

# ANSTY GARDEN COMMUNITY

ES VOLUME 3: LANDSCAPE AND VISUAL IMPACT ASSESSMENT  
MAY 2024

# ISSUE SHEET

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# 1.0 INTRODUCTION AND SCOPE OF ASSESSMENT

## 1.1 INTRODUCTION

fabrik Chartered Landscape Architects have been appointed by Fairfax Properties Ltd to carry out a Landscape and Visual Impact Assessment (LVIA) for the Environmental Statement prepared for the Proposed Development within the Ansty Garden Community Site and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the Proposed Development. This LVIA on its own forms Volume 3 of the Environmental Statement submitted as part of the Outline Planning Application for the Site.

This LVIA sets out landscape policy (together with any related policy on ecological and heritage assets) and any supporting guidance documents / informatives and then goes on to describe the constituent baseline landscape elements (the existing geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced) which together inform landscape character, landscape condition and value. The LVIA then describes the baseline character and amenity of the identified visual receptors (considering the visual envelope, the different groups of people, places affected, the nature of the view and the visual amenity). Any mitigation measures and assumptions which have informed the assessment of effects are set out after the description of the Proposed Development. The effects of the Proposed Development are then considered against each of the landscape and visual receptors relative to the particular stages of the Proposed Development.

The location of the Site is shown on Figure 1.1 on the following page. The study area for this LVIA is identified by the full extent of mapping illustrated on Figure 1.1. The Site is split into two parts:

- The Ansty Garden Community Site (98.75 ha). This is the land to the east of Ansty and south of the A272, which would accommodate the residential-led, mixed-use element of the Proposed Development; and
- Beechy Bottom Parkland Reserve (103 ha). This is the land to the north of Ansty and west of Cuckfield, which is proposed as a Nature Conservation Area.

The proposals for the Beechy Bottom Parkland Reserve are anticipated to be minimal, involving the management of degraded habitats on the existing land, including the development of woody scrub and grassland areas, as well as regeneration within woodlands and pond restoration. Areas for dog walking, woodland trails and wildflower meadows will be provided. Once the initial management has been completed, the Parkland Reserve will be left to rewild, with close monitoring to evaluate habitat value and wildlife population requirements, creating a species and wildlife-rich habitat. This LVIA will, therefore, focus on the Ansty Garden Community part of the Site to the east of Ansty and south of the A272, which is proposed to accommodate the residential-led, mixed-use Proposed Development (hereafter referred to as the Site). Beechy Bottom Parkland Reserve forms part of the study area for this LVIA as identified on Figure 1.1 on the following page.

A full methodology for this LVIA is set out at Appendix V3.1.

## 1.2 DESKTOP RESEARCH

The desktop survey carried out as part of the LVIA included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The extent of the baseline and therefore the impact appraisal is broadly defined by the Zone of Theoretical Visibility (ZTV) as determined by the initial desk study and verified in the field and therefore extends up to 3km from The Site as illustrated by the full extent of the plan shown at Figure 1.1.

The desk top assessment also identified any likely changes to the current baseline situation which are likely to be in place prior to the Proposed Development proceeding.

## 1.3 FIELD WORK

The field work was carried out on 9<sup>th</sup> February and 2<sup>nd</sup> March 2023 and recorded the existing landscape elements within The Site; the contextual landscape elements; and identified a series of key visual receptors. The visual assessment element includes a photographic survey of The Site taken from a series of representative key views, chosen to represent a range of locations including both public and private views, distances and directions around The Site. The selection of representative key views has been based on the professional judgement of the author. The weather conditions and camera lens were also recorded.

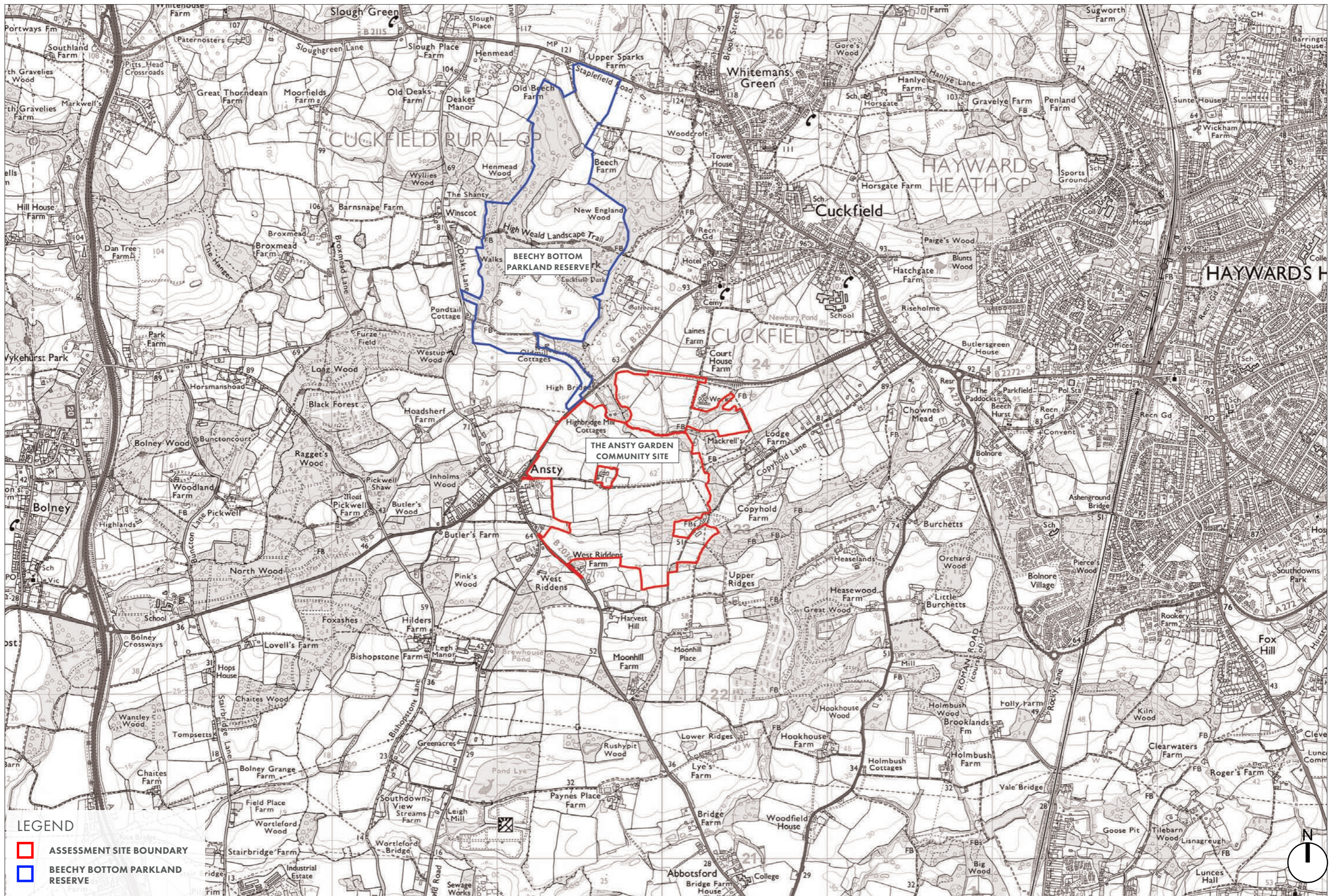


FIGURE 1.1 – EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE SITE AND THE EXTENT OF THE STUDY AREA (FABRIK, 2023)

## 2.0

# KEY LEGISLATION, POLICY AND GUIDANCE CONSIDERATIONS

## 2.1 LEGISLATION AND REGULATIONS

### Legislation

The following are pertinent to landscape and visual matters:

- European Landscape Convention (ELC, 2000) - ratified by the UK confirming the importance and role of the landscape as used and enjoyed by the public. The ELC has informed GLVIA3 and professional guidance regarding LVIA;
- Section 85 of the Countryside and Rights of Way (CROW) Act 2000 - This sets out the general duty of public bodies *“in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty”*; and
- Section 89 of the CROW Act 2000 (as amended by the NERC Act 2006) - sets a requirement for a conservation board to *“prepare and publish a plan which formulates their policy for the management of the area of outstanding natural beauty and for the carrying out of their functions in relation to it”*.

## 2.2 PLANNING POLICY

### 2.2.1 LEGISLATION AND LANDSCAPE RELATED DESIGNATIONS

#### Designations

The Site lies within the District of Mid Sussex. Figure 2.1 illustrates the landscape related policies and designations of relevance to The Site and study area. The High Weald Area of Outstanding Natural Beauty (AONB), a designation of national significance, is located immediately to the north west of The Site. The boundary of which is defined by the A272 corridor, which also forms the north western boundary of The Site.

There are no landscape designations within The Site at the national, regional or local level, and it does not lie within a strategic viewing corridor covered by planning policy. The Site contains approximately 7.3 ha (18 acres) of Ancient Woodland Inventory as ‘Ancient and Semi-natural woodland’ listed by Natural England. Much of the remaining woodland is identified as deciduous woodland that is in the Priority Habitat Inventory, which identifies the locations and extent of habitats of principal importance for biodiversity conservation under the Natural Environment and Rural Communities Act (2006).

A Local Wildlife Site (LWS) abuts the south eastern boundary of The Site. Within the wider study area, the Local Nature Reserves of Blunts Wood and Paiges Meadow are located 1.3km/0.8 miles and Ashenground Road and Bolnore Woods are located 1.6 km/0.9 miles to the east of The Site.

#### Historic and Cultural Landscape:

The Place and the Barn to the North of Forsyth’s Farmhouse are both Grade II listed and located centrally to The Site but are excluded from the red line boundary. The Barn is now in a separate residential use, having been converted in the 1980s. The former farmstead group now comprises three distinct residential properties: The Place, the Barn to the North of Forsyth’s Farmhouse (both Grade II listed) and The Grainloft (not listed).

There are a number of other listed buildings situated within the study area at varying distances from The Site. These are as follows:

- Listed building Group at Ansty Cross: The Old Cottage, the Ancient Farm and Mount Noddy Cottage (Grade II) approximately 90-100m to the west of The Site;
- Highbridge Mill (Grade II) approximately 50m to the north west of The Site;
- Cuckfield Park and its Gatehouse (both Grade II\*) and its associated Summerhouse, Gazebo, Walls and Lodge (all Grade II) within its grounds approximately 400m to the north of The Site;
- Numerous listed buildings of varying grades within Cuckfield approximately 600m to the north of The Site. Most notable in relation to The Site is the Grade I listed Parish Church of Holy Trinity approximately 580m from the northern Site boundary;
- Mackrell’s Cottage (Grade II) and Lodge Farmhouse (Grade II) approximately 40 - 90m to the east of The Site;
- HarvestHill (Grade II) approximately 230m to the south, Upper Ridges / Moonhill Place (Grade II) approximately 415m to the south and West Riddens Farmhouse (Grade II) approximately 40m to the south of The Site.

