locality.</li> <li>▪ Detached and relatively distant from Built Up Area of Cuckfield.</li> <li>▪ Contains public rights of ways links to the wider landscape.</li> <li>▪ Land uses tempers remoteness, but essentially rural, relatively tranquil landscape due to vegetation.</li> <li>▪ Forms no significant strategic separation function between settlements.</li> </ul>	<p>Contains existing low density dwellings, but forms treed ridge spur as part of wider rural landscape.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

Copyhold Lane



Looking north along **Copyhold Spur** landscape character area.



Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>21</b></p> <p>Cuckfield Southern Wooded Slopes</p>		<ul style="list-style-type: none"> <li>▪ Early post medieval formal enclosure and late 20<sup>th</sup> century plantation.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Southwest facing slopes, falling towards watercourse.</li> <li>▪ Bisected by the A272 running through the centre of the character area.</li> <li>▪ Bounded by woodland to the west and Warden Park School playing fields to the north.</li> <li>▪ Adjoins area of low density dwellings to the east, but detached from Cuckfield Built Up Area.</li> <li>▪ Consists of significant woodland blocks, recent tree planting and rough grassland.</li> <li>▪ Significant tree cover within the character area provides enclosure, although occasional views of the South Downs are possible through gaps in vegetation, particularly from higher ground to the north.</li> <li>▪ Detached from Cuckfield, but provides part of undeveloped, treed, southern setting to Cuckfield.</li> <li>▪ Public right of way along northern edge of character area.</li> <li>▪ Wooded landscape, but glimpses of the school to the north and traffic along the A272 reduce the sense of remoteness slightly.</li> <li>▪ Forms no significant strategic separation function other than preventing coalescence between Cuckfield and low density dwellings to the southeast.</li> </ul>	<p>Wooded area largely detached from settlement, forming wooded part of southern setting to Cuckfield.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>



Looking east across **Cuckfield Southern Wooded Slopes** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>22</b></p> <p>Highbridge to Copyhold Slopes</p>	<ul style="list-style-type: none"> <li>▪ Contains Ancient woodland within centre of the character area.</li> <li>▪ Within close proximity to AONB to the west.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Contains early post medieval formal enclosure, and medieval assarts.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lower slopes of south facing topography falling from ridgeline to the north, towards significant watercourse to the south.</li> <li>▪ Continuation of landscape pattern to the north severed by A272 which forms the northern boundary of the character area.</li> <li>▪ Bounded by riparian vegetation along southern edge.</li> <li>▪ Farmed landscape, consists mainly of large arable and pastoral fields, but divided by vegetated watercourses and sewage works.</li> <li>▪ Surrounded by significant riparian vegetation, hedge along the southern side of the A272, with riparian vegetation and moderate field boundaries internally.</li> <li>▪ Detached from any significant settlement, with Cuckfield on higher ground, around ½km to the north.</li> <li>▪ Public rights of way through the centre of the character area, forming part of rights of way network which links Cuckfield to the wider landscape to the south.</li> <li>▪ Vegetation, and higher surrounding topography which slopes down towards the character area, limit views of settlement and the South Downs.</li> <li>▪ Rural and relatively remote landscape, but tranquillity reduced by influence from A272 to the north of the character area, and sewage works towards the centre.</li> <li>▪ Not part of immediate southern setting to Cuckfield, but contributes to wider rural context.</li> <li>▪ No significant strategic separation function other than as part of wider separation between Cuckfield and low density dwellings to the southeast.</li> </ul>	<p>Rural landscape with historic time depth and detached from settlement.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

Elevated landform south of the character area



Looking south across **Highbridge to Copyhold Slopes** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>23</b></p> <p>Cuckfield Southern Slopes Farmland</p>	<ul style="list-style-type: none"> <li>▪ Includes small length of Ancient Woodland.</li> <li>▪ Adjoins Conservation Area to the north.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mostly early post medieval formal enclosure.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall south facing landform, sloping down from north-south spur off the main east-west ridge to the north. Falls to watercourse which flows roughly north-south through the centre of the character area from Newbury Pond.</li> <li>▪ Adjoins low density dwellings and Conservation Area, including memorial grounds, to the south of Cuckfield, but detached from Built Up Area.</li> <li>▪ Bounded by A272 to the south; B2036 to the east; woodland and school playing fields to the northeast and east.</li> <li>▪ Farmed landscape consists mainly of medium to large scale pastoral fields with smaller horticultural uses.</li> <li>▪ Some field boundaries lined by significant hedgerows and trees. Riparian vegetation along watercourse through centre of the character area from Newbury Pond which lies within the northern extremity of the character area.</li> <li>▪ Slopes away from Cuckfield which sits on higher ground to the south, and is detached from main area of Cuckfield, but provides rural south setting to Cuckfield.</li> <li>▪ Public rights of way across the character area provide recreational links from the south of Cuckfield to the wider rural landscape to the south.</li> <li>▪ Contains small group of farmstead/agricultural dwellings/buildings towards the centre of the character area, which reduces the sense of remoteness within the vicinity, but they have limited influence on the character area as a whole.</li> <li>▪ Absent of any significant development and generally rural in character, although glimpses of surrounding urban influences reduce tranquillity and remoteness slightly.</li> <li>▪ Extensive views of the South Downs, particularly from higher ground, glimpses of the spire of Holy Trinity Church to the north.</li> <li>▪ Forms no significant strategic separation function other than preventing coalescence between Cuckfield and low density dwellings to the southeast.</li> </ul>	<p>Large fields with some historical time depth. Rural landscape largely detached from settlement, forming significant part of southern setting to Cuckfield, including Church grounds.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

