

Landscape Appraisal / Study

Proposed Residential Conversion Scheme

Clockhouse Farm, Stonehouse Lane, Cowfold, West Sussex



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PLANNING ISSUE

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1.0 INTRODUCTION

1.1 The Brief and Background

- 1.1.1 Ramsay & Co has been commissioned by the Camelia Botnar Foundation to undertake a Landscape Appraisal / Study in support of a planning application for a residential conversion scheme at Clockhouse Farm, Stonehouse Lane, Cowfold, West Sussex.
- 1.1.2 The proposed scheme would convert existing, dilapidated farm buildings to create 5 no. new properties as well as providing a commercial unit and new Sussex barn. Clockhouse Farm is a brownfield site which is currently occupied by a number of agricultural buildings, access would be via an existing concrete road off Stonehouse Lane to the east.
- 1.1.3 The Guidelines for Landscape and Visual Impact Assessment (3rd Edition) state that: *The principles and processes of LVIA can also be used to assist in the 'Appraisal' of forms of land use change or development that fall outside the requirements of the EIA Directive and Regulations Local Planning Authorities may ask for such 'Appraisals' where planning applications raise concerns about effects on the landscape and/or visual amenity.....*
- 1.1.4 This report is not intended as a Landscape and Visual Impact Appraisal / Assessment (LVIA) and should not be interpreted as such. It does not strictly follow the methodology as laid out with the Guidelines for Landscape and Visual Impact Assessment (Third Edition). It is intended to provide an overview of the existing landscape character and visual amenity as well as any constraints which may inform the proposed development scheme and mitigating planting design.

1.2 The Purpose of the Report

- 1.2.1 The purpose of this report is to provide a study of the existing landscape and visual condition in relation to the proposed development site area.
- 1.2.2 The main objectives of this report are to:
- *describe the baseline condition of the proposed development site and surrounding area;*
 - *describe the proposed development scheme;*
 - *identify relevant, existing landscape character assessments;*
 - *describe the landscape character in relation to the proposed development scheme;*
 - *record and describe representational views in relation to the proposed development site and assess likely visual effects in relation to the proposed development scheme.*

- 1.2.3 The following planning documents are referred to in this report:
- Horsham District Council: Horsham District Planning Framework;
 - Cowfold Neighbourhood Plan 2019 – 2031.
- 1.2.4 This report has been prepared in accordance with the following guidance:
- *An Approach to Landscape Character Assessment published by Natural England 2014;*
 - *Visual representation of Development Proposals: Technical Guidance Note 06/19 Published by the Landscape Institute.*
- 1.2.5 The following Landscape Character Assessments and digital resources were referred to - underlined text include a digital link to the original document:
- Natural England - National Character Areas Profile: NCA 121 Low Weald. (2013);
 - WSCC Landscape Character Assessment (2003): LW10 – Eastern Low Weald;
 - Horsham District Landscape Character Assessment (2003): M1-Crabtree & Nuthurst Ridge & Gylhl Farmlands;
 - *MAGIC Interactive Map, Defra and Natural England.*

1.3 Field Survey Methodology and Viewpoint Images

- 1.3.1 The site survey visit was carried out by Andrew Ramsay BA (Hons) MALA CMLI on the 26th of January 2026 and was conducted from Public Rights of Way and Public Highways surrounding the Clock House Farm site - weather conditions were overcast. It should be noted the site survey was conducted during winter when deciduous vegetation was generally out of leaf - views would likely be less open during late Spring, Summer and early Autumn when deciduous vegetation would generally be in leaf.
- 1.3.2 The photographs were all taken with a Canon EOS R [Full Frame] digital camera with a 50mm lens approximately 1.5 - 1.7m above the existing ground level. Whilst the relevant guidance was referred to (*Visual representation of Development Proposals: Technical Guidance Note 06/19 Published by the Landscape Institute*) it was interpreted to suit the requirements of this study.