Cuckfield Conservation Area lies to the north of The Site and comprises unique features of Sussex villages with Victorian, Regency and medieval architecture. There are numerous listed buildings within the village.

Heaselands Grade II listed Registered Park and Garden is located approximately 590m to the south east of The Site. A house and garden have been present here since 1874 and the listing is described as *“a mid to late C20 plantsman’s garden with formal elements and extensive ornamental woodland.”*

#### Public Rights of Way Context

A number of public rights of way cross The Site and provide foot and cycle connections between Ansty, Cuckfield and the surrounding landscape. Within The Site, routes include:

- PRoW Footpath 62CR, running east-west through the centre of The Site;
- PRoWs Footpath 8bCU, 65CR, 69CR, 71CR, 72CR, 103CR and PRoWs Bridleway 68CR and 73CR all running north - south through the eastern part of The Site and connecting to the wider landscape beyond.

Within the surrounding landscape of the study area, the following routes are of note:

- PRoW Footpath 9CU, which runs adjacent to the north eastern boundary of The Site;
- PRoW Bridleway 67CR and 50bCU along Copyhold Lane and Footpaths 66CR and 49CU to the east of The Site;
- PRoW Bridleway 78CR and Footpaths 72CR, 74CR, 79CR, 80CR and 77CR to the south of The Site;
- PRoW Footpaths 75CR, 76CR, 60CR, 58CR and Bridleway 59CR;
- PRoW Footpaths 3aCU, 5CU, 6aCU and 8aCU to the north of The Site.

Ansty Cricket Ground and Recreation Ground are located to the west of The Site with Cuckfield Cricket Ground located to the north west of The Site.

### 2.2.2 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The September 2023 NPPF seeks the presumption in favour of sustainable development. The following issues and policies of the NPPF are pertinent to the

Proposed Development and this LVIA.

Section 2 deals with achieving sustainable development. At para 8, subsection c relating to an environmental objective, it states: *“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change...”*

Section 8 deals with promoting healthy and safe communities, para 98 under the open space and recreation sub-heading states that: *“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support effects to address climate change...”*

Para 100 goes on to say that: *“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*

Section 12 sets out the requirements for achieving well-designed places. Para 126 states that: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”*

Para 127 states that: *“Design policies should be developed with local communities so that they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.”*

Para 130 goes on to state that: *“Planning policies and decisions should ensure that developments:*

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience.”*

Para 131 deals with trees and states that: *“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to*

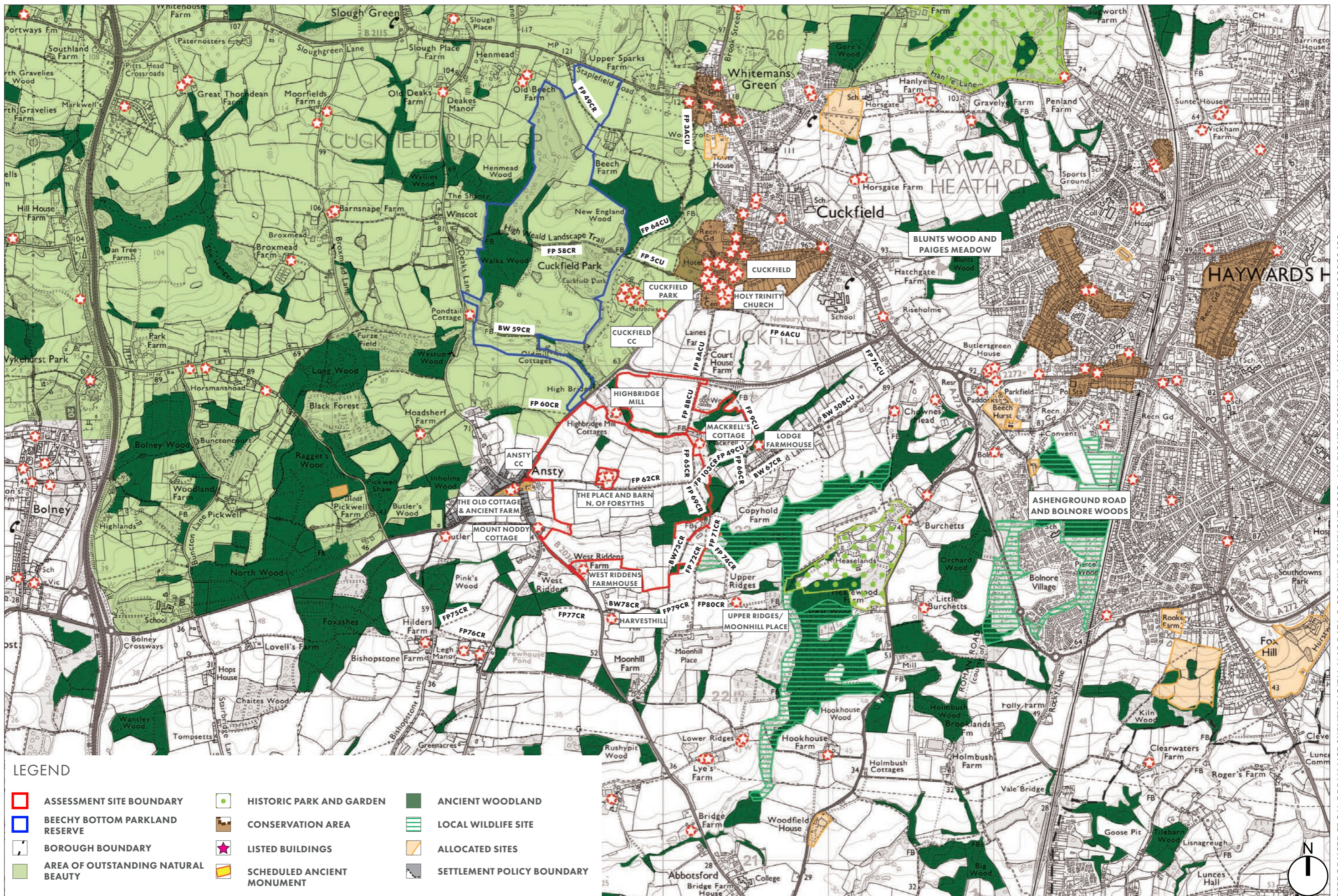


FIGURE 2.1 – LANDSCAPE RELATED POLICIES AND DESIGNATIONS PLAN (FABRIK, 2023)

## 2.0

# KEY LEGISLATION, POLICY AND GUIDANCE CONSIDERATIONS

secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

Para 132 sets out that: “Design quality should be considered throughout the evolution and assessment of individual proposals.”

Section 14 covers meeting the challenge of climate change, flooding and coastal change. The elements relevant to landscape matters include para 154 states that: “New development should be planned for in ways that:

- a Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure;...

Para 141, subsection c goes on to state that: “using opportunities provided by new development and improvements in green infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management.”

Section 15 deals with conserving and enhancing the natural environment. Para 174 states that: “Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan);
- b recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the nest and most versatile agricultural land, and of trees and woodland.
- c maintaining the character of the undeveloped coast, while improving public access to it...”

Para 176 states that: “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

With regard to the sub-section on ground conditions and pollution, para 185 states that: “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b Identify and protect tranquil areas which have remaining relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;

- c Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

Section 16 deals with conserving and enhancing the historic environment. Para’s 199 states that: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...”

Para 200 states that: “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a grade II listed buildings, or grade II registered parks and gardens, should be exceptional;
- b assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and grade II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

### 2.2.3 PLANNING PRACTICE GUIDANCE

The NPPF is supported by the on-line resource Planning Practice Guidance (PPG) There are a number of sections that relate to this LVIA as set out below.

Climate change is considered in Section ID 6-001-20140306 (Revision date :15 March 2019). Paragraph 001 states that: “local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. Planning can also help increase resilience to climate change impact through the location, mix and design of development. Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking”.

Guidance on the natural environment is set out within Section ID 8-20190721 (Revision date: 21 July 2019). Paragraph 029 relates to trees and woodlands, and states that: “Well-placed and well-chosen trees on streets and in urban spaces can provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are essential”.

Guidance on the historic environment is set out at Section ID 18a-20190723 (Revision Date: 23 July 2019). Paragraph 013 sets out that: “The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual / physical considerations Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places....The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time”.

Paragraph 036 of this section considers landscape and identifies that: “The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside. Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence...The cumulative impacts of development on the landscape need to be considered carefully”.

The guidance on design is set out at Section ID: 26-20191001 (Revision date 1 October 2019). Paragraph 001 under this section reiterates paragraph 130 of the NPPF and identifies that: “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”.

### 2.2.4 NATIONAL DESIGN GUIDE

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. Paragraph 20 sets out the components of good design, including layout, form and scale, appearance, landscape, materials and detailing. The 10 characteristics of a well designed place are described in paragraph 35 as follows:

“Context - enhances the surroundings.  
Identity - attractive and distinctive.  
Built form - a coherent pattern of development.  
Movement - accessible and easy to move around.  
Nature - enhanced and optimised.  
Public spaces - safe, social and inclusive.  
Uses - mixed and integrated.  
Homes and buildings - functional, healthy and sustainable.  
Resources - efficient and resilient.  
Lifespan - made to last”.

### 2.2.5 NATIONAL MODEL DESIGN CODE

The National Model Design Code forms part of the PPG expanding on the characteristics of good design set out in the National Design Guide.

### 2.2.6 LOCAL

Mid Sussex District Council’s relevant development plan policy is set out below.

## 2.0

# KEY LEGISLATION, POLICY AND GUIDANCE CONSIDERATIONS

## MID SUSSEX DISTRICT PLAN 2014 - 2031 (ADOPTED MARCH 2018)

The Plan sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved. It supports the NPPF's 'presumption in favour of sustainable development'. As such, it sets out broad guidance on the distribution and quality of development in the form of 'higher level' strategic policies. The following policies are of relevance to The Site and surrounding area:

### Protection and Enhancement of Countryside

Policy DP12 aims to deliver on the following Strategic Objectives:

- 3 "To protect valued landscapes for their visual, historical and biodiversity qualities;
- 11 To support and enhance the attractiveness of Mid Sussex as a visitor destination; and
- 15 To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations".

The policy states: "The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.

Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council.

