

## Appendix 4 to Proof of Evidence on Heritage.

### Evidence of Gail Stoten BA (Hons) PG Cert Res MCI(A) FSA.

Land East Of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex.

On behalf of Fairfax Acquisitions Limited And The Norris Family.

Date: May 2026 | Pegasus Ref: P26-0684

LPA Ref: **DM/23/2866**

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fabrik

# ANSTY GARDEN COMMUNITY

ADDITIONAL VVMS - APPLICATION SCHEME  
MAY 2026



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PROJECT NUMBER: D3012  
VERSION: 2  
VERSION DATE: 11TH MAY 2026  
COMMENT: ISSUE

# 1.0 ADDITIONAL APPLICATION SCHEME VVMS

## 1.1 ADDITIONAL VVM LOCATIONS

















The following pages present three additional Visually Verified Montages (VVMs) of the Proposed Development, which include two views (A and B) from the grounds of the Grade I Listed Holy Trinity Church in Cuckfield and one view (C) from Newbury Lane adjacent to the southwestern corner of the Churchyard. The location of Viewpoint C accords with the location of Viewpoint 9 presented within Cuckfield Parish Council's consultation response to the planning application, prepared by Louise Hooper Landscape Architect in January 2024.

Three images are presented for each VVM. These represent the existing baseline view, the Proposed Development at Year 1 and the Proposed Development at Year 15. The Proposed Development represents the original planning application scheme with illustrative housetypes and landscape proposals in accordance with the scheme parameters.

The locations of the VVMs are shown on **Figure 1.1** opposite and have been chosen to represent the following views of the Site:

- Verified Image A: View from the War Memorial within the Churchyard of Holy Trinity Church, looking south/southwest towards the Site.
- Verified Image B: View from the western part of the Churchyard of Holy Trinity Church, Cuckfield in proximity to the northern boundary, looking south/southwest towards the Site.
- Verified Image C: Views from Newbury Lane, adjacent to the southwestern corner of the Churchyard, looking south/southwest towards the Site.

### LEGEND

	ASSESSMENT SITE BOUNDARY		ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
	PARKLAND RESERVE BOUNDARY		ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
	UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)		ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
	UP TO 2 STOREY (10.0 M RIDGE HEIGHT)		INDICATIVE LANDMARK BUILDING LOCATION
	UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)		5 M CONTOUR
	UP TO 3 STOREY (13.0 M RIDGE HEIGHT)		SPINE & SECONDARY STREET NETWORK
	UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)		EXISTING WOODLAND
	UP TO 4 STOREY (16.0 M RIDGE HEIGHT)		LOCATION OF VVM

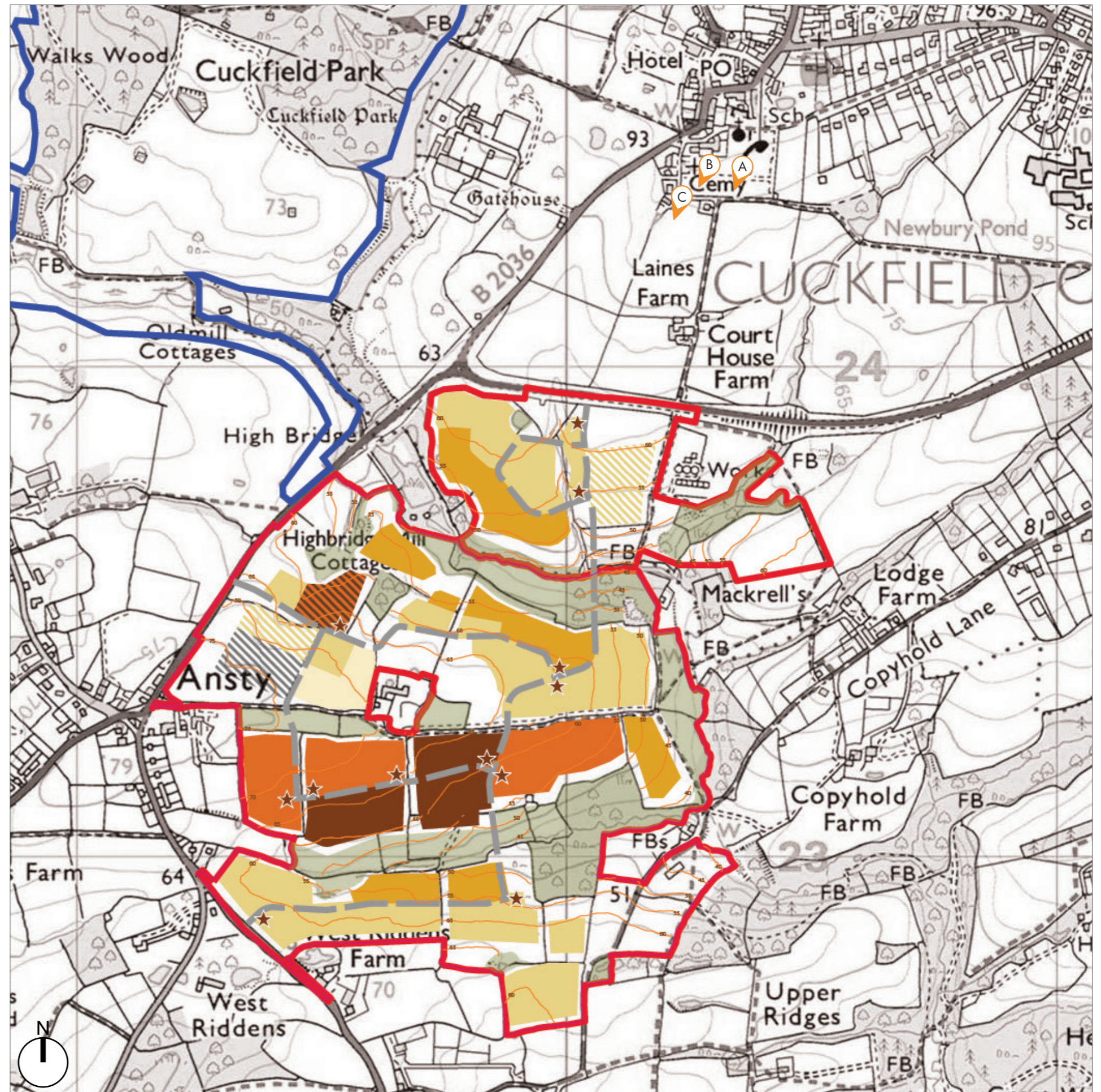


















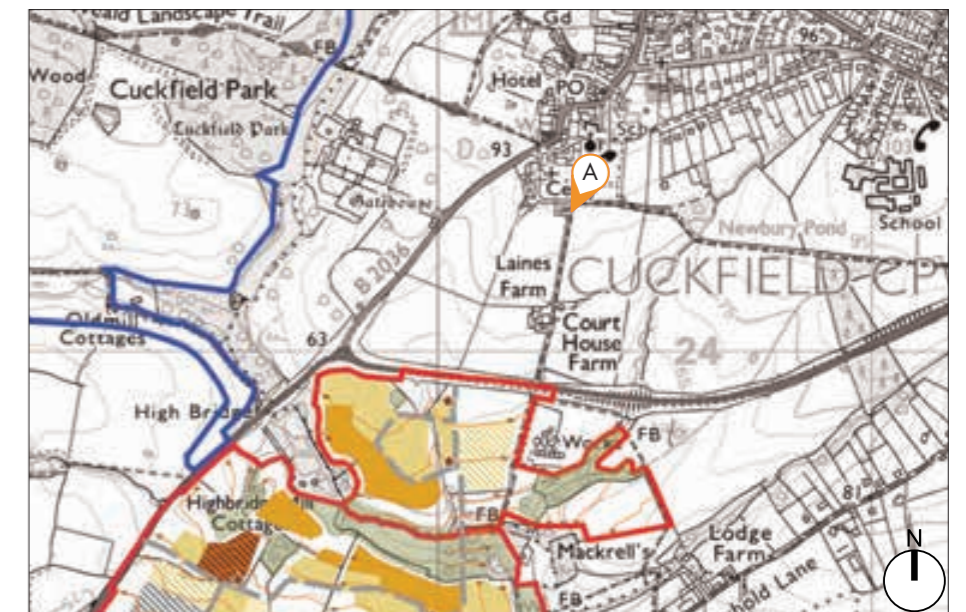
FIGURE 1.1 – PLAN ILLUSTRATING ADDITIONAL VVM LOCATIONS (FABRIK, 2026)