2.0 DEVELOPMENT PROPOSALS

2.1 Proposed Residential Development Scheme

- 2.1.1 The proposed scheme would remove several agricultural buildings to the northern edge and western part of the site [relocating offsite one farm building], a new sussex barn is proposed to the north-west and a new commercial unit to the south-western corner. The remaining, more historic block of single-storey buildings which

lie immediately west of Little Patches and Dairy Cottage would be converted to residential use. In addition to the proposed removals / conversions, new residential garden areas would be located to the north and south of the proposed converted buildings which would enclose a new communal garden space.

- 2.1.2 Full details of the proposed architectural arrangement and elevational design is illustrated within the Philips Surveyors drawings, specifications and reports.

3.0 PLANNING POLICY

3.1 District Planning Policy Overview

- 3.1.1 Horsham District Council formally submitted a new Local Plan and supporting documents to the Planning Inspectorate on Friday 26 July 2024. In the meantime the Horsham District Planning Framework [HDPF - Nov 2015] guides development in the Horsham District up to 2031.

- 3.1.2 The relevant Horsham District Council planning policies with regard to the proposed Clock House Farm development site and landscape / visual amenity are considered to be as follows:

- *HDPF / 25: The Natural Environment and Landscape Character;*
- *HDPF / 26: Strategic Policy: Countryside Protection;*
- *HDPF / 31: Green Infrastructure and Biodiversity;*
- *HDPF / 34 Cultural and Heritage Assets.*

Policy 25 Strategic Policy: The Natural Environment and Landscape Character

- 3.1.3 *The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development.*

The Council will support development proposals which:

- 1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.*
- 2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.*
- 3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.*
- 4. Conserve and where possible enhance the setting of the South Downs National Park.*

Policy 26 Strategic Policy: Countryside Protection

- 3.1.4 *Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal*

must be essential to its countryside location, and in addition meet one of the following criteria:

- 1. Support the needs of agriculture or forestry;*
- 2. Enable the extraction of minerals or the disposal of waste;*
- 3. Provide for quiet informal recreational use; or*
- 4. Enable the sustainable development of rural areas.*

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including; 1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change; 2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and 3. The landform of the area.

Policy 31 Green Infrastructure and Biodiversity

- 3.1.5 *1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.*
- 2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.....*

Policy 34 Cultural & Heritage Assets

- 3.1.6 *A property to the east of the site: Little Patches is Grade II Listed: The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:*
- 1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
 - 2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*

3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;
4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
7. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

3.2 Cowfold Neighbourhood Plan [2019-31]

3.2.1 The introduction to the Cowfold Neighbourhood Development Plan states:
.....Cowfold Parish Council (CPC) has prepared the Cowfold Neighbourhood Plan (CNP) to influence and guide development in the Parish up to 2031.....

3.2.2 The following policy is considered relevant to the proposed development scheme with regard to landscape character and visual amenity:

Policy 2: Green Infrastructure

3.2.3 The CNP seeks to both conserve and enhance existing Green Infrastructure assets and ensure new development contributes to the enhancement of this network.

.....

- I. Development proposals, which seek to conserve or enhance existing Green Infrastructure network will be supported.
- II. Proposals that will deliver a net gain in Green Infrastructure will be supported.
- III. Proposals that seek to improve access for pedestrians and cyclists through Green Infrastructure linkages will be supported.
 - a. Development proposals that would result in the loss of existing Green Infrastructure will not be supported unless it can be demonstrated that they secure new opportunities that: deliver an overall net gain in Green Infrastructure;
 - b. incorporate provisions to deliver an equivalent carbon-sink capability in the short term;
 - c. and deliver a net gain in Biodiversity.

4.0 EXISTING BASELINE CONDITIONS

4.1 Landscape Context

- 4.1.1 The Clockhouse Farm site lies west of Stonehouse Lane and comprises a number of agricultural buildings and extensive areas of [concrete] hard standing. To the north and south are medium-scale arable and pasture fields which are edged with a mix of hedgerows and tree lines. Further north is the busy A272 highway and to the south is the junction between Stonehouse Lane and Littleworth Lane, the West Sussex village of Cowfold lies to the east.
- 4.1.2 The site is accessed from Stonehouse Lane via a concrete track which runs between two residential dwellings: Clockhouse Farmhouse and Dairy Cottage, further north is Little Patches which is Grade II Listed. To the north-east is Stonehouse Farm which is a dressage equestrian centre with stables and external manege.