South Downs visible on the horizon above intervening elevated landform



Looking southwest across **Cuckfield Southern Slopes Farmland** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>24</b></p> <p>Warden Park School</p>		<ul style="list-style-type: none"> <li>▪ Late 20<sup>th</sup> century expansion.</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Fairly gently sloping land which generally falls towards Newbury Pond to the southwest.</li> <li>▪ Surrounded by residential development to the north and east, bounded by substantial hedges and trees to the south and west.</li> <li>▪ Contains intensively maintained school playing fields, area of recent tree planting and occasional short tree lines.</li> <li>▪ Good boundary vegetation limits views of Cuckfield from the south; glimpses of the South Downs likely from small gaps in vegetation during winter.</li> <li>▪ Slopes away from school building which sits on a local high point, slopes away from Cuckfield in general.</li> <li>▪ Playing fields provide outdoor recreational facility.</li> <li>▪ Land uses limit tranquillity and remoteness, but character area forms part of undeveloped, treed, southern edge to this part of Cuckfield.</li> <li>▪ Forms no significant strategic separation function other than preventing coalescence between the school and low density dwellings along the B2184 to the southeast.</li> </ul>	<p>Land use limits landscape value but includes recreational resource. Southern edge of character area forms relatively enclosed part of southern setting to Cuckfield.</p> <p><b>SLIGHT value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW / MEDIUM capacity.</b></p>

School grounds



Looking north across **Warden Park School** landscape character area.

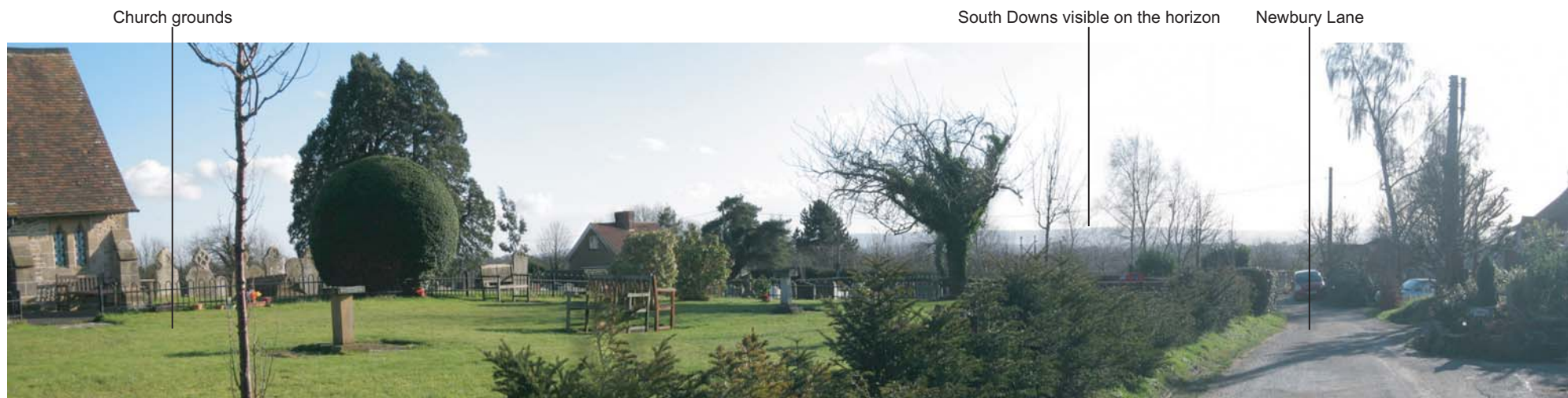
Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>25</b></p> <p>Courtmead Road South</p>	<ul style="list-style-type: none"> <li>▪ Includes part of Conservation Area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Varying, but includes some early post medieval formal enclosure.</li> <li>▪ Low boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Fairly gently sloping land falling towards watercourse which flows into Newbury Pond at the southern corner of the character area.</li> <li>▪ Adjoins the Built Up Area of Cuckfield to the north, adjoins the BUA and Warden Park School playing fields to the east.</li> <li>▪ Contains pasture/rough grass and large back gardens of properties along Courtmead Road to the north.</li> <li>▪ Area is contained by riparian vegetation and hedge line to the south, however the roofline of Cuckfield is visible through gaps and above vegetation to the north.</li> <li>▪ On slopes mostly below Cuckfield which sits on higher ground to the north.</li> <li>▪ No public access, although adjacent to public right of way to the south.</li> <li>▪ Adjacent urban influences limit tranquillity and remoteness, but character area forms undeveloped, treed, southern edge to this part of Cuckfield.</li> <li>▪ Forms no strategic separation function between areas of settlement.</li> </ul>	<p>Intervisibility with Cuckfield including Conservation Area, but forms relatively enclosed part of southern setting to Cuckfield.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>