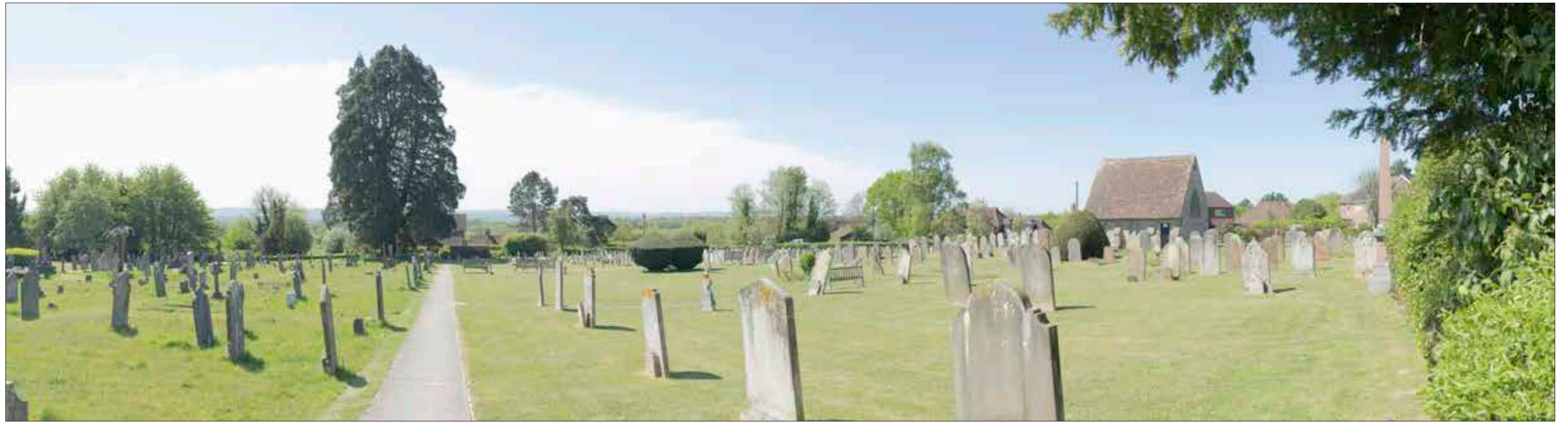
**BASELINE SURVEYED PHOTO: VVM VIEWPOINT A**  
 VIEW FROM THE WAR MEMORIAL WITHIN THE CHURCHYARD OF HOLY TRINITY CHURCH, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE.

**LEGEND**

- |   |  |   |  |
|---|--|---|--|
|  | ASSESSMENT SITE BOUNDARY                                       |  | ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT  |
|  | PARKLAND RESERVE BOUNDARY                                      |  | ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT   |
|  | UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)                          |  | ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA |
|  | UP TO 2 STOREY (10.0 M RIDGE HEIGHT)                           |  | INDICATIVE LANDMARK BUILDING LOCATION  |
|  | UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)                         |  | 5 M CONTOUR  |
|  | UP TO 3 STOREY (13.0 M RIDGE HEIGHT)                           |  | SPINE & SECONDARY STREET NETWORK   |
|  | UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT) |  | LOCATION OF VVM  |
|  | UP TO 4 STOREY (16.0 M RIDGE HEIGHT)                           |   |  |
|  | EXISTING WOODLAND  |   |  |



VVM VIEWPOINT A LOCATION

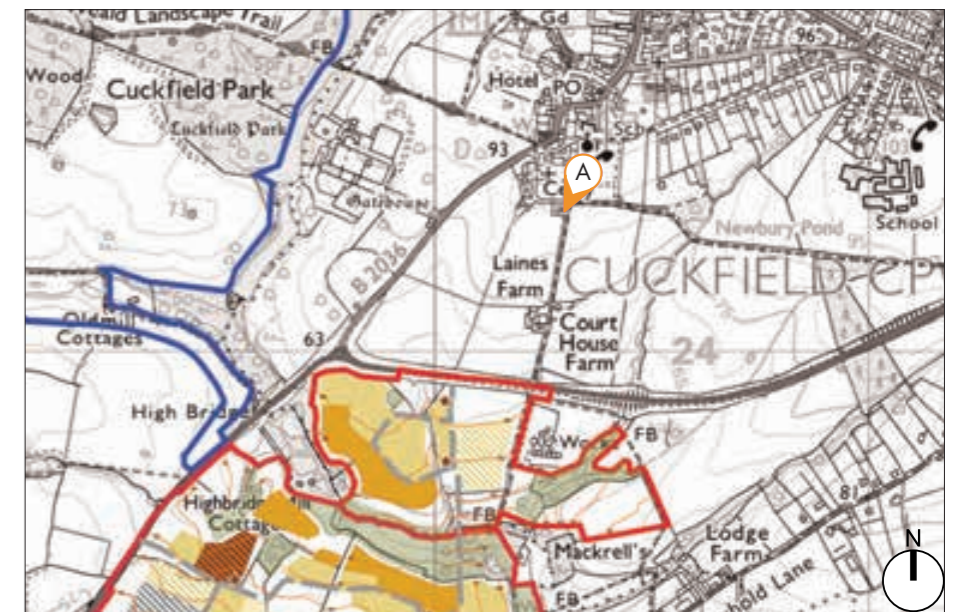


**VVM VIEWPOINT A: YEAR 1**

VIEW FROM THE WAR MEMORIAL WITHIN THE CHURCHYARD OF HOLY TRINITY CHURCH IN CUCKFIELD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 1 PROPOSED DEVELOPMENT PARTIALLY VISIBLE AND SET DOWN IN THE LANDSCAPE BELOW THE TREED VISUAL HORIZON.

**LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | ASSESSMENT SITE BOUNDARY                                       |  | ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT  |
|  | PARKLAND RESERVE BOUNDARY                                      |  | ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT   |
|  | UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)                          |  | ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA |
|  | UP TO 2 STOREY (10.0 M RIDGE HEIGHT)                           |  | INDICATIVE LANDMARK BUILDING LOCATION  |
|  | UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)                         |  | 5 M CONTOUR  |
|  | UP TO 3 STOREY (13.0 M RIDGE HEIGHT)                           |  | SPINE & SECONDARY STREET NETWORK   |
|  | UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT) |  | LOCATION OF VVM  |
|  | UP TO 4 STOREY (16.0 M RIDGE HEIGHT)                           |  |  |
|  | EXISTING WOODLAND  |  |  |



VVM VIEWPOINT A LOCATION



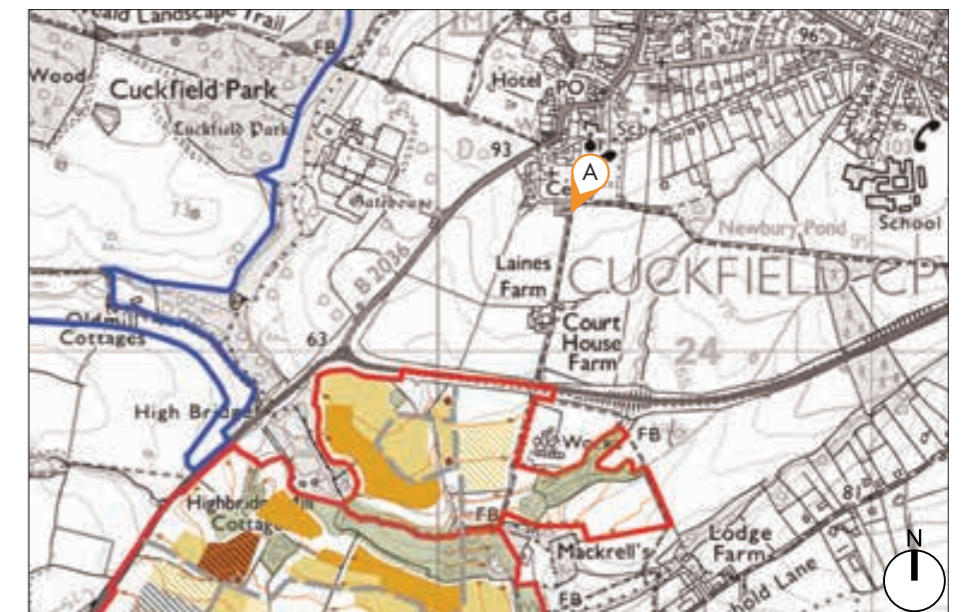
**VVM VIEWPOINT A: YEAR 15**

VIEW FROM THE WAR MEMORIAL WITHIN THE CHURCHYARD OF HOLY TRINITY CHURCH IN CUCKFIELD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 15 PROPOSED DEVELOPMENT PARTIALLY VISIBLE AND SET DOWN IN THE LANDSCAPE BELOW THE TREED VISUAL HORIZON.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND

- ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- A LOCATION OF VVM















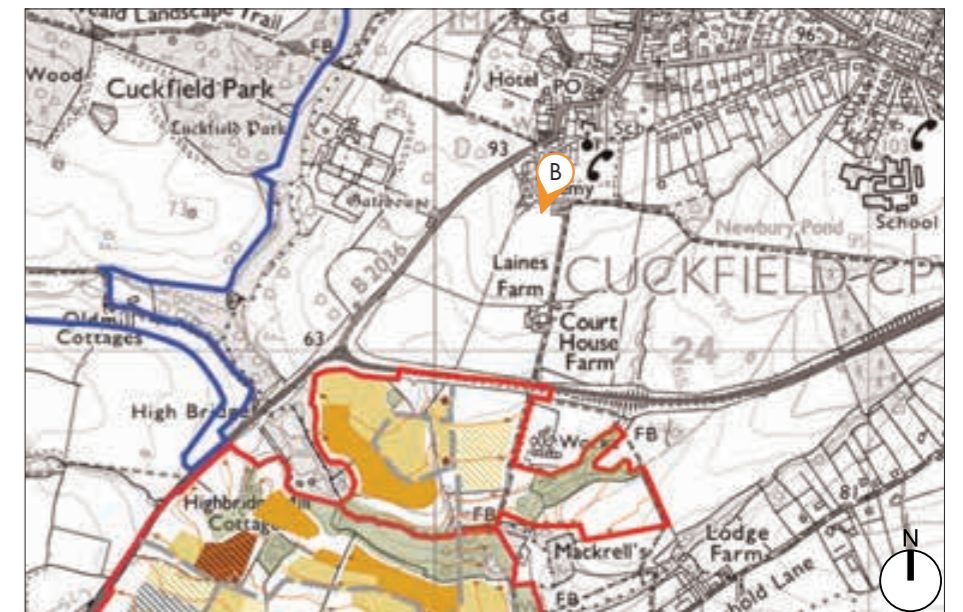
VVM VIEWPOINT A LOCATION



**BASILINE SURVEYED PHOTO: VVM VIEWPOINT B**  
 VIEW FROM THE WESTERN PART OF THE CHURCHYARD OF HOLY TRINITY CHURCH, CUCKFIELD IN PROXIMITY TO THE NORTHERN BOUNDARY, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE.

**LEGEND**

- |   |  |   |  |
|---|--|---|--|
|  | ASSESSMENT SITE BOUNDARY                                       |  | ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT  |
|  | PARKLAND RESERVE BOUNDARY                                      |  | ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT   |
|  | UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)                          |  | ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA |
|  | UP TO 2 STOREY (10.0 M RIDGE HEIGHT)                           |  | INDICATIVE LANDMARK BUILDING LOCATION  |
|  | UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)                         |  | 5 M CONTOUR  |
|  | UP TO 3 STOREY (13.0 M RIDGE HEIGHT)                           |  | SPINE & SECONDARY STREET NETWORK   |
|  | UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT) |  | LOCATION OF VVM  |
|  | UP TO 4 STOREY (16.0 M RIDGE HEIGHT)                           |   |  |
|  | EXISTING WOODLAND  |   |  |



VVM VIEWPOINT B LOCATION



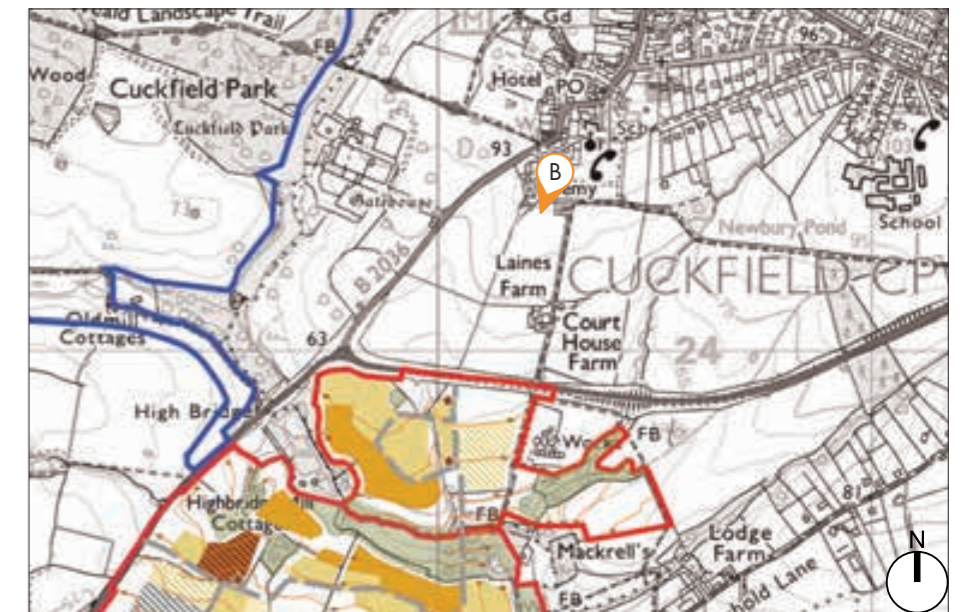
**VVM VIEWPOINT B: YEAR 1**

VIEW FROM THE WESTERN PART OF THE CHURCHYARD OF HOLY TRINITY CHURCH, CUCKFIELD IN PROXIMITY TO THE NORTHERN BOUNDARY, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 1 PROPOSED DEVELOPMENT PARTIALLY VISIBLE BETWEEN THE RETAINED TREES.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND

- ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- A LOCATION OF VVM



















VVM VIEWPOINT B LOCATION

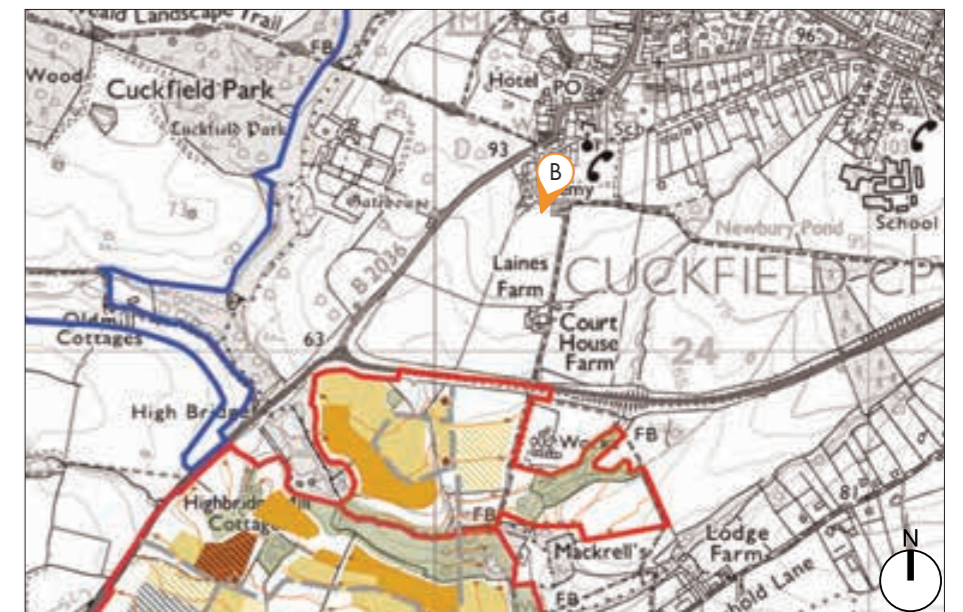


**VVM VIEWPOINT B: YEAR 15**

VIEW FROM THE WESTERN PART OF THE CHURCHYARD OF HOLY TRINITY CHURCH, CUCKFIELD IN PROXIMITY TO THE NORTHERN BOUNDARY, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 15 PROPOSED DEVELOPMENT PARTIALLY VISIBLE, SET BEYOND THE MATURING BOUNDARY VEGETATION.

