

Proposed Development of 1450 Homes, up to 90 Residential Care Units,  
2 Schools, a Local Centre and associated Sports Facilities and Infrastructure  
on Land East of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex  
by Fairfax Acquisitions Limited

DM/23/2866

## A Summary of Landscape and Visual Impacts

January 2024



The logo features the text 'UK Landscape Architects Declare Climate & Biodiversity Emergency' in white, stacked vertically on a black background. A large, glowing red and orange circular shape, resembling a sun or moon, is partially visible behind the text.

# UK Landscape Architects Declare Climate & Biodiversity Emergency

LHLA have confirmed their commitment to addressing the climate and biodiversity emergencies by signing this declaration. Soils, water, ecology and biodiversity are part of our vital natural capital and ecosystem services; as a profession, landscape architects have the skills to plan, design and manage resilient spaces.

#### **Notice:**

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#### **Report reference & issue**

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'A landscape not yet bulldozed for speed'

As I walked out one midsummer morning by Laurie Lee 1969



*Footpath crossing the site from near Ansty village*



*View from Cuckfield Churchyard across the site towards the South Downs*

## Background

This report summarises the landscape and visual impacts of a proposed major residential development of 1450 new homes, up to 90 residential care units, 2 new schools, a local centre, associated sports facilities and infrastructure near Ansty on the surrounding landscape, villages and local residents.

LHLA undertook a Landscape and Visual Impact Assessment (LVIA) for the development site in 2022. This report references and summarises baseline evidence from that LVIA. The landscape sensitivity and capacity assessment, selected viewpoints and methodology from that study are included in the Appendices to this report.

Fairfax Acquisitions Ltd submitted a planning application ref DM/23/2866 in November 2023 for 1450 new homes.

## 1 Introduction

LHLA has been appointed by Cuckfield Parish Council to summarise the landscape and visual impacts of a recent planning application for 1450 new houses and associated infrastructure on land to the east of Ansty.

The site comprises undulating arable farmland with ancient woodland, streams, and is flanked by the villages of Cuckfield and Ansty, the Grade II\* Cuckfield Park, traversed by the long distance recreational route, the High Weald Landscape Trail. It is adjacent to the boundary of the **High Weald National Landscape (HWNL), a protected landscape of national importance**, and lies 7.1 kilometres from



Figure 1 Site location outlined in red; proposed parkland reserve shown in green

the boundary of the South Downs National Park.

LHLA is a signatory of **UK Landscape Architects declare Climate Change and Biodiversity Emergencies**; national and international policy and guidance on climate change and biodiversity loss continue to evolve.

This report has been written in the context of climate change and the biodiversity loss emergency.

## 2 Methodology

The methodology for the LVIA undertaken by LHLA follows the guidance for Landscape and Visual Impact Assessment set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd edition 2013. A summary of this methodology can be found in Appendix 5 to this report.

### 3 Landscape Character

Landscape Character is described at a national level, a county level, a district level and where required at a local or site level. Additionally, areas such as National Parks or National Landscapes (formerly Areas of Outstanding Natural Beauty or AONBs) have their own Landscape Character Assessments.

The site lies adjacent to the High Weald National Landscape (HWNL); the proposed development will affect the setting of the HWNL and will be visible from the South Downs National Park. The components of the landscape within the site are identical to that of the adjacent HWNL in terms of geology, landform, water systems, settlement pattern, routeways, woodland and field pattern.

Consultation on the draft High Weald AONB Management Plan 2024-2029 finished in November 2023. The current High Weald AONB Management Plan 2019-2024 describes the **importance of the AONB setting** and how development and other activities taking place outside the AONB boundary may affect land within an AONB. A key local issue is: **'unprecedented housing and infrastructure growth within and within the setting of the High Weald AONB.'**

An unsuccessful application was made by Mid Sussex

The proposed extension covered 4 square kilometres, was contiguous to the existing High Weald AONB, comprised land that was 'wholly of a landscape quality of national importance', with 'no part' (was) 'of an

essentially different landscape type to the existing AONB', and with a geology identical to that of the adjacent AONB. A feature identified to be of particular importance was the view of the South Downs from Cuckfield Churchyard.

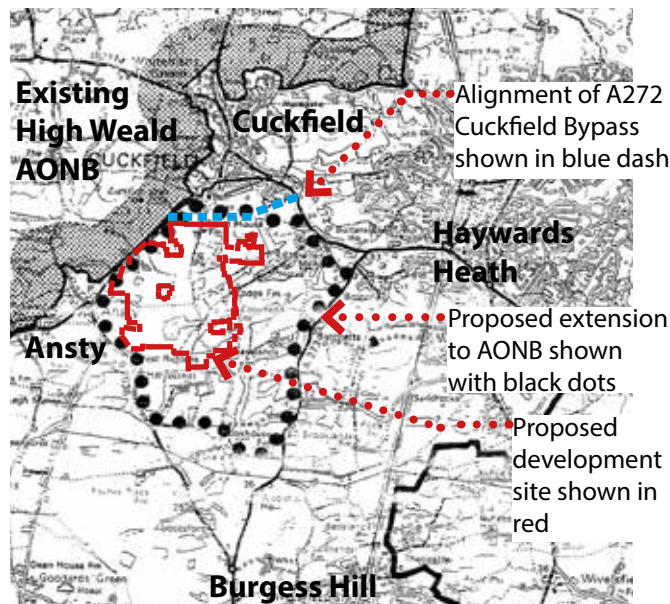


Figure 2 Proposed 1987 extension to High Weald AONB (Source: confidential, elaborated by LHLA)

A landscape appraisal was undertaken using the methodology developed by West Sussex County Council in the early 1970's and the scoring for landscape quality produced similar scores to the results for landscape within the AONB.

Evidence to support the proposal was provided with an aerial photograph from August 1981, an extract from the Landscape Appraisal Survey, a description of the landscape character, a map of historic features, geology, a map of high grade ecological areas and some typical photographs.

We believe that the case for the boundary extension was strong with a sound evidence base. No reason for the decision not to extend the AONB boundary has been documented in a publicly accessible location.

The A272 Cuckfield Bypass was opened in 1989 and passes through the north of the proposed extension.

DC in 1987 to extend the boundary of the High Weald AONB to include all the proposed development site. The South Downs National Park lies just over 7 kilometres south of the site; it can be seen from the



Figure 3 Indicative distance from the South Downs National Park to the site boundary

site and there are views across the site from elevated public viewpoints within the National Park.

Cuckfield commissioned a Local Landscape Character Assessment in 2012 to inform the preparation of the Cuckfield Neighbourhood Plan.

LHLA undertook a Landscape Sensitivity and Capacity Assessment of the site itself as part of the 2022 study

which can be found in Appendix 1.

## 4 Planning Context

The **National Planning Policy Framework (NPPF)** September 2023 revision retains the highest status of protection for National Parks and Areas of Outstanding Beauty (from November 2023 renamed as National Landscapes) stating that all major development should be refused other than those considered to be in 'exceptional circumstances'.

**Paragraph 180c** states that when determining planning applications, Local Planning Authorities should apply the following principles:

- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused

**Paragraph 185b** states that planning policies and decisions should identify and protect tranquil areas.

**Paragraph 185c** states that planning policies and decisions should limit the impact of light pollution from artificial light on 'amenity, intrinsically dark landscapes and nature conservation'. The High Weald

National Landscape (HWNL) has a dark skies policy.

The draft **Mid Sussex Local Plan 2014-31** embodies 4 principles of development:

- protection of designated landscapes (eg National Landscapes and Parks)
- making effective use of land
- growth of existing sustainable settlements where it continues to do so
- opportunities for extensions to improve sustainability of existing settlements which are currently less sustainable.

**DP12** Protection and Enhancement of the Countryside states that **grade 3a agricultural land and above is protected from non-agricultural development.**

**DP16** The **High Weald National Landscape** (HWNL, formerly known as the AONB) has the highest status of protection in relation to landscape and scenic beauty at National Level. The policy refers to the evidence base of the HWNL Management Plan; the strategic objectives of the policy are:

- to protect valued landscapes for their visual, historical and biodiversity qualities

- to support and enhance the attractiveness of Mid Sussex as a visitor destination.

Importantly, the policy states: '**Development on land that contributes to the setting of the HWNL will only be permitted where it does not detract from the visual qualities and essential characteristics of the HWNL, and in particular should not adversely affect the views into and out of the HWNL by virtue of its location or design.**'

The draft District Plan (Regulation 18) was amended in 2023 to exclude an allocation for 1600 houses at Ansty.

Fairfax Acquisitions Ltd submitted a planning application ref DM/23/2866 in November 2023 for 1450 new homes.

On 13th December 2023 Mid Sussex District Council (MSDC) approved the Regulation 19 submission draft of the District Plan and intend to publish the final Plan for consultation between 12 January and 23rd February 2024, and then to submit the Plan to the Planning Inspectorate for Examination in Spring 2024.

## 5 Landscape Baseline

The geology, topography, hydrology, biodiversity, history, heritage, public rights of way, site context, landscape sensitivity and capacity, views to and from the site and close neighbours provide the baseline evidence for the LVIA undertaken by LHLA in 2022. A brief synopsis is given below; the full landscape sensitivity and capacity assessment and the selected viewpoints can be seen in Appendix 1 and Appendix 2 respectively.

### Agricultural Land Classification

Most of the land within the site is Grade 3B with smaller areas of good to moderate soils, known as Best and Most Versatile (BMV) agricultural land

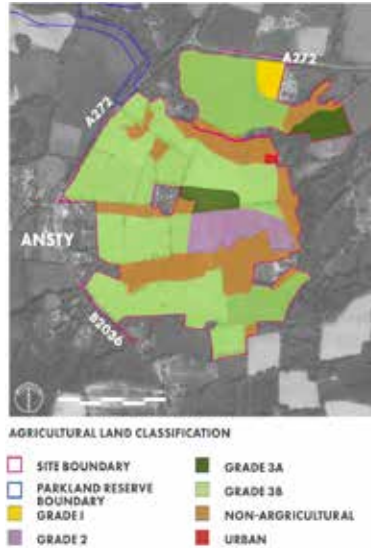


Figure 4 The Agricultural Land Classification of the site is predominantly Grade 3B. Grade 1, 2 and 3A soils, known as Best and Most Versatile (BMV) agricultural land cover 17% of the site in current agricultural use. (source: Fairfax D&A Part 1)

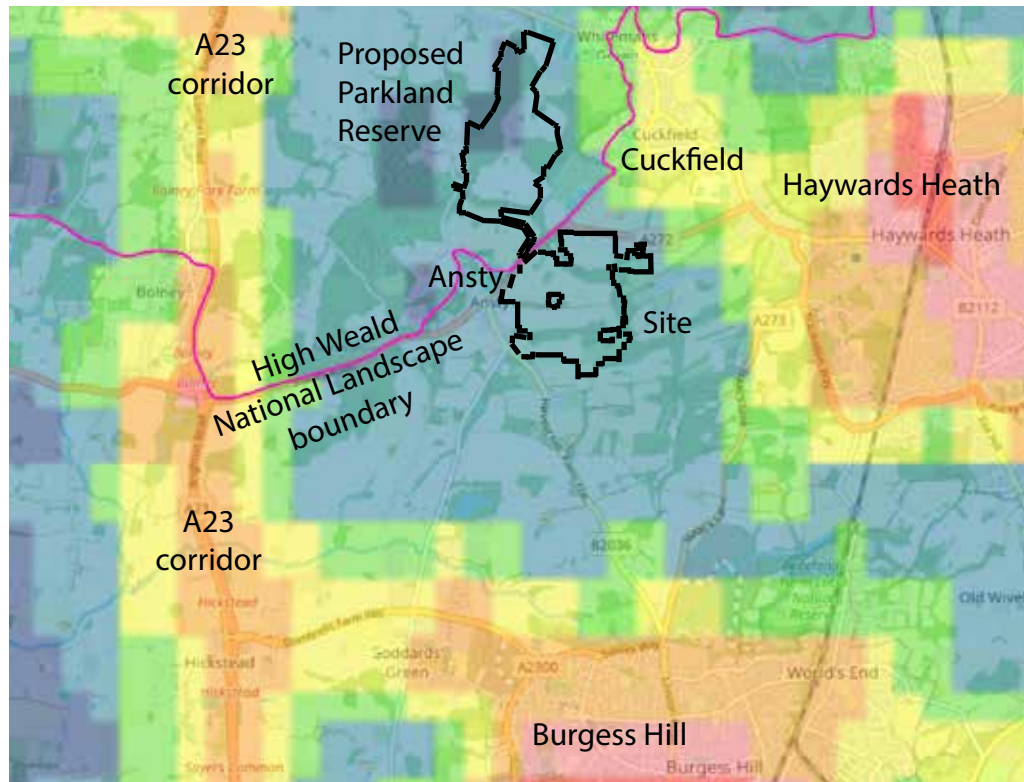


Figure 5 CPRE Night Blight showing the level of radiance (night light) shining up into the night sky. Natural England copyright 2016. (Source: [nightblight.cpre.org.uk](http://nightblight.cpre.org.uk) with site boundary and High Weald National Landscape boundary)

(comprising Grade 1, 2 and 3A soils) covering 13.2 ha of the site, over 17% of the land in current agricultural use. None of the soils on site is Grade 4 or 5.

### Hydrology

Copyhold Stream and 3 of its tributaries within the site are classified as high risk for flooding from surface water; Copyhold Stream tested 'poor' for ecological status, probably caused by inappropriate nutrient management in the surrounding farmland. The entire site lies within the catchment area for the Copyhold Stream, is a nitrate vulnerable zone and much of the site is an area of high groundwater vulnerability.



Figure 6 Ancient Woodland occurs within the valleys of the Copyhold Stream and its tributaries

### Biodiversity

The site contains several areas of Ancient Woodland, generally following the Copyhold Stream and its tributaries. Ancient Woodland also flanks the site boundaries at Highbridge Mill, Lodge Farm/Copyhold Lane and between Riddens Wood and Upper Ridges.

## Heritage

There are a number of Grade I, Grade II\* and Grade II listed buildings, a Conservation Area and a registered Park and Garden in and around the site. The site can be seen from some of these locations.

Historic maps of the area date back to 1610 and the John Speed map of Sussex. A number of archaeological finds were made in the 1980s at the time of the Cuckfield Bypass construction.

## Landscape Sensitivity & Capacity

The landscape sensitivity to change and landscape capacity for development were assessed as part of the 2022 study. LHLA identified Landscape Description Units (LDUs) across the site; the majority of these were assessed to have **high landscape value**, a **high sensitivity to change** and **low/negligible capacity for change**. See Appendix 1.

