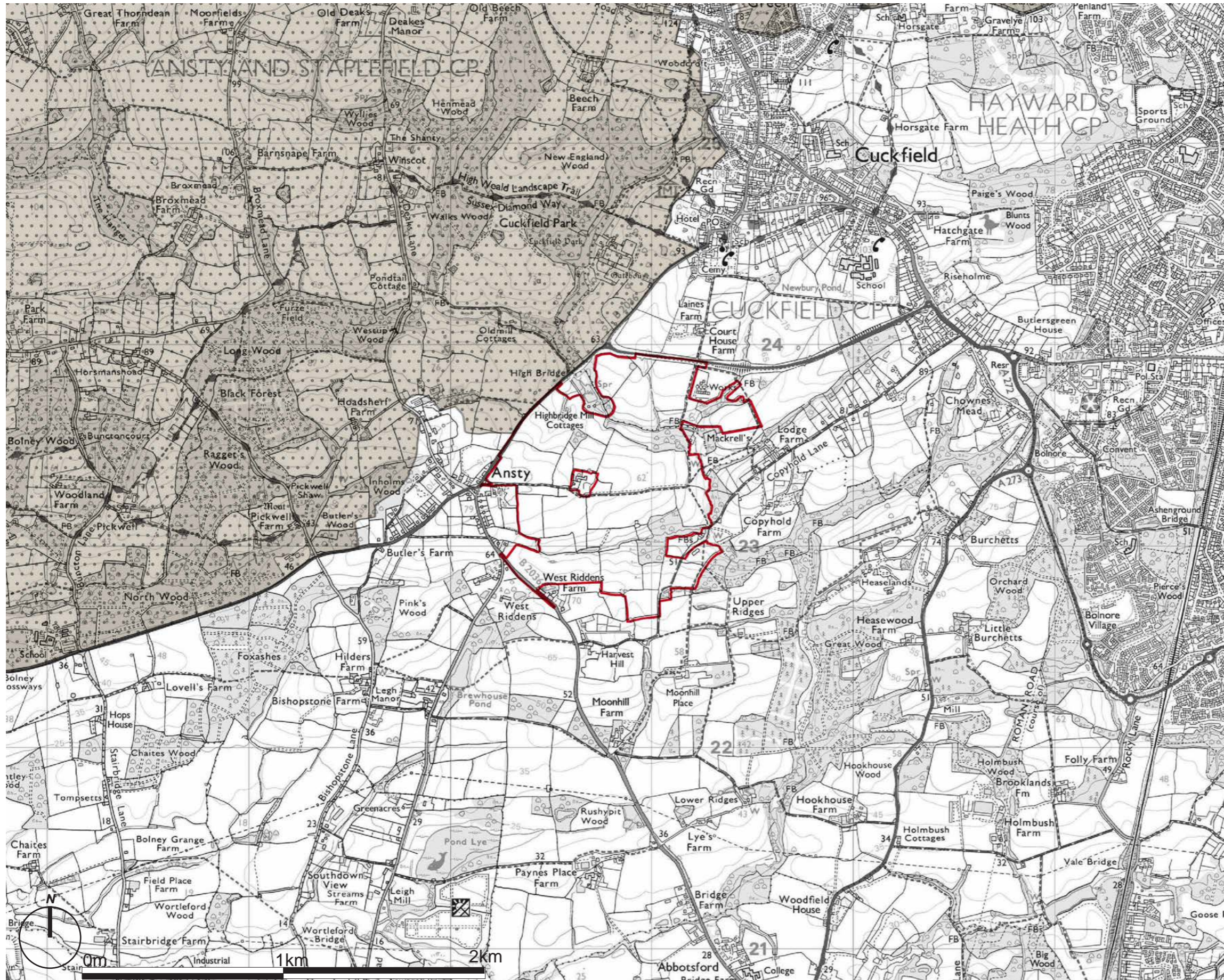


APPENDIX A - FIGURES



Legend



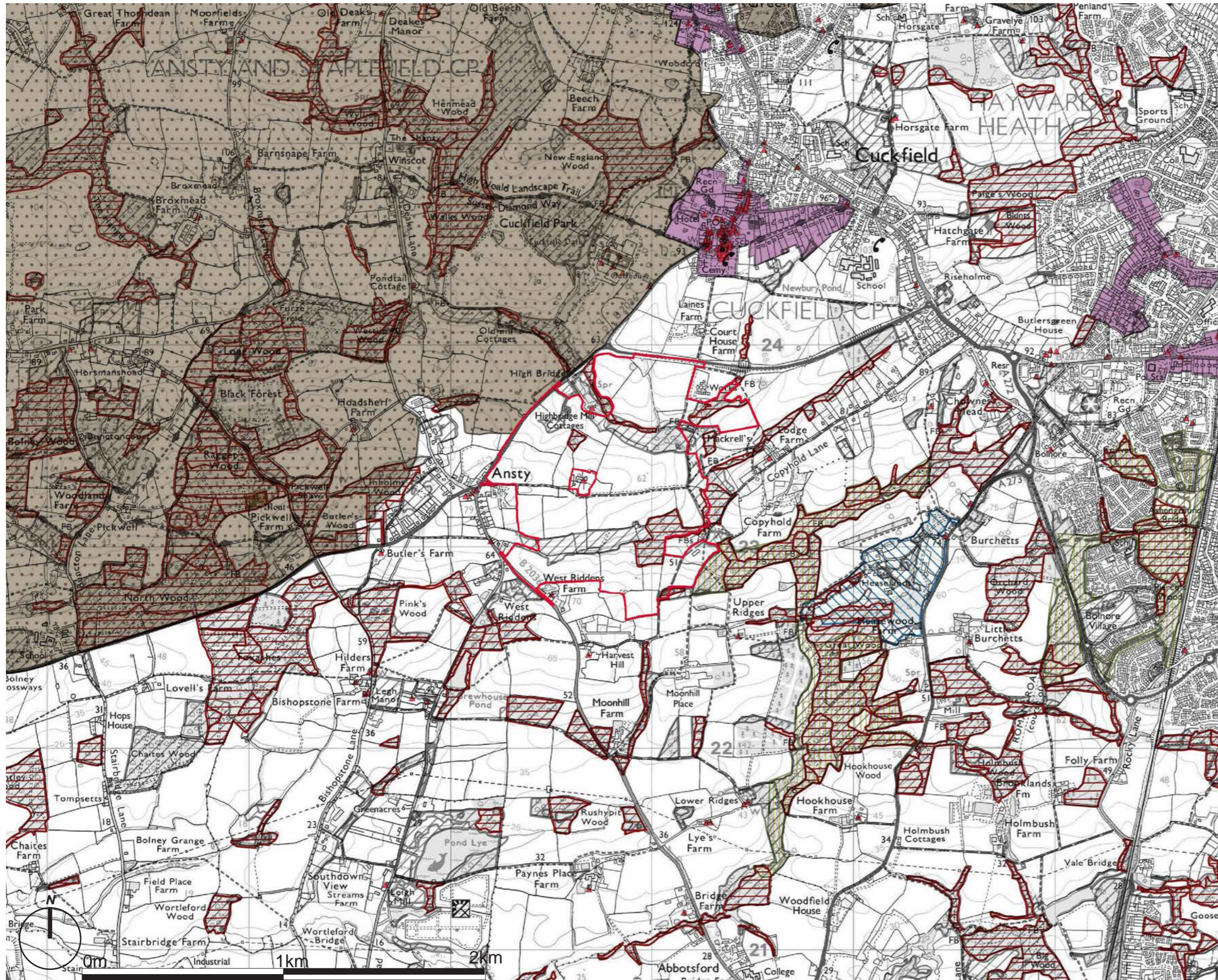


-  Development Site Boundary
-  High Weald Area of Outstanding Natural Beauty, (National Landscape)

Figure 1. Study Area.



Legend

-  Development Site Boundary
-  High Weald Area of Outstanding Natural Beauty, (National Landscape)

Designations








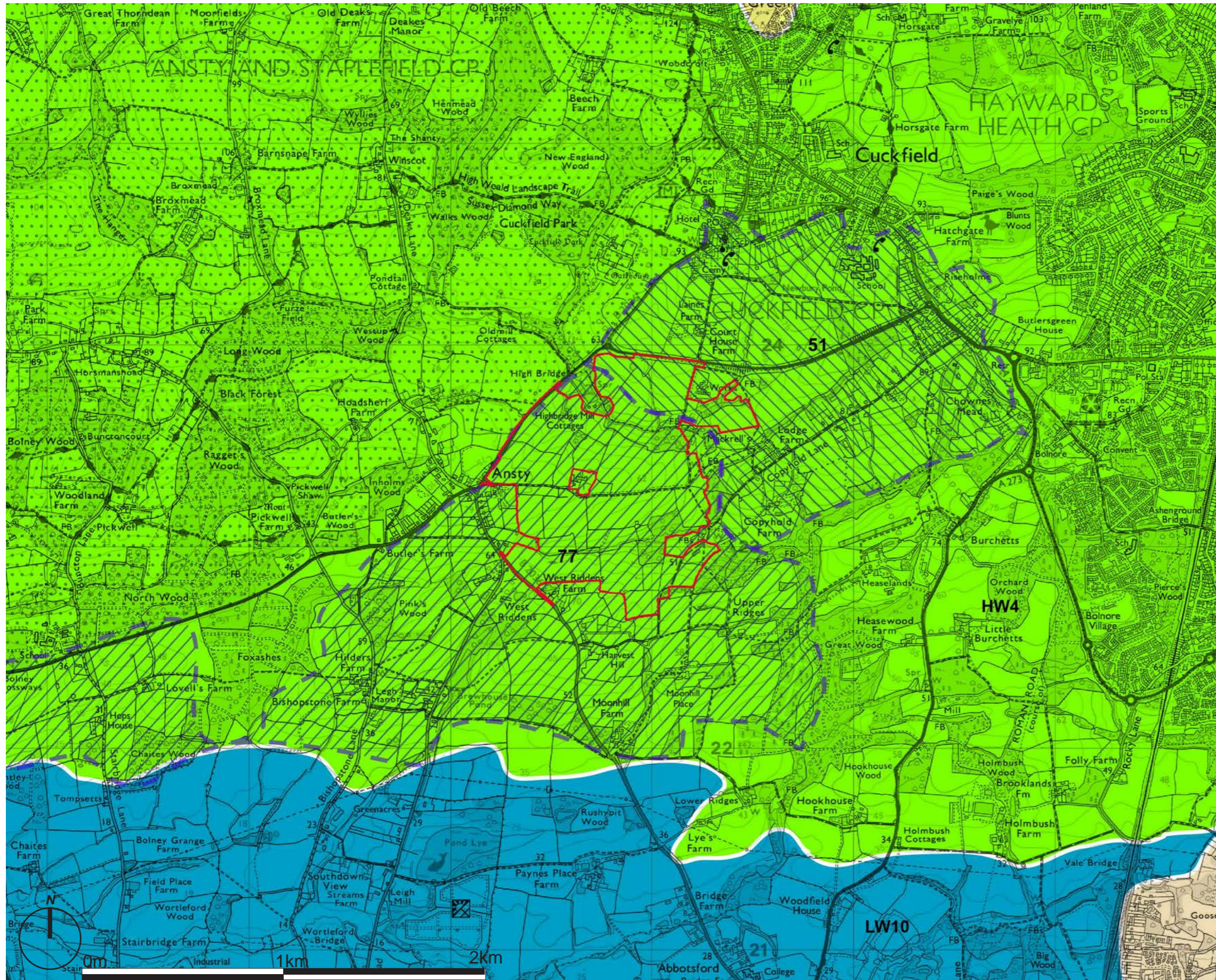
-  Scheduled Monument
-  Listed Buildings
-  Conservation Area
-  Registered Park and Garden
-  Ancient Woodland
-  Deciduous Woodland UK Priority Habitat
-  Local Wildlife Site