**LEGEND**

- |   |  |   |  |
|---|--|---|--|
|  | ASSESSMENT SITE BOUNDARY                                       |  | ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT  |
|  | PARKLAND RESERVE BOUNDARY                                      |  | ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT   |
|  | UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)                          |  | ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA |
|  | UP TO 2 STOREY (10.0 M RIDGE HEIGHT)                           |  | INDICATIVE LANDMARK BUILDING LOCATION  |
|  | UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)                         |  | 5 M CONTOUR  |
|  | UP TO 3 STOREY (13.0 M RIDGE HEIGHT)                           |  | SPINE & SECONDARY STREET NETWORK   |
|  | UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT) |  | LOCATION OF VVM  |
|  | UP TO 4 STOREY (16.0 M RIDGE HEIGHT)                           |   |  |
|  | EXISTING WOODLAND  |   |  |



VVM VIEWPOINT B LOCATION

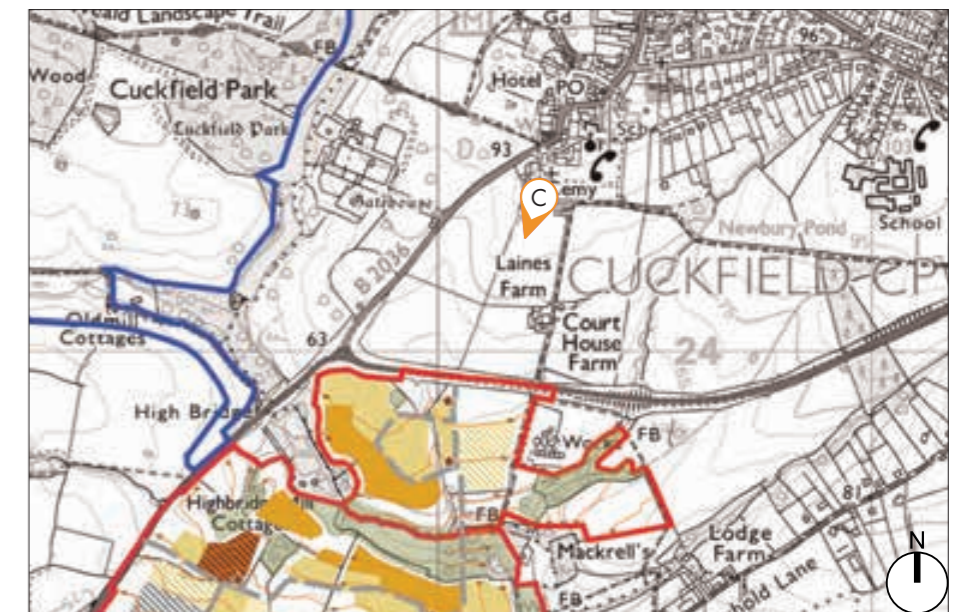


**BASELINE SURVEYED PHOTO: VVM VIEWPOINT C**  
 VIEWS FROM NEWBURY LANE, ADJACENT TO THE SOUTHWESTERN CORNER OF THE CHURCHYARD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND

- ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- LOCATION OF VVM



















VVM VIEWPOINT C LOCATION

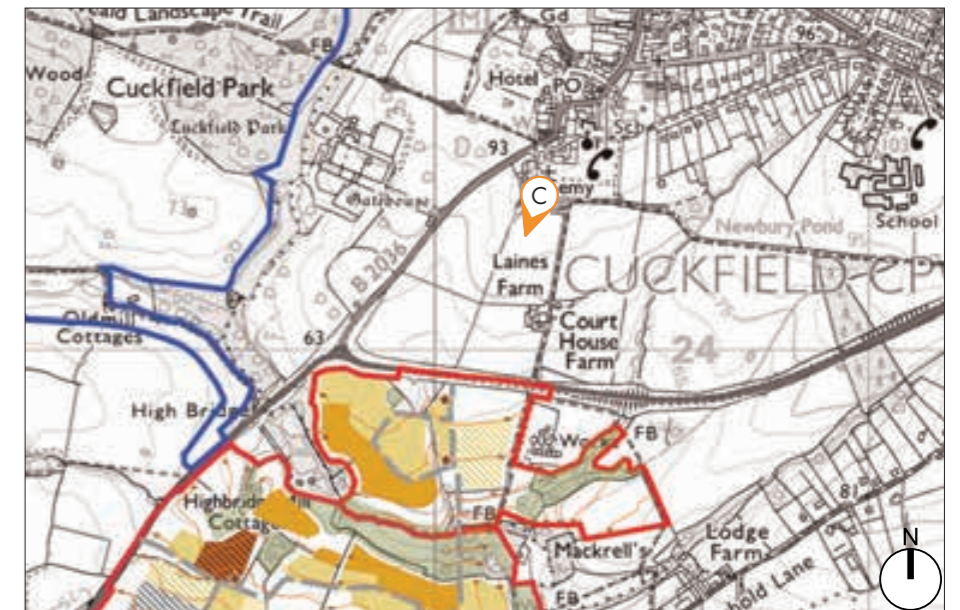


**VVM VIEWPOINT C - YEAR 1**

VIEWS FROM NEWBURY LANE, ADJACENT TO THE SOUTHWESTERN CORNER OF THE CHURCHYARD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 1 PROPOSED DEVELOPMENT PARTIALLY VISIBLE BEYOND THE GREEN GAP AND NEW PLANTING.

**LEGEND**

- |   |  |   |  |
|---|--|---|--|
|  | ASSESSMENT SITE BOUNDARY                                       |  | ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT  |
|  | PARKLAND RESERVE BOUNDARY                                      |  | ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT   |
|  | UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)                          |  | ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA |
|  | UP TO 2 STOREY (10.0 M RIDGE HEIGHT)                           |  | INDICATIVE LANDMARK BUILDING LOCATION  |
|  | UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)                         |  | 5 M CONTOUR  |
|  | UP TO 3 STOREY (13.0 M RIDGE HEIGHT)                           |  | SPINE & SECONDARY STREET NETWORK   |
|  | UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT) |  | LOCATION OF VVM  |
|  | UP TO 4 STOREY (16.0 M RIDGE HEIGHT)                           |   |  |
|  | EXISTING WOODLAND  |   |  |



VVM VIEWPOINT C LOCATION



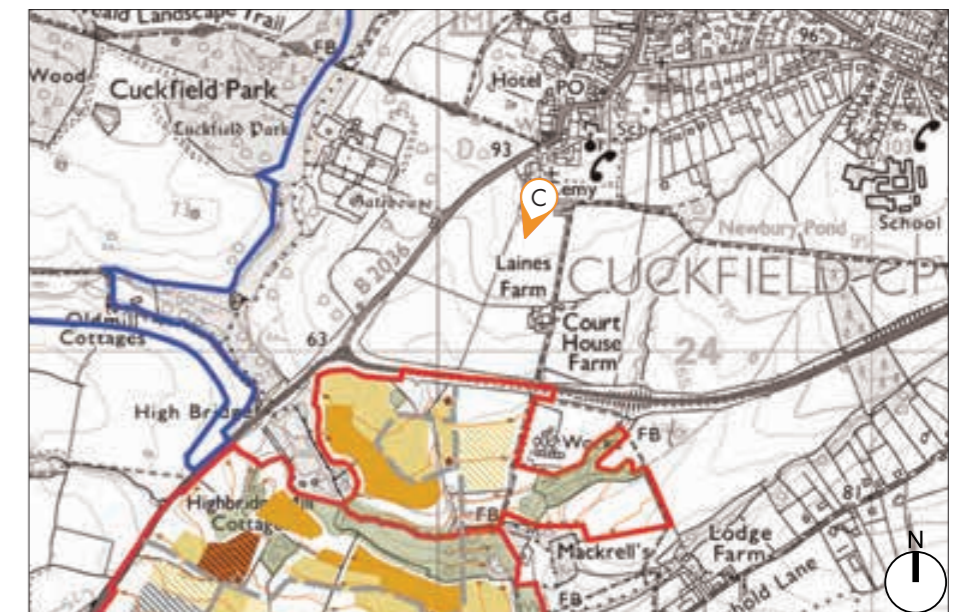
**VVM VIEWPOINT C - YEAR 15**

VIEWS FROM NEWBURY LANE, ADJACENT TO THE SOUTHWESTERN CORNER OF THE CHURCHYARD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 15 PROPOSED DEVELOPMENT PARTIALLY VISIBLE, BEYOND THE MATURING PROPOSED PLANTING .