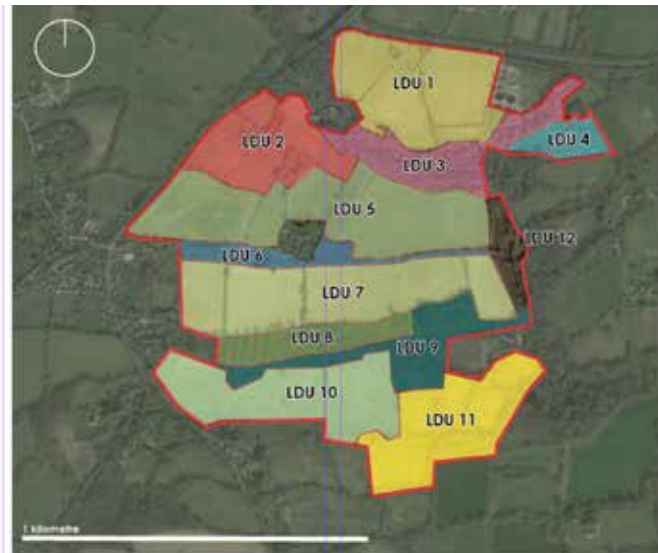


Figure 7 The landscape value, sensitivity & landscape capacity for change was assessed as part of the 2022 LHLA

## Views, Viewpoints and Visual Receptors

The visual baseline identified key views out from the site and representative views of the site from public rights of way. The site work was undertaken during the summer months; the likely visibility during the winter months, when the loss of foliage cover can open up views and vistas was also noted. See Appendix 2

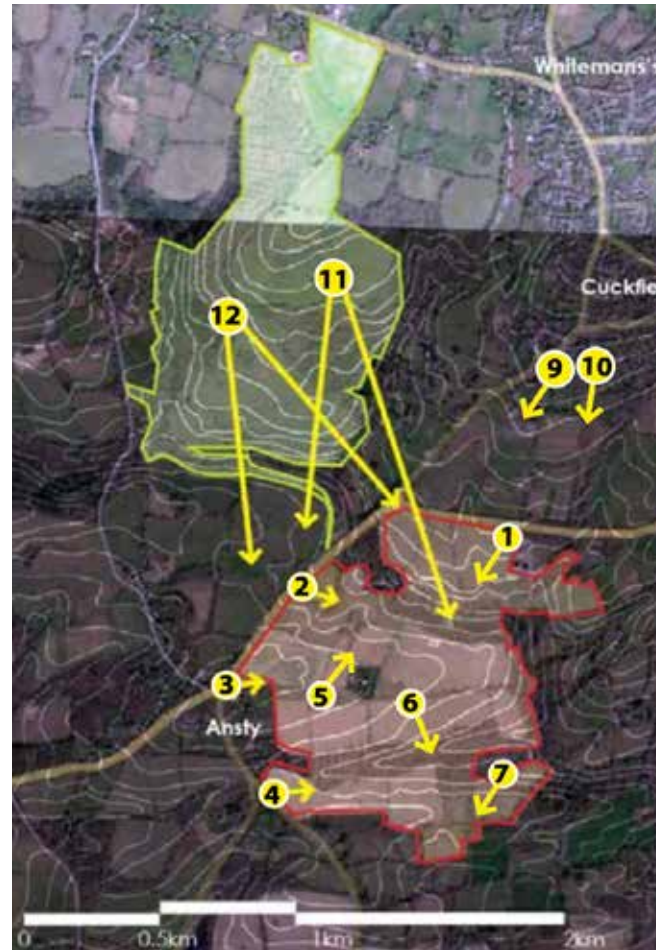


Figure 8 Representative viewpoints were selected from public rights of way as part of the 2022 LHLA study.



Figure 9 Representative viewpoints were selected from public rights of way as part of the 2022 LHLA study.

## Close Neighbours

There are a number of close neighbours both within and around the site.



- 1 Ansty village
- 2 High Bridge Mill & Cottages
- 3 Court House Farm, Laines Farm
- 4 Mackrell's
- 5 The Old Place, Barn House, the Grainloft
- 6 Copyhold Lane
- 7 Copyhold Farm
- 8 Old Furnace
- 9 Harvest Hill
- 10 West Riddens

Figure 10 Close neighbours were identified and assessed as part of the 2022 LHLA study.

## 6 Proposed Development

The latest iteration of the Proposed Development is illustrated below.

The scheme includes up to 1,450 new homes, up to 90 residential care units, a primary school, a new Special Educational Needs & Disability (SEND) school, sports facilities, allotments, retail, community and employment uses, ancillary and associated development including infrastructure and new and enhanced pedestrian/cycle routes.



- Legend
- Site boundary
  - Parkland reserve site

Figure 11 The proposed development site and the proposed Parkland Reserve (source: Fairfax non-technical ES Summary)

It is the stated intention of the developer that the adjacent proposed Parkland Reserve Site at Beechy Bottom would deliver off-site Biodiversity Net Gain (BNG) for the Proposed Development. The Fairfax Non-Technical Summary states:

*'these applications are inter-linked and one would not come forward without the other.'*



Figure 12 Illustrative Masterplan (source: Fairfax non-technical ES)

## 6 Proposed Development

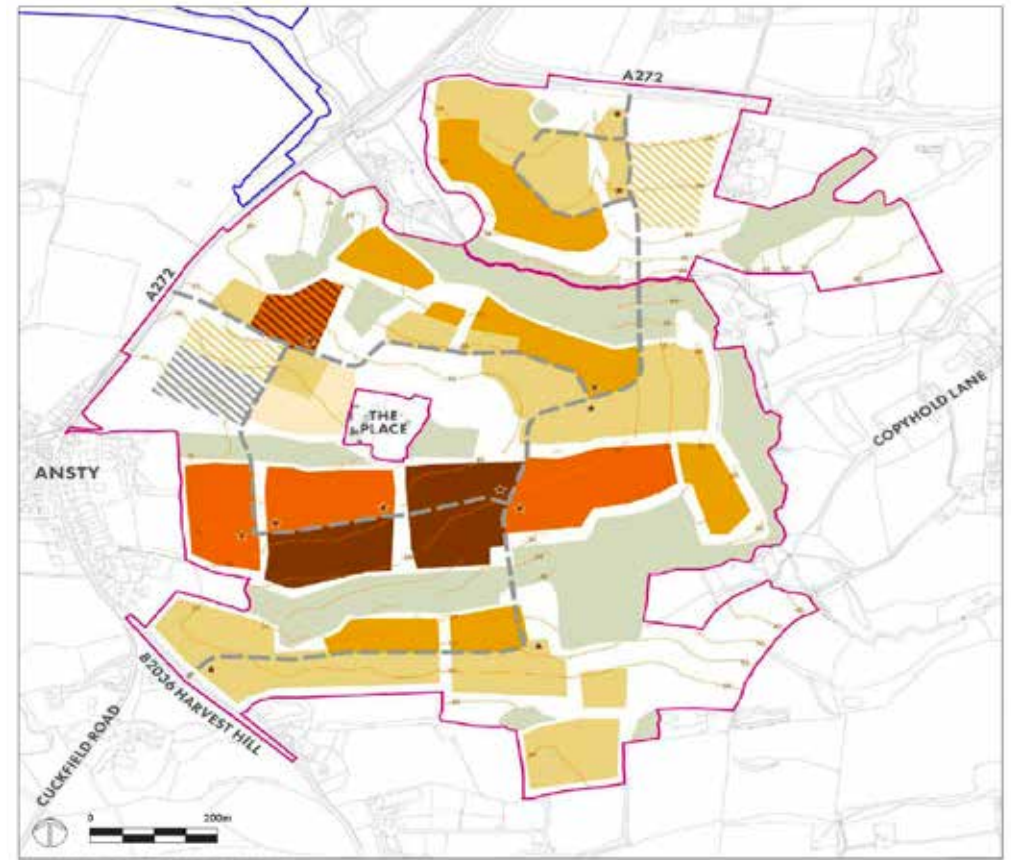


Figure 13 Fairfax Constraints Plan (source: D & A Part 1) left

Figure 14 Fairfax Building Height Parameters Plan (source: D&A Part 2) above

## 7 Landscape Impact

This section summarises the likely effects of the proposed development on the Landscape Fabric of the site and its setting.

Appendix 3, Landscape Impact Tables sets out the sensitivity, magnitude of change and likely landscape impacts for each area of the site in more detail and in table form.

The landscape effects of the proposed development would impact adversely on the entire site; the degree of impact ranges from 'minor' or 'minor/moderate adverse' for part of LDU8, Plantation Wood and LDU12, lower Copyhold Stream woodland on the eastern boundary to 'major adverse' or 'moderate/major adverse' for the majority of the site, LDU1 to LDU7, part of LDU8, Plantation Wood and LDU9 to LDU11 inclusive.

The landscape effects of the proposed development on the landscape outside the site boundary would give rise to a **major adverse impact** for the High Weald National Landscape (HWNL), and a **moderate/major adverse impact** for the South Downs National Park (SDNP) and for the Cuckfield Conservation Area.

It would have a **major adverse impact** on the biodiversity of the site and its surroundings, including the soils, the water courses and ecological habitats.

The two proposed road crossings of the Copyhold Stream would impact on the soils, Ancient Woodland, would cause light and noise pollution and there would be a risk of polluted road run-off infiltrating the water course.

There would be significant loss of BMV agricultural land.

The proposed development would have a **moderate/major adverse impact** on the nearby Cuckfield Conservation Area, which includes the Grade I listed Cuckfield Church, affecting its setting, character and its outlook.

The proposed development would have an **adverse impact** on the historic settlement pattern of Ansty, dwarfing the existing small village. It would have an **adverse impact** on listed buildings and heritage features such as Cuckfield Park, Mackerells and the Old Place, affecting their setting and outlook.

## 8 Visual Impact

This section summarises the likely visual effects of the proposed development on local people and close neighbours.

Appendix 4, Visual Impact Tables sets out the sensitivity, magnitude of change and likely visual impacts in more detail and in table form.

The visual effects of the proposed development would impact adversely on all the selected Visual Receptors. The degree of impact ranges from **minor to moderate adverse** for VRs on the site boundary, **moderate/ major adverse** for walkers in the High Weald National Landscape or from parts of the Cuckfield Conservation Area and **major adverse** for VRs on public footpaths within the site.

The visual effects of the proposed development would impact adversely on close neighbours; the degree of impact would range from **minor adverse** to **major adverse**. The impact on five of the ten close neighbours would be **minor adverse**, with the impact on close neighbours at CN1, CN5, CN8 and CN10 (Ansty properties to the northeast of the village, the Old Place, Barn House, Old Furnace, West Riddens and Oak Tree Farm) being **moderate adverse**, and on CN4 (Mackrell's) and one of the properties at CN5 (the Grainloft) being **major adverse**.

### Visual Receptors

Visual Receptors (VRs) are the people who experience the views at each of the selected Viewpoints. These may include drivers, walkers and cyclists, dependant on the location of the Viewpoint.

### Zone of Visual Influence

The Zone of Likely Visual Influence (ZLVI) maps the likely zone from which the proposed development would be visible.

### Close Neighbours

The sensitivity of close neighbours and details of any likely impacts is given in Appendix 4.



Figure 15 Zone of Likely Visual Influence

## 9 Conclusions

### Landscape Effects

The landscape effects of the proposed development would impact adversely on the entire site; the degree of impact ranges from 'minor' or 'minor/moderate adverse' for part of LDU8, Plantation Wood and LDU12, lower Copyhold Stream woodland on the eastern boundary to 'major adverse' or 'moderate/major adverse' for the majority of the site, LDU1 to LDU7, part of LDU8, Plantation Wood and LDU9 to LDU11 inclusive.

The proposals would damage, degrade and destroy large swathes of valued and sensitive landscape including ancient woodland, ghyll streams and historic field boundaries; they would be out of scale and incompatible with the existing settlement pattern, landform, scale and landscape pattern.

The landscape effects of the proposed development on the landscape outside the site boundary would give rise to a **major adverse impact** for the High Weald National Landscape (HWNL), and a **moderate/major adverse impact** for the South Downs National Park (SDNP) and for the Cuckfield Conservation Area.

The proposals would be visible from within the High Weald NL and would affect its setting and its outlook. They would be visible from popular walking trails such as the High Weald Landscape Trail. Of particular concern is the light pollution from proposed new housing and distributor roads within 50metres of the HWNL boundary. Light pollution and a lack of dark skies are known to be a key indicators of urban rather than rural surroundings. This would give rise to a very intensive change in a limited part of the HWNL, with a resulting high magnitude of change and a **major adverse impact**.

The proposed development would be visible from elevated viewpoints within the SDNP such as Ditchling Beacon and Jack and Jill Windmills. Due to its key location, the proposed development at Ansty Farm would contribute strongly to the appearance of Burgess Hill and Haywards Heath as a single and continuous sprawl.

The proposed development would be visible from within the Cuckfield Conservation Area and would affect and urbanise its setting and its outlook.

The rural setting of Ansty would be lost, urbanising its outlook and surroundings.

Cuckfield and Ansty are both shown on the John Speed Map of Sussex drawn in 1610. The historic settlement pattern would be destroyed by the proposed development which includes a new village centre in addition to 1450 new homes, a residential care home for 90, two schools, sports facilities and associated infrastructure.

Earthworks associated with the construction of large engineered platforms required for the proposed development would affect the landform, water table, soils and water courses within the site, as well as the ecological quality and functioning of woodland and other habitats.

Enabling and construction works for the proposed development would take several years and cause disturbance, congestion and noise for local residents; there would be a significant risk of run-off, spillage, compaction, air and dust pollution, soils and watercourse pollution, soil damage, root damage, infiltration of the water table.

## 9 Conclusions (contd)

### Visual Effects

The visual effects of the proposed development would impact adversely on all the selected Visual Receptors. The degree of impact ranges from **minor to moderate adverse** for VRs on the site boundary, **moderate/major adverse** for walkers in the High Weald National Landscape or from parts of the Cuckfield Conservation Area and **major adverse** for VRs on public footpaths within the site.

The visual effects of the proposed development would impact adversely on close neighbours; the degree of impact would range from **minor adverse** to **major adverse**. The impact on five of the ten close neighbours would be **minor adverse**, with the

impact on close neighbours at CN1, CN5, CN8 and CN10 (Ansty properties to the northeast of the village, the Old Place, Barn House, Old Furnace, West Riddens and Oak Tree Farm) being **moderate adverse**, and on CN4 (Mackrell's) and one of the properties at CN5 (the Grainloft) being **major adverse**.

For Mackrell's, housing is proposed close to the property boundary to the southwest; the access to Mackrell's follows the PRoW from Ansty and would cross the main north/south spine road through the site. The outlook and the setting of the property would be fundamentally changed, as would the approach to it. The changes in outlook and setting would be

particularly noticeable during the winter months when there could be filtered views of the new development and light spill.

For the Grainloft housing is proposed close to the property boundary to the west; as with Mackrell's the access from Ansty would be fundamentally changed in character and the changes in outlook and setting would be particularly noticeable during the winter months when there could be filtered views of the new development and light spill.

## 9 Conclusions (contd)

### Conclusions

The landscape and visual effects of the proposed development have been assessed in detail in this report, using baseline evidence from the LHLA Landscape and Visual Impact Assessment undertaken for this site in 2022.

The landscape effects of the proposed development would impact adversely on the entire site, with the degree of impact being **major adverse** or **moderate/major adverse** for the majority of the site.

The proposals would damage, degrade and destroy large swathes of valued and sensitive landscape including ancient woodland, ghyll stream and historic field boundaries; they would be out of scale and incompatible with the existing settlement pattern, landform, scale and landscape pattern.

The urbanising impact of 1450 houses, two schools, care home and roads with street lighting so close to two rural villages and the boundary of the High Weald National Landscape would be significant.

The National Planning Policy Framework in its latest revision (September 2023) retains the highest status of protection for National Parks and National Landscapes stating that all major development should be refused. It states that new development resulting in the loss or deterioration of irreplaceable habitats such as Ancient Woodland or Ancient/Veteran Trees should be refused. It also states that new development should identify and protect areas of tranquility and limit light pollution on intrinsically dark landscapes; the High Weald National Landscape has a dark skies policy.

The landscape effects of the proposed development on the landscape outside the site boundary would have a **major adverse impact** on the High Weald National Landscape, one of the best surviving medieval landscapes in northwest Europe, and a **moderate/major adverse impact** for the South Downs National Park and for the Cuckfield Conservation Area.

The visual effects of the proposed development would impact adversely on local residents, walkers, cyclists and horse riders. These are described as Visual Receptors or the people who would see the views from representative viewpoints on Public Rights of Way.

The degree of impact ranges from **minor to moderate adverse** for Visual Receptors on the site boundary, **moderate/major adverse** for walkers in the High Weald National Landscape or from parts of the Cuckfield Conservation Area and **major adverse** for VRs on public footpaths within the site.

The visual effects of the proposed development would impact adversely on close neighbours; the effects on residents of properties on the northeast of Ansty village, the Old Place, Barn House, Old Furnace, West Riddens and Oak Tree Farm) being **moderate adverse**, and on Mackrell's and the Grainloft, being **major adverse**.

LHLA strongly recommends that this planning application is not approved for residential development due to the **major adverse impacts** on a valued and sensitive landscape, local residents, close neighbours, walkers and cyclists.