Figure 2. Relevant Designations



Legend

Development Site Boundary

High Weald Area of Outstanding Natural Beauty, (National Landscape)

West Sussex County / Mid Sussex District Landscape Character Areas

HW4 High Weald Fringes (LCA HW4, 2003) / (LCA10, 2005)

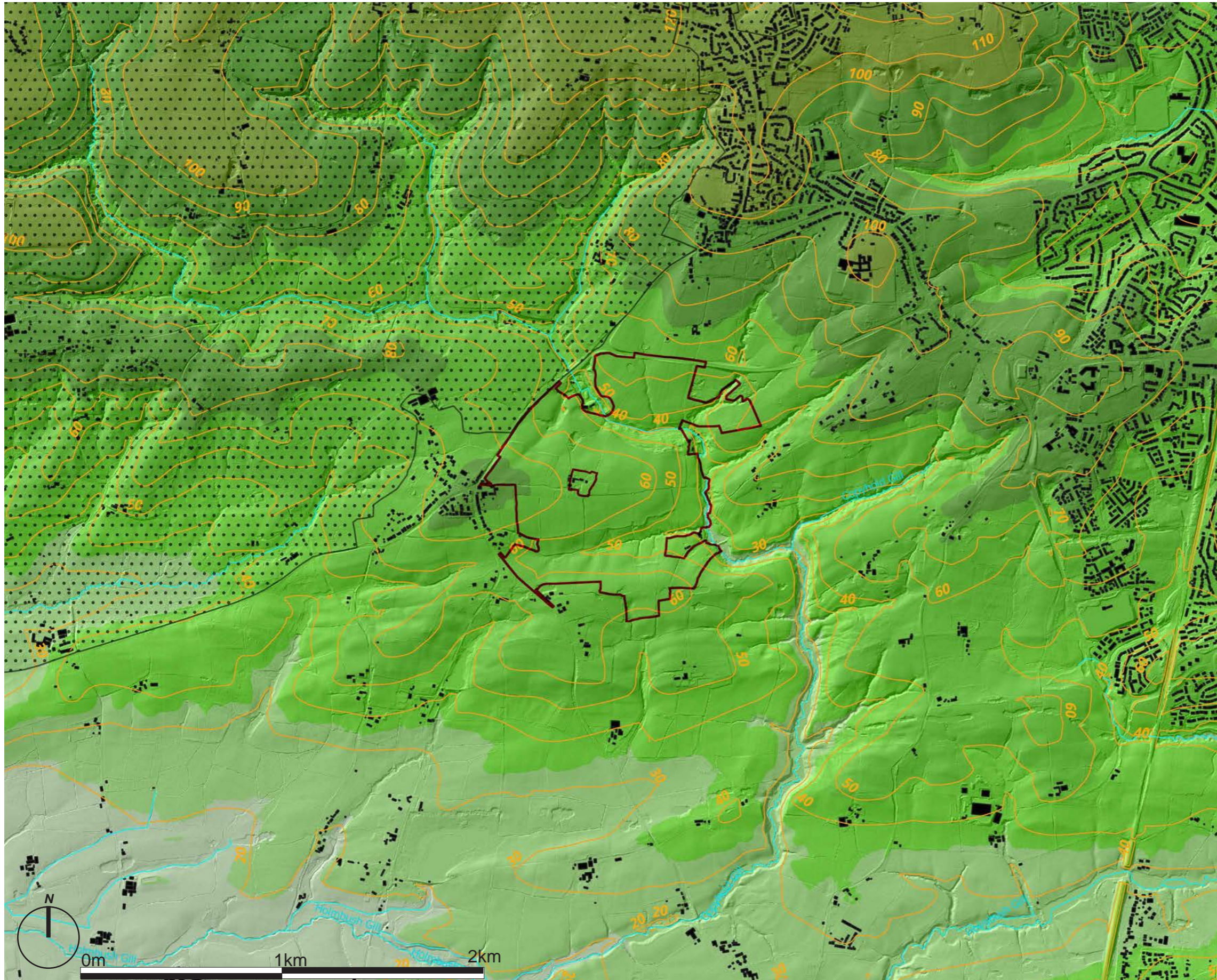
LW10 Eastern Low Weald (LCA LW10, 2003) / Eastern Scarp Footslopes (LCA LW11, 2005)

Mid Sussex Capacity Landscape Character Areas, (2007 / 2014)

51 Copyhold High Weald Fringe (LCA 51, 2007)

77 Ansty High Weald Fringe (LCA 77, 2014)

Figure 4. Landscape Character Areas (2003 / 2005)



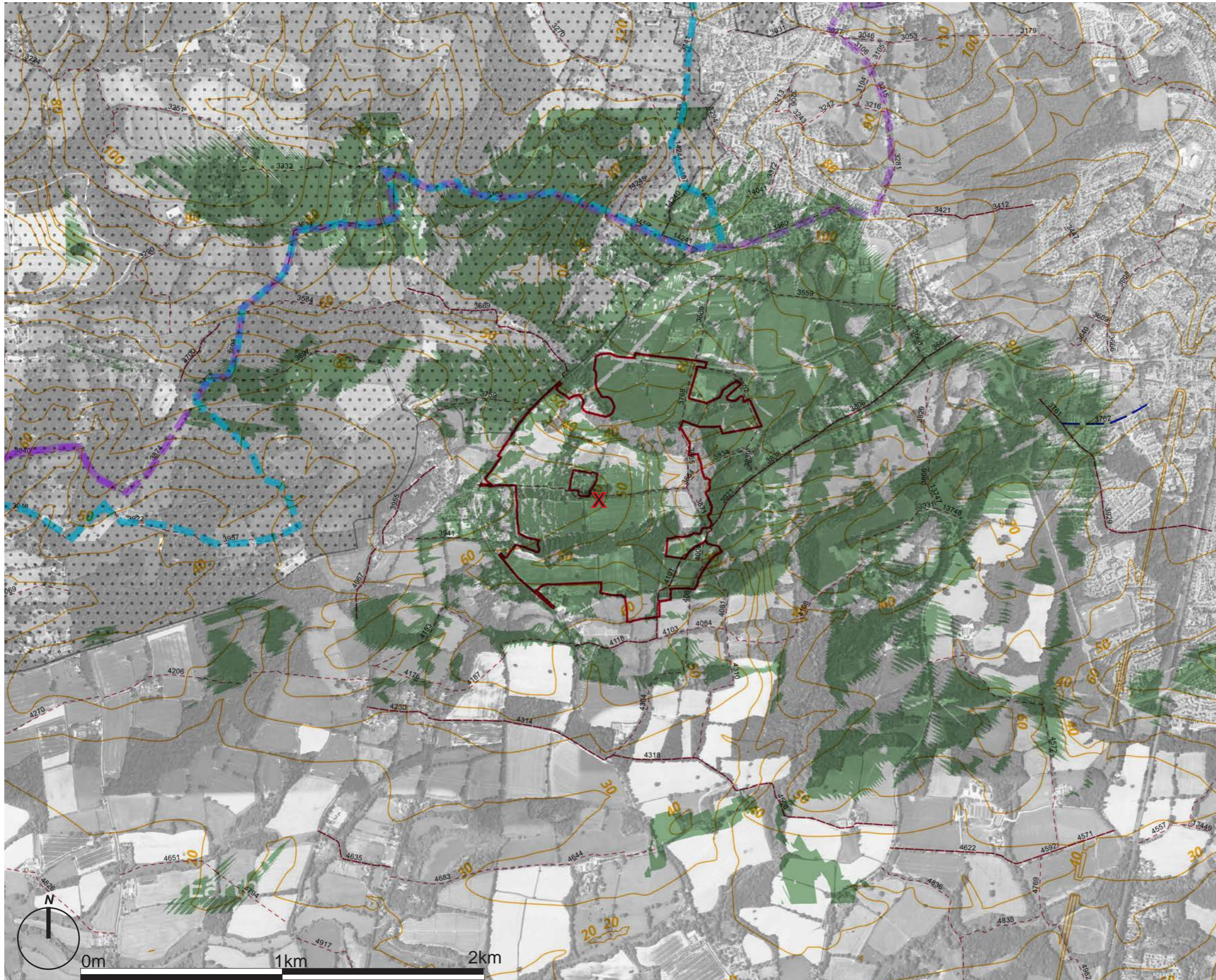
Legend

- Development Site Boundary
- High Weald Area of Outstanding Natural Beauty, (National Landscape)
- Watercourse, (Source: OS Open Rivers)
- 50m Contours, (Source: OS Open Access ESRI/OS Terrain 50 Line)
- Settlement Pattern, (Source: OS OpenMap Local Building)

Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

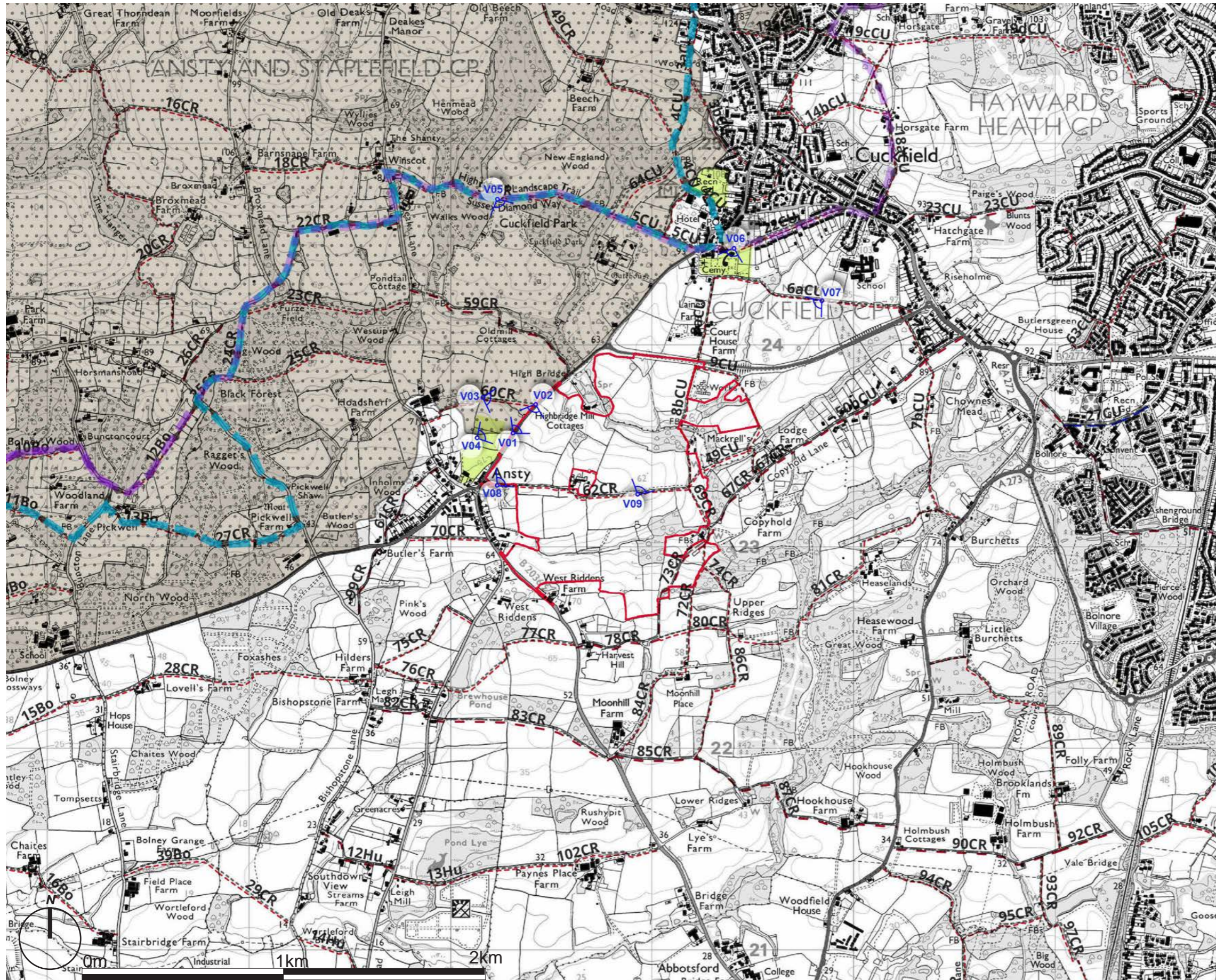
The content of this LiDAR plan is sourced from the Environment Agency as digital elevation data supplied as a Digital Terrain Model to 1m, (2024) through QGIS.

Figure 5. Landform



- Legend**
- Development Site Boundary
 - High Weald Area of Outstanding Natural Beauty, (National Landscape)
 - 50m Contours, (Source: OS Terrain 50)
 - Public Footpath
 - Public Bridleway
 - Sussex Diamond Way Long Distance Footpath
 - High Weald Landscape Trail Long Distance Footpath
 - X High point within Site - From which viewshed derived at a height of 16m above Site level of 65m aOD.
 - Zone of Theoretical Visibility from high ground within the Site. (Produced through Google Earth Viewshed Tool).

Figure 6. Zone of Theoretical Visibility



Legend










-  Development Site Boundary
-  High Weald Area of Outstanding Natural Beauty, (National Landscape)
-  Settlement Pattern, (Source: OS OpenMap Local Building)
-  Public Footpath
-  Public Bridleway
-  Sussex Diamond Way Long Distance Footpath
-  High Weald Landscape Trail Long Distance Footpath
-  Public Green Space, (Source: OS Open Greenspace)
-  Viewpoint Location and Direction

Figure 7. Key Viewpoint Locations.

APPENDIX B - VIEWPOINT PHOTOGRAPHS

The Site

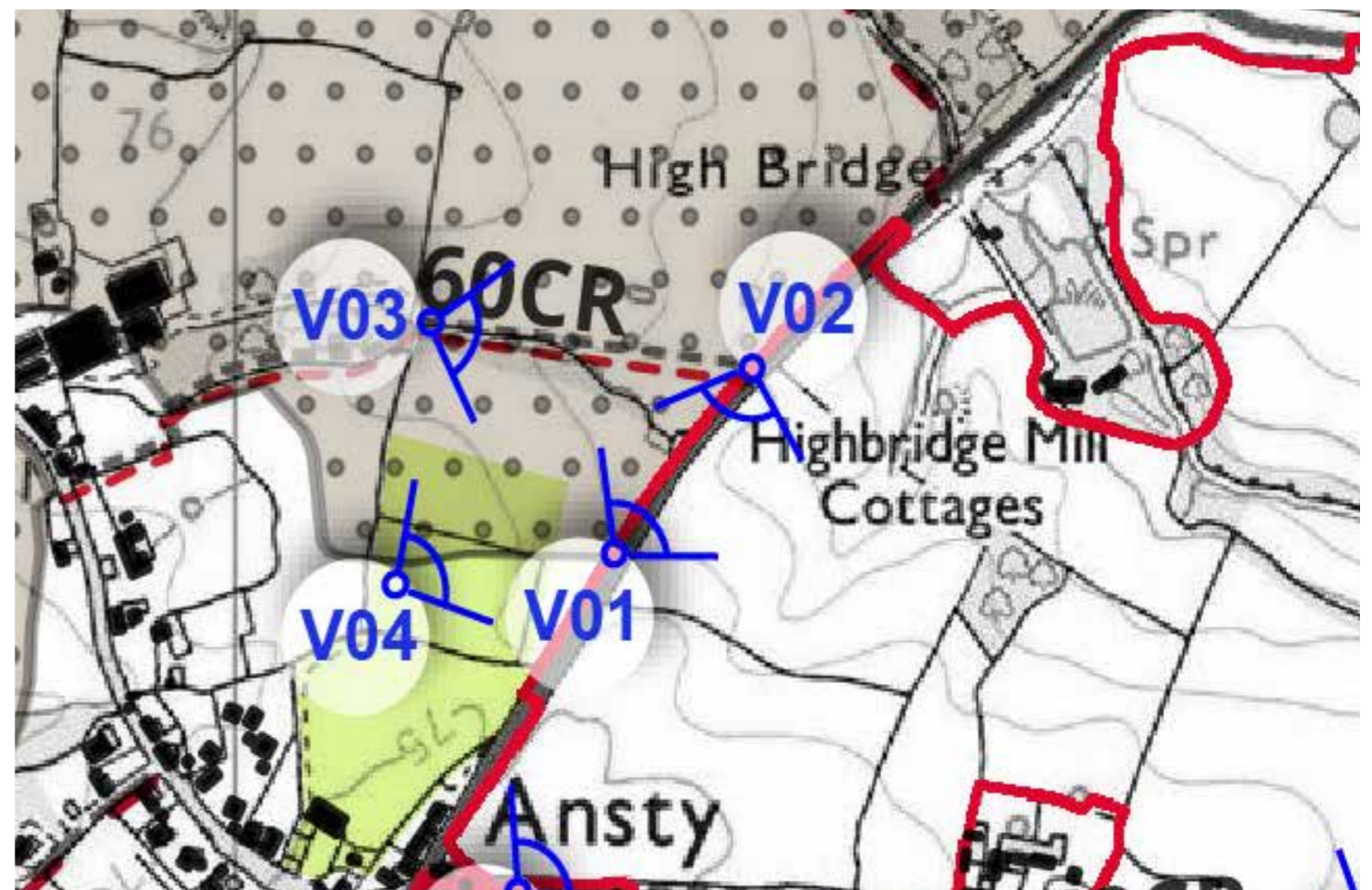


Viewpoint No. 01

Location: Pavement to the A272 along the HWNL boundary, off the north eastern corner of the Ansty Recreation Ground, (Coincident with Fabrik Vp6).
Direction of View: North east.

Date: 23 April 2026 Time: 11:48
 Weather: Clear weather conditions
 Lighting Conditions: Good visibility
 Approximate Ground Level: 67 metres aOD
 Ordnance Survey Grid Coordinates: TQ 29311 23565

Description - Visual character is contributed by the overhanging canopies of mature oak trees dispersed along the slowly curving roadside, otherwise defined by maintained hedgerows beyond which fields extend to a treed ridgeline to the left within the HWNL and to the right within the Site.



Viewpoint No. 01 - Location

The Site

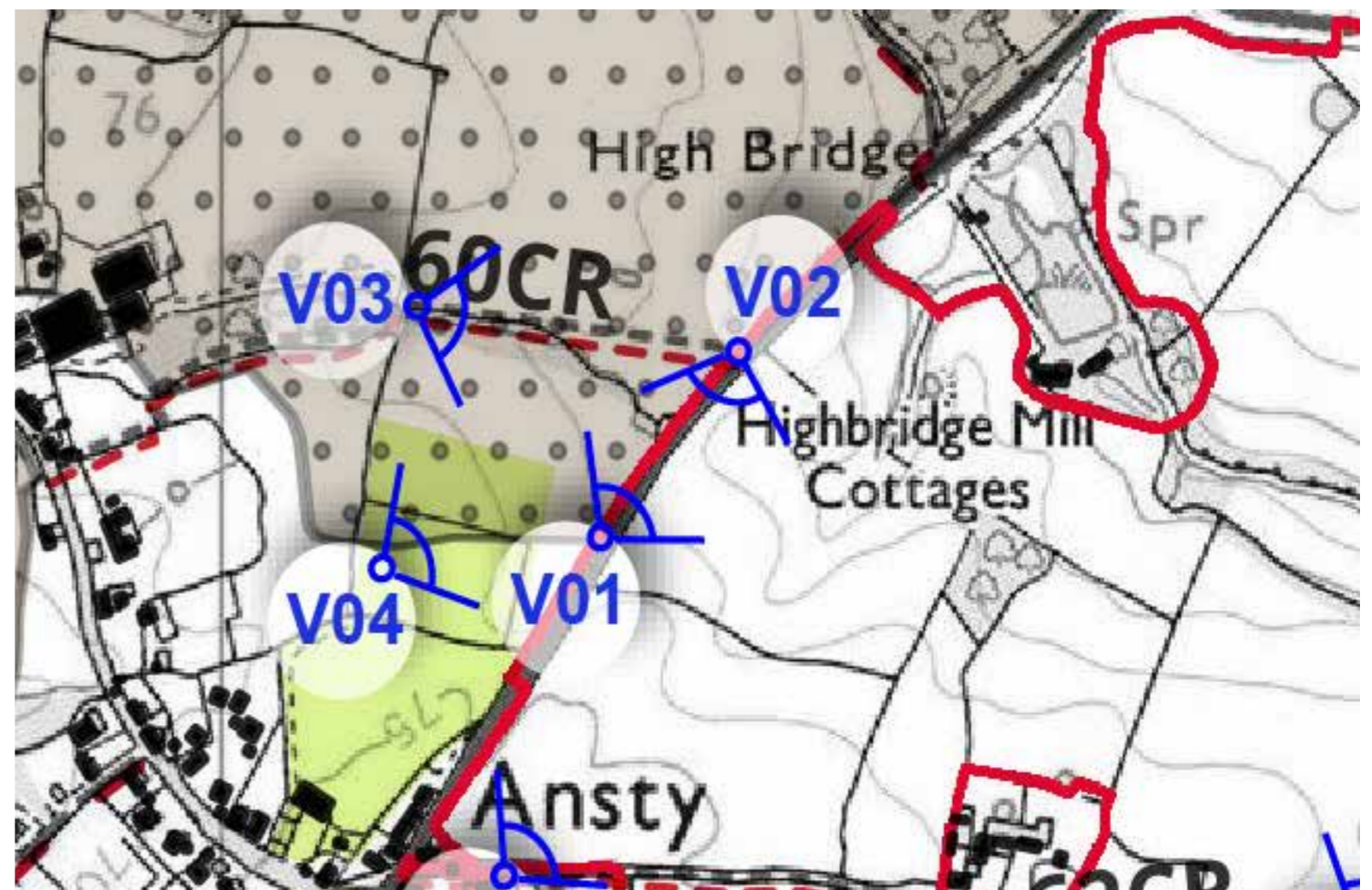


Viewpoint No. 02

Location: Pavement to the A272 along the HWNL boundary, to the eastern end of Public Footpath 60 CR, (Offset north of Fabrik Vp8).
Direction of View: South west.