Economically viable mineral reserves within the district will be safeguarded."

### Preventing Coalescence

Policy DP13 aims to deliver on Strategic Objective 2: "To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence."

The policy states: "The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.

Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.

Local Gaps can be identified in Neighbourhood Plans or a Site Allocations Development Plan Document, produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection."

### High Weald Area of Outstanding Natural Beauty

Policy DP16 aims to deliver on the following strategic objectives:

- 3 "To protect valued landscapes for their visual, historical and biodiversity qualities; and
- 11 To support and enhance the attractiveness of Mid Sussex as a visitor destination";

The policy states: "Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- the identified landscape features or components of natural beauty and to their setting;
- the traditional interaction of people with nature, and appropriate land management;
- character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and
- the conservation of wildlife and cultural heritage.

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

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

### Rights of Way and other Recreational Routes

Policy DP22 aims to deliver on the following Strategic Objectives:

- 5 "To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes; and
- 15 To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations."

The policy states: "Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes.

Access to the countryside will be encouraged by:

- Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;
- Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible;

Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: 'multi-functional will generally mean able to be used by walkers, cyclists and horse-riders)."

### Trees, Woodland and Hedgerows

Policy DP37 aims to deliver on the following strategic objectives:

- 3 "To protect valued landscapes for their visual, historical and biodiversity qualities;
- 4 To protect valued characteristics of the built environment for their historical and visual qualities; and
- 5 To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes."

The policy states: "The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
- prevents damage to root systems and takes account of expected future growth; and
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
- has appropriate protection measures throughout the development process; and
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- does not sever ecological corridors created by these assets.

Proposals for works to trees will be considered taking into account:

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and

## 2.0

# KEY LEGISLATION, POLICY AND GUIDANCE CONSIDERATIONS

- any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.”

### Biodiversity

Policy DP38 aims to deliver on the following strategic objectives:

- 3 “To protect valued landscapes for their visual, historical and biodiversity qualities; and
- 5 To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.”

The policy states: “Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological

Sites.”

### Character and Design

Policy DP26 states: “All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages;
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- positively addresses sustainability considerations in the layout and the building design;
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development.”

### Other policies

Other policies pertinent to landscape and visual matters are listed below:

- Policy DP24: Leisure and Cultural Facilities and Activities - sets expectations for delivery of sports pitches and play areas but does not quantify standards.
- DP34: Listed Buildings and Other Heritage Assets; and
- DP36: Historic Parks and Gardens.

### REGULATION 18 MID SUSSEX DISTRICT PLAN 2021 - 2039 (CONSULTATION DRAFT, NOVEMBER 2022)

The Regulation 18 consultation draft of the Mid Sussex District Plan was published in November 2022 and sets out an updated vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved. Once adopted it would supersede the current District Plan. The emerging District Plan aligns with the UN’s Sustainable Development Goals and highlights a number of environmental characteristics and challenges and the relevant District Plan policies.

### Protection of Designated Landscapes (e.g. AONB)

This is identified as a key strategy within the emerging plan aiming to meet Strategic Objective 3 - to protect valued landscapes and 11 - support Mid Sussex as a visitor destination. Emerging Policy DPC4: High Weald AONB is identified and is consistent with adopted policy DP16. Other emerging policies of relevance to this LVIA include:

- DPN1: Biodiversity, Geodiversity and Nature Recovery
- DPN2: Biodiversity Net Gain
- DPN3: Green Infrastructure
- DPN4: Trees, Woodland and Hedgerows
- DPN5: Historic Parks and Gardens
- DPN8: Light Impacts and Dark Skies
- DPC1: Protection and Enhancement of the Countryside
- DPC2: Preventing Coalescence
- DPC3: New Homes in the Countryside

### ANSTY, STAPLEFIELD AND BROOK STREET NEIGHBOURHOOD PLAN 2015 - 2031 (ADOPTED FEBRUARY 2017)

The majority of The Site lies within the Ansty and Staplefield Parish. The Ansty, Staplefield and Brook Street Neighbourhood Plan (ASBNP) forms part of the Development Plan for the local area. Policies relevant to The Site include the following:

#### AS1: New Housing Development

“The Ansty, Staplefield and Brook Street Neighbourhood Plan area is subject to significant environmental constraints and as a result new housing should be focused within the Development Boundary of Ansty as identified in the proposal map. Other proposals for small scale housing development of up to 10 units, to meet identified local need will only be permitted subject to the criteria below and compliance with other policies within the plan, in particular AS2 and AS3:

- a The proposed development contributes to sustainable development;
- b Any application is supported by assessment of the environmental and visual impact of the proposal and include as necessary appropriate mitigation measures.
- c An application is supported by a robust assessment of the impact of the proposal upon the local highway network.
- d The proposal provides a mix of tenure types including private, social rented and shared equity (intermediate) to meet local housing need.

All other development proposals outside the Ansty Development Boundary will not be permitted unless:

- They comply with the countryside policies of the Mid Sussex Local Plan 2004 or the Mid Sussex District Plan once it is adopted; Or
- They relate to necessary utilities infrastructure where no reasonable alternative location is available.”

#### AS2: Preventing Coalescence

“Development proposals are expected to demonstrate that they would not result in the coalescence with any neighbouring settlement either individually or cumulatively or result in the perception of openness being unacceptably eroded between the following areas:

## 2.0

# KEY LEGISLATION, POLICY AND GUIDANCE CONSIDERATIONS

- Ansty and Burgess Hill
- Brook Street and Cuckfield
- Ansty and Cuckfield

Planning permission will not normally be granted for development which contributes towards the ad hoc or isolated development of dwellings outside the built up area, including infilling of built up frontages or linear development along roads.”

### AS3: High Weald Area of Outstanding Natural Beauty

“Development proposals within the High Weald Area of Outstanding Natural Beauty in the neighbourhood plan area (as shown on the Proposals Map) must demonstrate how they address the requirements of the NPPF, policies of the Mid Sussex Local Plan 2004 or the District Plan once it is adopted;

- conserve and enhance the natural beauty of the AONB area; and
- demonstrate how they meet the objectives of the High Weald AONB Management Plan; and
- for major development, proposals must include an assessment of:
  - a the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
  - b the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
  - c any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

### CUCKFIELD NEIGHBOURHOOD PLAN 2011 - 2031 (ADOPTED MAY 2014)

The northern fields of The Site lies within Cuckfield Parish. The Cuckfield Neighbourhood Plan (CNP) forms part of the Development Plan for the local area. Policies relevant to The Site include the following:

#### Policy CNP5: Protect and Enhance the Countryside

“Outside of the Built up Area Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:

- a It is allocated for development in Policy CNP 6 (a) and (b) or would be in accordance with Policies CNP 10, CNP 14 and CNP 17 in the Neighbourhood Plan or other relevant planning policies applying to the area, and
- b It would not have a detrimental impact on, and would enhance, areas identified in the Cuckfield Landscape Character Assessment (summarised in Table 1) as having major or substantial landscape value or sensitivity, and
- c It would not have an adverse impact on the landscape setting of Cuckfield and
- d It would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area, in particular those defined on Map 5, and
- e Within the High Weald Area of Outstanding Natural Beauty it would conserve and enhance landscape and scenic beauty and would have regard to the High Weald AONB Management Plan.

### External Views

Although not specifically designated under a CNP policy, Map 5 within the CNP identifies a series of “external views” from the settlement to the wider landscape. Viewpoint 10 - Church and 11 - South Street East are identified as having partial views of the northern part of The Site on Map 5 in the CNP.

## 2.2.7 GUIDANCE DOCUMENTS / INFORMATIVES

### HIGH WEALD AONB MANAGEMENT PLAN 2019 - 2024

The High Weald AONB is described as: “An outstandingly beautiful landscape cherished by people and celebrated for its scenery, tranquillity and wildlife. Its ridges and valleys are clothed with an intricate mosaic of small fields interspersed with farmsteads and surrounded by hedges and abundant woods, all arranged around a network of historic routeways. One of the best surviving Medieval landscapes in North West Europe, the High Weald has remained a unique and recognisable area for at least the last 700 years. Covering 1500 km<sup>2</sup> and close to London, this extensive area offers millions of people opportunity to experience the beauty of nature within a working countryside. It was designated an Area of Outstanding Natural Beauty (AONB) in 1983.”

The Management Plan coordinates policy and action, in order to: “Achieve the legal purpose of ‘conserving and enhancing natural beauty’ for the benefit of current and future generations.”

The plan describes the High Weald’s five defining components of character as:

- 1 “Geology, landform and water systems - a deeply incised, ridged and faulted landform of clays and sandstone with numerous gill streams;
- 2 Settlement - dispersed historic settlement including high densities of isolated farmsteads 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 - abundance of ancient woodland, highly interconnected and in smallholdings;
- 5 Field and Heath - small, irregular and productive fields, bounded by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths, and inned river valleys.”

The Management Plan defines ‘Setting’ as: “The surroundings in which the AONB is experienced by people” and states: “The term ‘setting’ is used to refer to areas outside the AONB where development and other activities may affect land within an AONB. Its extent will vary depending upon the issues considered but some can be mapped, for example, the impact of development on views into and out of the AONB. Section 85 of the CROW Act 2000 requires public bodies to consider whether any activities outside the AONB may affect land in an AONB, and Planning Practice Guidance (Natural Environment: 003) emphasises that this duty is relevant in considering development proposals that are situated outside the AONB boundary.”

## SUPPLEMENTARY PLANNING DOCUMENTS

### Mid Sussex Design Guide SPD (November 2020)

The Mid Sussex Design Guide has been produced to provide “clear design principles that aim to deliver high quality new development across Mid Sussex that is inclusive and responds appropriately to its context while prioritising sustainability in the design process. These principles are based on the policy framework provided by District Plan Policy DP26: Character and Design.” Landscape and green infrastructure provision are a key part of the Design Guide’s sustainability objectives:

- “Planning schemes around Green Infrastructure provision that is underpinned by: (a) healthy living and well-being principles; (b) helping to deliver a net gain in bio-diversity; (c) responding to the beauty of the natural landscape and ensuring that natural features are retained and enhanced; and
- Designing for adaptation and resilience to future weather events (drier/hotter summers and wetter/warmer winters).”

The Design Guide sets out a model design process, including information on landscape and settlement character and landscape designations within the District. It also sets out the expectations around how proposals should consider their landscape context in order to establish the structure of a Proposed Development.

### High Weald Housing Design Guide (November 2019)

As The Site lies adjacent to the High Weald AONB, the above document is also pertinent. It notes that “delivering appropriate new housing development within the AONB, and on land that affects its setting, is a key part of local planning policy for the local authorities covering the High Weald and for qualifying bodies producing neighbourhood plans.”