## Appendix 1 Landscape Sensitivity and Capacity Assessment

### Landscape Sensitivity and Capacity Assessment

This assessment was completed by LHLA as part of the LVIA undertaken in 2022. The site was divided into twelve units based on landcover and topography; each unit was surveyed, photographed and assessed in terms of its location, character, history, sensitivity and capacity for landscape change.

#### Landscape Description Units

LDU1 Enlarged low lying fields

LDU2 Small enclosed fields - northern aspect

LDU3 Upper Copyhold Stream Woodland

LDU4 Low lying field

LDU5 Enlarged ridge-top fields - northern aspect

LDU6 Ridge-top tree line

LDU7 Enlarged ridge-top fields

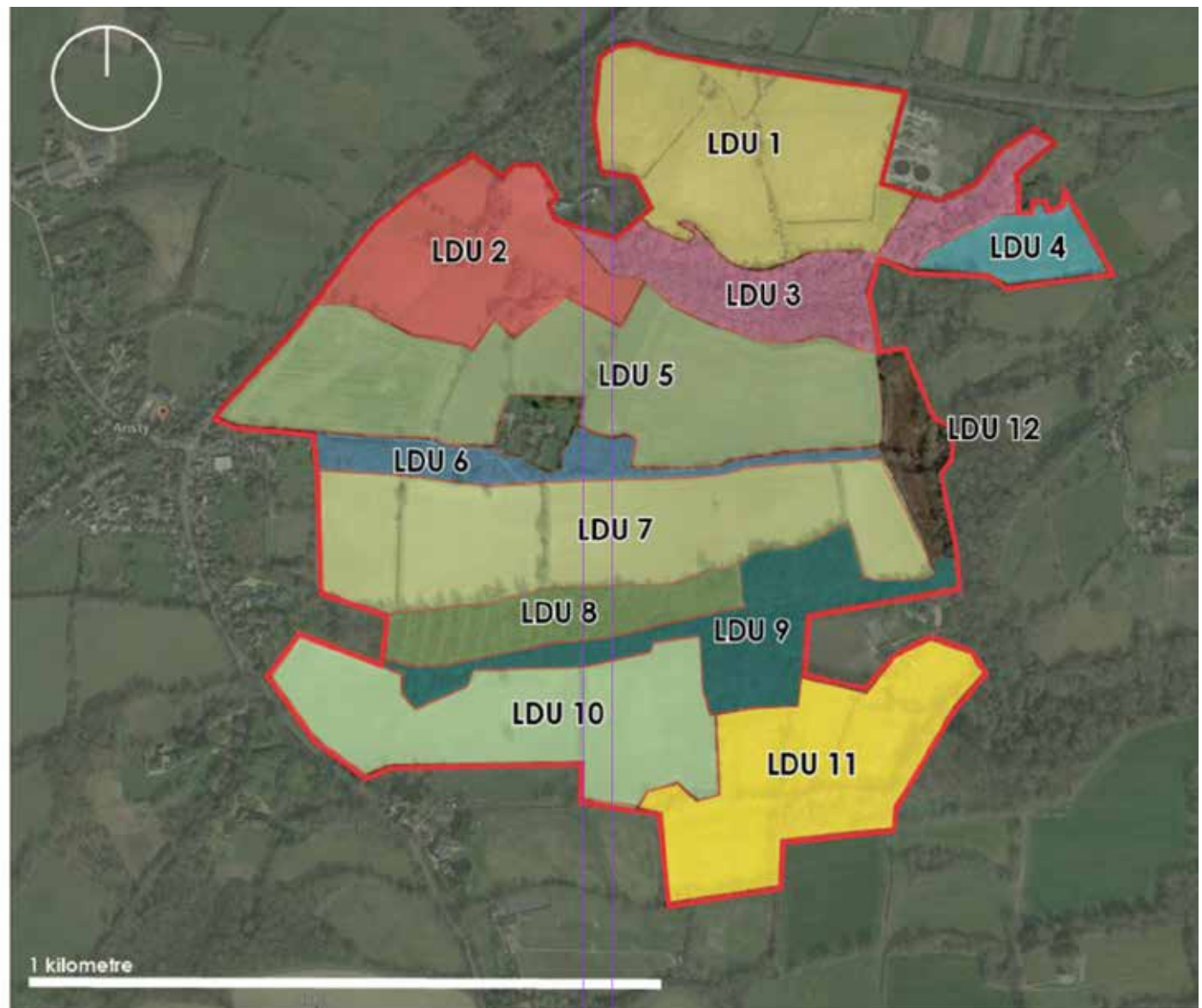
LDU8 Plantation Woodland

LDU9 Ghyll Woodland

LDU10 Enlarged fields - lower slopes

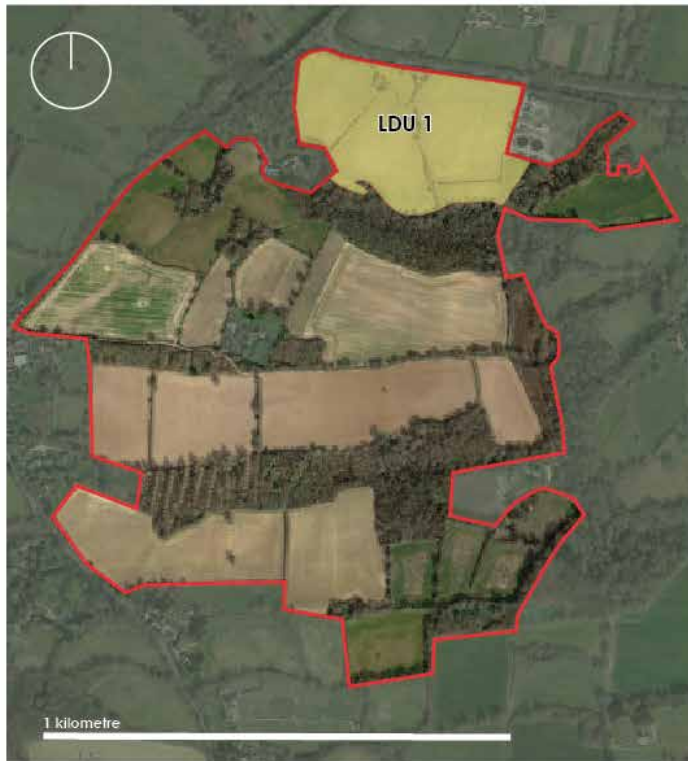
LDU11 Small enclosed fields- southern aspect

LDU12 Lower Copyhold Stream Woodland



## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 1: **Enlarged low-lying fields**



2. View north to Cuckfield Church Spire



3. View south over small meadow towards gill woodland



4. View west over small pasture

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 1: Enlarged low-lying fields**

<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Adjacent to AONB</li> <li>• Adjacent to Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of hedgerows &amp; historic field pattern visible on 1897 OS map</li> </ul>	<ul style="list-style-type: none"> <li>• Pasture with thick hedges and banking to the A272 to north and west</li> <li>• Southern &amp; southwestern boundary is the Ancient Woodland edge of Copyhold Stream</li> <li>• Water Treatment Works &amp; woodland to the east</li> <li>• Some internal hedges and few hedgerow trees</li> <li>• Smaller paddocks in southeastern corner</li> <li>• Straddles the 45-60m contours, some 17m fall from north to south</li> <li>• Generally concealed from view</li> <li>• Dominant view of Water Treatment Works and false tree mast</li> <li>• Area of Grade 1 farmland in northeast corner</li> </ul>	<ul style="list-style-type: none"> <li>• No primary and less than 4 secondary constraints, at least 3 services within walking distance and medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• Rural landscape partially blighted by proximity of A272 and Water Treatment Works</li> <li>• <b>MEDIUM</b> landscape value</li> <li>• <b>LOW</b> sensitivity to change</li> <li>• <b>MEDIUM/HIGH</b> capacity for change</li> </ul>



**1. View from footpath to the north west, a bank of trees screens the A 272 (right), long view west stopped by hedgerow (left)**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 2: Small enclosed fields, north aspect**



2. View east through hedge from footway



3. View south west along B2036 with LDU2 to left



4. View east through hedge



5. View over hedge to the east

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 2: Small enclosed fields, north aspect**

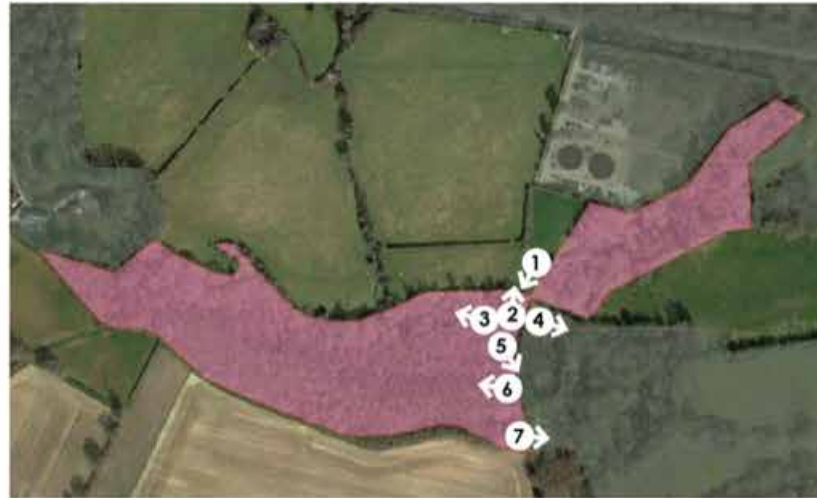
<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Adjacent to Ancient Woodland</li> <li>• Adjacent to AONB</li> </ul>	<ul style="list-style-type: none"> <li>• Historic internal field boundaries and two small woodlands visible on 1897 OS map</li> </ul>	<ul style="list-style-type: none"> <li>• The Ancient Woodland of Highbridge Mill and LDU3 lie to north, A272 to west, LDU5 to south;</li> <li>• Small fields of northern aspect pasture with hedged boundaries;</li> <li>• Includes block of Ancient Woodland on southeastern boundary;</li> <li>• Straddles the 50-65m contours with 20m fall from southwest to northeast;</li> <li>• No PRow access but occasional filtered views from A272;</li> <li>• Generally concealed but will be more visible during winter months;</li> </ul>	<ul style="list-style-type: none"> <li>• Low/medium Landscape Capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• Includes block of Ancient Woodland</li> <li>• Adjacent to additional Ancient Woodland and stream</li> <li>• HIGH landscape value</li> <li>• MODERATE/HIGH sensitivity to change</li> <li>• LOW capacity for change</li> </ul>



**1. View east from verge of A272 over LDU2; the road is fast and dangerous to cross as a pedestrian, with a narrow footpath on the western side**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 3: Upper Copyhold Stream Woodland



7. View east to Mackrell's - heathy woodland edge



1. Access to woodland from north



2. View north over stream footbridge



3. View west along stream



5. View mid-slope dying ashes

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 3: Upper Copyhold Stream Woodland**

<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Typical High Wealden Ghyll woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Highbridge Mill and millpond lie to west;</li> <li>• Woodland lies within steep sided valley of Copyhold Stream and tributary;</li> <li>• Water Treatment Works and LDU1 to north, LDU 2,5 &amp; 5 to south;</li> <li>• Species include oak, ash, hazel, sweet chestnut, birch, holly, hawthorn and alder, ash die-back apparent;</li> <li>• Cherry laurel infestation evident upstream adjacent to Highbridge Mill and the B2036;</li> </ul>	<ul style="list-style-type: none"> <li>• Low and low/medium Landscape Capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• Ancient Woodland and stream</li> <li>• <b>HIGH</b> landscape value</li> <li>• <b>HIGH</b> sensitivity to change</li> <li>• <b>ZERO</b> capacity for change</li> </ul>



**6. View west on upper slope of gill woodland**



**4. View east along stream**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 3: Upper Copyhold Stream Woodland**



## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 4: **Small low-lying field**



**1. View of nearby field from Copyhold Lane**



<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Adjacent to Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Small field typical of medieval High Weald AONB</li> </ul>	<ul style="list-style-type: none"> <li>• Site boundary to east and south with Copyhold Lane to east;</li> <li>• Ancient Woodland of Copyhold Stream and tributary lie to north and west;</li> <li>• Small field with westerly aspect;</li> <li>• Straddles the 45-55m contours;</li> <li>• No nearby PRoW so not visible to the general public;</li> <li>• Grade 3A agricultural land;</li> </ul>	<ul style="list-style-type: none"> <li>• No primary and less than 4 secondary constraints, at least 3 services within walking distance and medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• Ancient woodland and stream</li> <li>• HIGH landscape value</li> <li>• HIGH sensitivity to change</li> <li>• ZERO capacity for change</li> </ul>

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 5: Enlarged ridge-top fields, northern aspect



1. View north through gap in hedge



2. View east from ridge



4. View east from lower end of field by the footpath near Mackrell's

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 5: Enlarged ridge-top fields, northern aspect**

<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Adjacent to Ancient Woodland</li> <li>• Adjacent to AONB</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of hedgerows &amp; historic field pattern visible on 1897 OS map</li> </ul>	<ul style="list-style-type: none"> <li>• LDU2 and LDU3 (Copyhold Stream Wood) lie to north, A272 and AONB to west, LDU6 to south;</li> <li>• Southern boundary is a ridge-top linear woodland strip/hedge with hedgerow trees, fields are divided by three remaining north/south transverse hedges with occasional hedgerow trees;</li> <li>• Enlarged arable fields of northern aspect straddle the 55-75m contours;</li> <li>• PRoW follows ridge line along southern boundary, views over Cuckfield, Cuckfield Park and beyond;</li> <li>• Prominent location, visible from Cuckfield village and Cuckfield Park;</li> <li>• Productive Grade 3A and 3B farmland;</li> </ul>	<ul style="list-style-type: none"> <li>• Predominantly low/medium with some medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• A large area of exposed ridge-top arable farmland</li> <li>• MODERATE/HIGH landscape value</li> <li>• HIGH sensitivity to change</li> <li>• LOW/NEGLIGIBLE capacity for change</li> <li>• CONSERVE &amp; REINFORCE</li> </ul>



**3. Panorama to the north with Cuckfield Park (left), and Cuckfield Church on the skyline**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 6: Ridge-top tree line



6. Oak & Ash plantation, post Great Storm



7. Single line ridge-top trees



8. Single line ridge-top trees with hedge



1. View west showing part of core settlement



2. View north east: gap view of Cuckfield



4. View east showing drive to The Old Place & Barn House & the footpath/ridge top track



5. View west showing recent trees

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 6: Ridge-top tree line

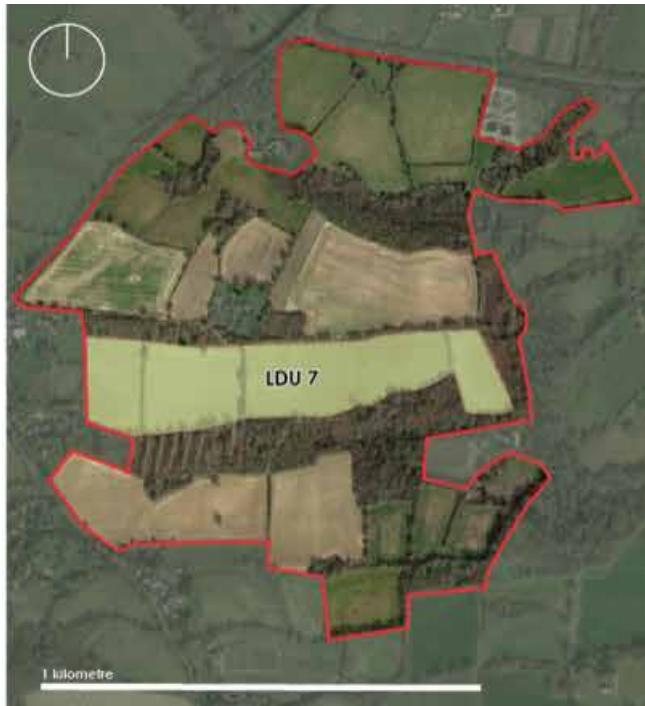
<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• PRow</li> </ul>	<ul style="list-style-type: none"> <li>• PRow follows historic routeway visible on 1897 OS map</li> </ul>	<ul style="list-style-type: none"> <li>• LDU5 and LDU7 lie to north and south respectively, LDU12 to the east;</li> <li>• Prominent ridge-top linear woodland strip/hedge with hedgerow trees</li> <li>• Ridgeline falls from 75m near Ansty in the west to 55m in the east;</li> <li>• PRow follows ridge line along southern boundary, views north towards Cuckfield and Cuckfield Park and long views to the south;</li> <li>• Old Place, Barn House and xx are part of isolated farmstead settlement pattern on the ridgeline;</li> <li>• A small plantation copse of oak and ash was probably re-planted after the Great Storm of 1987;</li> <li>• The western end of the LDU has a hedge with some hedgerow trees to the north of the PRow and a strip of young plantation on the south with some fine veteran oaks;</li> </ul>	<ul style="list-style-type: none"> <li>• Predominantly low/medium with some medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• Strong tree-line and PRow following ridge line</li> <li>• HIGH landscape value</li> <li>• HIGH sensitivity to change</li> <li>• ZERO capacity for change</li> <li>• CONSERVE &amp; REINFORCE</li> </ul>