Date: 23 April 2026 Time: 11:46
 Weather: Clear weather conditions
 Lighting Conditions: Good visibility
 Approximate Ground Level: 62 metres aOD
 Ordnance Survey Grid Coordinates: TQ 29373 23652

Description - Visual character is contributed by the overhanging canopies of mature oak trees dispersed along the slowly curving roadside, otherwise defined by maintained hedgerows beyond which fields extend to a treed ridgeline to the right within the HWNL and to the left within the Site.



Viewpoint No. 02 - Location

The Site



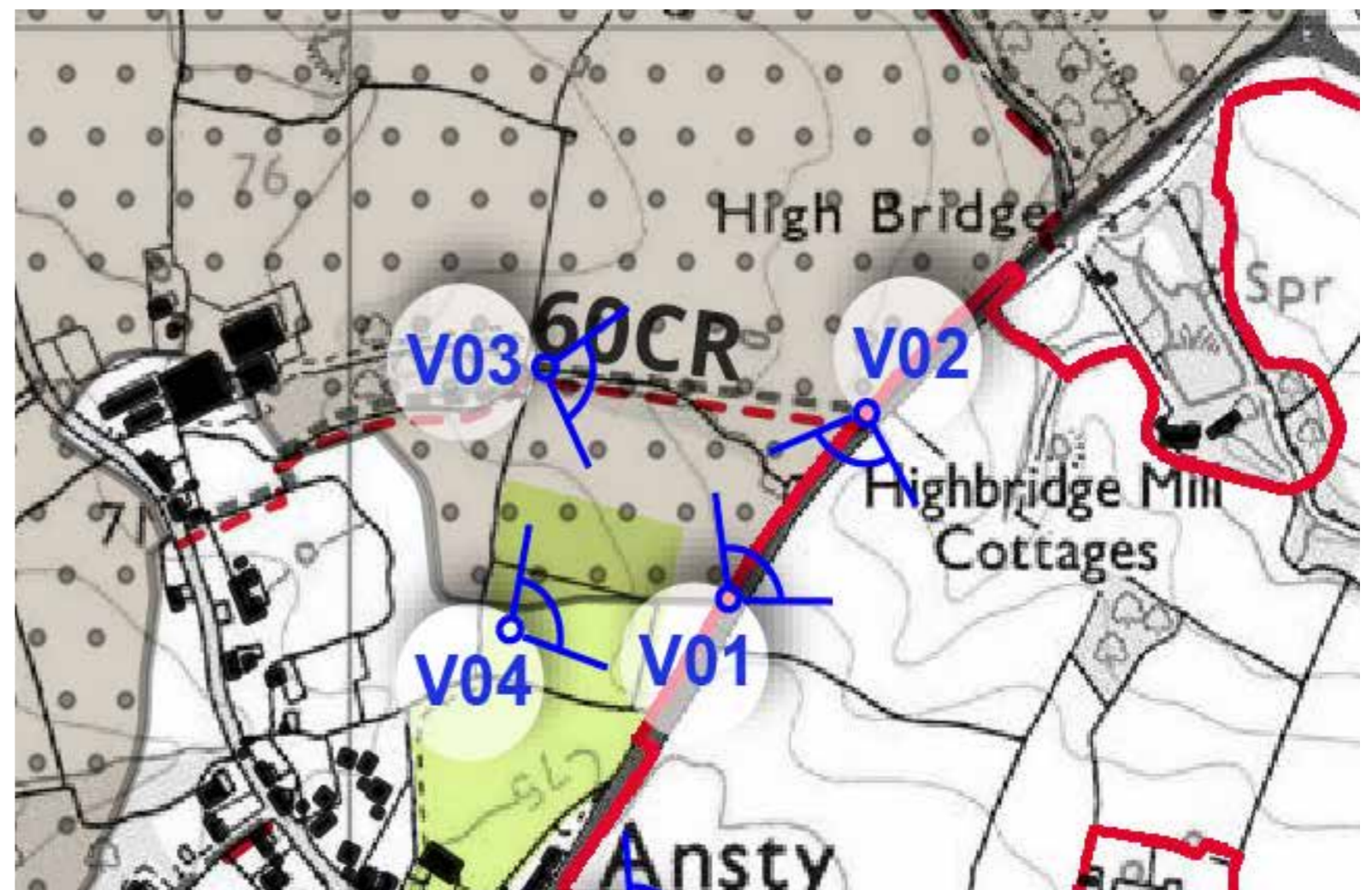
Viewpoint No. 03

Location: Public Footpath 60 CR within the the High Weald National Landscape offset west of the A272, (Offset west of Fabrik Vp7).

Direction of View: East.

Date: 23 April 2026 Time: 11:39
 Weather: Clear weather conditions
 Lighting Conditions: Good visibility
 Approximate Ground Level: 69 metres aOD
 Ordnance Survey Grid Coordinates: TQ 29156 23750

Description - Visual character is contributed by the fields across the edge of the HWNL and beyond within the Site, framed within dispersed lines of tree along the A272. Otherwise defined by the trees within the HWNL, which extends towards Cuckfield, where the landmark spire of the Grade I Listed Parish Church of Holy Trinity can be seen against the sky.



Viewpoint No. 03 - Location

The Site



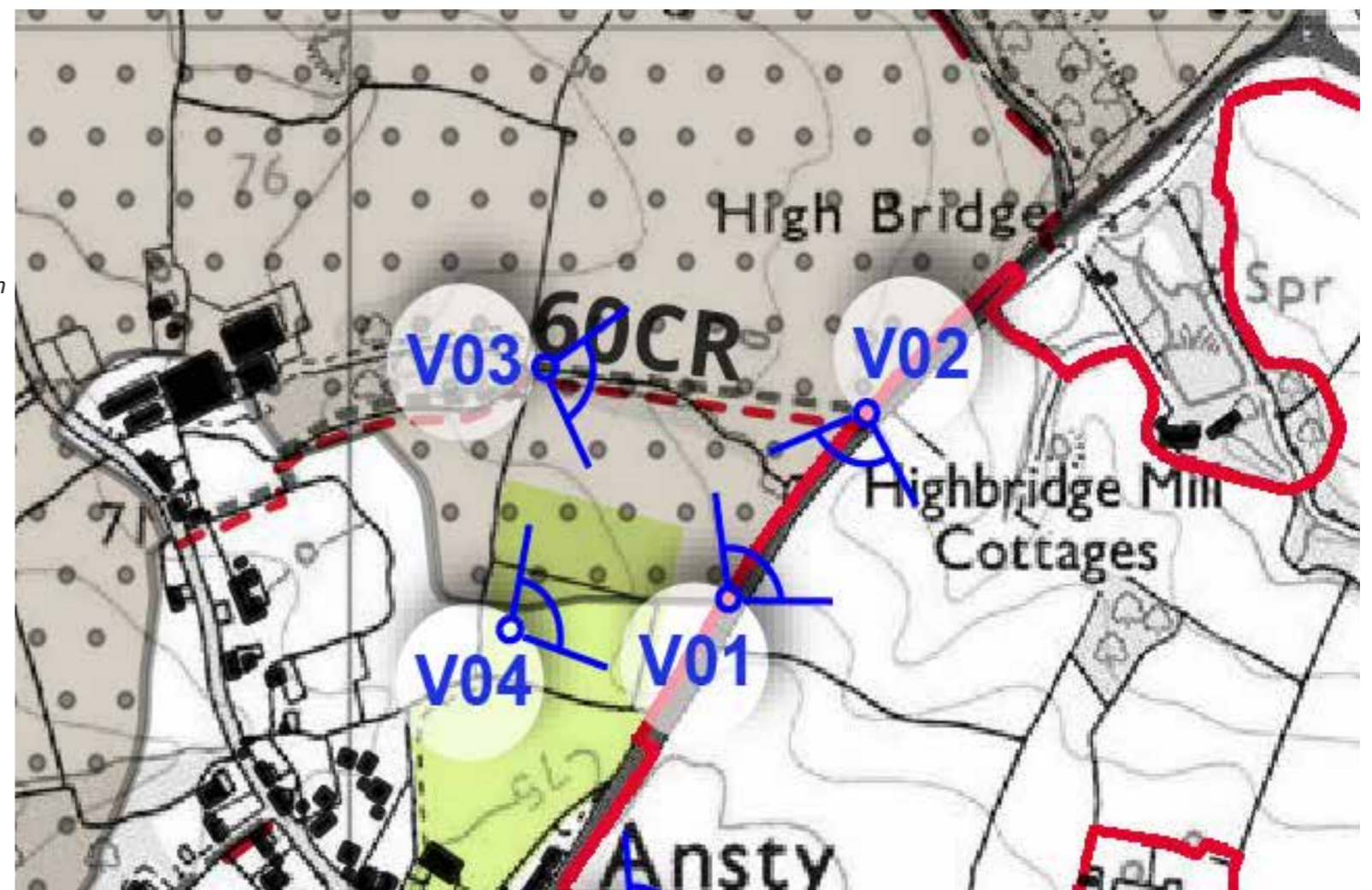
Viewpoint No. 04

Location: Ansty Recreation Ground to the edge of the High Weald National Landscape, (Offset north of Fabrik Vp44).

Direction of View: North east.

Date: 23 April 2026 Time: 15:38
 Weather: Clear weather conditions
 Lighting Conditions: Good visibility
 Approximate Ground Level: 241 metres aOD
 Ordnance Survey Grid Coordinates: TQ 29126 23561

Description - Visual character is contributed by the recreational field across the edge of the HWNL, framed within dispersed lines of tree along the A272. Otherwise defined by the treed ridgeline to the left within the HWNL, which extends towards Cuckfield, where the landmark spire of the Grade I Listed Parish Church of Holy Trinity can be seen against the sky. The treeline along the A272 and beyond within the Site forms part of the tree'd backdrop with the area above the Site viewed about the trees.



Viewpoint No. 04 - Location

The Site



Viewpoint No. 05 (x300%) - Single Frame, (to be viewed at A3).