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND

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- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- A LOCATION OF VVM



VVM VIEWPOINT C LOCATION

LENTEN HOUSE  
16 LENTEN STREET  
ALTON  
HAMPSHIRE  
GU34 1HG

FIRST FLOOR STUDIO,  
THE OLD SCHOOL  
4 EXTON STREET  
LONDON  
SE1 8UE

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# ANSTY GARDEN COMMUNITY

ADDITIONAL VVMS - APPEAL SCHEME  
MAY 2026



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<b>A1.0 Additional Appeal Scheme VVMs</b>	<b>4</b>
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# A1.0 ADDITIONAL APPEAL SCHEME VVMS

## A1.1 VVM LOCATIONS


















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Three images are presented for each VVM. These represent the existing baseline view, the Proposed Development at Year 1 and the Proposed Development at Year 15. The Proposed Development represents the amended Appeal Scheme with illustrative housetypes and landscape proposals in accordance with the scheme parameters.

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- Verified Image B: View from the western part of the Churchyard of Holy Trinity Church, Cuckfield in proximity to the northern boundary, looking south/southwest towards the Site.
- Verified Image C: Views from Newbury Lane, adjacent to the southwestern corner of the Churchyard, looking south/southwest towards the Site.

### LEGEND

	ASSESSMENT SITE BOUNDARY		ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
	PARKLAND RESERVE BOUNDARY		ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
	UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)		ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
	UP TO 2 STOREY (10.0 M RIDGE HEIGHT)		INDICATIVE LANDMARK BUILDING LOCATION
	UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)		5 M CONTOUR
	UP TO 3 STOREY (13.0 M RIDGE HEIGHT)		SPINE & SECONDARY STREET NETWORK
	UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)		EXISTING WOODLAND
	UP TO 4 STOREY (16.0 M RIDGE HEIGHT)		LOCATION OF VVM
	EXISTING WOODLAND		

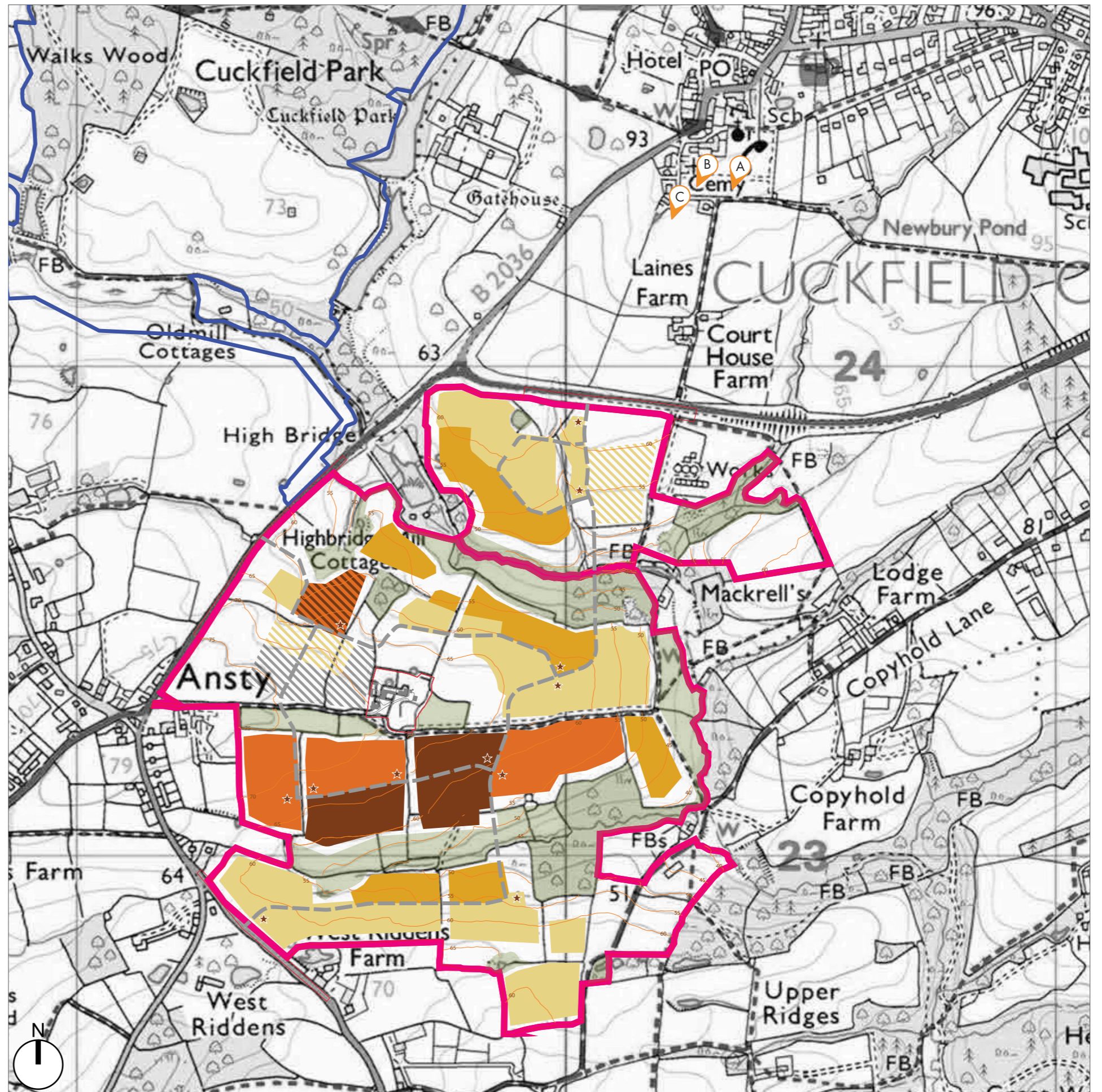
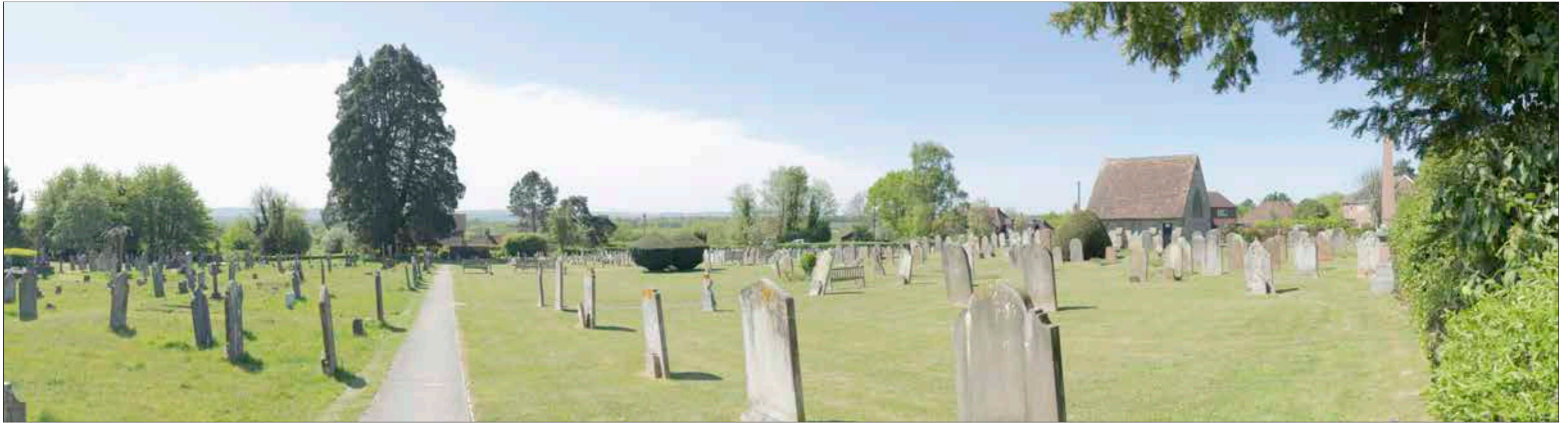


FIGURE A1.1 – PLAN ILLUSTRATING VVM LOCATIONS (FABRIK, 2026)