Vegetation along southern edge of character area with edge of Cuckfield, glimpsed beyond



Looking northwest towards **Courtmead Road South** landscape character area, and filtered edge of Cuckfield.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>26</b></p> <p>Newbury Lane</p>	<ul style="list-style-type: none"> <li>▪ Includes Listed Buildings</li> <li>▪ Includes Conservation Area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mostly modern historic dispersed.</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Relatively gentle, south facing slopes.</li> <li>▪ Adjoins southern part of Cuckfield, including Conservation Area.</li> <li>▪ Bounded by dwellings to the north and west, Newbury Lane to the south.</li> <li>▪ Contains Holy Trinity Church, well maintained memorial grounds and less pristine allotments.</li> <li>▪ Includes hedgerow along southern side of Newbury Lane, vegetation associated with dwellings, and occasional individual trees within memorial grounds.</li> <li>▪ On similar topography to adjacent areas occupied by housing, but generally slopes away from the main settlement.</li> <li>▪ Contains recreational resource in the form of allotments, and surrounding public rights of way links.</li> <li>▪ Views of the South Downs over intervening vegetation from higher ground, and through gaps in vegetation from lower ground.</li> <li>▪ Provides low-key southern setting to main Built Up Area of Cuckfield to the north.</li> <li>▪ Forms no strategic separation function between areas of settlement.</li> </ul>	<p>Small parcels of land with cultural and recreational value. Includes part of Conservation Area and has extensive views of the South Downs from parts of the character area.</p> <p><b>SUBSTANTIAL value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>NEGLIGIBLE / LOW capacity.</b></p>



Looking south across **Newbury Lane** landscape character area, towards the South Downs on the horizon.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>27</b></p> <p>Cuckfield Park</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Includes Listed Buildings.</li> <li>▪ Includes part of Conservation Area to northeast.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Early post-medieval and early modern informal parkland.</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Southwest facing slopes falling to water courses and two large ponds.</li> <li>▪ Northeast corner of character area abuts southwest corner of Cuckfield, including the Conservation Area.</li> <li>▪ Bounded by woodland and ponds to the west, and the B2036 road to the east.</li> <li>▪ Includes part of Cuckfield Park, consisting of gentrified parkland landscape and Listed Buildings, along with cricket pitch and pavilion.</li> <li>▪ Relatively open across the character area, predominately grassland with tree lines and occasional hedgerow.</li> <li>▪ South facing topography and limited vegetation allows significant views of the South Downs.</li> <li>▪ Slopes away from Cuckfield which sits on higher ground to the northeast.</li> <li>▪ The High Weald Landscape Trail crosses the character area which links the southern part of Cuckfield (including the Broad Street car park) to the wider AONB to the west.</li> <li>▪ Gentrification tempers rurality; buildings within the character area, urban influences from the south eastern edge of Cuckfield, and activity along the adjacent B2036 limit tranquillity and remoteness.</li> <li>▪ Forms no significant strategic separation function.</li> </ul>	<p>Intact parkland, largely detached from Cuckfield, except for Conservation Area. Intervisibility with the South Downs.</p> <p><b>SUBSTANTIAL value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>NEGLECTIBLE / LOW capacity.</b></p>

Parkland trees with New England Wood beyond

Landform sloping away from Cuckfield to the east



Looking southwest across **Cuckfield Park** landscape character area.

#### **5.4 Adur West**

- 27** Cuckfield Park
- 28** Ockenden Recreation Ground
- 29** Ockenden Western Slopes
- 30** London Road West
- 31** Manor Drive Southern Slopes
- 32** Cuckfield to Beech Farm Slopes
- 33** Ridge Top Playing Fields



Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>27</b></p> <p>Cuckfield Park</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Includes Listed Buildings.</li> <li>▪ Includes part of Conservation Area to northeast.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Early post-medieval and early modern informal parkland.</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Southwest facing slopes falling to water courses and two large ponds.</li> <li>▪ Northeast corner of character area abuts southwest corner of Cuckfield, including the Conservation Area.</li> <li>▪ Bounded by woodland and ponds to the west, and the B2036 road to the east.</li> <li>▪ Includes part of Cuckfield Park, consisting of gentrified parkland landscape and Listed Buildings, along with cricket pitch and pavilion.</li> <li>▪ Relatively open across the character area, predominately grassland with tree lines and occasional hedgerow.</li> <li>▪ South facing topography and limited vegetation allows significant views of the South Downs.</li> <li>▪ Slopes away from Cuckfield which sits on higher ground to the northeast.</li> <li>▪ The High Weald Landscape Trail crosses the character area which links the southern part of Cuckfield (including the Broad Street car park) to the wider AONB to the west.</li> <li>▪ Gentrification tempers rurality; buildings within the character area, urban influences from the south eastern edge of Cuckfield, and activity along the adjacent B2036 limit tranquillity and remoteness.</li> <li>▪ Forms no significant strategic separation function.</li> </ul>	<p>Intact parkland, largely detached from Cuckfield, except for Conservation Area. Intervisibility with the South Downs.</p> <p><b>SUBSTANTIAL value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>NEGLECTIBLE / LOW capacity.</b></p>

Parkland trees with New England Wood beyond

Landform sloping away from Cuckfield to the east



Looking southwest across **Cuckfield Park** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>28</b></p> <p>Ockenden Recreation Ground</p>	<ul style="list-style-type: none"> <li>▪ Adjoins AONB to the west.</li> <li>▪ Adjacent to Conservation Area to the south and east.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Late 20<sup>th</sup> century sports field.</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Small area on upper slopes falling towards watercourse which runs along the edge of New England Wood to the west.</li> <li>▪ Adjoins Cuckfield to the east and AONB boundary to the west and northwest.</li> <li>▪ Bounded by areas of residential development to the north, east and southeast, Ockenden Manor to the south.</li> <li>▪ Open across the main part of the character area, but strong boundary vegetation encloses the area from the AONB along the western boundary, and filters views of the Ockenden Manor complex to the south.</li> <li>▪ More limited vegetation along the eastern boundary allows views of adjacent housing which enclose the area to the north, east and southeast, Ockenden Manor to the south.</li> <li>▪ On similar topography to adjacent areas occupied by housing, but generally slopes away from the main settlement.</li> <li>▪ Contains generally well maintained playing fields, fenced pitches, sports pavilion, play area and car parking.</li> <li>▪ Constitutes significant outdoor recreation resource, including equipped uses; public right of way along southern edge links the southern part of Cuckfield (including the Broad Street car park) with the AONB to the west.</li> <li>▪ Land uses and surrounding residential development limit rurality, tranquillity and remoteness.</li> <li>▪ Character area has limited contribution to the wider, western setting of Cuckfield and forms no strategic separation function between areas of settlement.</li> </ul>	<p>Small parcels of land, enclosed by vegetation along boundary with the AONB, and with relationship to existing settlement on three sides. On similar topography to adjacent settlement, and outside the AONB, but provides valuable recreational resource, hence low capacity rating.</p> <p><b>MODERATE value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>LOW capacity.</b></p>



Looking northeast towards **Ockenden Recreation Ground** landscape character area, towards eastern edge of Cuckfield.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>29</b></p> <p>Ockenden Western Slopes</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Adjoins Conservation Area to the east.</li> <li>▪ Adjoins Ancient Woodland to the west.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Medieval assarts and early modern informal parkland.</li> <li>▪ Includes post-medieval gentrification.</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Steep Wealden slopes falling northwest to watercourse which runs along the edge of New England Wood.</li> <li>▪ Adjoins back gardens and recent residential development at the western edge of Cuckfield, recreation ground and Ockenden Manor, at the top of the slope along the eastern edge of the character area.</li> <li>▪ Bounded by New England Wood to the west and Cuckfield Park to the south.</li> <li>▪ Consists of intact, undeveloped, undulating Wealden fringe pasture.</li> <li>▪ Contains tree lines, and a dense hedge which enclose the northern part of the character area.</li> <li>▪ Majority of character area relatively open, particularly on upper slopes, with views of the South Downs above intervening vegetation.</li> <li>▪ Vegetation along eastern edge of the character area buffers the AONB from Cuckfield, although residential development visible through gaps to the north.</li> <li>▪ Slopes away from Cuckfield which sits on higher ground to the east.</li> <li>▪ Public rights of way, including part of the High Weald Landscape Trail, cross the character area, linking Cuckfield with the wider AONB to the west.</li> <li>▪ Topography and vegetation aid sense of tranquillity and scenic beauty, although remoteness is limited by views of urban influence.</li> <li>▪ Provide sloping setting to west of Cuckfield, along complex topography and large woodland blocks to the west limit setting contribution from the wider landscape.</li> <li>▪ Forms no strategic separation function between areas of settlement.</li> </ul>	<p>Distinctive, steeply sloping landscape with some historic time depth, which provides western setting to Cuckfield, including Conservation Area.</p> <p><b>SUBSTANTIAL value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>NEGLIGIBLE / LOW capacity.</b></p>