The Site

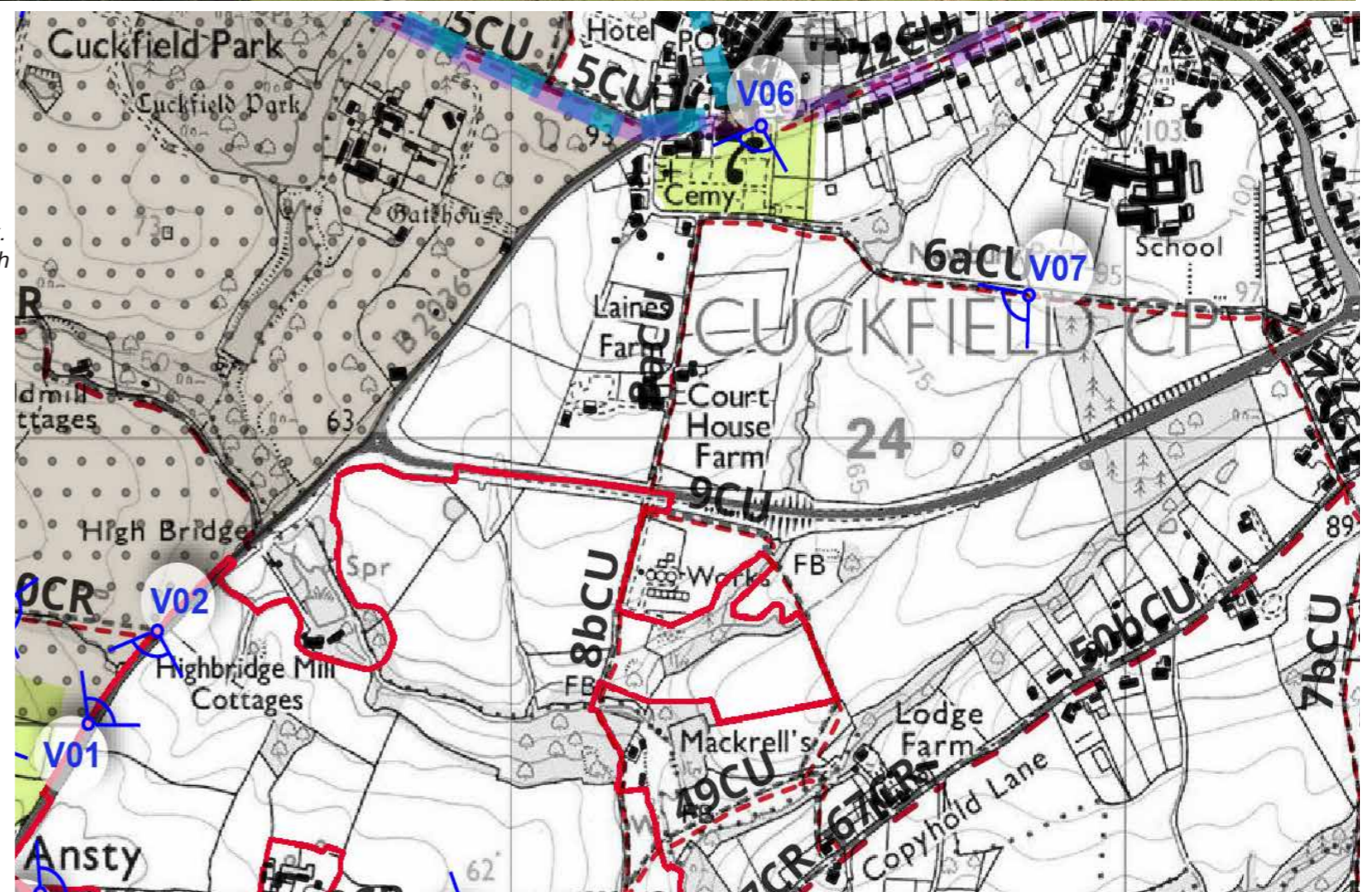


Viewpoint No. 06

Location: Public Footpath 22 CU, (forming part of the Sussex Diamond Way LDF) adjacent to the G1 Listed Holy Trinity Church, (North of Fabrik Vp15).
Direction of View: South west.

Date: 23 April 2026 *Time:* 09:40
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 92 metres aOD
Ordnance Survey Grid Coordinates: TQ 30405 24487

Description - Visual character is contributed by the falling landform across the cemetery and the landmark of the Church to right of view, beyond which there is distant visibility of the chalk scarp to the South Downs National Park. The intervening trees across the High Weald Fringe are contributed from those within and bordering the Site, which can more clearly be seen within the single frame on the following page.



Viewpoint No. 06 - Location

The Site



Viewpoint No. 06 - Single Frame, (to be viewed at A3).

The Site



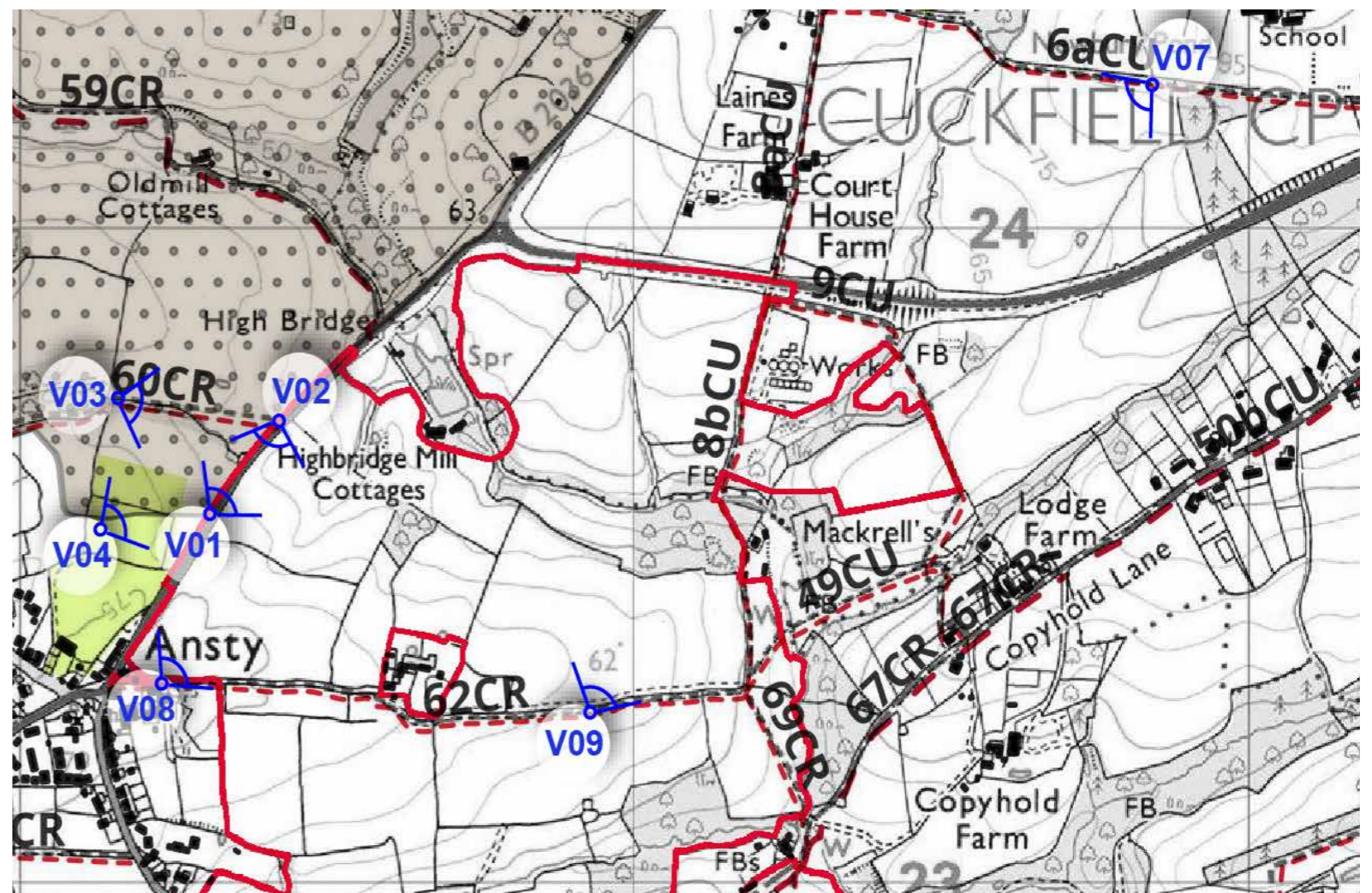
Viewpoint No. 07

Location: Public Footpath 6aCU upon the ridgetop east of Cuckfield, (Coincident with Fabrik Vp17).

Direction of View: South west.

Description - Visual character is contributed by the falling landform across the ridgetop, beyond which there is distant visibility of the chalk scarp to the South Downs National Park. The intervening trees across the High Weald Fringe are contributed from those within and bordering the Site, which can more clearly be seen within the single frame on the following page.

Date: 23 April 2026 Time: 14:23
 Weather: Clear weather conditions
 Lighting Conditions: Good visibility
 Approximate Ground Level: 88 metres aOD
 Ordnance Survey Grid Coordinates: TQ 30839 24231



Viewpoint No. 07 - Location

The Site



Viewpoint No. 07 - Single Frame, (to be viewed at A3).