4.2 Existing Vegetation

- 4.2.1 A ribbon of trees and dense shrubs delineates fields to the west and continues along the western edge of the Clockhouse Farm site [adjacent to a drainage ditch] before forming a small scrubby copse to the north-western edge. Trees and shrubs line the northern edge [adjacent to Building B2] and to the north-east, a single tall conifer is prominent - a pond lies to the north-west. The southern edge benefits from a dense ribbon of vegetation which comprises [mostly] brambles.

4.3 Proposed Development Site Area: Baseline Topography

- 4.3.1 To the north the landform falls to Northstone Cottages before rising to the A272 highway, to the east the topography has a slight, localised rise off Stonehouse Lane however the agricultural fields are generally even as they extend to a drainage ditch and ribbon of vegetation. To the south there is a gradual rise and this gentle slope also characterises the landscape west of the Clockhouse Farm site.

4.4 Public Rights of Way

- 4.4.1 A designated PRow: Footpath [Ref: COW-1832] runs west off Stonehouse Lane between two residential dwellings before following the southern boundary of the Clockhouse Farm site and then continuing west.
- 4.4.2 To the east, a designated footpath [Ref: COW: 1759] runs east off Stonehouse Lane to the northern edge of a fenced manege, it continues east across open grassland fields. A separate PRow: Footpath runs south to the eastern edge of Stonehouse Farm.

5.0 LANDSCAPE CHARACTER

5.1 Existing Landscape Character Assessments – Overview

National Landscape Character: National Character Area 121 – Low Weald

- 5.1.1 The proposed development site area lies within the *National Character Area 121 - Low Weald* which: *is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.....*

- 5.1.2 Key relevant characteristics include:

- *Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
- *The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.*
- *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.*
- *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.*
- *Frequent north–south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.*
- *Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.*
- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland.*
- *Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.*

- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.*

Regional Landscape Character: West Sussex County Council Landscape Character Assessment 2003 – Landscape Character LW10 - Eastern Low Weald

5.1.3 The Clockhouse Farm site lies to the north-western corner of WSCC Landscape Character Area: LW10: *Eastern Low Weald*. This landscape character assessment is described as follows: *The Eastern Low Weald within Mid Sussex and Horsham Districts comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.*

5.1.4 Key landscape characteristics are summarised as:

- *Gently undulating low ridges and clay vales.*
- *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.*
- *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.*
- *Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.*
- *Biodiversity in woodland, meadowland, ponds and wetland.*
- *Historic village of Cowfold and suburban village development at Partridge Green, Shermanbury and Sayers Common.*
- *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.*
- *A modest spread of designed landscapes.*
- *Crossed by north-south roads with a rectilinear network of narrow rural lanes.*
- *London to Brighton Railway Line crosses the area through Burgess Hill.*
- *Varied traditional rural buildings built with diverse materials including timber-framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging.*
- *Major landmarks include Hurstpierpoint College and St Hugh's Charterhouse Monastery at Shermanbury.*
- *Principal visitor attraction is the Hickstead All England Equestrian Showground.*

District Landscape Character: Horsham District Landscape Character Assessment 2003 – Landscape Character Areas: J3 Cowfold & Shermanbury Farmlands / M1 Crabtree & Nuthurst Ridge & Ghyll Farmlands

5.1.5 The Clockhouse Farm site lies within J3 Cowfold & Shermanbury Farmlands but close to the boundary with M1 Crabtree & Nuthurst Ridge & Ghyll Farmlands.