The aim of the guide is to “ensure higher quality and landscape-led design that reflects intrinsic High Weald character, and is embedded with a true sense of place, without stifling innovation and creativity.” The guidance within this document should be considered alongside the Mid Sussex Design Guide.

### PPG17 POS Assessment Update 2011/Mid Sussex Playing Pitch Study (August 2019)

These documents set out detail around expectations for Public Open Space and formal sports provision. More detail is set out in the landscape section of the DAS.

## 2.3 TECHNICAL STANDARDS AND GUIDANCE

The methodology for the LVIA is based on the ‘Guidelines for Landscape and Visual Impact Assessment’ (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013), which is considered best practice guidance for LVIA. Other Technical Standards and Guidance that this LVIA complies with include:

- TGN 06-2019 Visual Representation of Development Proposals (Landscape Institute, 2019);
- TGN 02-2021 Assessing landscape value outside national designations (Landscape Institute, 2021);
- TGN 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019).

### 3.0

## ASSESSMENT METHODOLOGY

### 3.1 INTRODUCTION

A full detailed LVIA Methodology is set out in Appendix V3.1 describing the process applied and containing definitions of all criteria of relevance to this assessment. It is recommended that this is read in full or referenced for key definitions. A summary of the methodology used to determine the baseline and assess the landscape and visual impacts is provided below.

### 3.2 DETERMINATION OF THE BASELINE

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the Site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios; and
- The value of each of the landscape and visual receptors.

### 3.3 PREDICTION METHODOLOGY

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed into the scheme and the maturation of the landscape proposals over that period of time.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The emphasis is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance, with tables and matrices used to support and summarise the descriptive text. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. Ranges of criteria and thresholds are used in the assessment where appropriate, for example a National Character Area as a receptor covers a large geographic extent and may contain areas of low and high landscape value. Whilst the terms “low” and “high” are defined in the Methodology the assessment may consider the value of this receptor to be “low - high” to account for this variation. Whilst a “low-high” range is not specifically defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

The cumulative effects of the Proposed Development with other committed developments will also be considered, as required by the EIA Regulations.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects. The tables below summarise the methodology used to establish the sensitivity of landscape and visual receptors, set out the criteria used to determine the Magnitude of Effects and then summarises the methodology used to combine the landscape/visual sensitivity of a receptor with the magnitude of effect to determine the significance of the effect. Full details on the criteria used to establish the value and susceptibility to change of landscape and visual receptors are set out in Appendix V3.1.

### SENSITIVITY OF RECEPTORS

The assessment of landscape/visual sensitivity is combined through a judgement on the value attributed to that receptor (at the baseline stage) and the susceptibility of the receptor to the proposed change using the criteria as set out in Tables A1.3 and A1.4 in Appendix V3.1.

Table 3.1 below sets out the sensitivity matrix, with the sensitivity of receptor criteria set out as High, Medium and Low.

**Table 3.1 - Landscape and Visual Sensitivity Matrix**

		LANDSCAPE / VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE / VISUAL VALUE	HIGH	HIGH	HIGH	MEDIUM
	MEDIUM	HIGH	MEDIUM	MEDIUM
	LOW	MEDIUM	MEDIUM	LOW

### MAGNITUDE OF EFFECT JUDGEMENTS

The assessment of size / scale / geographic extent plus duration and reversibility are set out in Tables A1.6 - A1.9 (Appendix V3.1). These criteria are then combined based on the matrix as set out in Table 3.2 below, with criteria set out as High, Medium, Low and Negligible. Whilst it is acknowledged that these criterion differ slightly from that set out in Chapter 3 of this ES, the approach used is consistent with fabrik’s LVIA methodology, which accords with best practice guidance for LVIA set out in GLVIA3 and has been robustly interrogated through the planning process for a wide variety of schemes.

**Table 3.2 - Magnitude Matrix**

		DURATION AND REVERSIBILITY			
		LONG	MEDIUM	SHORT	VERY SHORT
SCALE	SUBSTANTIAL	HIGH	HIGH / MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	SIZEABLE	HIGH / MEDIUM	MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	MODEST	MEDIUM	MEDIUM	LOW	NEGLIGIBLE
	COMPACT	LOW / NEGLIGIBLE	LOW / NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

### 3.0

# ASSESSMENT METHODOLOGY

## SIGNIFICANCE OF EFFECTS

Sensitivity and Magnitude of Effect are considered alongside one another for each receptor, in line with Table 3.3 below, to draw conclusions on the significance of landscape and visual effects. The nature of the Proposed Development is a residential-led, mixed-use Garden Community with associated infrastructure, open space, sports facilities, community uses and landscaping. The significance of effects are considered at different stages of the project life cycle (e.g. during construction; at Year 1 of operation; and at Year 15 of operation).

The assessment of significance is subject to professional judgement and is rated on a scale of Negligible through to Major. Table 3.3 sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation as set out in the detailed impact assessment tables in Appendix V3.2.

**Table 3.3 - Significance Matrix**

		LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
		HIGH	MEDIUM	LOW
MAGNITUDE	HIGH	MAJOR	MAJOR	MODERATE
	MEDIUM	MAJOR	MODERATE	MODERATE - MINOR
	LOW	MODERATE	MODERATE - MINOR	MINOR
	NEGLIGIBLE	MINOR	MINOR - NEGLIGIBLE	NEGLIGIBLE

The judgement of significance indicates how important the effect is likely to be from a landscape and visual perspective. Effects of Major or Moderate significance are deemed 'significant'. These are highlighted in orange in Table 3.3 above. The lighter orange shade for "Moderate - Minor" effects highlights that effects within this category may either be significant (Moderate/Moderate-Minor) or insignificant (Minor) depending on the professional judgement applied. The significance of the assessment is described where necessary.

## 3.4 LIMITATIONS AND ASSUMPTIONS

The following assumptions will be made in relation to the assessment of effects:

- The assessment baseline year is 2023.
- Existing vegetation will continue to grow at rates typical of its location, species and maturity.
- For the visual assessment from residential properties, transport corridors and public rights of way, the receptor is a standing adult with an eye height of 1.75m.
- [Viewpoint photography has been captured using a Nikon DSLR Camera with a 35mm Cropped Frame Sensor in line with TGN 06/19 Visual Representation of Development Proposals.](#)
- Visual effects are based on good visibility. Visual effects can be expected to vary, with poor visibility at times of low cloud, rainfall and at dusk. At these times a reduction in visual clarity, colour and contrast will be experienced. Reduced visibility will limit the extent of views, particularly long distance views. Therefore, the assessment of effects will present a worst case scenario, when the Proposed Development within The Site will be most visible.
- The visual assessment has been based on winter views only. [The field work was carried out on 9<sup>th</sup> February and 2<sup>nd</sup> March 2023.](#)
- The assessment is based on publicly accessible locations. Professional judgement is used to determine the likely effects from private properties.
- It is assumed that a CEMP will be required as a requirement of a Planning Condition. Construction effects have been assessed on the assumption a CEMP is in place.
- The Proposed Development within The Site is assumed to be built out in three phases, starting in 2025 and ending in 2032.
- A Scoping Opinion has not been sought from MSDC in relation to this LVIA or ES. The LVIA has therefore been prepared based on the scope and professional judgements made during the desktop and field based analysis of the Site and study area.
- [The VVMs have been produced in line with TGN 06/19. The Verified Images represent the proposed building height parameters and do not include the relevant details of the roofscape. As such the VVMs present the worst case scenario at the outline stage. Detailed design would be able to demonstrate a more visually porous roofscape with more recessive building materials. The intentions for which are set out in the Design Code to inform future Reserved Matters applications.](#)

## 4.0 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

### 4.1 BASELINE ASSESSMENT

#### 4.1.1 LANDSCAPE CHARACTER CONTEXT

The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban or urban edge areas, in land, water and seascape areas.

Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.

The following sections set out the landscape character framework of the study area from the national level through to the district and parish scale based upon existing character assessments undertaken by Natural England, West Sussex County Council, Mid Sussex District Council and Cuckfield Parish Council. This character framework informs a professional judgement on the landscape value of each character area based on the methodology set out in Appendix V3.1.

#### National Landscape Character Assessment

The general character of the English countryside has been described at a national level by Natural England. The Site lies within the periphery of the area identified as NCA 122: High Weald, adjacent to NCA 121: Low Weald. The location of The Site in relation to these NCAs is shown on Figure 4.1.

The key characteristics of NCA 122: High Weald, pertinent to the study area described as:

- *"A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timber-framed buildings..."*
- *Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips.*
- *An intimate, hidden and small-scale landscape with glimpses of far reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.*
- *Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.*
- *Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.*
- *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock*

grazing.

- *A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.*
- *An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.*
- *High-quality vernacular architecture with distinct local variation using local materials..."*

The opportunities and landscape changes identified in the assessment pertinent to The Site and the study area are set out below:

- *"Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production.*
- *Maintain and restore the natural function of river catchments at a landscape scale, promoting benefits for water quality and water flow within all Wealden rivers, streams and flood plains by encouraging sustainable land management and best agricultural practices to maintain good soil quality, reduce soil erosion, increase biodiversity and enhance sense of place...*
- *Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.*
- *Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation."*

Value: Low-High

#### County Character Assessment

The county level landscape character assessment was prepared and published in 2003 as part of the land management guidelines for West Sussex. The Site lies within the landscape character area identified as HW4: High Weald Fringes as shown on Figure 4.2. The key characteristics pertinent to the study area are described as:

- *"Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).*
- *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, and small pockets of remnant heathland.*
- *Biodiversity concentrated in the valleys, heathland, and woodland.*



FIGURE 4.1 – EXTRACT FROM NATIONAL LANDSCAPE CHARACTER AREA MAP (NATURAL ENGLAND, 2013)

#### LEGEND

- APPROXIMATE SITE LOCATION

4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

- Network of lanes, droveways, tracks and footpaths.
- Dispersed historic settlement pattern... the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road.
- Mill sites, hammerponds and ornamental lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
- Designed landscapes and exotic treescapes associated with large country houses."

The key issues pertinent to The Site include the following:

- "Decline in traditional woodland management techniques such as coppicing.
- Spread of invasive introduced species, particularly rhododendron and neglect of some parkland landscapes.
- Reduction of heathland to a few pockets due to cessation of grazing management and subsequent woodland invasion and woodland replanting.
- Continuing amalgamation of small fields with orchard, hedgerow loss and the ageing and loss of hedgerow and field trees.
- Visual impact of new urban and rural development...
- Increasing pervasiveness of traffic movement throughout much of the area, especially in the vicinity of Haywards Heath.
- Increasing pressures for a wide variety of recreational activities.
- Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
- Gradual loss of locally distinctive building styles and materials.
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species".