3. Plantation woodland on south side of the footpath, likely to be post Great Storm, a large veteran Oak survives

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 7: Enlarged ridge-top fields, southern aspect**



**4. Most easterly field slopes SE to Gill woodland. There is marked level hange along hedge row from western field**



**1. Most westerly field slopes towards poplar plantation. large isolated oak, willow etc. to west boundary**



**3. View west showing mature dividing hedgerow**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 7: Enlarged ridge-top fields, southern aspect**

<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Adjacent to Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of hedgerows &amp; historic field pattern visible on 1897 OS map</li> </ul>	<ul style="list-style-type: none"> <li>• LDU6 (Ridgetop treeline) lies to north, LDU12 Copyhold Stream Wood to the west, LDU8 and LDU9 woodland to south;</li> <li>• Ridgetop enlarged arable fields with a southerly aspect;</li> <li>• Fields slope to the southeast and straddle the 40-75m contours;</li> <li>• Four large fields divided by hedgerows, the largest field has been this size since at least 1897;</li> <li>• The most easterly field steps down by +/-2m via wide hedge;</li> <li>• Productive south facing Grade 2 and Grade 3B farmland;</li> </ul>	<ul style="list-style-type: none"> <li>• Predominantly low/medium with some medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• A large area of exposed ridge-top arable farmland</li> <li>• MODERATE/HIGH landscape value</li> <li>• HIGH sensitivity to change</li> <li>• LOW/NEGLIGIBLE capacity for change</li> </ul>



**2. Panorama to south from midway along the ridge**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 8: **Plantation Wood**

<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Adjacent to Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Historic internal field boundaries visible on 1897 OS map</li> </ul>	<ul style="list-style-type: none"> <li>• LDU7 lies to north, LDU9 Furness Wood to the west, LDU10 to south;</li> <li>• Broadleaf plantation woodland;</li> <li>• Streamside/valley floor former paddocks;</li> <li>• The western stand of poplars probably dates from the late 1990's;</li> </ul>	<ul style="list-style-type: none"> <li>• Low/medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• MODERATE/HIGH landscape value</li> <li>• MODERATE sensitivity to change</li> <li>• LOW/NEGLIGIBLE capacity for change</li> </ul>



**1. Most westerly field slopes towards poplar plantation. large isolated oak, willow etc. to west boundary**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

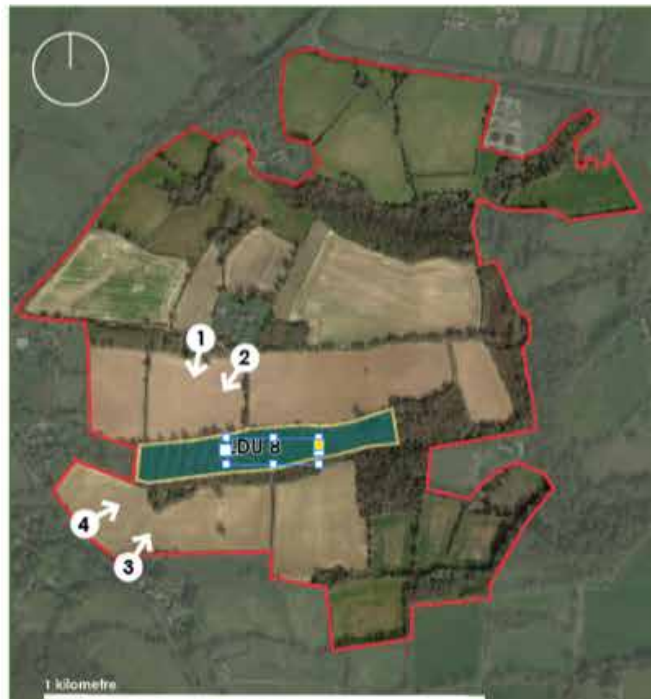
### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 8: **Plantation Wood**



2. view from B2036 south of Ansty



3. view south west + zoom of the poplar plantation which appears to have dated from around 2000



4. View across newly cleared pond north of West Riddens Farm

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 9: Ghyll Woodland**

<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Typical High Wealden Ghyll woodland</li> </ul>	<ul style="list-style-type: none"> <li>• LDU8 Plantation Wood lies to north, LDU10 and LDU11 to south;</li> <li>• Streamside ghyll woodland following a tributary of Copyhold Stream, Furness Wood Ancient Woodland to the west;</li> <li>• Falls from 60m in the west to 40m in the east;</li> <li>• Two interconnecting blocks of Ancient Woodland lie on the north and western edges of Old Furnace house and paddocks;</li> </ul>	<ul style="list-style-type: none"> <li>• Low/medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• Streamside woodland and Ancient Woodland</li> <li>• HIGH landscape value</li> <li>• HIGH sensitivity to change</li> <li>• ZERO capacity for change</li> </ul>



**1. View to gill woodland from the ridge-top bridle path**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 9: Gill Woodland



2. View from footpath to the old forge



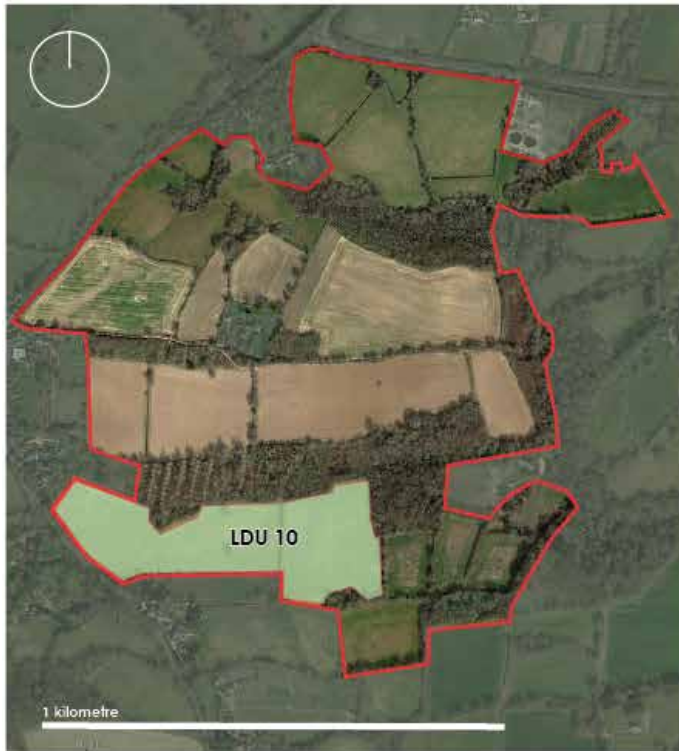
3. Views of the stream in the woodland near the old forge



4. View of woodland from Copyhold Lane

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 10: **Enlarged fields, lower slopes**



2. view north east from B2036



3. view over paddocks from footpath



4. High close boarded fencing onto path & nearby veteran oak



## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 10: Enlarged fields, lower slopes**

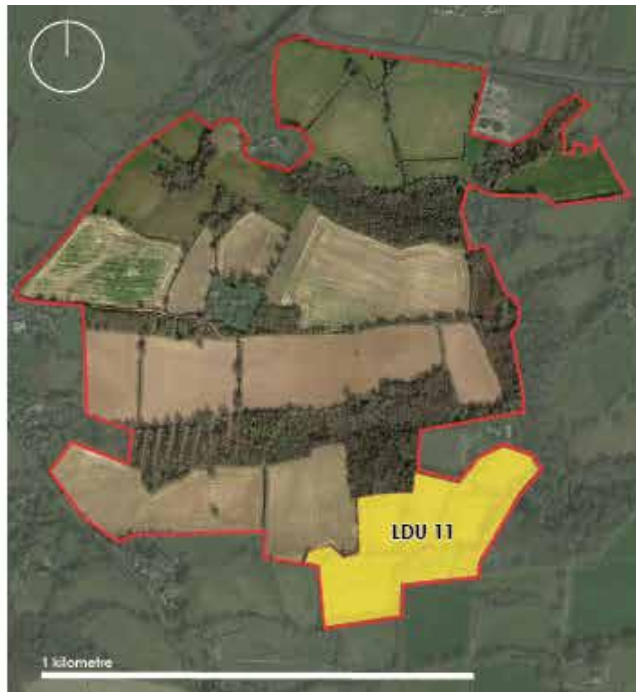
<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Adjacent to Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of hedgerows &amp; historic field pattern visible on 1897 OS map</li> </ul>	<ul style="list-style-type: none"> <li>• LDU9 (Furness Ancient Woodland) lies to north and east, LDU11 to the southeast, B2036 to the west;</li> <li>• Enlarged fields include horse-grazed pasture with a northerly aspect;</li> <li>• Fields fall to the north and straddle the 50-65m contours;</li> <li>• There is a single north-south hedge in the eastern section, other hedges have been removed since 1897, with a few isolated remaining trees;</li> <li>• A PRoW passes close to the eastern and southern boundaries and the B2036 follows the southwestern boundary giving views over the fields;</li> </ul>	<ul style="list-style-type: none"> <li>• Low/medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• Sloping rural farmland with wooded boundaries to north and east</li> <li>• MODERATE landscape value</li> <li>• MODERATE sensitivity to change</li> <li>• LOW/NEGLIGIBLE capacity for change</li> </ul>



**4. view north west across paddocks**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 11: **Small enclosed fields, northern aspect**



5. View into paddock



1. Path crosses pasture next to the Old Forge



2. Path enters a shaw



3. Path between overgrown hedges



4. Rough grazing

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - **Landscape Description Unit 11: Small enclosed fields, northern aspect**

<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Adjacent to Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Historic internal field boundaries visible on 1897 OS map</li> </ul>	<ul style="list-style-type: none"> <li>• LDU9 (Furness Ancient Woodland) lies to north and east, LDU11 to the southeast, B2036 to the west;</li> <li>• Smaller enclosed fields with mature hedgerow trees and small copse, as shown on 1897 OS map;</li> <li>• Fields fall to the southeast and northeast across a gentle ridgeline and straddle the 45-65m contours;</li> <li>• Smallest field adjacent to Old Furnace is rough grazing, others are arable;</li> <li>• A PRoW is located in a double hedgerow separating LDU10 and LDU11;</li> </ul>	<ul style="list-style-type: none"> <li>• Low/medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• Sloping rural farmland with wooded boundaries to north and east</li> <li>• MODERATE landscape value</li> <li>• MODERATE sensitivity to change</li> <li>• LOW/NEGLIGIBLE capacity for change</li> </ul>



**6. Gateway off path with view across arable field**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 12: Lower Copyhold Stream Woodland



Dormouse survey traps



1. view of woodland from north



2. Path across woodland towards rear of Lodge Farm



4. view into coppiced hazel

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

### Landscape Sensitivity and Capacity Assessment - Landscape Description Unit 12: Lower Copyhold Stream Woodland

<i>Designation &amp; Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Value, Sensitivity and Capacity for Change</i>
<ul style="list-style-type: none"> <li>• Ancient Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• Typical High Wealden Gill woodland</li> </ul>	<ul style="list-style-type: none"> <li>• LDU5, LDU6, LDU7 and LDU9 lie to the west of the north-south PRoW, the site boundary formed by the Copyhold Stream to the east;</li> <li>• An area of hazel coppice with standards;</li> <li>• Land falls towards the stream to the east and straddles the 40-50m contours;</li> <li>• Dormouse traps were noted, and this is an appropriate habitat;</li> <li>• A PRoW (bridleway) connects Copyhold Lane with Old Furnace and the B2036 to the west</li> </ul>	<ul style="list-style-type: none"> <li>• Low/medium landscape capacity according to Mid Sussex Capacity Study (LUC 2014)</li> <li>• Sloping rural farmland with wooded boundaries to north and east</li> <li>• HIGH landscape value</li> <li>• HIGH sensitivity to change</li> <li>• LOW/NEGLIGIBLE capacity for change</li> </ul>



**3. View along footpath - coppiced hazel with a line of wild cherry trees along the path**

## Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

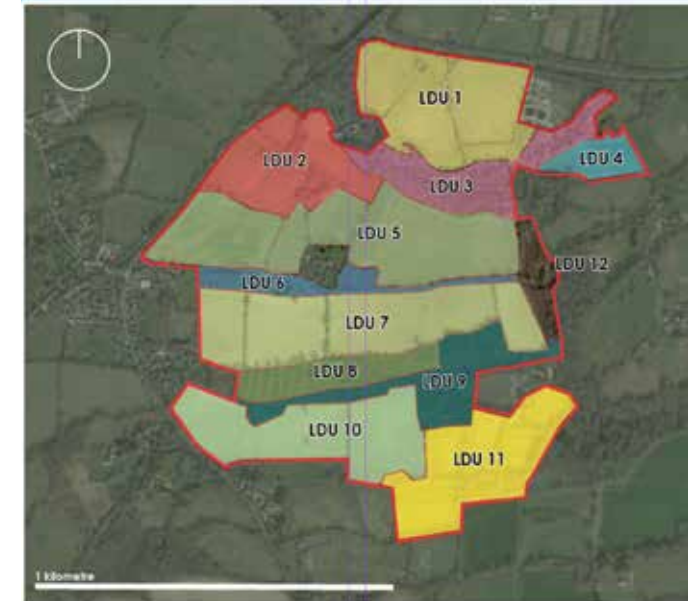
### Landscape Sensitivity to change

The landscape fabric of the site and its immediate surroundings were assessed in terms of their condition, value, sensitivity to change and capacity for development. The magnitude of potential change caused by the proposed development was considered and any landscape impacts were assessed.