J3 Cowfold & Shermanbury Farmlands

5.1.6 *This gently undulating area of low ridges and valleys lies over the Weald Clay and the southern edge of the Tunbridge Wells sands. It has both small scale intricate field patterns of pasture and some larger scale arable fields. Scattered woodlands, hedgerows and shaws create enclosure and restrict views, although there are some more open areas where hedgerows have been lost. Despite localised visual intrusion from pylons and some urban development on the A283, the area generally has an undeveloped rural character.*

5.1.7 The key characteristics are described as:

- *Gently undulating low ridges and valleys.*
- *Scattered small woodlands.*
- *Small and medium size pasture fields and some larger arable fields.*
- *Mostly small scale intricate landscape. Localised areas with more open character.*
- *Field ponds.*
- *Small farmsteads and cottages dispersed along lanes and tracks.*
- *The historic village of Cowfold and more suburban development at Partridge Green and Shermanbury.*
- *Local building materials of half timber, brick, tile, Horsham stone and weatherboarding.*
- *Landmark of St Hugh's Charterhouse Monastery at Shermanbury.*

M1 Crabtree & Nuthurst Ridge & Ghyll Farmlands

5.1.8 *This is a well wooded and enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. The relief becomes slightly more subdued towards the west of the character area with a transition to the Low Weald. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result views are generally very confined, although there are occasional long views over the undulating ridges. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features. Despite some localised suburban pressures the area retains a strong rural unspoilt character.*

5.1.9 Key characteristics include:

- *Steep wooded ridges and ghylls.*
- *Strong pattern of woodlands, shaws and hedgerows.*
- *Ancient hedgerow oaks.*
- *Small to medium size irregular and regular-shaped pasture fields.*
- *Field ponds and small lakes.*
- *Numerous historic parks and gardens, e.g. Leonardslee, Sedgwick Park, Denne Park.*
- *Dispersed settlement pattern of farmsteads, and small hamlets, e.g. Nuthurst.*
- *Confined views.*

- *Traditional local building materials of sandstone, brick and tile hanging.*

Proposed Development Site: Landscape Character Assessment

- 5.1.10 The Clockhouse farm site is dominated by a mix of older and new agricultural buildings and is located immediately west of two residential dwellings which lie to the western edge of Stonehouse Lane. The surrounding landscape is semi-rural in character and comprises a mix of grassland and arable fields which are edged with trees and hedgerows. To the north-east [immediately east of Stonehouse Lane] is Stonehouse Farm which operates as an equestrian dressage centre with stables and external manege.
- 5.1.11 Clockhouse Farm comprises a core of single-storey, interconnected buildings which have traditional brick elevations and pitched, clay tiled roofs. They are arranged around an enclosed courtyard which is accessed from the south-west corner, the interior of the northern building features floor to ceiling glazed tiles suggesting a former use as a dairy. The buildings have clearly been unused for some time and are dilapidated and derelict with rotting window frames, missing doors etc.
- 5.1.12 To the north, west and south-west of the central core of the farm are a number of utilitarian agricultural barns and storage buildings of varying sizes and age. Whilst clearly agricultural in appearance and character, they are considered to have limited architectural merit being constructed with a mix of concrete block, pre cast concrete units, steel, timber and corrugated steel / asbestos. Some are in a poor condition and they sit within extensive areas of concrete hard standing. The farm layout is fairly random and typical of traditional farmsteads which have expanded organically over time with increased space demands linked to agricultural diversification and new farming methods.
- 5.1.13 There are some mature trees and dense shrubs to the western and northern edges and to the southern boundary is a dense ribbon of vegetation which mostly comprises brambles. The Clockhouse Farm site is considered to sit within a semi-rural location however the large, modern buildings to the west and north as well as the overall dilapidated general condition of the site is considered to detract from landscape character and the semi-rural setting.
- 5.1.14 The existing site and boundary features are shown in *Appendix A: Existing Landscape Features*.

6.0 MITIGATION

6.1 Proposed Mitigating Measures

- 6.1.1 The proposed development scheme would retain and protect all the boundary trees and introduce new areas of native species scrub and tree specimens to the

southern and western edges. A finger of informal hedgerow [scrub] and tree specimens would extend south from the northern edge, clearly delineating and separating the new residential area to the east from the agricultural buildings and yard to the west.

- 6.1.2 The proposed garden areas would be delineated with native species hedgerows and tree specimens.