Landscape and visual sensitivities are described as:

- "Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.
- Unobtrusive settlement pattern in many parts.
- Older, small assart pastures contribute to the intimacy of the landscape.
- Important pockets of rich biodiversity are vulnerable to loss and change.
- Network of lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.
- Long views from open ground have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.
- Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures...
- Legacy of designed landscapes and treescapes."

Value: Medium - High.

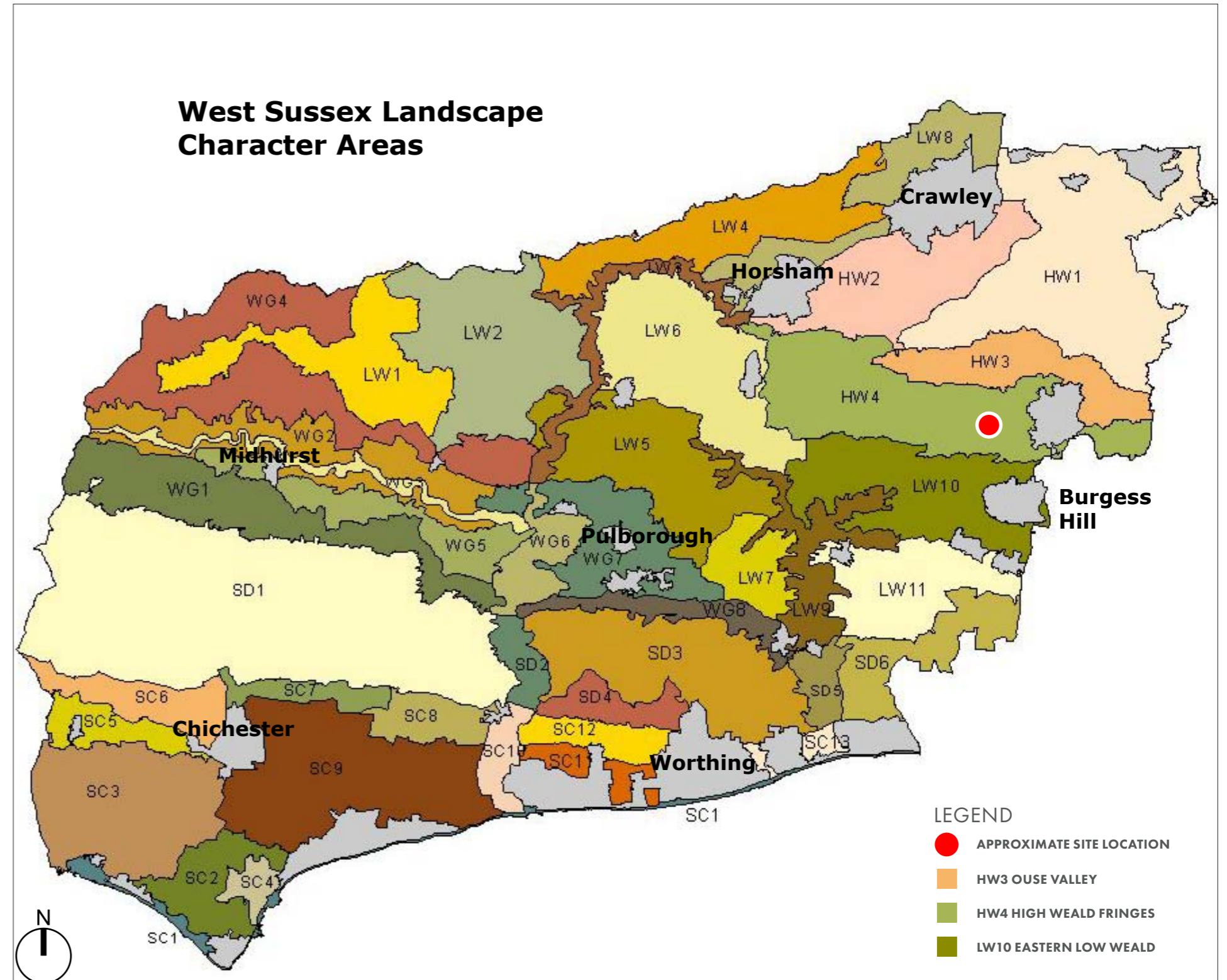


FIGURE 4.2 – EXTRACT FROM THE WEST SUSSEX LANDSCAPE CHARACTER AREA MAP (2003)

## 4.0 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

### 4.1.1 LANDSCAPE CHARACTER CONTEXT CONTINUED

#### District Character Assessment

A Landscape Character Assessment for Mid Sussex was prepared and published in 2005. The Site and study area lies within the landscape character area identified as LCA 10: High Weald Fringes, the location of which is shown on Figure 4.3 opposite.

The LCA is summarised as: *“densely-wooded southern flanks of the High Weald Forest Ridge, dissected gentle gill streams draining west to the River Adur and east to the River Ouse. Includes the settlements of Cuckfield, Haywards Heath and Lindfield”*. The key characteristics are described and are consistent with those described within the county level landscape character assessment.

In addition to the key characteristics, the settlement of Cuckfield is described as: *“... a large, pretty village with a hilly, dog-legged main street, once separate from Whitemans Green to the north... but now joined to it by suburban development. Both villages were enlarged by small Edwardian developments. A small estate to the west and an area of large houses to the south were added in the interwar period, together with considerable ribbon development along Copyhold Lane and the Haywards Heath Road. There was much consolidation of the two village areas up to 1970. Since 1970, development has been modest, comprising some infill and minor extensions of the village edges and a recent redevelopment of the Cuckfield Hospital grounds. The village is by-passed by the A272, the spire of the church seen to good advantage across the undeveloped land north of the road.”*

*A former medieval market town, Cuckfield has retained its character admirably, with a mixture of housing styles from many periods. These include timberframing and Wealden stone, exemplified by parts of the 15th Century Ockenden Manor (now a hotel), and by the elegant Georgian ashlar stone front of Marshalls. Examples of early Victorian architecture include the Tuscan porch on the front of the former Kings Head. The former Cuckfield Hospital (1843) north of the village has a long, classical frontage in brick, now the centrepiece of the new housing development in the hospital grounds.*

*The 14th Century parish church of Holy Trinity lies on the south side of the village, close to open, rising ground, nearly on the crest of the ridge, a church of nobility and substance. Its shingled spire is a landmark and, as noted above, particularly on approaches along the A272 from the south. Ockenden Manor also looks south down the slope, to Cuckfield Park, the Elizabethan brick house (later rendered) of Henry Bowyer with a small but elaborate brick gatehouse, the whole set in post-medieval parkland with an avenue of old limes from the gatehouse to the mansion.”*

Furthermore, strategic gaps are discussed: *“The County and District Council share long recognised pressures for development on open land between Haywards Heath and Lindfield, Burgess Hill, Cuckfield and Scaynes Hill and have designated this land as strategic gaps.”*

Value: Medium - High.

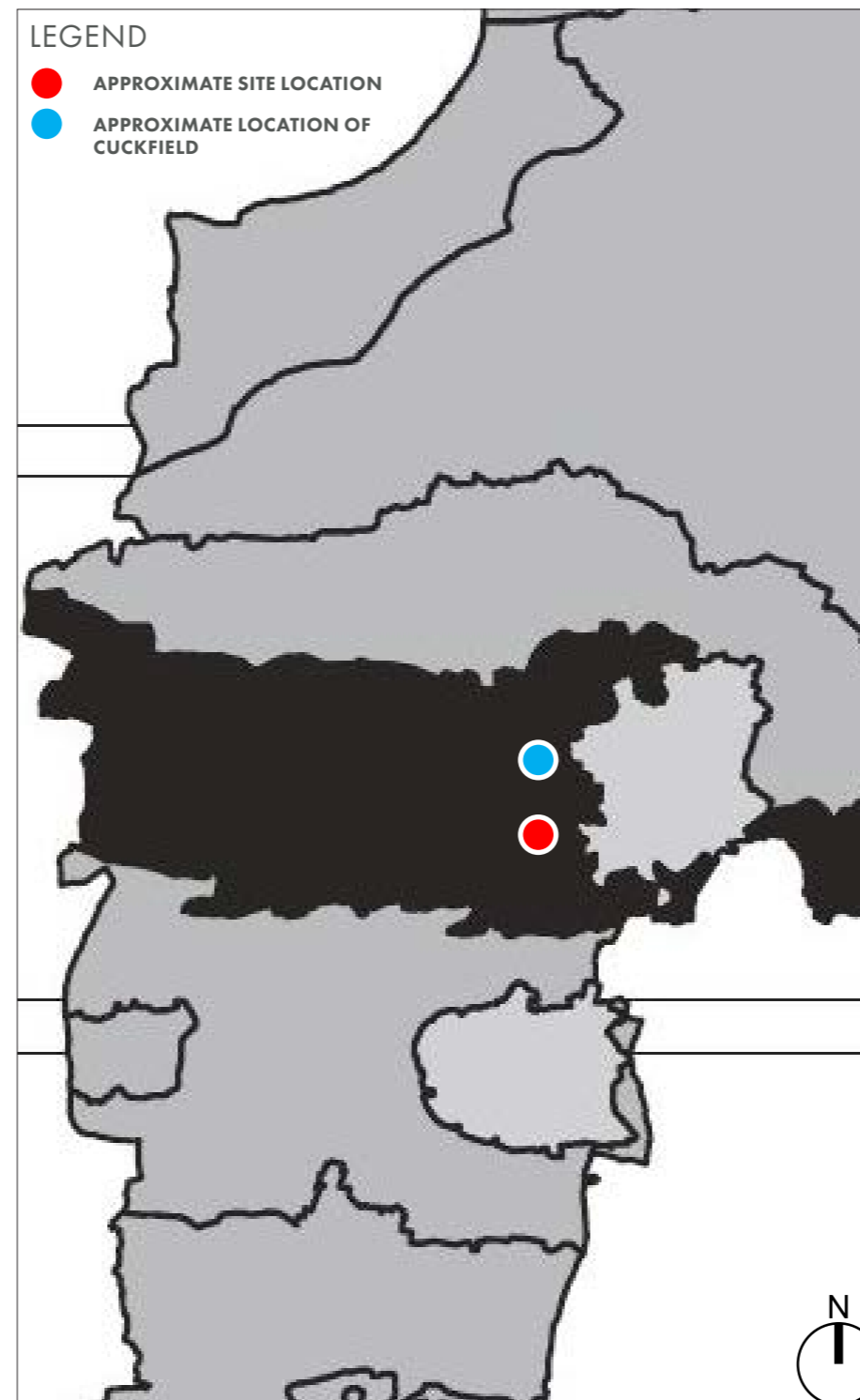


FIGURE 4.3 – EXTRACT FROM THE MID SUSSEX LANDSCAPE CHARACTER ASSESSMENT MAP (2005)

#### Parish Character Assessment

At the Neighbourhood level, the northern section of The Site and part of the study area lies within Landscape Character Area 22 Highbridge to Copyhold Slopes as identified within the Cuckfield Landscape Character Assessment (Hankinson Duckett Associates - HDA, 2012). The other parts of The Site beyond the parish boundary to the south and west lie outside of the scope of this character assessment. Other parts of the study area to the north of The Site lie within other LCAs. Figure 4.4 on the following page illustrates the location of these character areas.