The Site

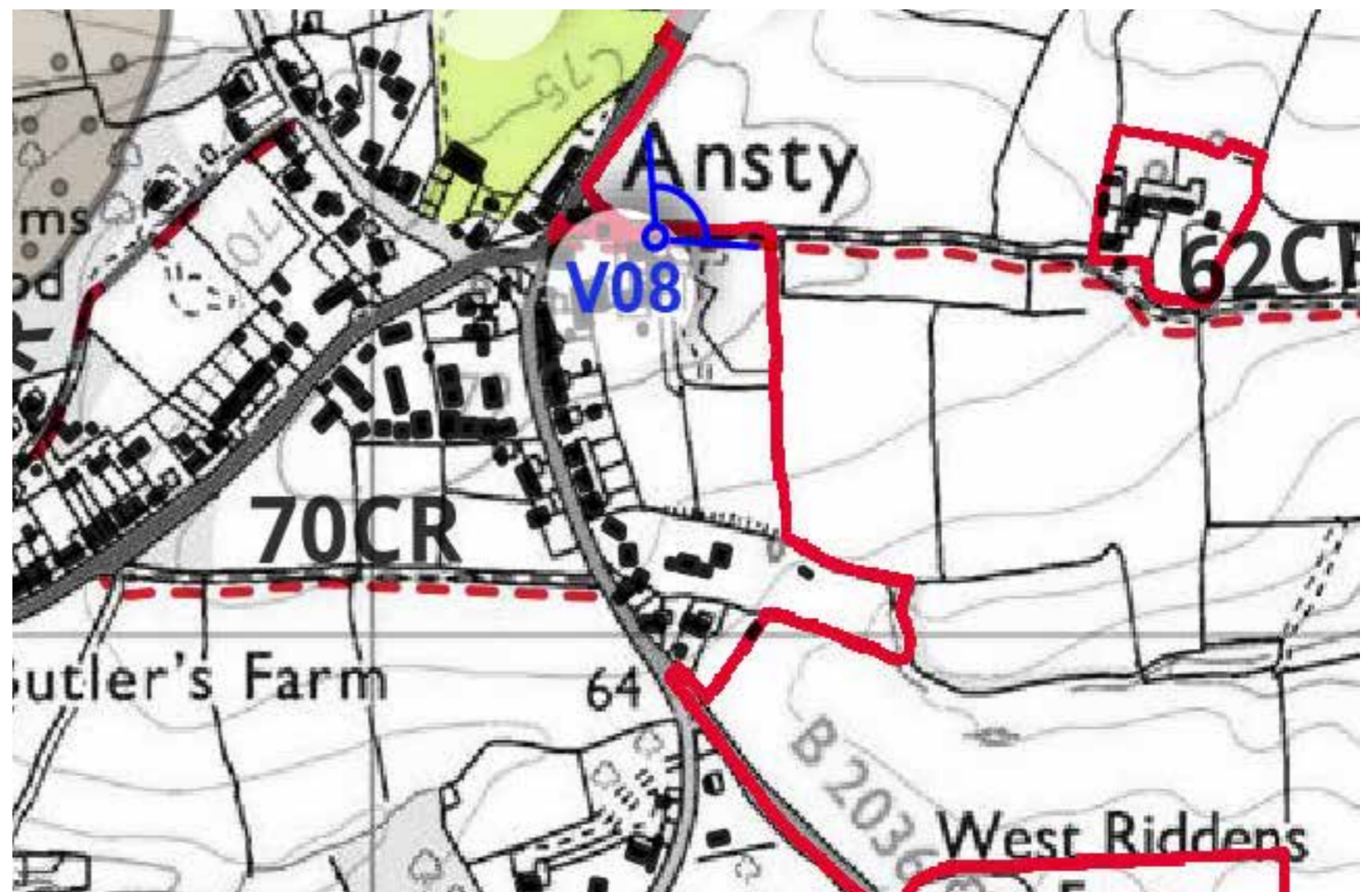


Viewpoint No. 08

Location: Public Footpath 62 CR to the eastern edge of Ansty, along the southern edge of the Site, (Coincident with Fabrik Vp2).
Direction of View: North east.

Date: 23 April 2026 *Time:* 11:58
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 77 metres aOD
Ordnance Survey Grid Coordinates: TQ 29236 23315

Description - Visual character is contributed by the curving, hedge lined track, with glimpses over the hedgerow towards the far ridgeline about Cuckfield, where the landmark spire of the Grade I Listed Parish Church of Holy Trinity can be seen against the sky.



Viewpoint No. 08 - Location

The Site



Viewpoint No. 08 - Single Frame, (to be viewed at A3).

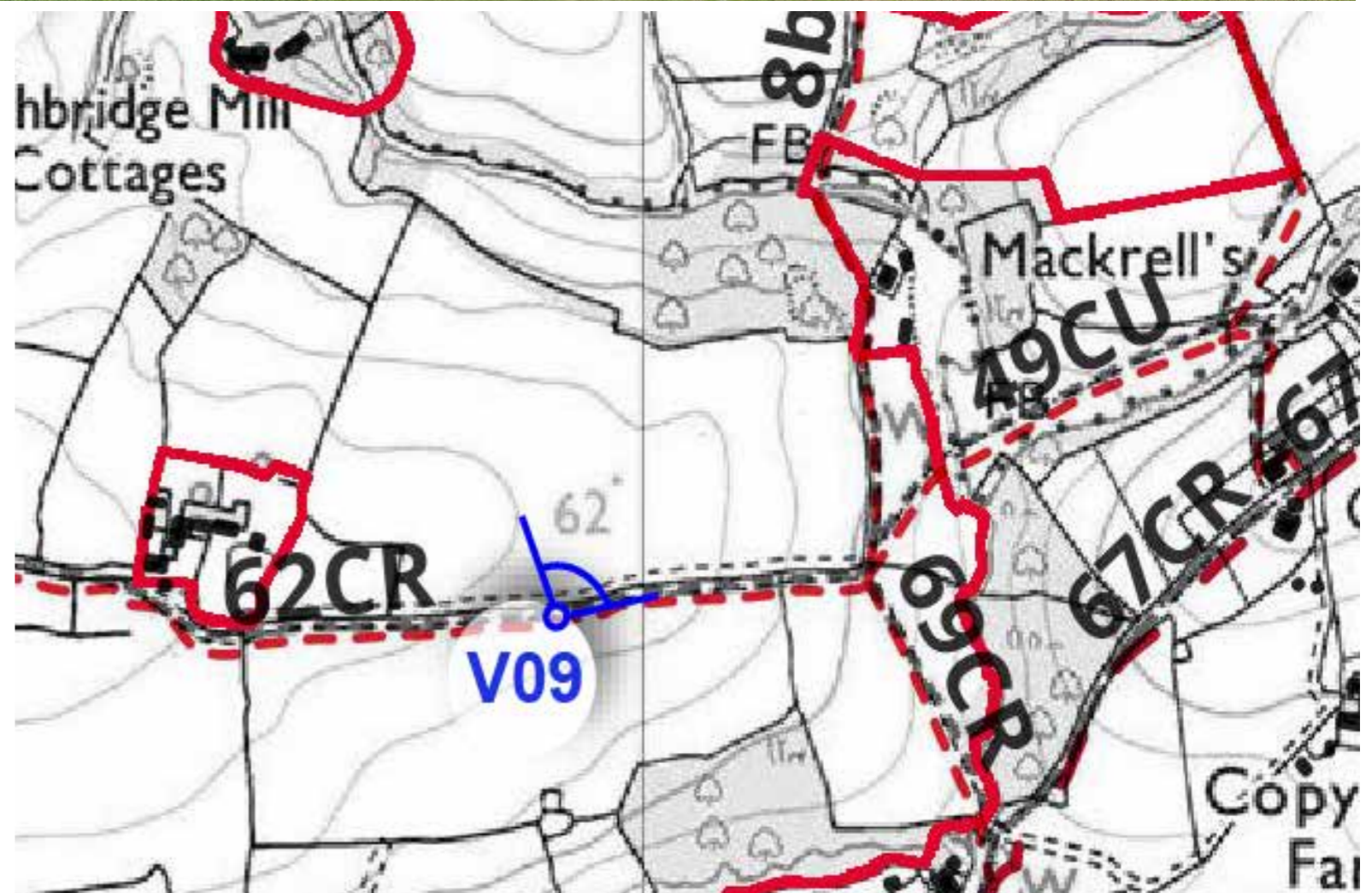


Viewpoint No. 09

Location: Public Footpath 62 CR within a break in the tree line along the falling ridge east of The Barn House, (Coincident with Fabrik Vp47).
Direction of View: North east.

Date: 23 April 2026 *Time:* 12:30
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 62 metres aOD
Ordnance Survey Grid Coordinates: TQ 29931 23266

Description - Visual character is contributed by the tree line along the falling ridgetop and falling field backed with woodland. Through a gap in the treeline there is a view towards the far ridgeline about Cuckfield, where the landmark spire of the Grade I Listed Parish Church of Holy Trinity can be seen against the sky.

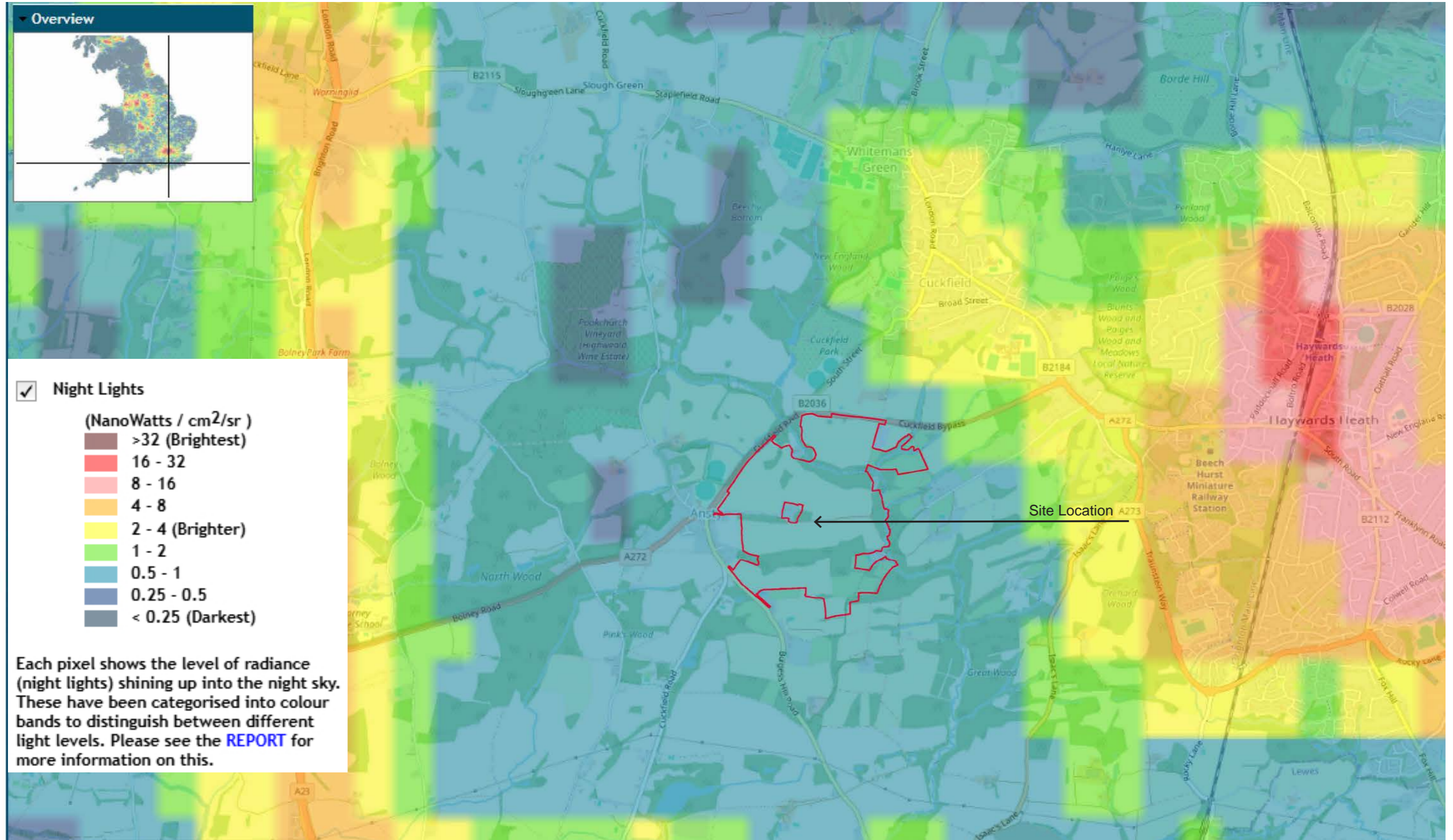


Viewpoint No. 09 - Location



Viewpoint No. 09 - Single Frame, (to be viewed at A3).