Looking west across **Ockenden Western Slopes** landscape character area, towards New England Wood.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>30</b></p> <p>London Road West</p>	<ul style="list-style-type: none"> <li>▪ Adjoins AONB.</li> <li>▪ Adjacent to Area of Townscape Character to the east.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recorded as late 20<sup>th</sup> century expansion.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Upper west facing slopes off north-south spur, falling towards watercourse which continues on to flow along eastern side of New England Wood.</li> <li>▪ Bounded by existing residential development to the south and west, adjoining back gardens of southern part of Whiteman's green; adjoins AONB to the west.</li> <li>▪ Consists of rough grass field.</li> <li>▪ Internal trees and hedge along northern boundary have been felled , but well vegetated boundary to the west encloses the character area from the wider landscape to the west.</li> <li>▪ Although begins to gently slope away from Cuckfield to the east, on similar topography to adjacent housing to the south; relatively consistent with existing settlement pattern.</li> <li>▪ No formal public access.</li> <li>▪ Despite enclosure, views of existing development through gaps in vegetation limit rurality and remoteness.</li> <li>▪ Removal of internal vegetation limits landscape value.</li> <li>▪ Although potentially screened from the wider landscape by vegetation at lower levels if developed, rooftops at upper levels adjacent to existing settlement likely to be visible from public rights of way, above intervening vegetation.</li> <li>▪ Forms no significant strategic separation function other than preventing coalescence between low density dwellings within Brook Street and Whiteman's Green.</li> </ul>	<p>Single parcel of land, relatively enclosed along boundary with the AONB, and with relationship to existing settlement. Begins to slope away from Cuckfield but overall on similar topography to adjacent settlement. Limited intactness and outside the AONB.</p> <p><b>MODERATE value</b> <b>MODERATE sensitivity</b></p> <p><b>MEDIUM capacity.</b></p>

Pond in adjacent character area to the north

Internal trees recently felled

Existing adjacent dwellings glimpsed through gaps in vegetation



Looking northeast across **London Road West** landscape character area (photograph foreground).

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>31</b></p> <p>Manor Drive Southern Slopes</p>	<ul style="list-style-type: none"> <li>Adjoins AONB.</li> </ul>	<ul style="list-style-type: none"> <li>Recorded as late 20<sup>th</sup> century expansion.</li> </ul>	<ul style="list-style-type: none"> <li>Upper south and west facing slopes of main east-west ridge, and north-south spur, falling towards watercourse which continues on to flow along eastern side of New England Wood.</li> <li>Bounded by existing residential development to the north and east, adjoins AONB to the west.</li> <li>Consists of three parcels of land, which appear to be mainly back garden extensions, including area well vegetated with trees to the west, tennis court in the centre, and large pond to the east.</li> <li>Well vegetated boundaries and tree groups towards the western half of the character area help enclose the character area.</li> <li>On similar topography to parts of the Cuckfield, although slopes away from adjacent settlement; relatively consistent with existing settlement pattern.</li> <li>No formal public access.</li> <li>Land uses, and views of existing development through gaps in vegetation, limit rurality and remoteness.</li> <li>Vegetation provides treed setting to this part of Cuckfield and filters views of settlement.</li> <li>Although potentially screened from the wider landscape by vegetation at lower levels if developed, rooftops at upper levels adjacent to existing settlement likely to be visible from public rights of way, above intervening vegetation.</li> <li>Forms no significant strategic separation function other than preventing coalescence between low density dwellings within Brook Street and Whiteman's Green.</li> </ul>	<p>Small parcels of land, relatively enclosed along boundary with the AONB. Used as back garden extensions with relationship to existing settlement, but provides tree setting to adjacent settlement. Begins to slope away from Cuckfield but overall on similar topography to adjacent settlement. Limited time depth and outside the AONB.</p> <p><b>MODERATE value</b> <b>MODERATE sensitivity</b></p> <p><b>MEDIUM capacity.</b></p>



Looking northeast towards **Manor Drive Western Slopes** landscape character area (photograph background).