Reference	Description	Landscape Value	Sensitivity to change	Capacity for change
<b>A Landscape Description Units within the site</b>				
LDU1	Enlarged low-lying fields	Moderate	Low	Medium
LDU2	Small enclosed fields, north aspect	High	Moderate/high	Low
LDU3	Upper Copyhold Stream Woodland	High	High	Zero
LDU4	Small low-lying field	High	High	Zero
LDU5	Enlarged ridge-top fields, north aspect	Moderate/high	High	Low/negligible
LDU6	Ridge-top tree line	High	High	Zero
LDU7	Enlarged ridge-top fields, south aspect	Moderate/high	High	Low/negligible
LDU8	Plantation Wood	Moderate	Moderate	Low/negligible
LDU9	Ghyll Woodland	High	High	Zero
LDU10	Enlarged fields, lower slopes	Moderate	Moderate	Low/negligible
LDU11	Small enclosed fields, north aspect	Moderate	Moderate	Low/negligible
LDU12	Lower Copyhold Stream Woodland	High	High	Zero

Description	Landscape Value	Sensitivity to change	Capacity for change
<b>B Landscape Fabric outside the site</b>			
High Weald National Landscape	High	High	Low/negligible
South Downs	High	High	Low/negligible
Cuckfield Conservation Area	High	High	Low/negligible

Table A1\_1 Sensitivity of landscape fabric to change



Landscape Description Units (LDUs) which comprise the landscape fabric within the site

## Appendix 2 Viewpoints and Visibility

### Intervisibility

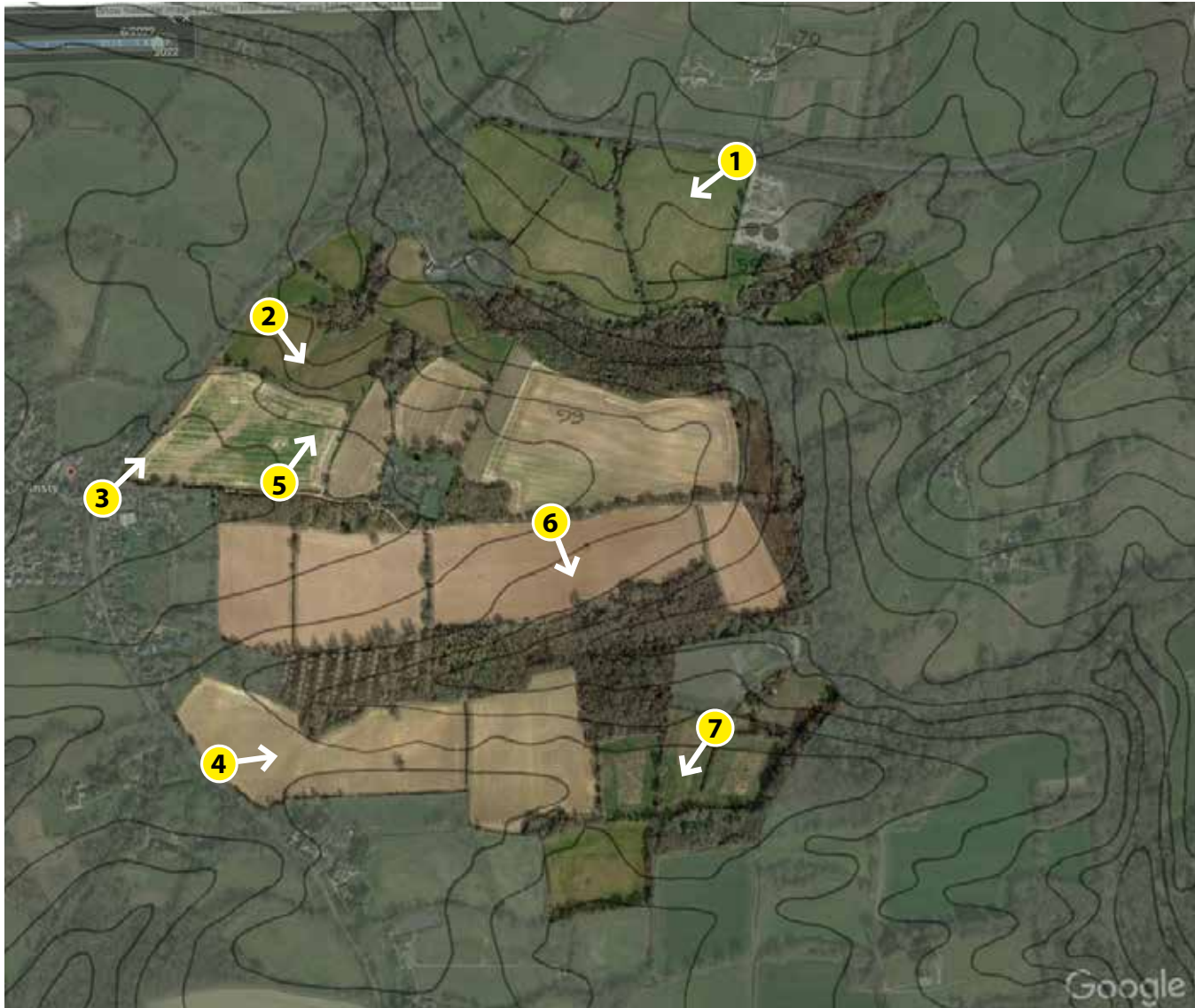


Figure A2\_1 Intervisibility

Intervisibility is a useful tool in assessing visual impact, as it suggests where a proposed development might be seen from.

Distance plays a part in noticing features, and where there are wide panoramas, such as those from the South Downs (VP8), the patchwork of fields, copses and hedgerows can make identification of small developments less easy to perceive.

## Appendix 2 Viewpoints and Visibility (contd)

### Views from the site



Figure A2\_2 Cuckfield seen from the site

### Identifying where the site may be seen from

The visual baseline fieldwork was carried out between May and July 2022. Visual receptors were sought on public rights of way, but private property was not entered. This fieldwork involved driving or walking routes in the vicinity to test whether the site was visible or not at pedestrian eye level. There were a number of impediments to views which are typical of this landscape – in particular, high hedges and low hills. We used the OS map to suggest where the potential visual envelope of the site was, this was cross referenced with views out from the site, and then tested by visiting the locations and looking back towards the site.

## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint One view southwest from A272 at entrance to Water Treatment Works



Figure A2\_3 Viewpoint One



Location of Viewpoint One

#### VP1

Grid Ref: W: 00 08 43 N: 50 59 59

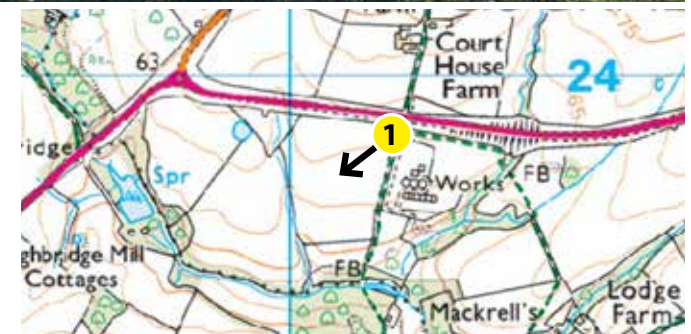
Distance from site: 5 metres

Elevation: +/- 62m AOD

**Visibility:** Not Visible ●

Discernable ●

**Visible** ●



## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint Two view east from A272 to south of Highbridge Mill opposite PRow 60CR



Figure A2\_4 Viewpoint Two



Location of Viewpoint Two

#### VP2

Grid Ref: W: 00 09 28 N:50 59 51  
 Distance from site: 8 metres  
 Elevation: +/- 55m AOD

**Visibility:** Not Visible ●  
 Discernable ● ←  
 Visible ●



## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #3 View east from A272 in the centre of Ansty along PRow



Figure A2\_5 Viewpoint Three



Location of Viewpoint Three

#### VP3

Grid Ref: W: 00 09 40 N:50 59 41  
 Distance from site: 43 metres  
 Elevation: 78m AOD

#### Visibility:

Not Visible ●

Discernable ●

Visible ●



## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #4 View from B2036 to north of West Riddens Farm



Figure A2\_6 Viewpoint Four



Location of Viewpoint Four

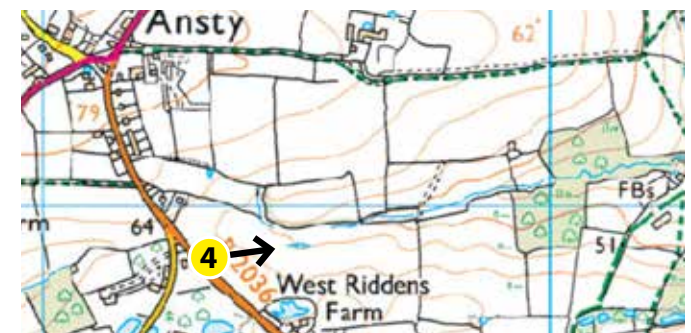
#### VP4

Grid Ref: W: 00 09 29 N:50 59 26  
 Distance from site: 8 metres  
 Elevation: 64m AOD

**Visibility:** Not Visible ●

Discernable ●

**Visible** ●



## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #5 View northeast from PRow 62CR towards Cuckfield



Figure A2\_7 Viewpoint Five



Location of VP5

#### VP5

Grid Ref: W: 00 09 26 N: 50 59 40  
Distance from site: 0 metres  
Elevation: 74m AOD

#### Visibility:

Not Visible



Discernable



Visible



## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #6 View southeast from PRow 62CR to the east of the Old Place



Figure A2\_8 Viewpoint Six

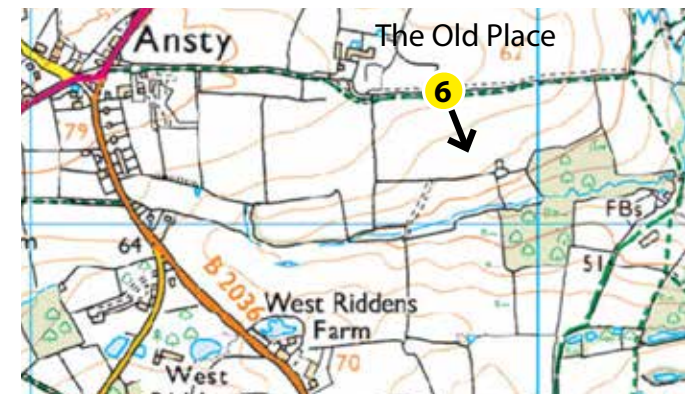


Location of Viewpoint Six

#### VP6

Grid Ref: W: 00 09 05 N:50 59 38  
Distance from site: 0 metres  
Elevation: 65m AOD

**Visibility:** Not Visible ●  
Discernable ●  
**Visible** ● ←



## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #7 View southwest along bridlepath 73CR



Figure A2\_9 Viewpoint Seven

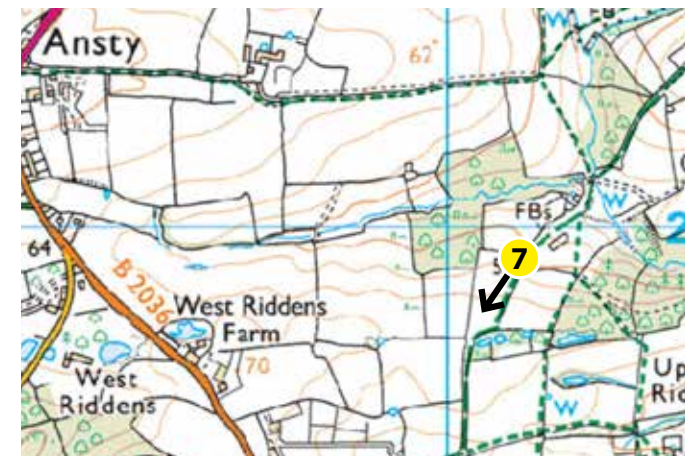


Location of Viewpoint Seven

#### VP7

Grid Ref: W: 00 08 48 N:50 59 27  
Distance from site: 0 metres  
Elevation: 55m AOD

**Visibility:** Not Visible ●  
Discernable ●  
**Visible** ●



## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoints #8 to 12

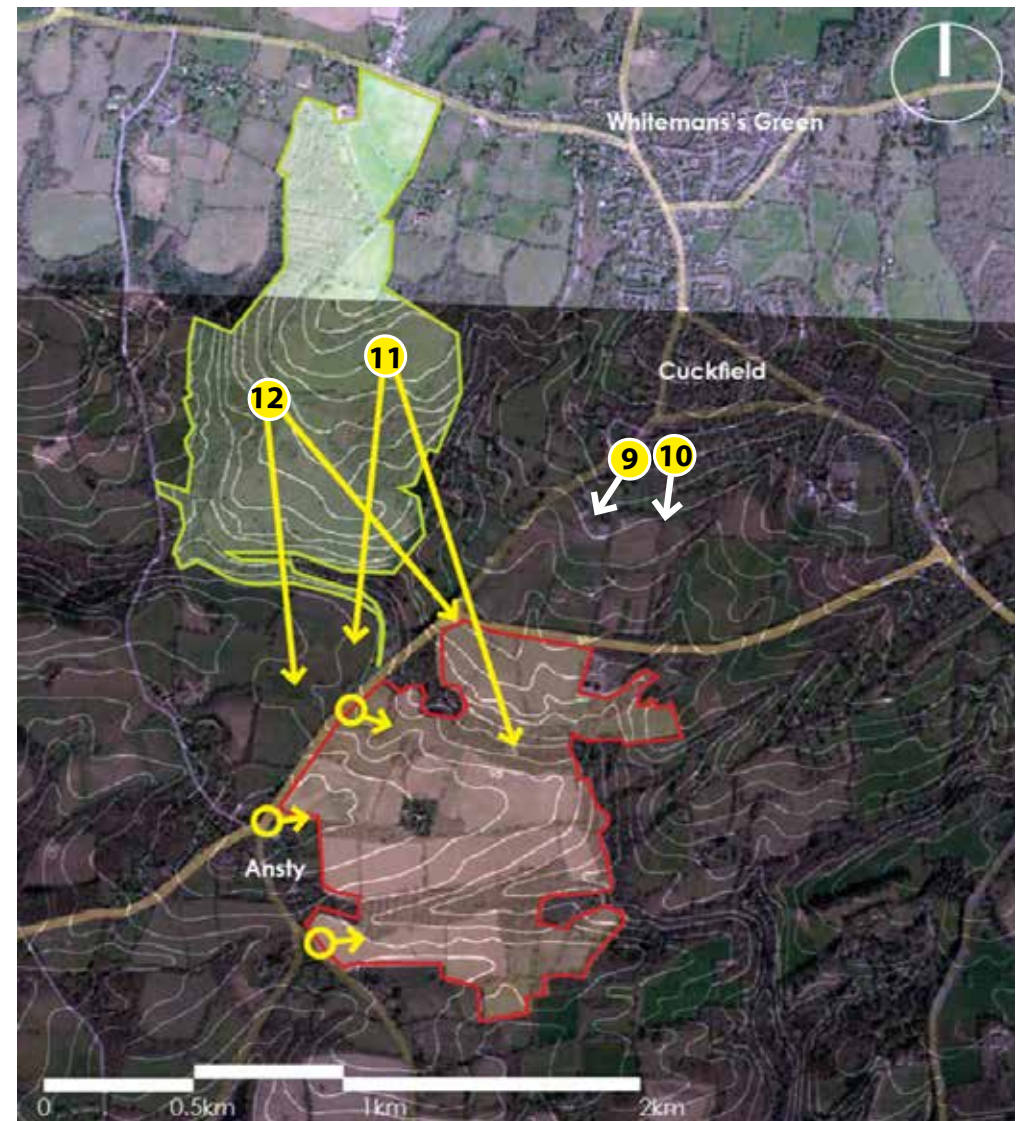
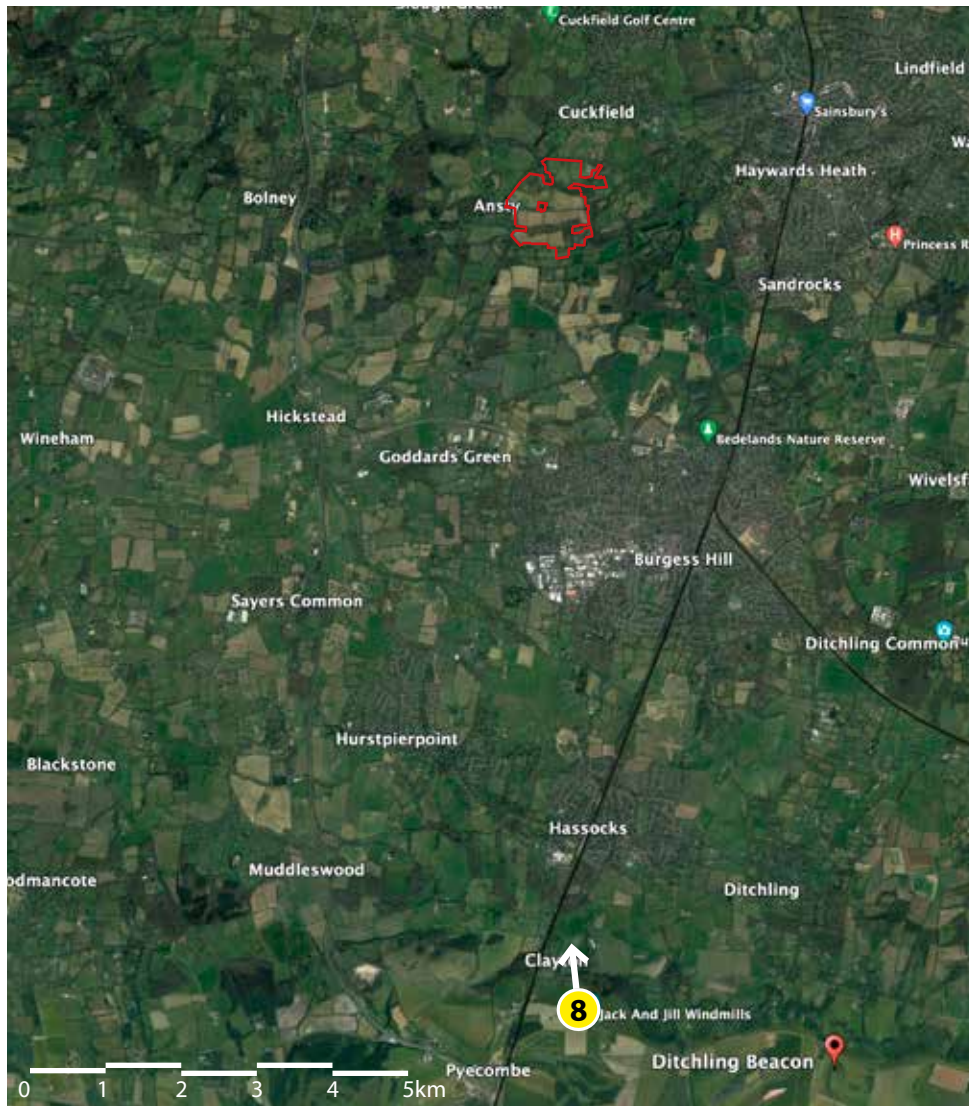