APPENDIX C - CPRE LIGHT POLLUTION MAP



© Natural England copyright 2016. Contains Ordnance Survey data © Crown copyright and database right 2016. Earth Observation Group, NOAA National Geophysical Data Center. Developed by LUC for CPRE. Webpage visited on 24/04/2026 at: < <https://www.cpre.org.uk/light-pollution-dark-skies-map/> >

APPENDIX D - LIZARD ASSESSMENT TABLES

TABLE 5.1 - ASSESSMENT SUMMARY TABLE - LANDSCAPE					
RECEPTOR	ASSESSMENT				
	VALUE	RECEPTOR SUSCEPTIBILITY	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
LANDSCAPE AREAS, FEATURES AND ASPECTS WITHIN THE SITE					
<i>Natural heritage character – Landform and Ghyll streams - The undulating landform either side of the falling ridge east of Ansty falling towards the incised ghyll stream landforms and streams, with the main ghyll landform extending across the Site from the HWNL to the north-west, forming a confluence offset to the east of the Site, where the Copyhold Gill is named, (see Figure 5. Landform within Appendix A).</i>	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MODERATE ADVERSE
<i>Natural heritage character – Ancient woodland - There are various patches of ancient woodland within the Site along the incised and wooded ghyll stream landform, including substantial patches of Biddens Wood and Furnace Wood to the south-east, Highbridge / Highbridge Mill Shaw to the north and Mackrill Shaw to the north-east, (see Figure 2. Relevant Designations within Appendix A).</i>	HIGH	LOW	LOW	LOW	MINOR ADVERSE / NEGLIGIBLE
<i>Cultural heritage character – Assarted field system - The fields across the Site, other than that to the north-east are historically characterised as assarted within the Sussex Historic Landscape Characterisation, (Bannister, 2010) GIS dataset. This means that they have the rounded edges of fields cut out from the earlier woodland expanse, generally associated with clearance in the medieval period and with ancient woodland. See Figure 3. Sussex Historic Landscape Character Types, within Appendix A, which is derived from the GIS Dataset.</i>	HIGH	HIGH	HIGH	HIGH	MAJOR ADVERSE
<i>Recreational use - There is a high density of Public Footpaths to the lower lying landscape about the eastern part of the Site, providing connectivity to and between historic dispersed settlement including Mackerell Cottage, (Grade II Listed) along the edge of the Site and along the falling ridgeline east of Ansty, which extends through the centre of the Site, and along which experience of the landscape is important, (see Figure 7. within my LVIA).</i>	HIGH	MEDIUM	MEDIUM	LOW	MINOR ADVERSE
<i>Perceptual aspects - Dark Night Skies - Through reference to the CPRE night blight website, (see extract provided as Appendix C) the Site is located within an area of dark skies of between 0.5 - 1 NanoWatts, bordering the HWNL with darker skies of 0.25 - 0.5 NanoWatts offset to the north-west within the HWNL.</i>	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MODERATE ADVERSE
<i>Perceptual aspects – Tranquillity - The undulating, enclosed character of the Site associated with the falling ground about the incised and wooded ghyll streams, including substantial patches of surrounding woodland, results in a deeply rural landscape across the Site, which has high tranquillity, contiguous with, and of similar character to, the adjacent HWNL. There is relatively lower tranquillity where adjacent and in proximity to the well trafficked A272 to the west and north.</i>	HIGH / MEDIUM	MEDIUM	MEDIUM	MEDIUM	MODERATE ADVERSE
<i>Perceptual aspects – Scenic qualities - From along the falling ridge east of Ansty there are views towards the landmark spire of the Grade I Listed Parish Church of Holy Trinity, upon the ridgetop south of Cuckfield. This is glimpsed from over and about intervening vegetation for users of Public Footpath WS 3883 / 62 CR, (see Appendix B Viewpoint's No. 08 and 09). Visibility towards the landmark spire informs scenic quality more generally within the Site area outside of the publicly accessible land, particularly along the northern edge of the ridge, which can be noted through reference to the Fabrik LVIA, Internal Viewpoints S2, S5, S7, p27/29/30). There is also a scenic quality associated with views along the sloping landform within the Site, enclosed within woodland and trees.</i>	HIGH	MEDIUM	MEDIUM	MEDIUM	MODERATE ADVERSE

TABLE 5.1 - ASSESSMENT SUMMARY TABLE - LANDSCAPE					
RECEPTOR	ASSESSMENT				
	VALUE	RECEPTOR SUSCEPTIBILITY	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
<i>Distinctiveness - Settlement pattern / setting - The landscape within the Site forms the undulating lower lying ground between the ridgetop settlements of Cuckfield and Ansty and contributes to views that are important to the character and identity of the settlements, (see Appendix A Figure 5. Landform and Figure 7. Key Viewpoint Locations, alongside of Appendix B Viewpoint's No. 06, 08 and 09).</i>	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MODERATE ADVERSE
<i>Distinctiveness – Strength of Landscape Character / Sense of Place - The landscape within the Site represents a distinctive strength of character, as characterised at the National, County and District Scales and a strong sense of place. The Study Area is comparably characterised as part of the High Weald Fringes Landscape Character Area, (LCA HW4) within the County level Landscape Character Assessment of West Sussex (WSCC, 2003), and within the District level Character Assessment for Mid Sussex (MSCC, 2005), within which there is a more narrative based explanation of these characteristics as reported within my LVIA.</i>	MEDIUM	MEDIUM	MEDIUM	HIGH	MAJOR ADVERSE
LANDSCAPE CHARACTER AND WIDER CONTEXT OF THE SITE					
<i>The National Character Area 122: High Weald - The High Weald National Character Area, (NCA 122) is described as a faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east–west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers. Landscape attributes are identified including: 'Dispersed historic settlement pattern, farmsteads and hamlets with late medieval villages; [...] Small irregularly shaped fields bounded by hedgerows, shaws and woodlands; Woodlands – ancient woods, gill woodlands, and shaws; A landscape rich in heritage assets and historic environment features and elements; Tranquillity [...] accentuated by the traditional character of villages, sunken lanes, the wooded ghyll (gill)s and intimate views, which together also create a strong sense of timelessness.'</i>	MEDIUM	LOW	MEDIUM	LOW	MINOR ADVERSE
<i>The High Weald Fringes Landscape Character Area. (LCA) recognised at both West Sussex County (2003) and Mid Sussex District (2005) level, albeit labelled differently as LCA HW4. (2003) and LCA10. (2005) - Shared key characteristics include reference to: 'Wooded, often confined rural landscape of intimacy and complexity; south and east-draining gills and broad ridges sweeping gently down to the Low Weald; Long views over the Low Weald to the downs; Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees; Pattern of small, irregular-shaped assart fields and larger fields; Dispersed historic settlement pattern; [...]</i>	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MODERATE ADVERSE
<i>The High Weald National Landscape. (HWNL) Setting - The natural beauty of the HWNL described as deriving from the essentially rural and small-scale landscape character, rich in wildlife and cultural features, articulated through eight core character components, including the following: '1. Natural systems (geology, soils, water and climate) - A deeply incised, ridged and faulted landform of clays and sandstone with highly variable, relatively undisturbed soils and numerous headwaters (gill streams) [...]; 2. Settlement - Dispersed historic settlement including high densities of isolated farmsteads, hamlets and late-medieval villages founded on trade and non-agricultural rural industries; 3. Routeways - A dense network of historic routeways (now roads, tracks and paths); 4. Woodland - An abundance of ancient woodland mostly in small holdings, highly interconnected with hedges and shaws; 5. Fieldsapes and heath - Small, irregular and productive fields, bound by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths and inned river valleys (reclaimed marshland); 6. Dark night skies - Intrinsically dark at night with our own galaxy (the Milky Way) visible; 7. Aesthetic and perceptual qualities - Arising from the interaction of people with the landscape, including the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, [...]; 8. Land-based economy and rural living - With roots extending deep into history, and which has visibly and culturally shaped the landscape.' (Ibid, p17)</i>	HIGH	MEDIUM	HIGH	MEDIUM	MODERATE ADVERSE

TABLE 5.2 - ASSESSMENT SUMMARY TABLE - VISUAL AMENITY (VPTS 01 - 07)					
RECEPTOR	ASSESSMENT				
	RECEPTOR SUSCEPTIBILITY	VALUE	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
VISUAL AMENITY FROM PUBLICLY ACCESSIBLE LAND					
Visual amenity for north bound pavement and vehicular users of the A272 located to the north western edge of the Site along the HWNL boundary, off the north eastern corner of the Ansty Recreation Ground, (Coincident with Fabrik Vp6) represented by Viewpoint No. 01 ;	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MODERATE ADVERSE
Visual amenity for south bound pavement and vehicular users of the A272 located to the north western edge of the Site along the HWNL boundary, to the eastern end of Public Footpath 60 CR, (Offset north of Fabrik Vp8) represented by Viewpoint No. 02 ;	MEDIUM	MEDIUM	MEDIUM	MEDIUM	MODERATE ADVERSE
<i>Fabriks Receptor Groupings</i>	<i>Fabriks Assessment</i>				
<i>Fabrik considered under Transient receptors from road corridors - A272 to the west and north of the Site, (VP 1, 5, 6, 8-11, 18, 26) (p146)</i>	MEDIUM-LOW	LOW	MEDIUM-LOW	MEDIUM-LOW	MINOR ADVERSE
<i>Fabrik Description of Change: '[...] There are open views of the western parts of the central section of the site from the section of the A272 adjacent to the western boundary of the site. Users of the A272 would experience effects during the construction of the two new accesses onto the route in the north and west as well of partial views of the construction activity within the site where gaps in boundary vegetation allow. Additional built form and tree planting would be partially visible upon completion from sections of the route allow. The landscape mitigation planting would see these views reduce over time as the planting matures.'</i> (p146)					
Visual character in this location is contributed by the overhanging canopies of mature oak trees dispersed along the slowly curving roadside, otherwise defined by maintained hedgerows beyond which fields extend to a treed ridgeline to the left within the HWNL and to the right within the Site, but otherwise focused on the road. Through reference to the Fabrik LVIA Methodology, (p134) Table A1.4 - Visual Susceptibility Criteria, users are partially focused on the landscape context. I agree with the Medium Susceptibility, perhaps lower for drivers of vehicles more focused on the road. However, the presence of the HWNL and continuity of character to either side of the road should increase the value attached to visual character here to Medium through reference to Table A1.2. The introduction of the road infrastructure, with street lighting would be Sizeable in scale. Through reference to Table A1.10, (p135) the medium duration and reversibility would result in a Medium magnitude, albeit generally experienced at speed, which would limit this. Through reference to Table A1.11 this would result in a Moderate adverse effect.					
Visual amenity for recreational users of Public Footpath 60 CR within the the High Weald National Landscape offset west of the A272, (Offset west of Fabrik Vp7) represented by Viewpoint No. 03 ;	HIGH	HIGH	HIGH	LOW / NEGLIGIB.	MODERATE / MINOR ADVERSE
<i>Fabriks Receptor Groupings</i>	<i>Fabriks Assessment</i>				
<i>Fabrik considered under Transient receptors from Public Rights of Way - Users of PRow Footpath 60CR outside the Site and within the High Weald AONB (VP7) (p149)</i>	MEDIUM	HIGH	MEDIUM-HIGH	LOW / NEGLIGIB.	MINOR ADVERSE / NEGLIGIBLE
<i>Fabrik Description of Change: '[...] There may be filtered glimpsed views of the [...] the access proposals and built form upon completion where gaps in the intervening vegetation allow. The landscape proposals retain a sense of openness to the western boundary of the site, with built form and woodland block planting set back a minimum of 50m from the road corridor. This further reduces views of the built form, particularly in combination with the intervening A272 vegetation for users of prow 60cr. Effects would be most significant at the end of the route as it joins the A272, with effects reducing further westwards.'</i> (p149)					
Visual character in this location is contributed by the fields across the edge of the HWNL and beyond within the Site, framed within dispersed lines of tree along the A272. Otherwise defined by the trees within the HWNL, which extends towards Cuckfield, where the landmark spire of the Grade I Listed Parish Church of Holy Trinity can be seen against the sky. Through reference to the Fabrik LVIA Methodology, (p134) Table A1.4 - Visual Susceptibility Criteria, in this location people are engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view, which would result in High Susceptibility. Through reference to Table A1.2 I agree with the High Value. The introduction of the street lighting and offset built form would be compact in scale relative to the intervening vegetation within the view and the focus of the view towards the wooded skyline to north and the church spire. Through reference to Table A1.10, (p135) the medium duration and reversibility would result in a Low / Negligible magnitude of impact. Through reference to Table A1.11 this would result in a Moderate adverse effect when out of leaf, reducing to a Minor adverse when in leaf.					