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>32</b></p> <p>Cuckfield to Beech Farm slopes</p>	<ul style="list-style-type: none"> <li>▪ AONB.</li> <li>▪ Adjoins Conservation Area to the northeast.</li> <li>▪ Adjoins significant area of Ancient Woodland to the south.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Almost entirely medieval assarts.</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Relatively steep, undulating, but overall south facing, Wealden slopes off main east-west ridge.</li> <li>▪ Small area adjoins southwest edge of Whiteman's Green; adjoins Beech Farm to the west.</li> <li>▪ Bounded by New England Wood to the south, riparian woodland to the southeast and playing fields to the north.</li> <li>▪ Undeveloped, consisting mainly of intact Wealden fringe pasture, with strong hedgelines, hedge trees and tree groups</li> <li>▪ Vegetation limits views of urban influence to filtered glimpses of rooftops within Cuckfield to the east, views of Beech Farm to west, and the playing field floodlighting visible above hedges to the north.</li> <li>▪ Sloping landform allows views of the South Downs over hedges and between trees, particularly from the higher, northern part of the character area.</li> <li>▪ On steeper sloping ground that the majority of the settlement, sloping away from Whiteman's Green and Cuckfield which sit on higher ground to the north and east.</li> <li>▪ Public rights of way across the character area, including part of the High Weald Landscape Trail, link Cuckfield into the AONB.</li> <li>▪ Significant vegetation and the lack of internal development aid sense of tranquillity and scenic beauty, although remoteness is tempered by occasional glimpses of urban influence.</li> <li>▪ Contributes to the south sloping local context to Cuckfield.</li> <li>▪ Forms no strategic separation function between areas of settlement.</li> </ul>	<p>Relatively intact, historic landscape, largely detached from existing settlement, sloping away from Cuckfield which sits on higher ground to the east.</p> <p><b>SUBSTANTIAL value</b> <b>SUBSTANTIAL sensitivity</b></p> <p><b>NEGLIGIBLE / LOW capacity.</b></p>

Undulating Wealden slopes with strong boundary vegetation



Looking southeast across **Cuckfield to Beech Farm slopes** landscape character area.

Character Area	Designations and Policy	Historic Landscape Characterisation	Landscape Analysis	Capacity Summary
<p><b>33</b></p> <p>Ridge Top Playing Fields</p>	<ul style="list-style-type: none"> <li>▪ AONB</li> <li>▪ Adjoins Conservation Area to the northeast.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Combination of late 20<sup>th</sup> century sports fields (to the east) and medieval assarts (to the west).</li> <li>▪ No boundary loss recorded.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Part of the main east-west ridge, gradually sloping southwards.</li> <li>▪ Bounded by the B2115 road to the north, and by a hedge line with trees along the south and west.</li> <li>▪ Adjoins western edge of Whiteman's Green.</li> <li>▪ Large parcels of land maintained as playing fields and recreation ground, with sports buildings and car parking.</li> <li>▪ Some hedges and tree groups, but generally limited internal boundary vegetation.</li> <li>▪ Relatively open aspect, and south facing landform, allows extensive views of the South Downs and wider National Park, from along the B2115 which runs along the ridge top, the playing fields, recreational grounds, and nearby dwellings to the north.</li> <li>▪ On similar topography to settlement adjacent to the east, but distant from the centre of Cuckfield and out on a limb from existing settlement pattern.</li> <li>▪ No public footpaths internally, but provides significant outdoor recreational resource and is adjacent to the High Weald Landscape Trail.</li> <li>▪ Urban influence is relatively low, and diminishes further from the road.</li> <li>▪ Although rurality is tempered by land use, character area provides western context to Whiteman's Green (particularly when viewed from the south), which is largely unoccupied by built development.</li> <li>▪ No significant function in preventing coalescence between settlements.</li> </ul>	<p>Large south facing parcels of land with recreational use; open to wider AONB to the south with extensive views across to the South Downs beyond.</p> <p><b>MODERATE value</b> <b>MAJOR sensitivity</b></p> <p><b>NEGLIGIBLE / LOW capacity.</b></p>



Looking south across **Ridge Top Playing Fields** landscape character area, towards the South Downs on the horizon.

## **6 Summary and Conclusions**

- 6.1 The study has identified that the majority of landscape surrounding Cuckfield has substantial landscape sensitivity and low landscape capacity for development. These are mostly rural areas, are inconsistent with the exiting settlement pattern of Cuckfield and have limited existing urban influence. The High Weald AONB borders the settlement to the north and west.
- 6.2 There are prominent views of the iconic South Downs from parts of a number of character areas, most notably numbers 11, 26 and 33. From parts of character areas 1-9, within the High Weald AONB, there are views across the Ouse Valley to the High Weald further north. A combination of vegetation and ridgelines limit views of significant settlement from most of the character areas.
- 6.3 Significant parts of the study area are intact, high quality landscapes. The Historic Landscape Characterisation identifies medieval time depth and low boundary loss across a number of character areas. Areas 5, 6, 7, 11, 12 and 32 for instance are recorded as almost entirely medieval assarts, formed by unplanned clearances of woodland, often with remnant woodland forming thick boundaries.
- 6.4 A few small areas, well contained by vegetation and closely related to the existing settlement of Cuckfield, have been identified as having 'Medium' landscape capacity for development. These are area 2 within the AONB to the north of Cuckfield, and areas 10, 12, 30 and 31 outside of the AONB. Whilst more suitable for development in landscape terms than the majority of character areas, careful consideration must be given to the extent and design of any developments within these areas, taking into account landscape conditions to avoid harmful effect on the surrounding landscape character.
- 6.5 Depending on the size and local landscape conditions of a character area, landscape capacity may not necessarily be uniform across the entire area. Areas 5 and 15 are such areas, and although considered to have 'Low' landscape capacity, have potential for small pockets of development if located sensitively taking into account the landscape conditions indentified.