7.0 VISUAL APPRAISAL

7.1 Viewpoints and Anticipated Visual Impact

- 7.1.1 The viewpoint photographs are shown in *Appendix B: Viewpoint Photographs* and locations are shown on *RCo605 / Fig 01 / Viewpoint Locations and PRoW*. The degree of visual effects with regard to the proposed Clockhouse Farm scheme are defined within Table 01 below:

Table 01: Overall Degree of Visual Effects: Definitions and Descriptions	
Neutral	
No Change	<i>No part of the proposed development would be discernible in the view.</i>
Negligible Neutral	<i>There would be little effect within the context of existing landscape character and visual amenity.</i>
Adverse	
Low / Slight Adverse	<i>The proposals would constitute only a minor component within the existing landscape character / Awareness of the proposals would not have a marked effect upon the existing landscape quality, pattern and landform.</i>
Moderate Adverse	<i>The proposals would form a visible and recognisable new element within the existing landscape and negatively affect the existing landscape character.</i>
Beneficial	
Low / Slight	<i>The proposals would improve the landscape quality and character as well as being appropriate to the landscape scale, quality and pattern. The proposed scheme might provide some restoration of lost or degraded landscape features.</i>
Moderate	<i>The proposals would integrate very well within the existing landscape character and / or improve the overall landscape quality through restoration of missing or degraded landscape features due to other uses or neglect.</i>

Viewpoint 01 – PRoW: Footpath Looking South-West

- 7.1.2 This viewpoint lies to a PRoW: Footpath which runs west off Stonehouse Lane to the southern edge of a residential curtilage [Northstone Cottages]. The view looks

across open grassland fields to the northern edge of the Clockhouse Farm site, farm buildings are partially discernible however the distance and intervening vegetation constrains perceptibility. The proposed scheme would remove several large, low-quality barns replacing them with 2 no. new agricultural buildings however this change would have limited effect on the view, therefore the overall degree of visual effect is anticipated to be **Negligible Neutral**.

Viewpoint 02 – PRoW: Footpath Looking South-East

- 7.1.3 Viewpoint 02 lies to the same PRoW: Footpath as Viewpoint 01 and is located north-west of Northstone Cottages [and Viewpoint 01]. The view also looks across grassland fields and demonstrates how perceptibility of the Clockhouse Farm site is constrained by intervening trees and vegetation. The large agricultural building which lies to the northern edge of the proposed development site is partially discernible as are the older buildings [to the east of the site] which are proposed to be converted to residential use. The proposed scheme would remove the large agricultural building allowing more of the former dairy building to be seen however it is not considered this would detract from the view, therefore there would be a **Negligible Neutral** overall degree of visual effect as a result of the proposed scheme.

Viewpoint 03 – PRoW: Footpath Looking South-West

- 7.1.4 This viewpoint lies to the east of a manege [Stonehouse Farm] and looks south-west towards the Clockhouse Farm site. As with the previous viewpoint the large agricultural building to the northern edge is perceptible as well as a partial view of the more historic buildings which are proposed to be converted to residential use. The agricultural building would be removed allowing more of the more historic, brick-built former dairy building to be seen however it is considered the change in this view would be minor, therefore there would be a **Negligible Neutral** overall degree of visual effect as a result of the proposed conversion scheme.

Viewpoint 04 – PRoW: Footpath Looking North-West

- 7.1.5 Viewpoint 04 looks north-west over fields which lie south of Stonehouse Farm, the residential dwellings which lie either side of the Clockhouse Farm access / PRoW: Footpath are clearly visible and the single, mature Pine tree which lies to the north-eastern edge is partially discernible. The perceptibility of the Clockhouse Farm site is constrained by intervening buildings and vegetation, therefore there would be a **Negligible Neutral** overall degree of visual effect.

Viewpoint 05 – Stonehouse Lane Looking West

- 7.1.6 This viewpoint lies to the eastern edge of Stonehouse Lane and looks west up the Clockhouse Farm access [which is also designated as a PRoW: Footpath]. To the right of the access is a partial view of the more historic, brick buildings which are proposed to be converted to residential use with a large agricultural building partially perceptible to the centre of the image. There are near-distance views of Clockhouse Farmhouse and Dairy Cottage which frame the access. The agricultural building would be removed however there would be a partial view of the new

building to the western edge - there would be a **Negligible Neutral** overall degree of visual effect.