Figure A2\_10 Location of Viewpoints #8 to 12

## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #8 View from Jack and Jill Windmills, Clayton, South Downs National Park



Figure A2\_11 Viewpoint Eight



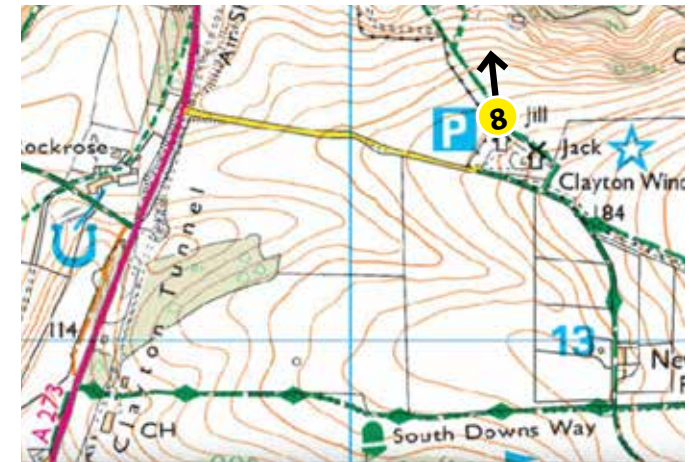
Location of Viewpoint Eight

#### VP8

Grid Ref: W: 00 08 52 N:50 54 20  
 Distance from site: 9.5 kilometres  
 Elevation: +/- 167m AOD

#### Visibility:

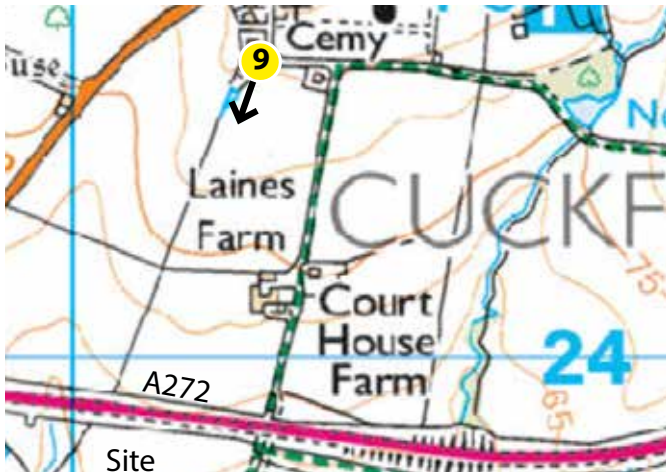
- Not Visible ●
- Discernable** ● ←
- Visible ●



Location of Viewpoint Eight

## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #9 View from Newbury Lane through gate to Laines Farm



Location of Viewpoint Nine

#### VP9

Grid Ref: W: 00 08 42 N:51 00 13  
Distance from site: 450 metres  
Elevation: +/- 85m AOD

**Visibility:** Not Visible ●  
Discernable ●  
**Visible** ● ←

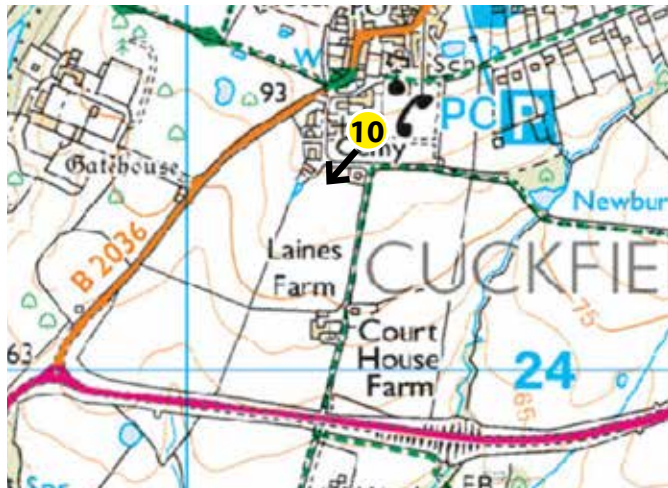
Figure A2\_12 Viewpoint Nine

## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #10 View from the Churchyard, Cuckfield Conservation Area



Figure A2\_13 Viewpoint Ten



Location of Viewpoint Ten

#### VP10

Grid Ref: W: 00 08 39 N: 51 00 14  
 Distance from site: 517 metres  
 Elevation: +/- 89m AOD

#### Visibility:

Not Visible ●

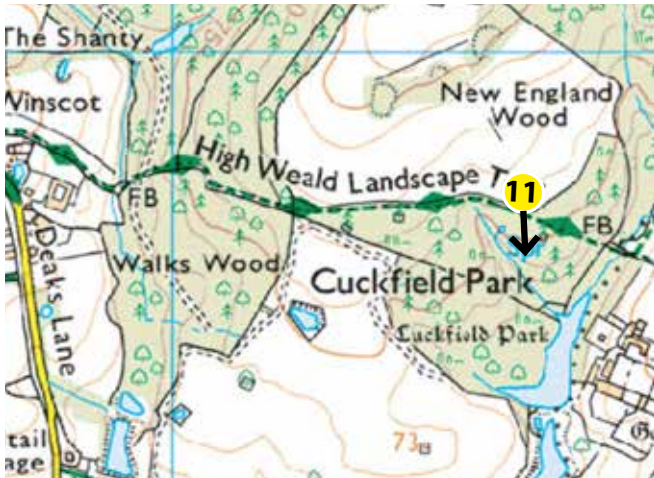
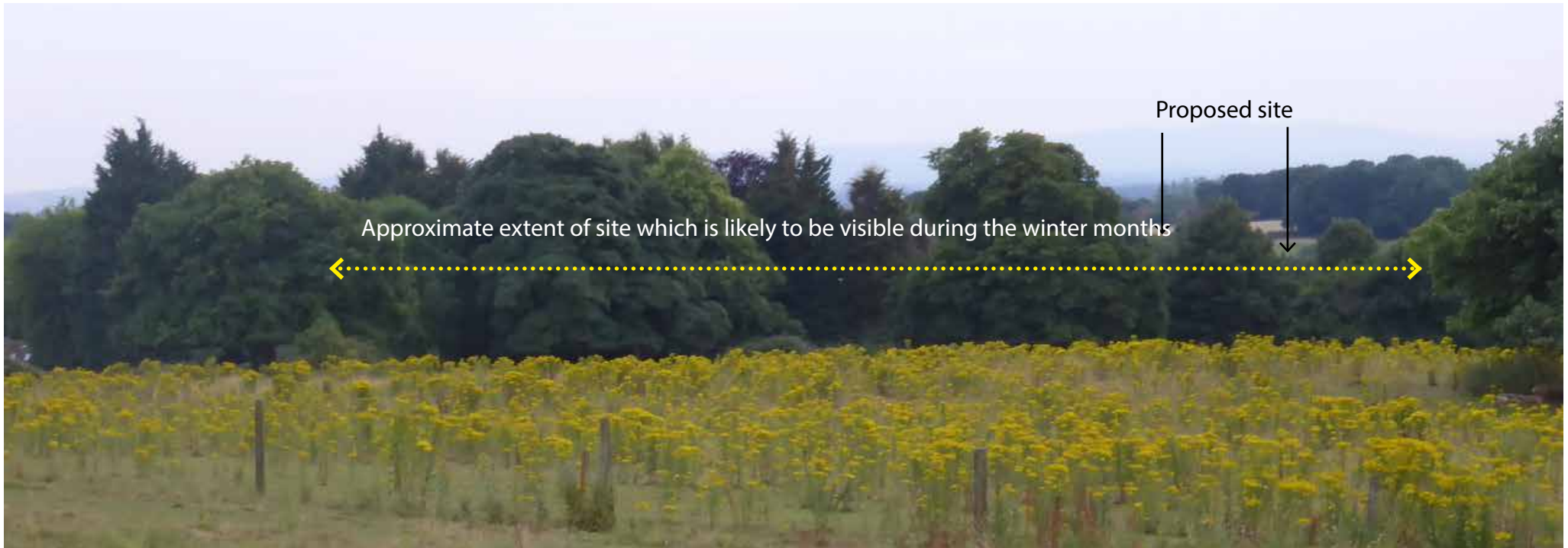
Discernable ●

Visible ●



## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #11 View from Cuckfield Park



#### VP11

Grid Ref: W: 00 09 13 N:51 00 26  
 Distance from site: 770 metres  
 Elevation: +/- 80m AOD

**Visibility:** Not Visible ●  
 Discernable ●  
**Visible** ● ←

Figure A2\_14 Viewpoint Eleven

## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoint #12 View from HW Landscape Trail Cuckfield Park

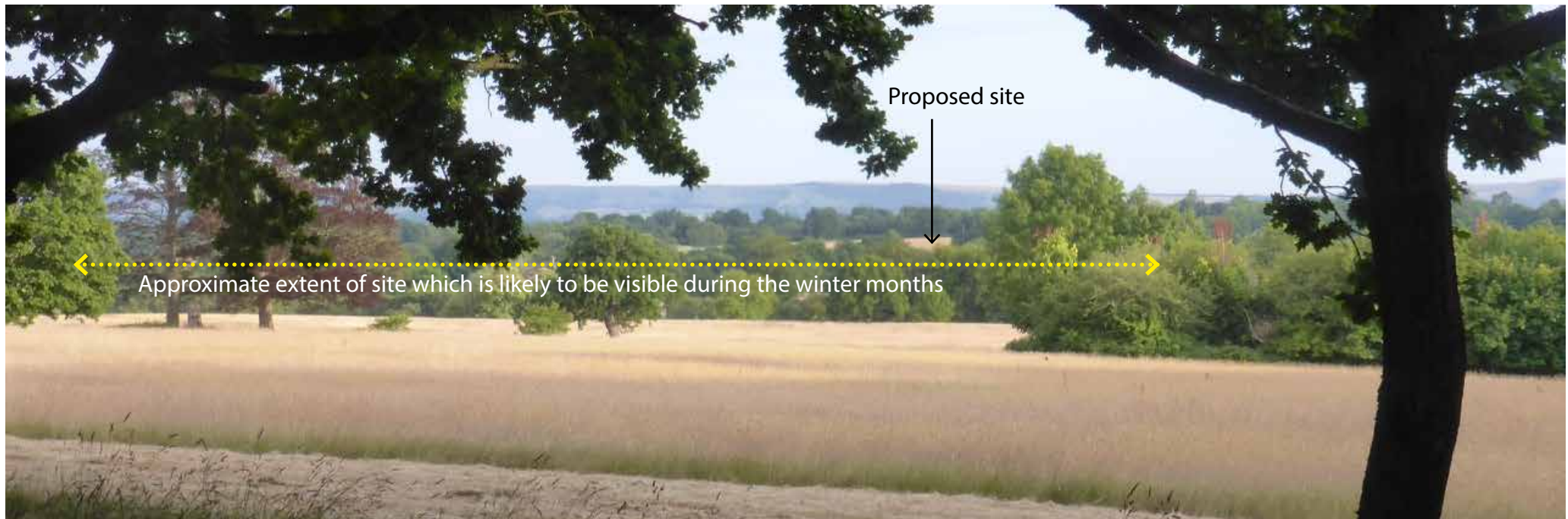
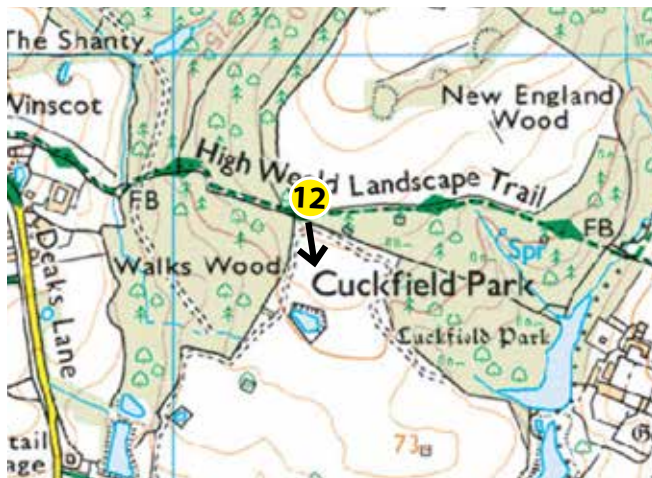


Figure A2\_15 Viewpoint Twelve



#### VP12

Grid Ref: W: 00 09 34 N: 51 00 27

Distance from site: 951 metres

Elevation: +/- 85m AOD

#### Visibility:

Not Visible



Discernable



Visible



## Appendix 2 Viewpoints and Visibility (contd)

### Viewpoints

Visual Receptor	Location	Distance from site	Elevation	Comments
VR1	A272 at entrance to Water Treatment Works	5m	+/-62m aod	Medium to long view across wooded Copyhold Stream valley to treeline on ridge to east of Ansty.
VR2	A272 opposite PRoW 60CR	8m	+/-55m aod	Field entrance in roadside hedge giving a narrow medium to long view across arable fields to ridgeline to east of Ansty.
VR3	A272 in Ansty village	43m	+/-78m aod	Short view of garden fence and roadside hedge to roofline.
VR4	B2036 to north of West Riddens Farm	8m	+/-64m aod	Medium to long view across arable fields past Riddens Wood towards Furnace Wood.
VR5	PRoW 62CR near Ansty village	0m	+/-74m aod	Long view towards Cuckfield showing the polytunnels of Laines Farm, housing to the south-west of the village and the church spire.
VR6	PRoW 62CR to east of the Old Place	0m	+/-65m aod	Medium view across Copyhold Stream and Furnace Woods towards the southern part of the site.
VR7	Bridlepath 73CR to south of Old Furnace	0m	+/-55m aod	Short view across enclosed paddock.
VR8	Jack and Jill Windmills	9.5km	+/-167m aod	Long sweeping panorama across the Weald towards the Greensand Ridge and the North Downs.
VR9	Laines Farm, Newbury Lane	450m	+/-85m aod	Framed view of proposed site.
VR10	Cuckfield Churchyard	517m	+/-89m aod	Long view across the site towards the South Downs; a wide extent of the site is likely to be visible during the winter months.
VR11	High Weald Landscape Trail , Cuckfield Park	770m	+/-80m aod	Glimpsed long view through trees of Cuckfield Park across the site towards the South Downs; a wide extent of the site is likely to be visible during the winter months.
VR12	High Weald Landscape Trail, Cuckfield Park	951m	+/-85m aod	Relatively open long view across Cuckfield Park and the proposed site towards the South Downs; a wide extent of the site is likely to be visible during the winter months.