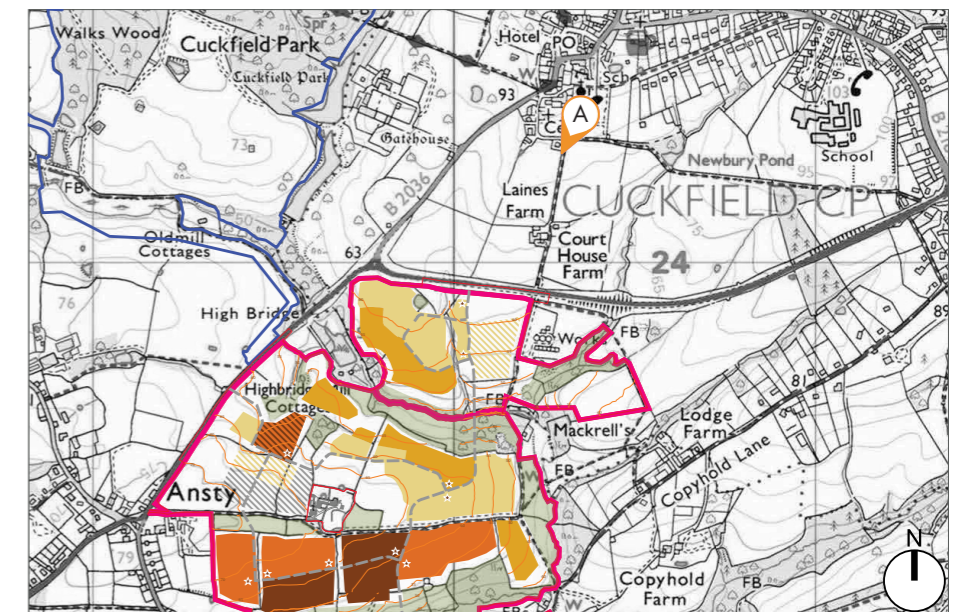


**BASELINE SURVEYED PHOTO: VVM VIEWPOINT A**  
 VIEW FROM THE WAR MEMORIAL WITHIN THE CHURCHYARD OF HOLY TRINITY CHURCH, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE.

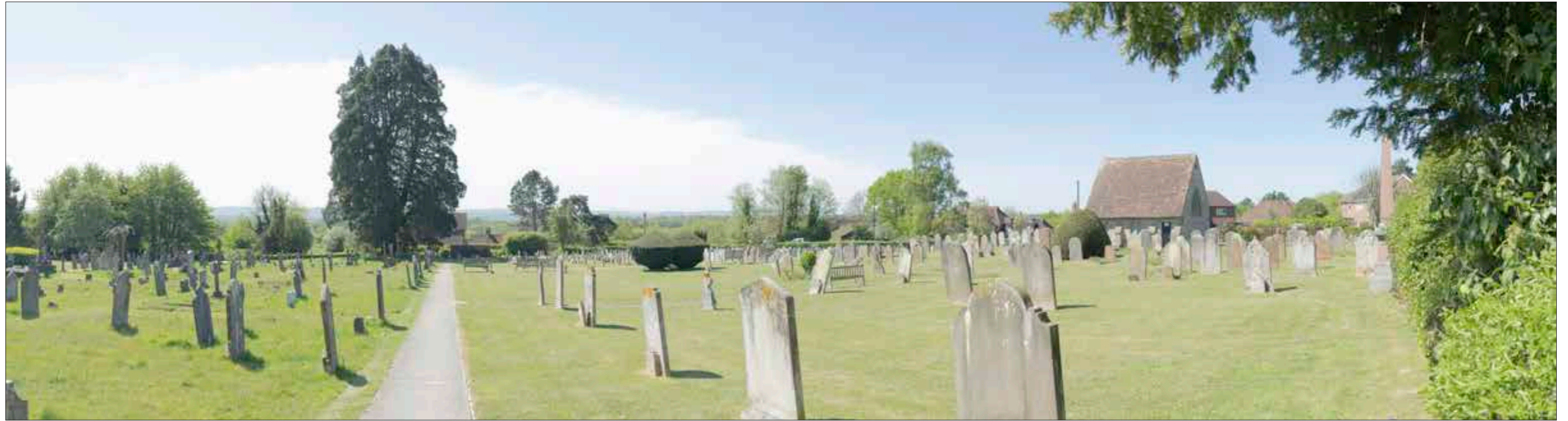
**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
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- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- LOCATION OF VVM



VVM VIEWPOINT A LOCATION

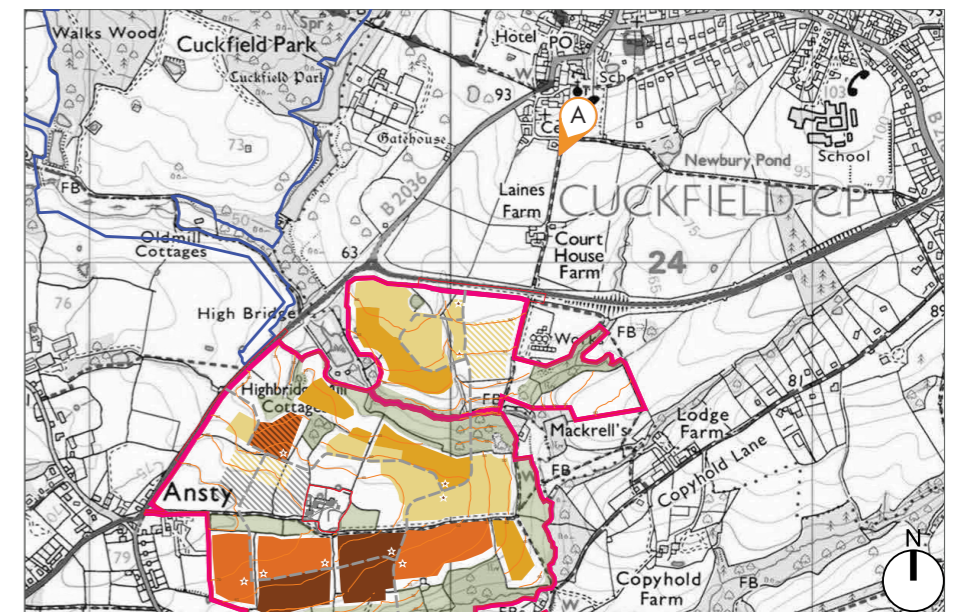


**VVM VIEWPOINT A: YEAR 1**

VIEW FROM THE WAR MEMORIAL WITHIN THE CHURCHYARD OF HOLY TRINITY CHURCH IN CUCKFIELD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 1 AMENDED APPEAL SCHEME PARTIALLY VISIBLE AND SET DOWN IN THE LANDSCAPE BELOW THE TREED VISUAL HORIZON.

**LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | ASSESSMENT SITE BOUNDARY                                       |  | ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT  |
|  | PARKLAND RESERVE BOUNDARY                                      |  | ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT   |
|  | UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)                          |  | ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA |
|  | UP TO 2 STOREY (10.0 M RIDGE HEIGHT)                           |  | INDICATIVE LANDMARK BUILDING LOCATION  |
|  | UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)                         |  | 5 M CONTOUR  |
|  | UP TO 3 STOREY (13.0 M RIDGE HEIGHT)                           |  | SPINE & SECONDARY STREET NETWORK   |
|  | UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT) |  | LOCATION OF VVM  |
|  | UP TO 4 STOREY (16.0 M RIDGE HEIGHT)                           |  |  |
|  | EXISTING WOODLAND  |  |  |



VVM VIEWPOINT A LOCATION



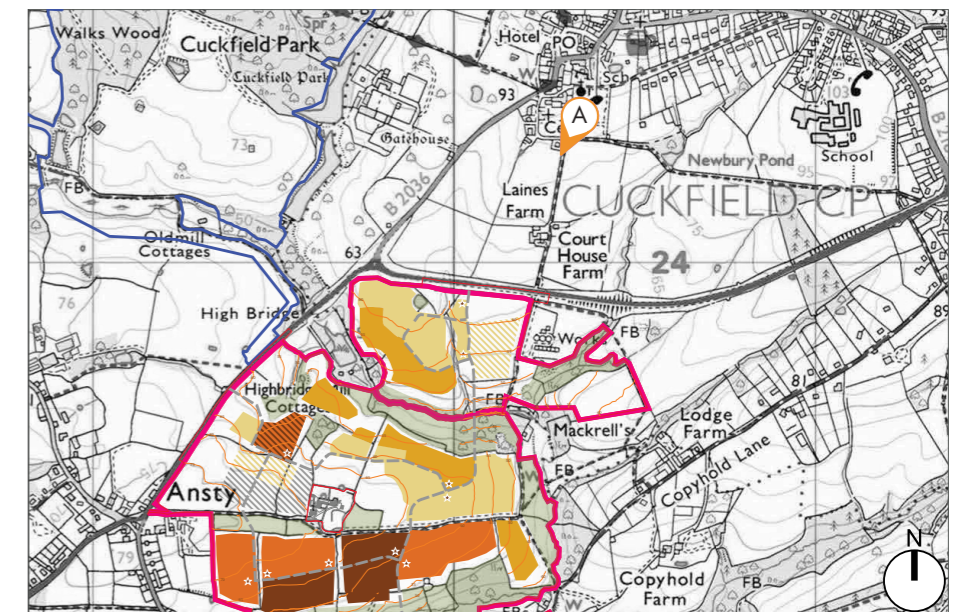
**VVM VIEWPOINT A: YEAR 15**

VIEW FROM THE WAR MEMORIAL WITHIN THE CHURCHYARD OF HOLY TRINITY CHURCH IN CUCKFIELD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 15 AMENDED APPEAL SCHEME PARTIALLY VISIBLE AND SET DOWN IN THE LANDSCAPE BELOW THE TREED VISUAL HORIZON.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND

- ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- LOCATION OF VVM



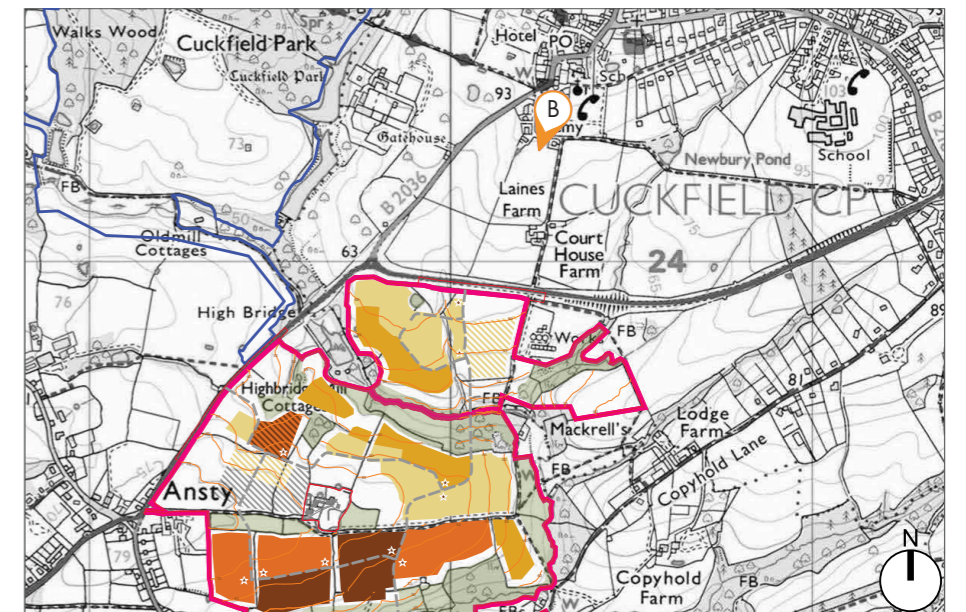
VVM VIEWPOINT A LOCATION



**BASELINE SURVEYED PHOTO: VVM VIEWPOINT B**  
 VIEW FROM THE WESTERN PART OF THE CHURCHYARD OF HOLY TRINITY CHURCH, CUCKFIELD IN PROXIMITY TO THE NORTHERN BOUNDARY, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE.

**LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | ASSESSMENT SITE BOUNDARY                                       |  | ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT  |
|  | PARKLAND RESERVE BOUNDARY                                      |  | ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT   |
|  | UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)                          |  | ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA |
|  | UP TO 2 STOREY (10.0 M RIDGE HEIGHT)                           |  | INDICATIVE LANDMARK BUILDING LOCATION  |
|  | UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)                         |  | 5 M CONTOUR  |
|  | UP TO 3 STOREY (13.0 M RIDGE HEIGHT)                           |  | SPINE & SECONDARY STREET NETWORK   |
|  | UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT) |  | LOCATION OF VVM  |
|  | UP TO 4 STOREY (16.0 M RIDGE HEIGHT)                           |  |  |
|  | EXISTING WOODLAND  |  |  |



VVM VIEWPOINT B LOCATION



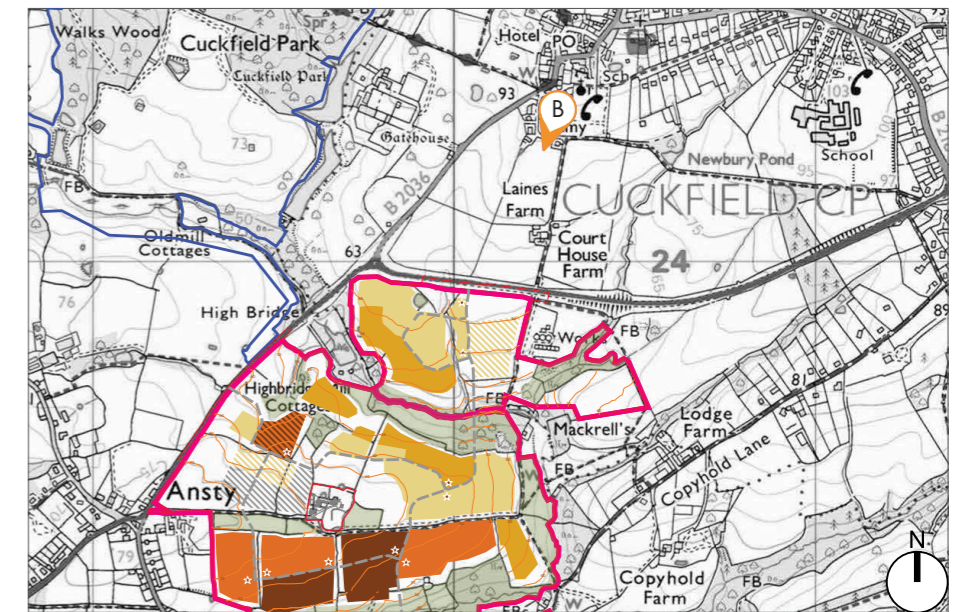
**VVM VIEWPOINT B: YEAR 1**

VIEW FROM THE WESTERN PART OF THE CHURCHYARD OF HOLY TRINITY CHURCH, CUCKFIELD IN PROXIMITY TO THE NORTHERN BOUNDARY, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 1 AMENDED APPEAL SCHEME PARTIALLY VISIBLE BETWEEN THE RETAINED TREES.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND

- ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- LOCATION OF VVM



VVM VIEWPOINT B LOCATION

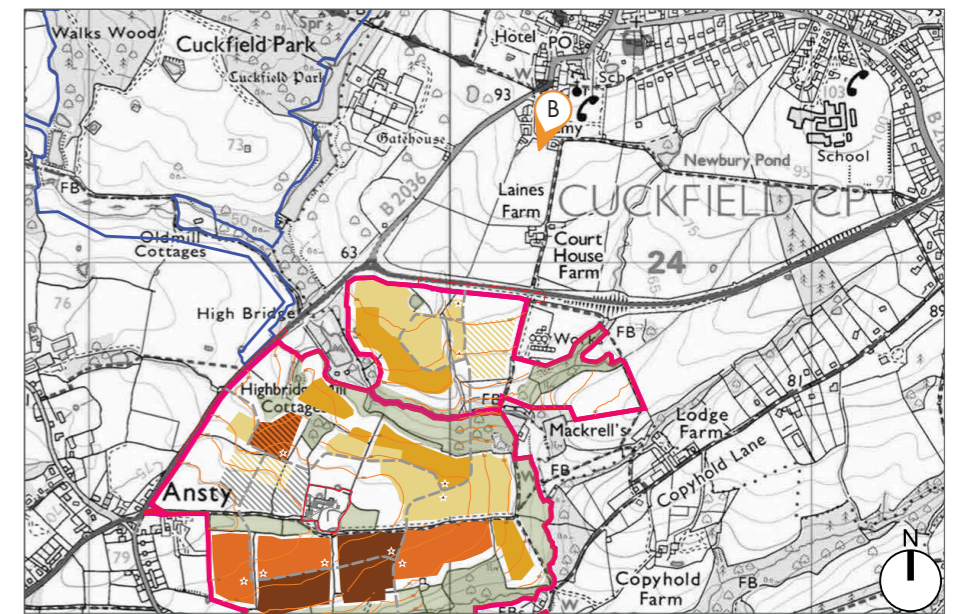


**VVM VIEWPOINT B: YEAR 15**

VIEW FROM THE WESTERN PART OF THE CHURCHYARD OF HOLY TRINITY CHURCH, CUCKFIELD IN PROXIMITY TO THE NORTHERN BOUNDARY, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 15 AMENDED APPEAL SCHEME PARTIALLY VISIBLE, SET BEYOND THE MATURING BOUNDARY VEGETATION.