The landscape analysis of Landscape Character Area 22 is described as:

- *“Lower slopes of south facing topography falling from ridgeline to the north, towards significant watercourse to the south.*
- *Continuation of landscape pattern to the north severed by A272 which forms the northern boundary of the character area.*
- *Bounded by riparian vegetation along southern edge.*
- *Farmed landscape, consists mainly of large arable and pastoral fields, but divided by vegetated watercourses and sewage works.*
- *Surrounded by significant riparian vegetation, hedge along the southern side of the A272, with riparian vegetation and moderate field boundaries internally.*
- *Detached from any significant settlement, with Cuckfield on higher ground, around ½ km to the north.*
- *Public rights of way through the centre of the character area, forming part of rights of way network which links Cuckfield to the wider landscape to the south.*
- *Vegetation, and higher surrounding topography which slopes down towards the character area, limit views of settlement and the South Downs.*
- *Rural and relatively remote landscape, but tranquillity reduced by influence from A272 to the north of the character area, and sewage works towards the centre.*
- *Not part of immediate southern setting to Cuckfield, but contributes to wider rural context.*
- *No significant strategic separation function other than as part of wider separation between Cuckfield and low density dwellings to the southeast.”*

The description of the character area goes on to state that Ancient Woodland is located within the centre of the character area, and that the area is within close proximity to the AONB to the west.

The description of the character area’s historic landscape characterisation states:

- *“Contains early post medieval formal enclosure, and medieval assarts.*
- *Low boundary loss recorded.”*

Landscape Capacity is defined within the Cuckfield PC Landscape Character Assessment in paragraph 2.5.5 as: *“the extent to which the landscape is able to accommodate change without significant effects on landscape character, reflecting the inherent sensitivity and value of the landscape.”*

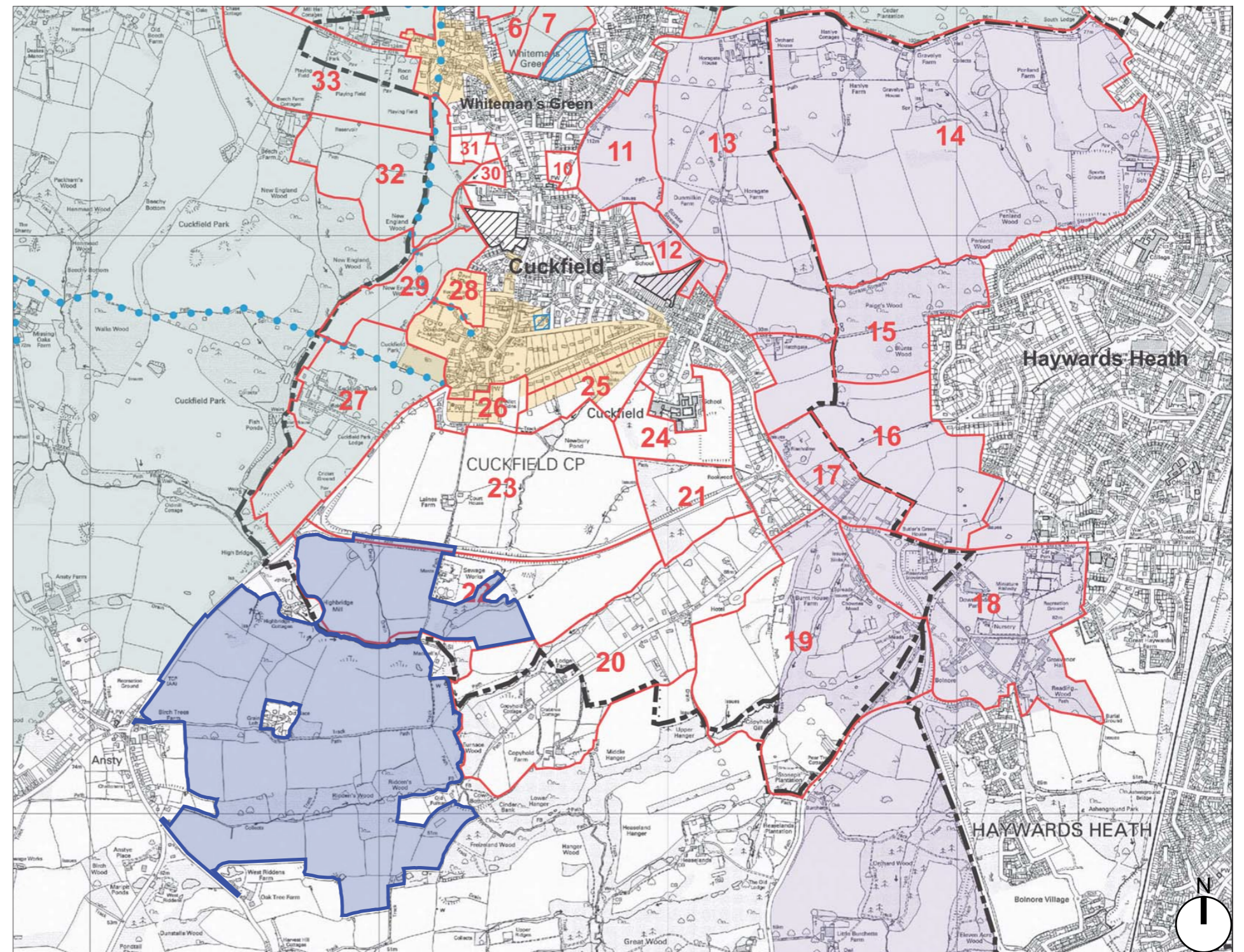
*Landscape capacity ratings range from Negligible to Very High. Character Areas which have a Negligible to Low/Medium capacity rating (i.e. those which have major or substantial sensitivity or value, or both), indicate that development would have a significant and detrimental effect on the character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

4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

Capacity is summarised within the Cuckfield PC Landscape Character Assessment for LCA 22 as: "A rural landscape with historic time depth and detached from settlement." It is considered to be of "MODERATE value" with "SUBSTANTIAL sensitivity" and "LOW capacity".

Value: Medium.



LEGEND

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

FIGURE 4.4 – EXTRACT FROM THE CUCKFIELD LANDSCAPE CHARACTER ASSESSMENT MAP (HDA, 2012)

## 4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

### 4.1.2 LANDSCAPE CAPACITY ASSESSMENT

In 2007 HDA prepared the Mid Sussex Landscape Capacity Study. This defined 75 Landscape Character Areas (LCA) around a number of settlements and villages within the District and assessed the landscape value, sensitivity and capacity of each. Of the character areas assessed of relevance to the study area, the northern part of The Site lies within LCA 51 Copyhold High Weald Fringe alongside the north western part of the study area, as shown on Figure 4.5.

In 2014, LUC prepared an updated Capacity Assessment, which covered the remaining areas of the District that were not assessed in the 2007 study only. This led to the definition of five new Landscape Character Areas. The study area is partially covered by LCAs 49, 51, 52 and 77. The Site spans the landscape character areas identified as LCA 77 Ansty High Weald Fringe in the 2014 LUC Capacity Study and LCA 51 Copyhold High Weald Fringe, as shown on Figure 4.6.

#### LCA 77 Ansty High Weald Fringe

The key characteristics of LCA 77 Ansty High Weald Fringe, pertinent to The Site are described as follows in the 2014 LUC Capacity Assessment:

- *“Part of High Weald fringes on the edge of the AONB, forming a transitional landscape to the Low Weald.*
- *Gently undulating landscape with long views over the Low Weald.*
- *Wooded character with pockets of plantation and semi-natural woodland, substantial amounts of which are classified as ancient. Some woodland areas are designated Sites of Nature Conservation Importance.*
- *Includes the southern part of Ansty village; much of the existing settlement is concentrated here, with scattered farms and manor houses elsewhere.*
- *Field enclosures form a mosaic, with a mixture of small irregular fields of medieval origin and some larger enclosures.*
- *Some farm buildings and residences are designated as Listed Buildings.*
- *A sense of intimacy and seclusion offered by the high woodland cover, although this is impacted in places by the presence of busy road routes including the A272 and proximity to larger settlements such as Cuckfield...”*

The key landscape sensitivities are identified as:

- *“Unobtrusive, scattered settlement pattern.*
- *Long views from open ground.*
- *Areas of valued semi-natural woodland cover conferring an intimate and secluded feel.*
- *Historic, small-scale field pattern defining much of the area, with an estate influence.*
- *Sites of Nature Conservation Importance, locally designated for their contribution to the District’s biodiversity resource.”*

The landscape value of this character area is judged as being moderate/high and the landscape sensitivity is judged as moderate in the 2014 LUC Capacity Assessment.

The capacity of LCA 77 is assessed as being of low/medium capacity (refer to Figure 4.7). The description of the rating states: *“A low/medium capacity rating indicates that development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development.”*

However, para 3.15 clarifies the assessment, stating that: *“... It is important to note*

*that these scores are only indicative of potential capacity and would need to be tested through more detailed assessment at the site-specific level when proposals for specific development locations are known.”*

Value: Medium-High

#### LCA 51 Copyhold High Weald Fringe

The key characteristics of LCA 51 Copyhold High Weald Fringe, pertinent to The Site are described within the 2007 Hankinson Duckett Landscape Capacity Study as:

- *“Predominately pasture with mixture of horticulture, parkland and woodland.*
- *Significant vegetation provides enclosure to the south, areas of semi-open urban edges to the north.*
- *Contains low-density linear development through centre.*
- *Sits on general south-west facing slope.*
- *Mixture of periods.*
- *Generally low boundary loss.”*

The 2007 Hankinson Duckett Landscape Capacity Study identifies LCA 51 Copyhold High Weald Fringe as having a moderate sensitivity, slight landscape value and medium/high landscape capacity.