Viewpoint 06 – PRow: Footpath Looking North-East

- 7.1.7 Viewpoint 06 lies to the PRow: Footpath which runs to the southern edge of the Clockhouse Farm site, the view looks north-east and shows the single-storey, brick-built buildings which are proposed to be restored and converted to residential use beyond boundary vegetation. The existing boundary vegetation would be retained and enhanced with new native species shrubs and trees. The agricultural building to the left of the image would be removed and this combined with the new planting which would [in time] soften views of the converted dwellings as well as enhancing the field boundary means there would be a **Low / Slight Beneficial** overall degree of visual effect as a result of the proposed scheme.

Viewpoint 07 – PRow: Footpath Looking North-East

- 7.1.8 This viewpoint lies west of Viewpoint 06 and also looks north-east across the Clockhouse Farm site. The agricultural buildings to the left of the image would be removed and replaced with a traditional Sussex Barn and new brick / timber clad barn, to the centre the two agricultural buildings would also be removed opening up some views of the more historic, Clockhouse Farm core buildings which are currently hidden. New planting to the southern edge of the Clockhouse Farm site would soften and filter views of the buildings and the overall quantum of built form would be reduced, therefore there would be a **Low / Slight Beneficial** overall degree of visual effect as a result of the proposed residential conversion scheme.

Viewpoint 08 – PRow: Footpath Looking East

- 7.1.9 Viewpoint 08 looks east across the grassland field south of Clockhouse Farm, agricultural buildings are existing components within this view however visibility is limited by intervening, mature trees to the northern edge of the field. The removal of existing buildings to the southern edge would benefit this view and new planting would further limit perceptibility of the converted buildings to the east of the site area, there would be a **Negligible Neutral** overall degree of visual effect.

8.0 SUMMARY AND CONCLUSIONS

8.1 Landscape Character

- 8.1.1 The Clockhouse Farm site lies west of Stonehouse Lane and comprises a series of brick-built, single-storey buildings [to the east of the farm area] which are connected and arranged around an enclosed courtyard area. To the north and west of the site are a number of larger agricultural buildings which vary in age and condition as well as extensive areas of concrete hard standing.
- 8.1.2 The site benefits from some planting to the southern edge, mature tree specimens to the western edge and a small copse to the north-west [with a pond beyond]. To

the north-east is a distinctive conifer which lies immediately west of a residential dwelling – one of a pair of properties which frame the farm access off Stonehouse Lane.

- 8.1.3 The proposed scheme would restore and convert to residential use the single-storey, brick built buildings to the east of the site area and provide new gardens to the western and northern edges, the enclosed courtyard would also benefit from new planting. The large agricultural buildings to the east of the site would be removed and replaced with a single Sussex Barn and separate, agricultural building.
- 8.1.4 New native species shrubs and tree specimens would reinforce existing planting to the southern edge of the site and a ribbon of shrubs and tree specimens would separate the converted buildings and gardens from the agricultural use to the western part of the site.
- 8.1.5 Clockhouse Farm is a brown field site in a semi-rural location, to the east are several single-storey, interconnected buildings [thought to be a former dairy], to the north and west are a number of larger, agricultural buildings which are utilitarian in design / appearance and of limited architectural merit. The more historic, single-storey buildings to the east are derelict and in poor condition, the proposed scheme would restore these buildings and convert them to residential use incorporating new soft landscape areas whilst removing and replacing the larger agricultural buildings to the west with a single commercial unit and sussex barn.
- 8.1.6 It is considered the scheme would benefit landscape character, restoring the older core of buildings to the east, removing several large agricultural buildings and introducing new native species trees and shrubs to the boundaries. The proposed scheme would reduce the overall quantum of built form which currently characterises the Clockhouse Farm site.

8.2 Visual Effects

- 8.2.1 There are near and mid-distance views of the farm buildings which form the Clockhouse Farm site from publicly accessible locations to the wider landscape.