KEY	
	Main ridges
	Prominent slopes
	Main watercourses
	Railways
	Main Roads
	Settlement Built Up Areas (as labelled)
	Parish boundaries

CLIENT:  
Cuckfield Parish Council

PROJECT:  
Cuckfield Character Assessment

TITLE:  
Settlement Context and Landscape Structure

SCALE AT A3:  
1:25,000

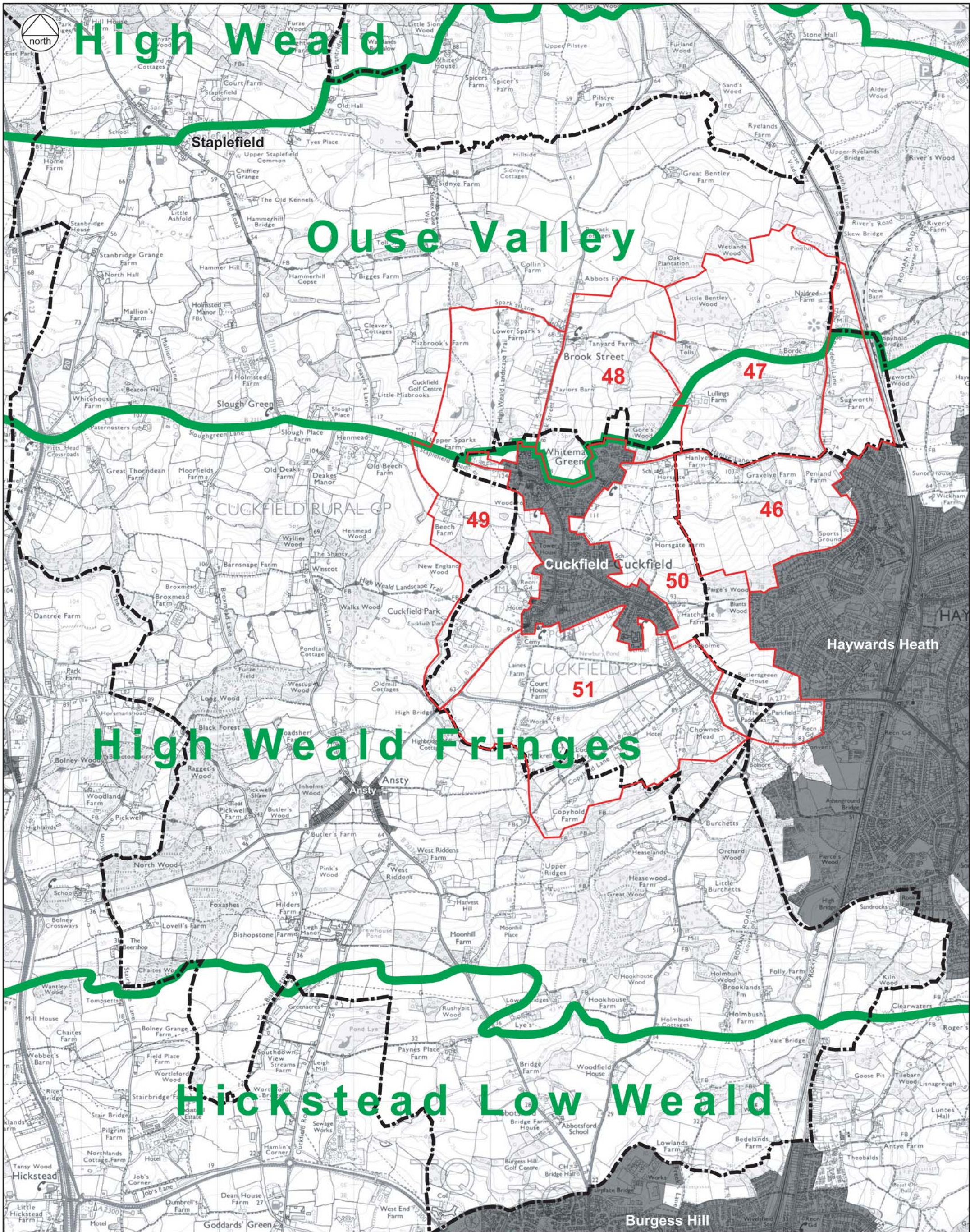
DATE:  
February 2012

533.3 / 01 C **HDA 1**

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Landscape Architecture  
Masterplanning  
Ecology



KEY	
	Settlement Built Up Areas (as labelled)
	Parish boundaries
	Mid Sussex Landscape Character Assessment Areas (as labelled)
	Mid Sussex Landscape Capacity Study:
46	Horsgate High Weald
47	Borde Hill Parkland
48	Whitemans Green High Weald
49	West Cuckfield Weald
50	Cuckfield High Weald
51	Copyhold High Weald Fringe