Table A2\_1 Visual Receptors

## Appendix 3 Landscape Impact Tables

### Likely Significant Effects on the Landscape Fabric

This section outlines the assessment of the likely effects of the proposed development on the Landscape Fabric of the site and its setting. The impacts on the existing landscape, plus the effects of new elements introduced into the landscape as part of the proposed scheme will be cumulative. Reference is made to Tables A3, A4

Ref	Description	Sensitivity	Landscape Magnitude of Change	Landscape effects and impact
<b>A Landscape Fabric within the site</b>				
LDU1	Enlarged low-lying fields	Moderate	A high magnitude of change	This would be the location of the northern site entrance/bus route, development comprising 2 and 2.5 storey flats, housing, sports pitches and facilities; a high magnitude of change to a landscape of low sensitivity would give rise to a <b>major adverse impact</b> .
LDU2	Small enclosed fields, north aspect	Moderate/high	A medium/high magnitude of change	The western site entrance, a Local Centre up to 3 storeys high and housing up to 2.5 storeys high are proposed in the southern and eastern part of this area, with public open space to the west, and retained woodland. A medium/high magnitude of change to a landscape of moderate/high sensitivity would give rise to a <b>moderate/major adverse impact</b> .
LDU3	Upper Copyhold Stream Woodland	High High	Varies from low to high magnitude of change	This wooded valley of Ancient Woodland would be crossed by a bridge with the principal road through the development, and flanked to the north and south by residential development, giving rise to notable changes around the new bridge crossing, with low changes within the wider woodland. A high magnitude of change to a landscape of high sensitivity would give rise to a <b>major adverse impact</b> around the bridge crossing with a <b>moderate adverse impact</b> within the wider woodland.
LDU4	Small low-lying field	High	A medium magnitude of change	This eastern corner of the site is shown as public open space flanked by retained Ancient Woodland in LDU3 giving a low magnitude of change. A low magnitude of change to a landscape of high sensitivity would give rise to a <b>moderate adverse impact</b> .
LDU5	Enlarged ridge-top fields, north aspect	High	A high magnitude of change	This area would contain school and sports pavilions to the west, 1.5 to 2 storey housing to the east giving a high magnitude of change. A high magnitude of change to a landscape of high sensitivity would give rise to a <b>major adverse impact</b> .
LDU6	Ridge-top tree line	High	A low magnitude of change	Woodland is retained along the ridgeline but bisected by a strategic road giving a low to medium magnitude of change. A low /medium magnitude of change to a landscape of high sensitivity would give rise to a <b>moderate adverse impact</b> .
LDU7	Enlarged ridge-top fields, south aspect	High	A high magnitude of change	3 to 4 storey flats and housing are proposed here, an area which would be crossed by the strategic road. A high magnitude of change to a landscape of high sensitivity would give rise to a <b>major adverse impact</b>
LDU8	Plantation Wood	Moderate	Varies from low to high magnitude of change	The woodland would be bisected by the principal road on structure causing locally a high magnitude of change; the remaining woodland would be flanked to the north by residential development of 4 storeys. Most woodland would remain undisturbed with two new foot/cycle links causing a low magnitude of change. A high magnitude of change to a landscape of moderate sensitivity would give rise to a local <b>major adverse impact</b> ; a low magnitude of change to the remaining woodland would give rise to <b>minor adverse impact</b> .

Table A3\_1 Magnitude of change and landscape impact to landscape fabric

## Appendix 3 Landscape Impact Tables

### Likely Significant Effects on the Landscape Fabric

Ref	Description	Sensitivity	Landscape Magnitude of Change	Landscape effects and impact
LDU9	Ghyll Woodland	High	Varies from low to high magnitude of change	The woodland would be crossed by the principal road through the development, on structure as it crosses the stream valley and flanked to the south by 2.5 storey residential development. A high magnitude of change to a landscape of high sensitivity would give rise to a localised <b>major adverse impact</b> ; a low magnitude of change over the wider woodland would give rise to a <b>moderate adverse impact</b> .
LDU10	Enlarged fields, lower slopes	Moderate	A high magnitude of change	This area would contain the southern site entrance, housing and flats 2 to 2.5 storeys high and sports pitches. A high magnitude of change to a landscape of moderate sensitivity would give rise to a <b>moderate/high adverse impact</b> .
LDU11	Small enclosed fields, north aspect	Moderate	A medium magnitude of change	This southeastern corner of the site would contain 2 storey housing to the west and open space to the east. A medium magnitude of change to a landscape of moderate sensitivity would give rise to a <b>moderate adverse impact</b> .
LDU12	Lower Copyhold Stream Woodland	High	A low magnitude of change	This area would remain undisturbed and be flanked by a buffer zone and 2 to 2.5 storey housing to the west, giving rise to a low/negligible magnitude of change. A low/negligible magnitude of change to a landscape of high sensitivity would give rise to a <b>minor/moderate adverse impact</b> .

Description	Sensitivity	Landscape Magnitude of Change	Comments
<b>B Landscape Fabric outside the site</b>			
High Weald National Landscape	High	A high magnitude of change	The proposed development would be visible from within the High Weald National Landscape, and would affect its setting and its outlook. It would be visible from popular walking trails such as the High Weald Landscape Trail. Of particular concern is the light pollution from proposed new housing within 50metres of the HWNL boundary at the northwestern corner of the site. Light pollution and a lack of dark skies are known to be a key indicators of urban rather than rural surroundings. This would give rise to a very intensive change in a limited part of the AONB, and a high magnitude of change. A high magnitude of change to a landscape of high sensitivity would give rise to a <b>major adverse impact</b> .
South Downs National Park	High	A medium magnitude of change	The proposed development would be visible from elevated viewpoints within the SDNP such as Ditchling Beacon and Jack and Jill Windmills. Due to its key location, the proposed development at Ansty Farm would contribute strongly to the appearance of Burgess Hill and Haywards Heath as a single and continuous sprawl. This would give rise to a notable change in a limited part of the SDNP, and a medium magnitude of change. A medium magnitude of change to a landscape of high sensitivity would give rise to a <b>moderate/major adverse impact</b> .
Cuckfield Conservation Area	High	A medium magnitude of change	The proposed development would be visible from within the Cuckfield Conservation Area (CCA) and would affect its setting and its outlook. At present the CCA has a stunning rural outlook southwards towards the South Downs. The proposed development would be visible from the Conservation Area and would urbanise its setting and outlook, giving rise to a notable change in a limited part of the CCA, and a medium magnitude of change. A medium magnitude of change to a landscape of high sensitivity would give rise to a <b>moderate/major adverse impact</b> .

Table A3\_1 (contd) Magnitude of change and landscape impact to landscape fabric

## Appendix 3 Landscape Impact Tables

The landscape fabric of the site and its immediate surroundings were assessed in terms of their condition, value, sensitivity to change and capacity for development. The magnitude of potential change caused by the proposed development was considered and any landscape impacts were assessed.

The Landscape Baseline considers the landscape character and landscape fabric within and around the site. The condition and sensitivity of these elements is considered with reference to Appendix 5, Assessment Methodology, and Table A5\_1, Landscape Value and Sensitivity to Change. Landscape fabric of distinctive character or age, such as a category 'A' tree or ancient hedgerow is considered to have a high sensitivity to change. Landscape fabric of little character or in poor condition, such as a power line, or a diseased or category C tree, is considered to have a low sensitivity to change.

## Appendix 4 Visual Impact Tables

### Likely Visual Impact to Visual Receptors

Reference	Property	Approximate distance from site boundary	Comments and sensitivity
1	Properties on north-east side of Ansty village	+/- 2-54m	Includes the Lizard which backs onto the site and is just +/-2m from the site boundary and 4 properties facing the site from the far (northwest) side of the A272; Cross Cottages were built on the site of the former village pub, (the Ansty Cross, demolished in 2014); Birch Trees Farm and Wellingtonia Lodge lie to the south of PRoW 62CR. The Lizard is considered to have a <b>high</b> degree of <b>sensitivity</b> due to its proximity to the site; although close to the site, none of the other properties would have an open view of the site due to local tree and hedge cover; they are considered to have a <b>moderate</b> degree of <b>sensitivity</b> .
2	High Bridge Mill & High Bridge Cottages	+/- 23m & 14m	These properties lie in a wooded valley and although close to the site, would not look directly over it; they are considered to have a <b>moderate</b> degree of sensitivity.
3	Court House and Laines Farm	+/- 210m	These properties lie to the east and west of PRoW 8aCU, to the north of the Cuckfield By-pass. Although slightly elevated above the site, they are some distance from it and the tree cover along the A272 would filter and/or screen views of the site; they are considered to have a <b>low</b> degree of <b>sensitivity</b> .
4	Mackrell's	+/- 20m	Mackrell's would be surrounded by the site on three sides, to the north, west and south, with access via proW 62CR which traverses the full width of the site. Mackrell's Farm Cottage would be less than +/-20m from the site boundary to the west and due to its close proximity, it is considered to have a <b>high</b> degree of <b>sensitivity</b> , despite the tree cover around the property.
5	The Old Place, Barn House, the Grainloft	+/- 34m, 24m & 6m	These properties would be surrounded by the site on all four sides, to the north, west, east and south, with access via proW 62CR which traverses the full width of the site. The Grainloft would be less than +/-6m from the site boundary to the west with the other two properties +/-34m and +/-24m respectively from the site boundary. They are considered to have a <b>high</b> degree of <b>sensitivity</b> .
6	Lodge Farmhouse, Copyhold Cottage and Crabtree	+/- 92m, 248m & 260m respectively	These properties lie to the south of the wooded Copyhold Stream and would be unlikely to have views of the site. They are considered to have a <b>low</b> degree of <b>sensitivity</b> .
7	Copyhold Farm	+/- 295m	This property lies to the south of the wooded Copyhold Stream and would be unlikely to have views of the site. They are considered to have a <b>low</b> degree of <b>sensitivity</b> .
8	Old Furnace	+/- 25m	Old Furnace would be surrounded by the site on three sides, to the north, west and south. The property would be approximately +/-25m from the site boundary to the west and due to its close proximity, it is considered to have a <b>high</b> degree of <b>sensitivity</b> .
9	Harvest Hill and Harvest Hill Cottages	+/- 220m and 246m	Harvest Hill and Harvest Hill Cottages lie to the south of the site, and are oriented east and south respectively, away from the site. They are considered to have a <b>low</b> degree of <b>sensitivity</b> .
10	West Riddens and Oak Tree Farm	+/- 48m and 130m	These two properties lie to the south of the site boundary, close to th B2036; they would have downhill views towards the site, but from a distance of +/-48m and +/-130m respectively. They are considered to have a <b>moderate</b> degree of <b>sensitivity</b> .

Table A4\_1 Sensitivity of Close Neighbours

## Appendix 4 Visual Impact Tables

### Likely Visual Impact to Visual Receptors

Visual Receptor	Location	Sensitivity of VRs	Visual magnitude of change	Visual effects and impacts
VR1	A272 Water Treatment Works	Low for drivers on A272 and high for walkers on PRoW	Medium for drivers medium/high for walkers	A major new vehicular entrance and bus route is proposed here with street lighting; housing to the west would be 2 to 2.5 storeys high, sports pitches to the east may be illuminated; views across the Copyhold valley to housing on the north-facing slopes would fundamentally change the character of this view. A medium/high magnitude of change to VRs of high sensitivity would give rise to a <b>moderate adverse impact</b> (walkers); a low/medium magnitude of change to VRs of low sensitivity would give rise to a <b>minor adverse impact</b> (drivers)
VR2	A272 opposite PRoW 60CR	Low for drivers, high for pedestrians on pavement & PRoW	Medium for drivers on A272 and also for pedestrians	A major new vehicular entrance is proposed in this part of the site with screen planting along the roadside. This would be clearly visible from passing vehicles and for slow moving pedestrians. Housing and a new Local Centre would be set back from the A272 behind public open space. A medium magnitude of change to VRs of low or high sensitivity would give rise to a <b>minor adverse impact</b> (drivers) and a <b>major adverse impact</b> (pedestrians).
VR3	A272 in Ansty village	Medium for drivers, high for pedestrians, local residents and walkers	Low for drivers, residents and pedestrians	The proposed housing and school buildings would be set back from this point, screened behind a landscape buffer, but light spill from street lighting could still affect the character of this view. A low magnitude of change to VRs of low or high sensitivity would give rise to a <b>minor adverse impact</b> (drivers and pedestrians)
VR4	B2036 to north of West Riddens Farm	Low for drivers, dangerous for pedestrians	Medium	This is the location of the major new vehicle entrance and bus route to the site; there would be housing of 2 to 2.5 storeys. Street lighting would increase the change. A medium magnitude of change to VRs of low sensitivity would give rise to a <b>minor adverse impact</b>
VR5	PRoW 62CR near Ansty village	High	High	There would be a new spine road in the foreground heading towards a 3 storey Local Centre, with school and sports buildings to the west and housing to the east; this would replace the arable field in the existing view and fundamentally changing its character. The view of Cuckfield church spire from this PRoW would be lost. A high magnitude of change to VRs of high sensitivity would give rise to a <b>major adverse impact</b>
VR6	PRoW 62CR to east of Old Place	High	High	There would be a view of 3 and 4 storey housing and a new spine road with street lighting in the foreground across this part of the site, replacing the arable field in the existing view and fundamentally changing its character. A high magnitude of change to VRs of high sensitivity would give rise to a <b>major adverse impact</b>

Table A4\_2 Magnitude of change and visual effects to VRs

## Appendix 4 Visual Impact Tables

### Likely Visual Impact to Visual Receptors

Visual Receptor	Location	Sensitivity of VRs	Visual magnitude of change	Visual effects and impacts
VR7	Bridlepath 73CR Old Furnace	High	Medium magnitude of change	There would be new housing to the right of this view and public open space ahead and to the left, altering the view and changing its character. A medium magnitude of change to VRs of high sensitivity would give rise to a <b>moderate adverse impact</b>
VR8	Jack and Jill Windmills	High	Medium	Rooftops of the proposed houses would be visible from this iconic viewpoint in the South Downs National Park, changing a leafy rural panorama to one with a wide belt of suburban housing. Despite the distance away, the scheme would be noticeable in the view, especially at dusk and evenings and affect its character. A medium magnitude of change to VRs of high sensitivity would give rise to a <b>moderate adverse impact</b>
VR9	PRoW at Laines Farm	High	Medium	There would be new housing and street lighting across the north-facing slopes of the site which would be noticeable in this narrow framed view from the PRoW and access for local residents. A medium magnitude of change to VRs of high sensitivity would give rise to a <b>moderate adverse impact</b>
VR10	Cuckfield Church- yard	High	Medium	In winter (without the foreground vegetation) the new housing and street lighting would be noticeable in this view, affecting the outlook from the Grade I churchyard and Conservation Area and character of the view. A medium magnitude of change to VRs of high sensitivity would give rise to a <b>moderate adverse impact</b>
VR11	HW Landscape Trail Cuckfield Pk	High	Medium	A wide swathe of new housing with street lighting across the north-facing slopes of the site would be noticeable in this view particularly during the winter months, affecting its character and components. A medium magnitude of change to VRs of high sensitivity would give rise to a <b>moderate/major adverse impact</b>
VR12	High Weald Landscape Trail, Cuckfield Park	High	Medium	A wide swathe of new housing with street lighting across the north-facing slopes of the site would be noticeable in this view particularly during the winter months, affecting its character and components. A medium magnitude of change to VRs of high sensitivity would give rise to a <b>moderate/major adverse impact</b>

Table A4\_2 (contd) Magnitude of change and visual effects to VRs

The visibility baseline identifies a number of viewpoints (VPs) which are reflective of the key Visual Receptors (VRs) from PRoWs, including roads and footpaths. These receptors are carefully considered with reference to the Assessment Methodology (see Appendix 5) in terms of their sensitivity to change. This is explained in Table A5\_2. For example, a stationary visual receptor such as a resident of a nearby property facing the development

or someone sitting on a bench at a scenic viewpoint, or someone moving slowly towards the development, such as a walker or cyclist, and likely to be in that location to enjoy the surroundings, will be assessed to have a high sensitivity. Moving visual receptors such as motorists, those from further away or residents of residential properties with no direct or distant views of the proposed development will be assessed as having

a low sensitivity.