The description of the medium/high landscape capacity rating within the 2007 study states: *“Medium/High capacity identifies a landscape character area that has a generally lower sensitivity which could accommodate significant allocations of development, but which has specific considerations such as sensitive adjacent character area (e.g. within the AONB), separation between settlements or setting to settlements...”*

The 2014 LUC Capacity Study identifies LCA 51 Copyhold High Weald Fringe as having a moderate sensitivity, slight landscape value and medium landscape capacity (refer to Figure 2.5).

The description of the medium landscape capacity rating within the 2014 study states: *“A Medium capacity rating indicates that there is the potential for limited smaller-scale development to be located in some parts of the character area, so long as there is regard for existing features and sensitivities within the landscape.”*

Value: Medium-Low

#### Primary and secondary constraints

In addition to the landscape capacity assessment, a range of primary and secondary constraints have been mapped relating to environmental designations by LUC. As shown in Figure 4.8, the majority of The Site lies outside of the areas where there are primary constraints. Primary constraints within the site are identified as areas of Flood Zone 3, PRowWs and Listed Buildings. Within the study area, primary constraints are identified as the AONB.

Furthermore, The Site lies within an area where there are secondary constraints - these include a buffer of 1km around the AONB and National Park. It is noted that the buffer zone is described as indicative only - paragraph 4.3 clarifies that: *“It should be noted that the buffer zones developed for the secondary constraints are indicative of the area where development may cause the most negative impacts, or where*

*mitigation is most likely to be needed. In practice, each location for development would need to be assessed individually for potential effects on the environment and mitigation needed. For example, the effects on the setting of the AONB or on a listed building can vary markedly depending upon their context, from very localised (e.g. a few hundred metres in locations that are well screened; to many kilometres where vistas and views are important).”*

Paragraph 6.11 goes on to state that: *“... Although these secondary constraints do not necessarily represent areas that cannot be developed, some are afforded protection under national policy, and often they represent areas where significant environmental impacts could occur, and where mitigation measures are likely to be required to avoid or reduce the significance of the impacts.”*

Paragraph 6.25 sets out a series of mitigation measures that are likely to be needed for development to occur in areas which still have secondary constraints. Those relevant to The Site are:

- *“A detailed ecological assessment would be required to determine the existing biodiversity within potential development locations, its status and condition, and its potential in order to inform what mitigation measures would be required to safeguard and enhance the District’s biodiversity interest (such as areas of ancient woodland).*
- *Development would need to be designed to maintain or where possible enhance the quality of the rural and landscape character of the District.*
- *Development in the areas around some of the main settlements may need to avoid small areas of flood risk zone 2 and 3, and incorporate SuDS into new development to ensure that run-off is managed so that the risk of flooding is not exacerbated elsewhere.*
- *Development would need to protect and incorporate the National Cycle Routes and PRowWs, as well as existing open space, sport and recreation areas.”*

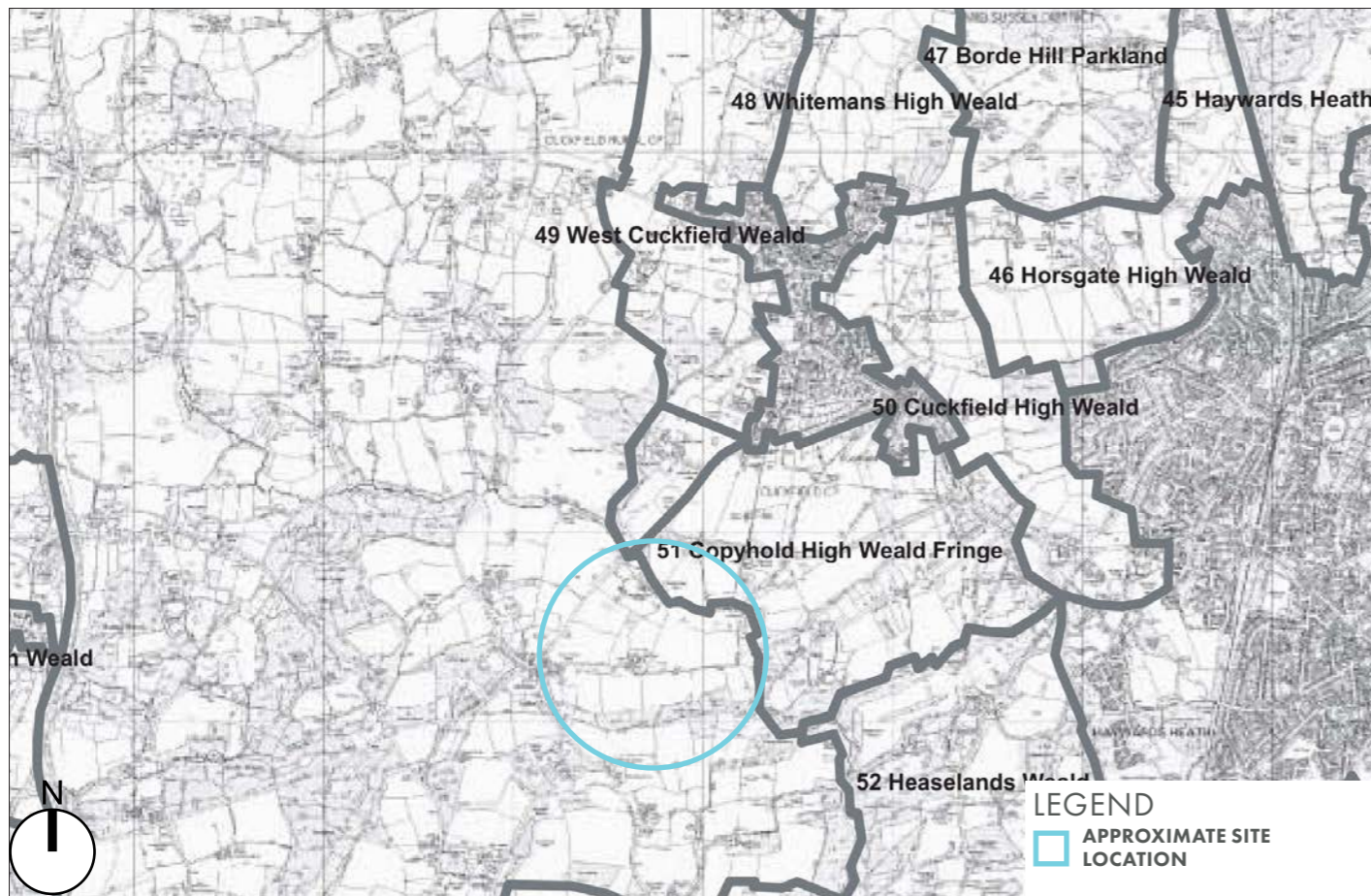


FIGURE 4.5 – EXTRACT FROM LANDSCAPE CHARACTER AREAS MAP - MID SUSSEX LANDSCAPE CAPACITY STUDY (HDA, 2007)

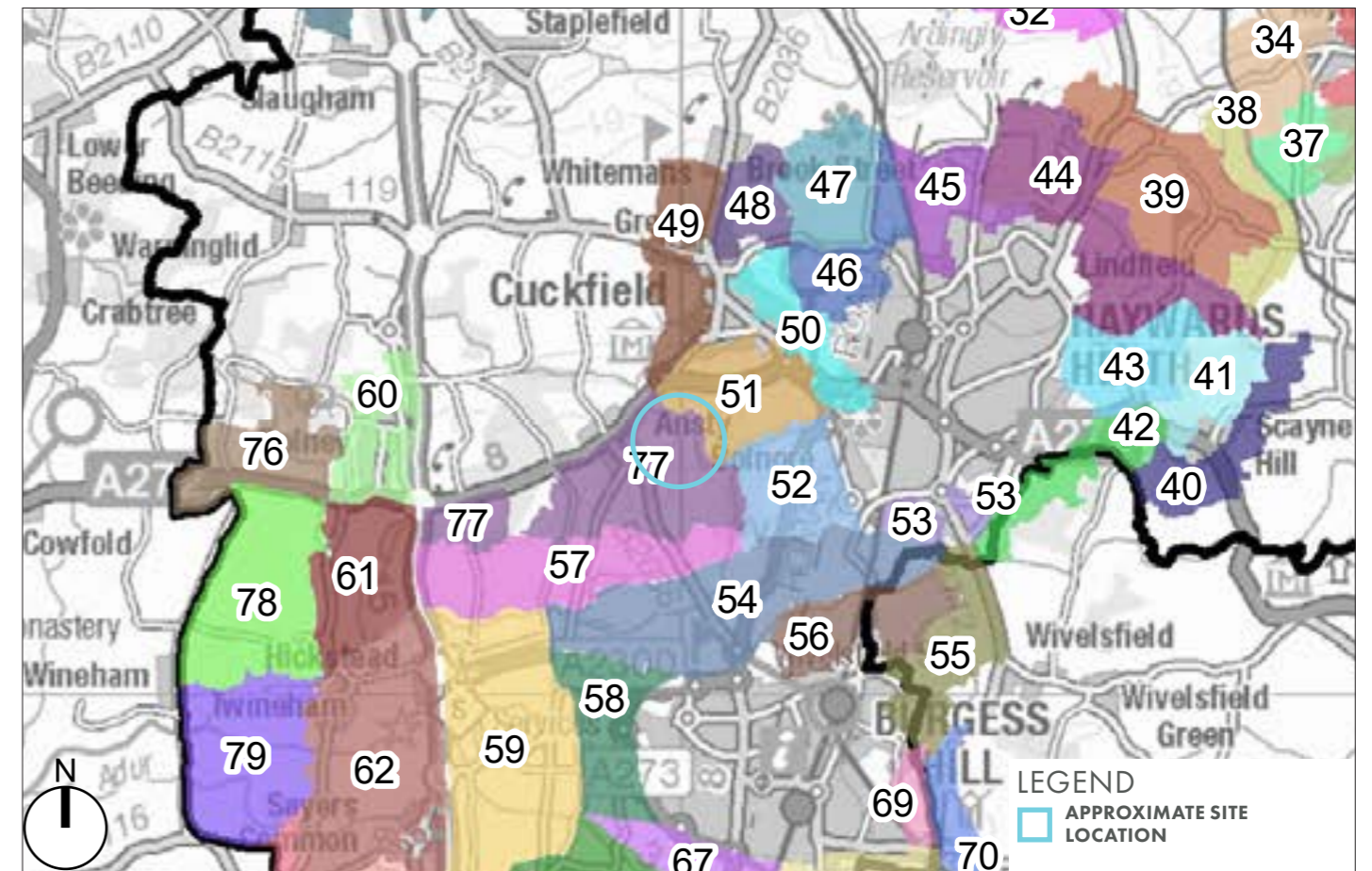


FIGURE 4.6 – EXTRACT FROM DISTRICT LANDSCAPE CHARACTER AREA MAP FIGURE 3.1 - MID SUSSEX CAPACITY STUDY (LUC, 2014)