**LEGEND**

- |  |  |  |  |
|--|--|--|--|
|  | ASSESSMENT SITE BOUNDARY                                       |  | ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT  |
|  | PARKLAND RESERVE BOUNDARY                                      |  | ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT   |
|  | UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)                          |  | ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA |
|  | UP TO 2 STOREY (10.0 M RIDGE HEIGHT)                           |  | INDICATIVE LANDMARK BUILDING LOCATION  |
|  | UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)                         |  | 5 M CONTOUR  |
|  | UP TO 3 STOREY (13.0 M RIDGE HEIGHT)                           |  | SPINE & SECONDARY STREET NETWORK   |
|  | UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT) |  | LOCATION OF VVM  |
|  | UP TO 4 STOREY (16.0 M RIDGE HEIGHT)                           |  |  |
|  | EXISTING WOODLAND  |  |  |



VVM VIEWPOINT B LOCATION

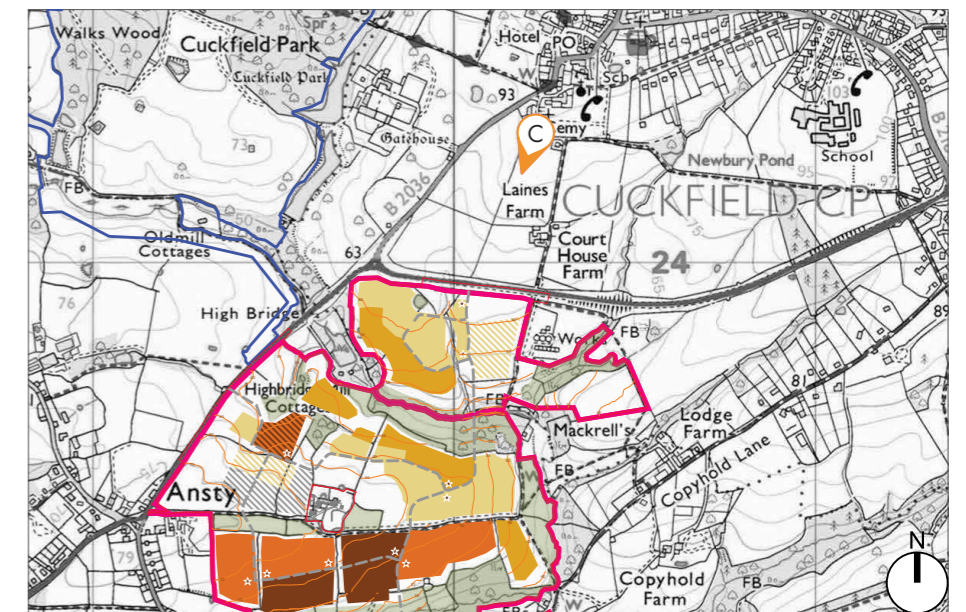


**BASELINE SURVEYED PHOTO: VVM VIEWPOINT C**  
 VIEWS FROM NEWBURY LANE, ADJACENT TO THE SOUTHWESTERN CORNER OF THE CHURCHYARD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND

- ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- A LOCATION OF VVM



VVM VIEWPOINT C LOCATION

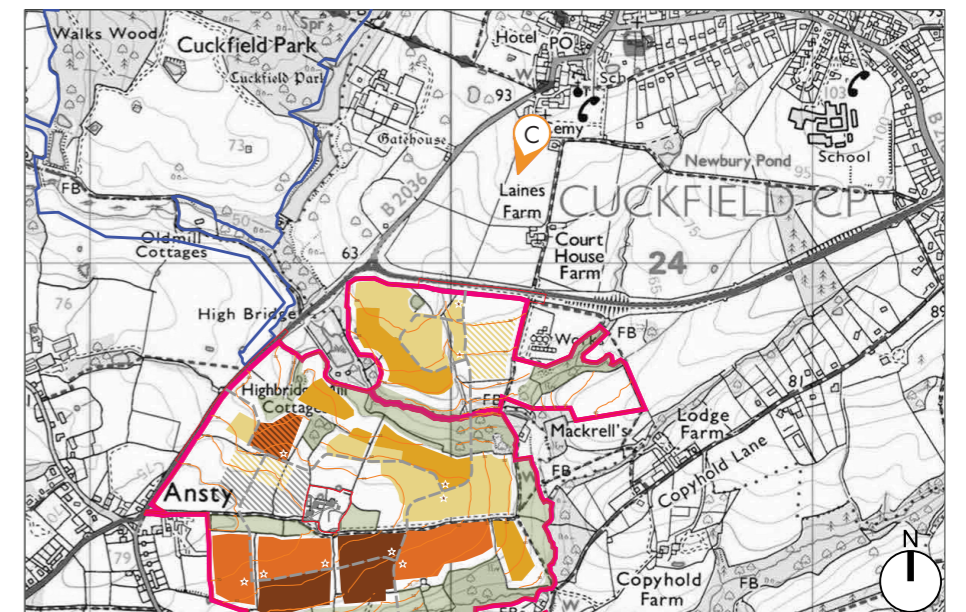


**VVM VIEWPOINT C - YEAR 1**

VIEWS FROM NEWBURY LANE, ADJACENT TO THE SOUTHWESTERN CORNER OF THE CHURCHYARD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 1 AMENDED APPEAL SCHEME PARTIALLY VISIBLE BEYOND THE GREEN GAP AND NEW PLANTING.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- LOCATION OF VVM



VVM VIEWPOINT C LOCATION



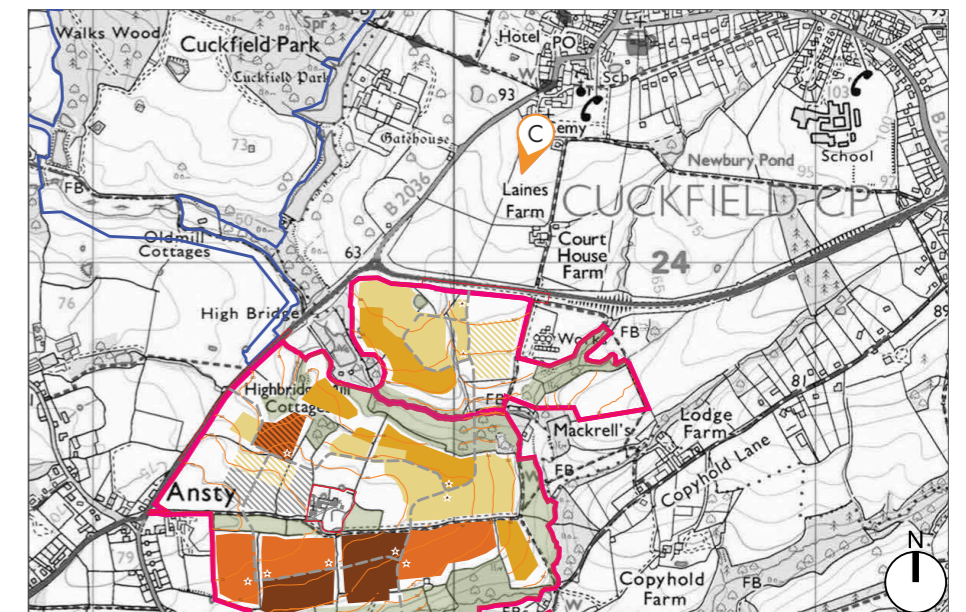
**VVM VIEWPOINT C - YEAR 15**

VIEWS FROM NEWBURY LANE, ADJACENT TO THE SOUTHWESTERN CORNER OF THE CHURCHYARD, LOOKING SOUTH/SOUTHWEST TOWARDS THE SITE WITH THE YEAR 15 AMENDED APPEAL SCHEME PARTIALLY VISIBLE, BEYOND THE MATURING PROPOSED PLANTING.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND

- ZONE FOR SCHOOL BUILDING/ SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- ZONE FOR INCREASED GROUND FLOOR CEILING HEIGHT +1M IN ORDER TO ALLOW FOR FLEXIBLE COMMERCIAL SPACE WITHIN RESIDENTIAL AREA
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- LOCATION OF VVM



VVM VIEWPOINT C LOCATION

LENTEN HOUSE  
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ALTON  
HAMPSHIRE  
GU34 1HG

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THE OLD SCHOOL  
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