## Appendix 4 Visual Impact Tables

### Likely Visual Impact to Visual Receptors

Ref	Property	Sensitivity	Visual magnitude of Change	Visual effects and impact
1	Properties on northeast side of Ansty village	Moderate to high	Low/medium	Proposed development to the north would be set back behind a landscape buffer and existing roadside trees; 3 storey housing to the south and distributor road follow the site boundary to the east of Ansty. There could be some light spill or filtered views during the winter months. A low/medium magnitude of change on neighbours of moderate/high sensitivity would give rise to a <b>moderate adverse impact</b>
2	High Bridge Mill & High Bridge Cottages	Moderate	Low	Housing up to 2.5 storeys is proposed to the northeast and south of High Bridge Mill, with a 15m buffer to protect areas of Ancient Woodland. The development would not appreciably affect the outlook of these properties. There could be some light spill or filtered views during the winter months. A low magnitude of change on a neighbour of moderate sensitivity would give rise to a <b>minor adverse impact</b>
3	Laines & Court House Farms	Low	Low	Topography and vegetation on the north side of the A272 would screen views of the proposed development; distant glimpses of rooftops may be possible through winter vegetation and street and sports pitch lighting could alter the outlook from these farms. A low magnitude of change on a neighbour of low sensitivity would give rise to a <b>minor adverse impact</b>
4	Mackrell's	High	High	Housing up to 2.5 storeys is proposed close to the Mackrell's boundary to the southwest; the access to Mackrell's follows the PRoW from Ansty and would cross the main north south spine road proposed through the site. The outlook and setting of the property would be fundamentally changed, as would the approach to it. A high magnitude of change on a neighbour of high sensitivity would give rise to a <b>major adverse impact</b>
5	The Old Place, Barn House, the Grainloft	High	Medium to high	Although there would be housing and flats on all four sides of these properties, public open space and children's play is proposed to the north and east so much of the residential development would be +/-100m away. To the west 1.5 storey housing would be close to the Grainloft. The access from Ansty would be fundamentally changed in character and the changes in outlook and setting would be noticeable. There could be some light spill or filtered views during the winter months. A medium magnitude of change on a neighbour of high sensitivity would give rise to a <b>moderate adverse impact</b> , (The Old Place, Barn House) a high magnitude of change would give rise to a <b>major adverse impact</b> (the Grainloft)

Table A4\_3 Magnitude of change and landscape effects to Close Neighbours

The visibility baseline identifies a number of viewpoints (VPs) which are reflective of the key Visual Receptors (VRs) from PRoWs, including roads and footpaths. These receptors are carefully considered with reference to the Assessment Methodology (see Appendix 5) in terms of their sensitivity to change. This is explained in Table A5\_2.

For example, a stationary visual receptor such as a resident of a nearby property facing the development

or someone sitting on a bench at a scenic viewpoint, or someone moving slowly towards the development, such as a walker or cyclist, and likely to be in that location to enjoy the surroundings, will be assessed to have a high sensitivity. Moving visual receptors such as motorists, those from further away or residents of residential properties with no direct or distant views of the proposed development will be assessed as having a low sensitivity

## Appendix 4 Visual Impact Tables

### Likely Visual Impact to Visual Receptors

Reference	Property	Sensitivity	Visual magnitude of Change	Visual effects and impact
6	Lodge Farmhouse, Copyhold Cottage and Crabtree	Low	Low	These properties would be largely screened from the proposed development by existing woodland and their access would not be affected. There could be some light spill or filtered views during the winter months. A low magnitude of change on a neighbour of low sensitivity would give rise to a <b>minor adverse impact</b>
7	Copyhold Farm, private drive to Copyhold Gate, Copyhold Court and Copyhold House	Low	Low	These properties would be largely screened from the proposed development by existing treecover and their access would not be affected. There could be some light spill or filtered views during the winter months. A low magnitude of change on a neighbour of low sensitivity would give rise to a <b>minor adverse impact</b>
8	Old Furnace	High	Low	Public open space is proposed to the south of Old Furnace with 2.5 storey housing to the north; these would be largely screened by existing treecover and access would not be affected. There could be some light spill or filtered views during the winter months. A low magnitude of change on a neighbour of high sensitivity would give rise to a <b>moderate adverse impact</b>
9	Harvest Hill and Harvest Hill Cottages	Low	Low	Housing is proposed over 200m to the northeast of Harvest Hill and would be largely screened by existing treecover. There could be some light spill or filtered views during the winter months. A low magnitude of change on a neighbour of low sensitivity would give rise to a <b>minor adverse impact</b>
10	West Riddens and Oak Tree Farm	Moderate	Medium	A major new road and bus route is proposed less than 50m to the north of West Riddens Farm with 2 storey housing to the north and east. Although these may be screened by new tree planting there could be significant light spill and filtered views, especially during the winter months. A medium magnitude of change on a neighbour of moderate sensitivity would give rise to a <b>moderate adverse impact</b>

Table A4\_3 (contd) Magnitude of change and landscape effects to Close Neighbours

## Appendix 5 Methodology

### Introduction

This appendix explains the methodology of assessing the likely landscape and visual effects of the proposed residential development at Ansty Farm, Ansty. Two distinct but inter-related types of impacts have been assessed. These are:

- the effect on landscape resources (changes in the physical fabric and character/quality of the landscape); and
- the effect on views and viewers (changes in the visual amenity of recreational users and residents).

The approach to assessing landscape and visual impacts has followed the Landscape Institute/Institute of Environmental Management & Assessment's Guidelines for Landscape and Visual Impact Assessment (GLVIA, 3rd Ed 2013) and the Countryside Agency jointly with Scottish Natural Heritage Interim Landscape Character Assessment Guidance for England and Scotland (2002). The approach is described in Section 2 Landscape Character Context.

### Baseline Assessment

The baseline assessment identifies the existing character of the site and the surrounding landscape, and considers the quality and character of available views for recreational users and local residents. The baseline assessment provides the 'reference point' against which the extent and significance of predicted landscape and visual impacts have been assessed. The study area has been defined to include the zone of visual influence of the site, and the hinterland of the zone of visual influence, which influences its character. Beyond this, the visual influence of the proposed scheme is considered to be negligible. The baseline assessment comprised:

- desk top Ordnance Survey map analysis of land cover, landform and land use elements, and identification of the visibility of the site;
- review of existing assessments, plans and other relevant documents;
- field survey work to validate and refine existing assessments;
- identification of landscape character areas, and an analysis of their sensitivity; and
- analysis of the current visibility of the scheme and an assessment of the type number and sensitivity of viewers.

The following published landscape character assessments and other relevant information have been reviewed to provide an understanding of the landscape context for the site:

- Natural England: National Landscape and Seascape Character Assessments 2014
- Mid Sussex District Landscape Character Assessment (2011)

A preliminary desk study was carried out to establish the physical components of the local landscape, to locate the site within its context, and to establish boundaries of the study area. Ordnance Survey (OS) maps were used in combination with Google Earth and Multimap Aerial Photographs to identify local features such as topography, woodland and hedgerows, existing settlement pattern, roads and footpaths in the wider area.

The desk study was verified on site through a field survey of the site and surrounding areas. This determined the existing land cover, landform and land use, and

how these features combine and interact to give the landscape its particular character. The field survey also confirmed the location of key visual receptors with views of the proposed site and of the visibility of the site in the local and wider landscape. The character and condition of existing landscape elements and features was recorded by photographs and described. The initial field survey work was undertaken between May and July 2022.

This fieldwork involved driving all the roads and lanes, and walking public footpaths to check the height of hedgerows and other vegetation identified in the desk study. The purpose was to establish where the site might be seen from. Private property was not entered but locations and setting of dwellings in proximity to the application site were noted. From this data, an indicative visual envelope was interpolated, to show areas from which the site could be seen within the surrounding countryside.

Local landscape character areas and key landscape features within the study area were identified and the overall sensitivity of each such area to change was evaluated, taking account of its intrinsic landscape character condition/quality and value, and defined as shown in Table A5\_1. In addition, the relative sensitivity of visual receptors associated with the key representative viewpoints was evaluated taking account of the type of viewer, importance/value of the view to the receptor, orientation of the receptor in relation to the scheme, the landscape context and the importance of the view/location. Relative sensitivity was then defined as shown in Table A5\_2.

## Appendix 5 Methodology (contd)

Sensitivity	Criteria
<b>High</b>	Landscape or landscape fabric of distinctive character in good condition, perceived as being of interest at the national or international level. May include nationally designated land such as Areas of Outstanding Natural Beauty and National Parks, with highly valued landscape, visual interest and a strong sense of cohesion with no or few detracting features, highly valued and considered susceptible to relatively small changes.
<b>Medium</b>	Landscape or landscape fabric of moderate condition value, perceived as being of interest at the regional or local level. May include regional or local landscape designations, with moderately valued characteristics with medium aesthetic value, visual interest or some sense of cohesion, and considered reasonably tolerant of change.
<b>Low</b>	A landscape or landscape fabric of generally poor condition, of low value, often including detractors such as power lines, industrial or derelict land or inappropriate built forms with low aesthetic value, visual interest or sense of cohesion and low value and considered potentially tolerant of substantial change.

Table A5\_1 Landscape Value and Sensitivity to Change Criteria

Sensitivity	Criteria
<b>High</b>	Stationery visual receptors (e.g. occupiers of residential properties or at scenic viewpoints), or moving slowly (e.g. walkers, cyclists or horse riders) orientated towards the scheme and likely to be in that location to enjoy the view, particularly in high value landscapes.
<b>Medium</b>	Visual receptors moving slowly (e.g. walkers, cyclist, horse riders) who are likely to be in that location to enjoy the view in landscape of medium to high value, but are typically not primarily orientated towards the scheme. <u>Also</u> motorists, bus and train travellers on well publicised scenic routes, and residential properties with only oblique views.
<b>Low</b>	Moving visual receptors (e.g. motorists, bus and train travellers) generally orientated away from scheme and likely to be travelling for a purpose other than to enjoy the view in landscapes of medium to low value. <u>Also</u> stationery visual receptors (e.g. employees, indoor leisure users) who are in that location to undertake activities, unconnected with the landscape and views or residential properties with no direct views.

Table A5\_2 Sensitivity of Viewpoints/Visual Receptor

## Appendix 5 Methodology (contd)

### Landscape Impact Assessment

The evaluation of landscape impacts considered two types of effect:

- changes to the fabric of the landscape resulting from loss / addition of key features (e.g. foreshore, embankments, access points, sand dunes); and
- changes to the intrinsic character of the local and wider landscape (the degree to which the proposed scheme affects the overall pattern of elements that give the landscape its particular character and / or distinctiveness).

The assessment of the significance of landscape impacts depends upon the predicted magnitude of

change to the landscape and landscape sensitivity (as defined in Table A5\_3). The magnitude of changes to landscape character and fabric depends upon the nature, scale and duration of change and was defined as in Table A5\_4 below was then used to determine adverse or beneficial significance thresholds from the differing combinations of levels of landscape sensitivity and magnitude of impact.

It should be noted that Table A5\_4 is only a framework to aid consistency of reporting and provide an initial indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that

the criteria low/medium/high represent levels on a continuum or continuous graduation, application of the framework also required the application of professional judgement and awareness of the relative balance of importance between sensitivity and magnitude. The significance criteria have been textually defined in Table A5\_5 as follows.

Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to very intensive change over a more limited area.
Medium	Moderate changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor change in any area of landscape character or features.
Negligible	Virtually imperceptible change in any area of landscape character and features.

Table A5\_3 Landscape Magnitude of Change Criteria

Magnitude of Change	Landscape Sensitivity		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Moderate/major	Moderate	Minor
Low	Moderate	Minor	Negligible
Negligible	Minor	Negligible	Negligible

Table A5\_4 Impact Significance Criteria for Landscape and Visual Assessment

## Appendix 5 Methodology (contd)

Impact Significance		Description
Adverse	Major	The proposals are at complete variance with the landform, scale and pattern of the landscape. They are likely to damage, degrade, diminish or even destroy the integrity of a range of characteristic features and elements or their setting. They will be substantially damaging to a high quality or highly vulnerable landscape or townscape and/or they are in serious conflict with policy for the protection of nationally or internationally recognised countryside.
	Moderate	The proposals are out of scale with the landscape, or at odds with the local landform or pattern. Mitigation will not prevent the scheme from detracting from the landscape in the longer term.
	Minor	The proposals do not quite fit the landform and scale of the landscape and they cannot be substantially mitigated for because of the nature of the proposal itself or the character of the wider landscape.
	Negligible	The proposals fit with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with surrounding landscape features and elements, with minimal negative impact or conflict with national policies.
No impact		
Beneficial	Negligible	The proposals fit with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with surrounding landscape features and elements, with minimal beneficial impact and they avoid conflict with national policies.
	Minor	The proposals fit well with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with the surrounding landscape features and elements and they will meet national objectives towards protection of the countryside.
	Moderate	The proposals significantly restore or enhance the form and pattern of the landscape and/or further national objectives to regenerate degraded countryside.
	Major	The proposals constitute a major improvement of the landscape character through a major restructuring of a degraded landscape and they will further national objectives to protect the countryside and regenerate degraded countryside.

Table A5\_5 Landscape Impact Significance Criteria Definitions

## Appendix 5 Methodology (contd)

### Visual Impact Assessment

The assessment of the significance of visual impacts depends on the predicted magnitude of change affecting visual receptors and the visual receptor sensitivity (as defined in Table A2).

The frameworks shown in Table A4 and Table A6 were used to determine adverse or beneficial significance thresholds from the differing combinations of levels of visual sensitivity and magnitude. The significance criteria are described in Table A7.

The magnitude of changes to visual amenity depends upon the extent of view affected by the proposal, the angle of view and the level of integration of the proposal in the view and was defined as shown in Table A6.

Magnitude	Criteria
High	Where the proposed scheme or elements of the scheme would dominate the view and fundamentally change its character and components.
Medium	Where the proposed scheme or elements of the scheme would be noticeable in the view, affecting its character and altering some of its components and features.
Low	Where the proposed scheme or elements of the scheme would be only a minor element of the overall view, not appreciably affecting its view or altering some of its components and features.
Negligible	Where the proposed scheme or elements of the scheme would be only a very minor element of the overall view that are likely to be missed by the casual observer and/or scarcely appreciated.

Table A5\_6 Visual Magnitude of Change Criteria

## Appendix 5 Methodology (contd)

Impact Significance		Definition
<b>Adverse</b>	<b>Major</b>	Where the scheme would cause a very noticeable deterioration in the existing view, affecting visual receptors of high or medium sensitivity.
	<b>Moderate</b>	Where the scheme would cause a noticeable deterioration in the existing view, affecting receptors of high to low sensitivity.
	<b>Minor</b>	Where the scheme would cause a barely perceptible deterioration in the existing view, affecting visual receptors of medium or low sensitivity.
	<b>Negligible</b>	Where the scheme would cause no noticeable deterioration to the existing view.
<b>No impact</b>		
<b>Beneficial</b>	<b>Negligible</b>	Where the scheme would cause no noticeable improvement to the existing view.
	<b>Minor</b>	Where the scheme would cause a barely perceptible improvement in the existing view, affecting visual receptors of medium or low sensitivity.
	<b>Moderate</b>	Where the scheme would cause a noticeable improvement in the existing view, affecting receptors of high to low sensitivity.
	<b>Major</b>	Where the scheme would cause a very noticeable improvement in the existing view, affecting visual receptors of high or medium sensitivity.

Table A5\_7 Visual Impact Significance Criteria Definition

*Magnitude of change and landscape effects to Close Neighbours*

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