TABLE 5.2 - ASSESSMENT SUMMARY TABLE - VISUAL AMENITY (VPTS 01 - 07)					
RECEPTOR	ASSESSMENT				
	RECEPTOR SUSCEPTIBILITY	VALUE	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
Visual amenity for recreational users of Ansty Recreation Ground to the edge of the High Weald National Landscape, (Offset north of Fabrik Vp44) represented by Viewpoint No. 04 ;	HIGH - MEDIUM	HIGH	HIGH - MEDIUM	LOW / NEGLIGIB.	MINOR ADVERSE - NEGLIGIBLE
<i>Fabriks Receptor Groupings</i>	<i>Fabriks Assessment</i>				
<i>Fabrik considered under Receptors using visitor attractions and areas of open space - Ansty Recreation Ground / Cricket Club / Football Club (VP44) (p152)</i>	<i>MEDIUM</i>	<i>HIGH - MEDIUM</i>	<i>MEDIUM-HIGH</i>	<i>LOW / NEGLIGIB.</i>	<i>MINOR ADVERSE</i>
<i>Fabrik Description of Change: '[...] Upon completion there may be glimpsed views of the proposed development through the intervening vegetation in the winter months. The existing character of the view is broadly considered to be retained.'</i> (p152)					
Visual character in this location is contributed contributed by the recreational field across the edge of the HWNL, framed within dispersed lines of tree along the A272. Otherwise defined by the treed ridgeline to the left within the HWNL which extends towards Cuckfield, where the landmark spire of the Grade I Listed Parish Church of Holy Trinity can be seen against the sky. The treeline along the A272 and beyond within the Site forms part of the tree'd backdrop with the area above the Site viewed about the trees. Through reference to the Fabrik LVIA Methodology, (p134) Table A1.4 - Visual Susceptibility Criteria, in this location people are engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view, albeit their is also a focus on the recreational activity, which would result in High - Medium Susceptibility. Through reference to Table A1.2, the outlook across the HWNL towards the spire at Cuckfield would however elevate the value to High. The introduction of the street lighting and offset built form would be compact in scale relative to the intervening vegetation within the view and the focus of the view towards the wooded skyline to north and the church spire. Through reference to Table A1.10, (p135) the medium duration and reversibility would result in a Low / Negligible magnitude of impact. Through reference to Table A1.11 this would result in a Minor adverse effect when out of leaf, reducing to a Negligible effect when in leaf.					
Visual amenity for recreational users of Public Footpath 58 CR, (Sussex Diamond Way and High Weald Landscape Trail LDF), at a break in the vegetation to the high ground within Cuckfield Park and the HWNL, (Coincident with Fabrik Vp52), illustrated by Viewpoint No. 05 ;	HIGH	HIGH	HIGH	LOW / NEGLIGIB.	MODERATE ADVERSE / MINOR ADVERSE
<i>Fabriks Receptor Groupings</i>	<i>Fabriks Assessment</i>				
<i>Considered under Transient receptors from Public Rights of Way - Prow 58CR/ High Weald Landscape Trail/Sussex Diamond Way Long Distance Walking Routes outside the site (vp52) (p152)</i>	<i>MEDIUM</i>	<i>HIGH</i>	<i>HIGH</i>	<i>LOW / NEGLIGIB.</i>	<i>MINOR ADVERSE / NEGLIGIBLE</i>
<i>Fabrik Description of Change: '[...] Where there are gaps in this vegetation from a short central section of the route, there are long distance views south across the wider landscape of the study area and beyond to the South Downs ridgeline on the horizon. The site forms a small part of the well wooded lower lying middle distance in the view with one partial view of a field within the site. The intervening vegetation truncates views of the northern and southern parts of the site from this location. There would be partial, distant views of [...] the central part of the site where gaps in the intervening vegetation allow. Upon completion the section of field visible from this location would form part of the public open space network and village common. There would be partial views of some rooftops surrounding this open space but this is considered to be a minor change to a distant, panoramic view. Built form would remain set below the tree line and the existing character of the view is not considered to be significantly altered. At year 15 upon maturity of the landscape proposals, the partial views of the built form would become less visible from this location.'</i> (p152)					
Visual character in this location is contributed by the falling landform across Cuckfield Park (private) within the HWNL, beyond which there is distant visibility of the chalk scarp to the South Downs National Park. The intervening trees across the High Weald Fringe are contributed from those within and bordering the Site, where glimpses of the ridgeline within the Site can be gained. Through reference to the Fabrik LVIA Methodology, (p134) Table A1.4 - Visual Susceptibility Criteria, in this location people are engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view, which would result in High Susceptibility. Through reference to Table A1.2 I agree with the High Value. The introduction of the offset built form would be compact in scale relative to the scale of the view. Through reference to Table A1.10, (p135) the medium duration and reversibility would result in a Low / Negligible magnitude of impact. Through reference to Table A1.11 this would result in a Moderate adverse effect when out of leaf, reducing to a Minor adverse when in leaf. There remains some uncertainty about the validity of the VVM Vp8 provided from this viewpoint, which would usefully be clarified.					

TABLE 5.2 - ASSESSMENT SUMMARY TABLE - VISUAL AMENITY (VPTS 01 - 07)					
RECEPTOR	ASSESSMENT				
	RECEPTOR SUSCEPTIBILITY	VALUE	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
Visual amenity for recreational users of Public Footpath 22 CU, (forming part of the Sussex Diamond Way LDF) adjacent to the G1 Listed Holy Trinity Church, (North of Fabrik Vp15), illustrated by Viewpoint No. 06;	HIGH	HIGH	HIGH	LOW / NEGLIGIB.	MODERATE ADVERSE / MINOR ADVERSE
<i>Fabriks Receptor Groupings</i>	<i>Fabriks Assessment</i>				
<i>Considered under Receptors using Community Buildings / Cemetery - Holy Trinity Church, Cuckfield (vp15/16) (p153)</i>	<i>MEDIUM</i>	<i>HIGH</i>	<i>MEDIUM - HIGH</i>	<i>LOW / NEGLIGIB.</i>	<i>MINOR ADVERSE / NEGLIGIBLE</i>
<i>Fabrik Description of Change: 'Whilst the spire of the church is a prominent feature visually within the local area, views of the site from the cemetery are broadly truncated by the vegetation within and on the boundaries of the cemetery. There are partial views of the site boundary vegetation and higher ground within the central parts of the site from select locations. There would be partial, glimpsed views of areas of construction activity and built form/open space upon completion but this is not considered to sig-nificantly alter the character of the view, which is defined by undulating, agricultural land and woodland.'</i> (p153)					
Visual character in this location is contributed by the falling landform across the cemetery and the landmark of the Church to right of view, beyond which there is distant visibility of the chalk scarp to the South Downs National Park. The intervening trees across the High Weald Fringe are contributed from those within and bordering the Site. Through reference to the Fabrik LVIA Methodology, (p134) Table A1.4 - Visual Susceptibility Criteria, in this location people are engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view, which would result in High Susceptibility. Through reference to Table A1.2 I agree with the High Value. The introduction of the offset built form would be compact in scale relative to the scale of the view. Through reference to Table A1.10, (p135) the medium duration and reversibility would result in a Low / Negligible magnitude of impact. Through reference to Table A1.11 this would result in a Moderate adverse effect when out of leaf, perhaps reducing to a Minor adverse when in leaf. A VVM provided from this viewpoint would be useful to determine magnitude of change and effect.					
Visual amenity for recreational users of Public Footpath 6aCU upon the ridgetop east of Cuckfield, (Coincident with Fabrik Vp17), represented by Viewpoint No. 07;	HIGH	HIGH	HIGH	MEDIUM	MAJOR ADVERSE / MODERATE ADVERSE
<i>Fabriks Receptor Groupings</i>	<i>Fabriks Assessment</i>				
<i>Considered under Transient receptors from Public Rights of Way - Prow Footpath 6ACU outside the Site (vp17) (p151)</i>	<i>MEDIUM</i>	<i>HIGH</i>	<i>MEDIUM - HIGH</i>	<i>MEDIUM - LOW</i>	<i>MODERATE - MINOR ADVERSE</i>
<i>Fabrik Description of Change: 'The elevated position of this route to the north east of the site allows for long distance, panoramic views across the site to the wider landscape beyond. The ridge line of the south downs national park forms the horizon in the distance. The site is partially visible as part of the intermediary landscape with the central treebelt forming part of the wooded skyline. The construction activities and built form in the central section of the site would be partially visible from this location within a well treed framework. Upon completion there would be a significant increase in built form within the view as a result of the proposed development, although the built form would sit below the wooded skyline in keeping with the existing character of the built from within ansty. This is considered to moderate effects slightly.'</i>					
Visual character in this location is contributed by the falling landform across the ridgeside, beyond which there is distant visibility of the chalk scarp to the South Downs National Park. The intervening trees across the High Weald Fringe are contributed from those within and bordering the Site. Through reference to the Fabrik LVIA Methodology, (p134) Table A1.4 - Visual Susceptibility Criteria, in this location people are engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view, which would result in High Susceptibility. Through reference to Table A1.2 I agree with the High Value. The introduction of the offset built form would be likely modest in scale within the view. Through reference to Table A1.10, (p135) the medium duration and reversibility would result in a Medium magnitude of impact. Through reference to Table A1.11 this would result in a Major adverse effect when out of leaf, perhaps reducing to a Moderate adverse when in leaf. A VVM provided from this viewpoint would be useful to determine magnitude of change and effect.					



LIZARD

Landscape Design and Ecology

Top Floor - Caravelle House, 17-19 Goring Road, Worthing, BN12 4AP
01903 216033 office@lizardlandscape.co.uk lizardlandscapeecology.com