Table 02: Summary of Visual Effects	
VIEWPOINT	ANTICIPATED VISUAL IMPACT
Viewpoint 01 – PRow: Footpath Looking South-East	Negligible Neutral
Viewpoint 02 - PRow: Footpath Looking South	Negligible Neutral
Viewpoint 03 - PRow: Footpath Looking South-West	Negligible Neutral

Viewpoint 04 - PRoW: Footpath Looking North-West	Negligible Neutral
Viewpoint 05 - Stonehouse Lane Looking West	Negligible Neutral
Viewpoint 06 - PRoW: Footpath Looking North-East	Low / Slight Beneficial
Viewpoint 07- PRoW: Footpath Looking North-East	Low / Slight Beneficial
Viewpoint 08 - PRoW: Footpath Looking East	Negligible Neutral

- 8.2.2 The farm buildings which characterise Clockhouse Farm are existing components in views from the wider, surrounding landscape.

Road Users

- 8.2.3 *Viewpoint 05* lies to Stonehouse Lane and looks west down the farm access which is also designated as a PRoW: Footpath – it is likely visual receptors would have a **Negligible Neutral** overall degree of visual effect.

Recreational Users

- 8.2.4 To the north, a designated footpath runs west off Stonehouse Lane, *Viewpoints 01 & 02* are anticipated to experience a **Negligible Neutral** overall degree of visual effect.
- 8.2.5 To the east a footpath runs to the northern edge of a manege, *Viewpoint 03* is anticipated to have a **Negligible Neutral** overall degree of visual effect. Further south, *Viewpoint 04* looks north-west from a location south of Stonehouse Farm there would a **Negligible Neutral** overall degree of visual effect.
- 8.2.6 A PRoW: footpath follows the Clockhouse Farm access off Stonehouse Lane before diverting north [via a stile] into the adjacent grassland field. *Viewpoints 06 & 07* are anticipated to have a **Low / Slight Beneficial** overall degree of visual effect. Further west, *Viewpoint 08* would have a **Negligible Neutral** overall degree of visual effect.

8.3 Conclusions

- 8.3.1 The Clockhouse Farm site is characterised by a mix of agricultural buildings and extensive areas of concrete hard standing. To the east of the farm site, an historic core of interconnected single-storey buildings enclose a courtyard space, architectural details suggest this may have been a former dairy however they are now considered dilapidated and derelict. To the west and north are larger, agricultural buildings which feature a range of materials, they are considered to generally have limited architectural merit being utilitarian in both design and construction.

- 8.3.2 An existing concrete vehicular access [which is also designated as a PRow: Footpath] runs west off Stonehouse Lane between two residential dwellings, the buildings which characterise Clockhouse Farm are set within extensive areas of concrete hard-standing. The more historic buildings [to the east] are proposed to be restored and converted to residential use incorporating modest garden areas. To the west and north, the larger and more modern agricultural buildings are proposed to be removed and replaced with a single commercial unit and separate Sussex barn.
- 8.3.3 To the northern and western boundaries, existing trees and boundary vegetation would be retained. To the south, new scrub and tree species would enhance the boundary edge, new hedgerows and tree specimens would delineate the new garden boundaries. A 'green' finger of informal hedgerow and tree specimens would extend south from the northern boundary, clearly separating the western agricultural and commercial area from the converted residential units to the east.
- 8.3.4 Clockhouse Farm is considered to be clearly agricultural in character with a mix of farm buildings of varying ages arranged in a fairly random layout [typical of Sussex farmsteads]. A number of buildings are considered to be in a generally poor condition and the buildings to the north and west are considered to have limited architectural merit. The scheme would convert and restore the older, former dairy buildings whilst reducing the overall quantum of built form which currently characterises the farm site.
- 8.3.5 The Clockhouse Farm buildings are partially visible from locations to the surrounding landscape [including designated PRowS and Stonehouse Lane] however existing and proposed planting would limit perceptibility – softening and filtering views.
- 8.3.6 It is therefore considered the proposed residential conversion scheme could be accommodated within the Clockhouse Farm site without undue harm to the wider landscape character and visual amenity.