CLIENT:  
Cuckfield Parish Council

PROJECT:  
Cuckfield Character Assessment

TITLE:  
District Landscape Character & Capacity Areas

SCALE AT A3: 1:25,000

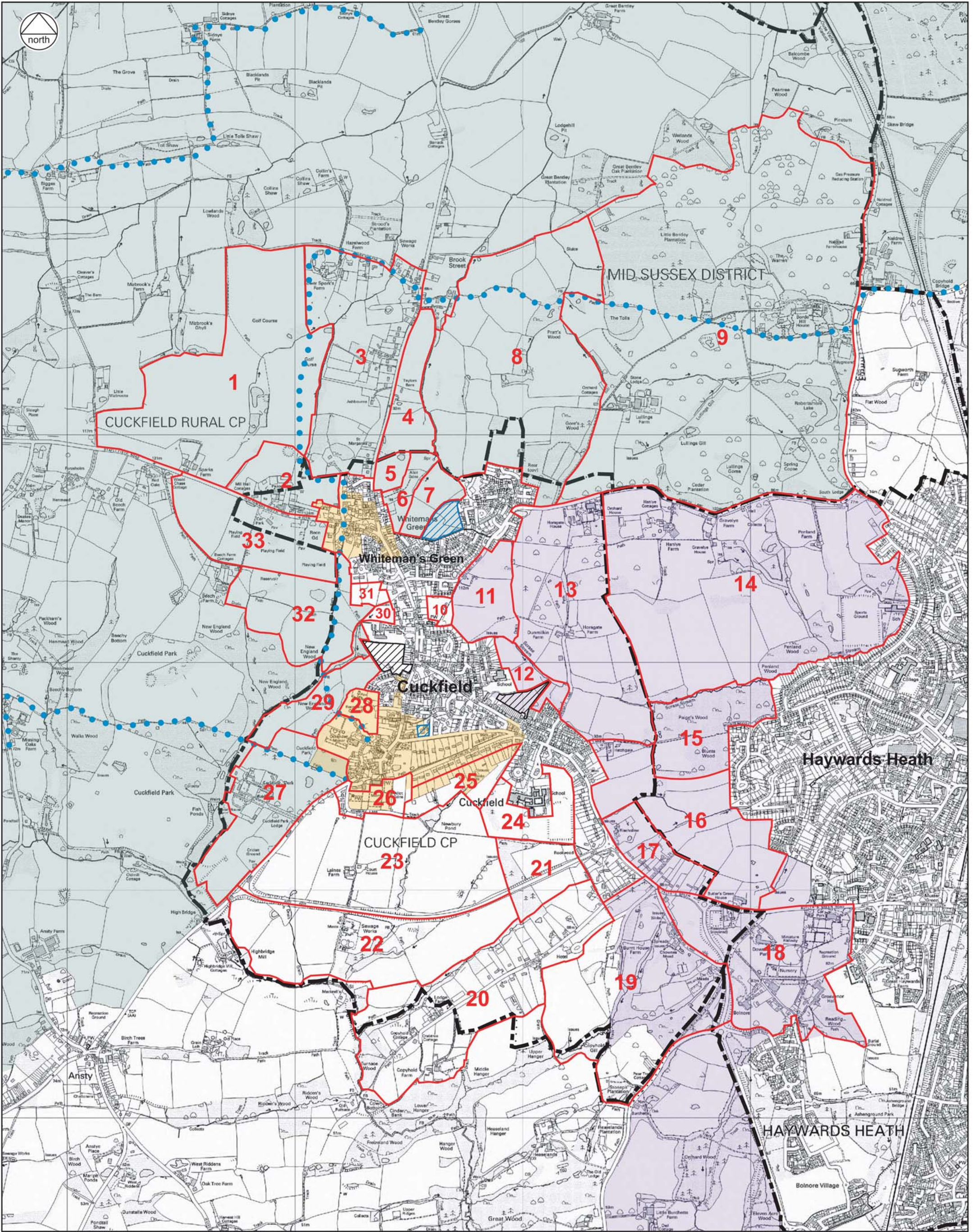
DATE: March 2012









533.3 / 03 HDA 2

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KEY	
	Local Character Areas
	Parish boundaries
	Recent development / development under construction
	Committed development
	High Weald Area of Outstanding Natural Beauty (AONB)
	Sussex Ouse Valley Way & High Weald Landscape Trail
	Conservation Areas
	Gap Policy area

CLIENT:  
Cuckfield Parish Council

PROJECT:  
Cuckfield Character Assessment

TITLE:  
Landscape Character Areas, Designations & Policy

SCALE AT A3: 1:15,000

DATE: March 2012

533.3 / 02 C **HDA 3**

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**Masterplanning**  
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