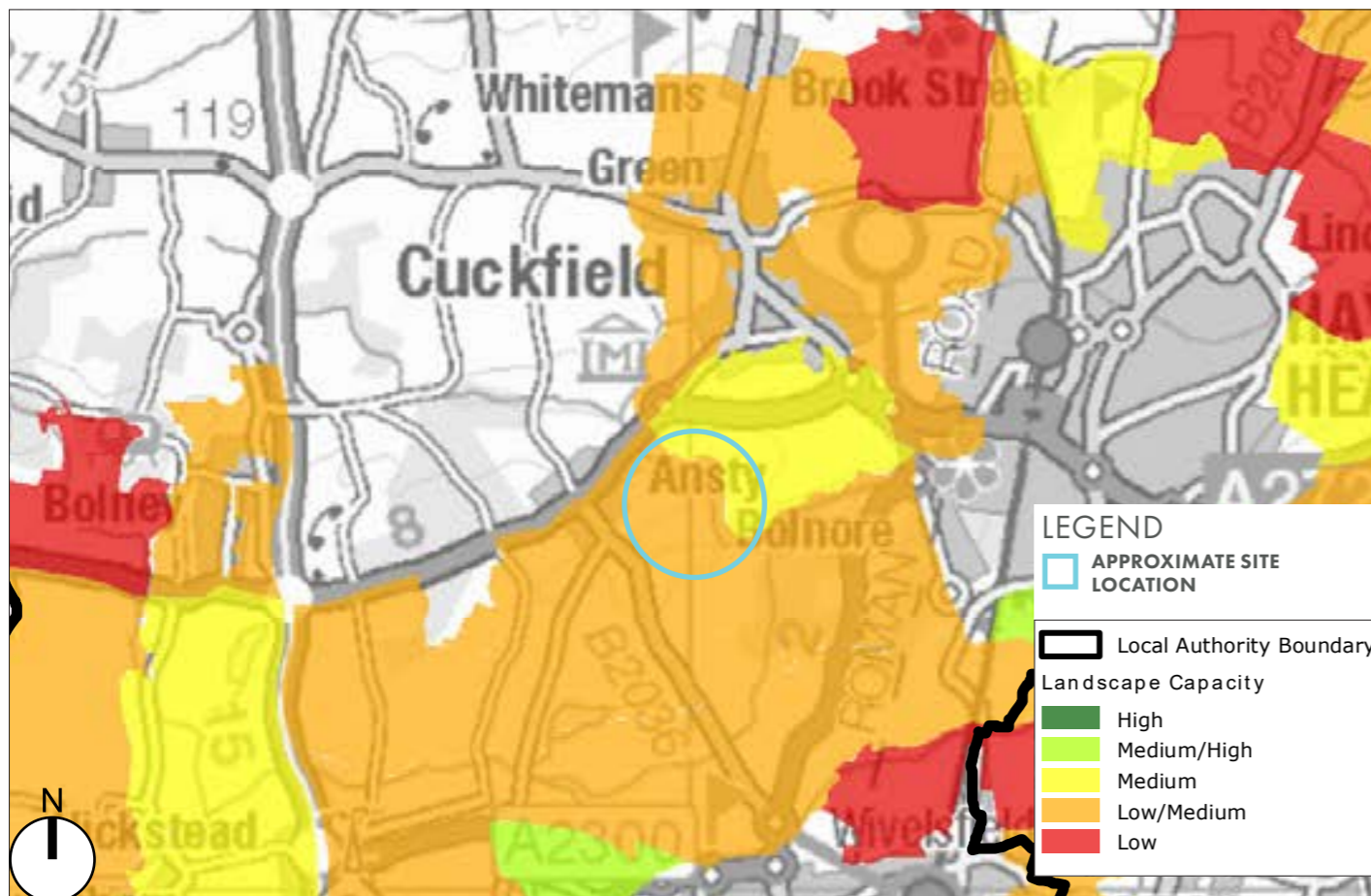


FIGURE 4.7 – EXTRACT OF LANDSCAPE CAPACITY PLAN FIGURE 4.7 - MID SUSSEX CAPACITY STUDY (LUC, 2014)

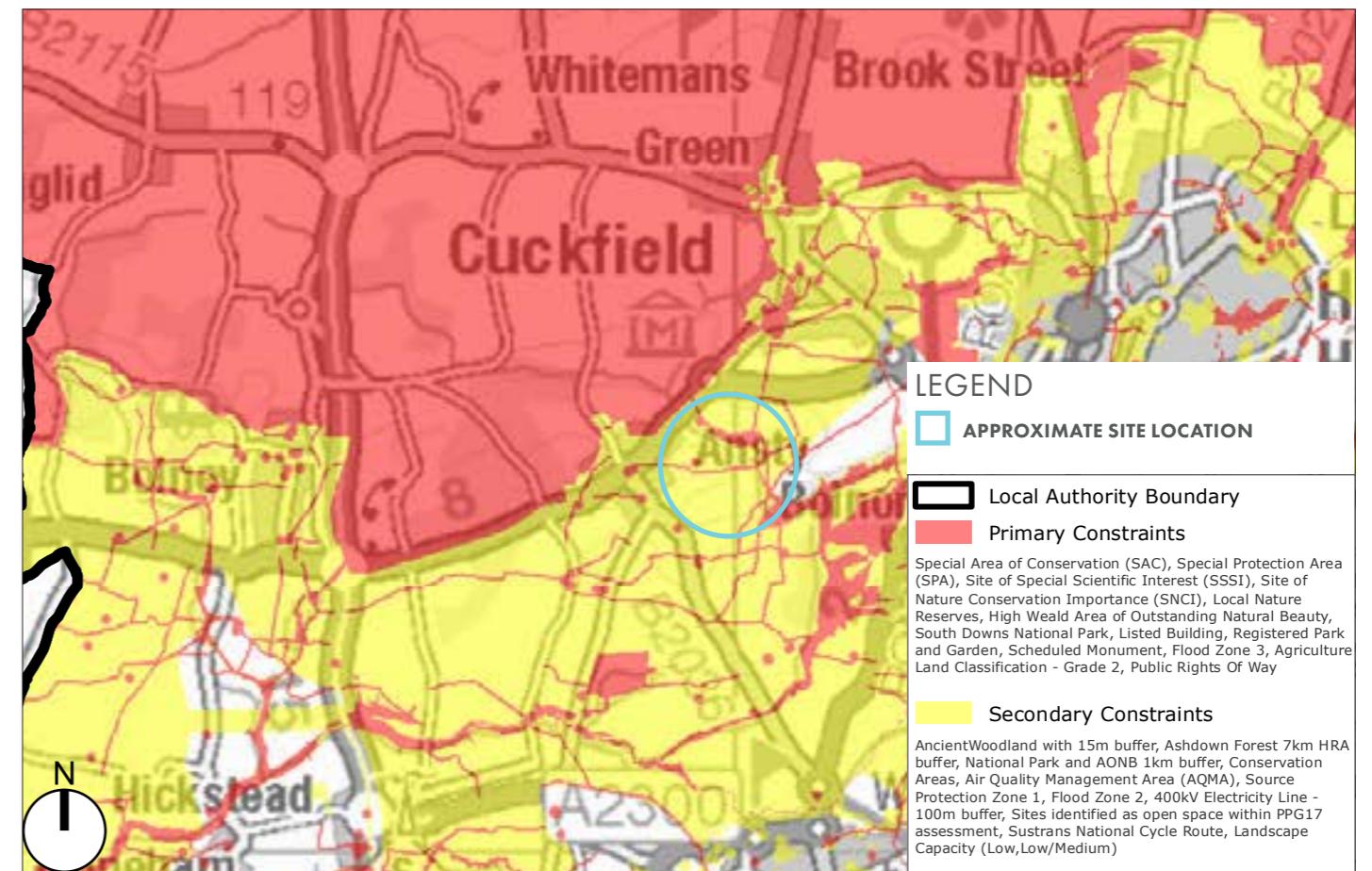


FIGURE 4.8 – EXTRACT OF CONSTRAINTS TO DEVELOPMENT PLAN FIGURE 4.2 - MID SUSSEX CAPACITY STUDY (LUC, 2014)

## 4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

### 4.1.3 CONTEXTUAL LANDSCAPE ELEMENTS

This section describes the landscape elements beyond The Site boundary within the study area. Figure 4.9 illustrates the various land uses and land cover within the study area.

#### NATURAL

##### Geology and Soils

The UK Soil Observatory mapping identifies the soils of the study area as a mix of “slightly acid loamy and clayey soils with impeded drainage” and “slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils”.

Value: Medium

##### Landform and drainage

The topography of the study area is heavily influenced by the ridge line in the north of The Site at approximately 100-120m AOD and the low lying valley of the River Adur tributary in the south, at approximately 20-45m AOD. Both run broadly east to west through the study area and are shown on Figure 4.10 on page 22.

The settlements of Whiteman’s Green and Cuckfield are located on the higher ground in the north east of the study area, with the B2115 and Staplefield Road running along the ridge providing transport links to the A23, which is orientated north - south through the western part of the study area. The topography falls steeply to the north of the B2115 and Staplefield Road, limiting any visual connectivity with The Site from the wider area to the north.

The central parts of the study area have an undulating topography with localised ridges and valleys creating enclosure and openness in equal measure. The village of Ansty is located within the centre of the study area at approximately 65-80m AOD, broadly on a north-west to south-east ridgeline.

Value: High - Medium

##### Vegetation Cover

The landscape is well treed with significant woodland blocks (including numerous Ancient Woodlands). There is no overriding pattern to the areas of woodland which follow both the valley floor and valley slopes. Woodlands often are a mix of areas of plantation woodland and mixed broadleaf. These significant woodlands and associated treebelts provide a sense of enclosure to the landscape and create a verdant horizon, with built form generally set below. Individual mature trees within open fields are remnants of former parkland landscapes around the edges of Cuckfield.

Field boundaries are marked either by clipped hedgerows with occasional hedgerow trees; intermittent clipped hedgerows; mature, tall overgrown hedgerows; treebelts; or stock proof fencing.

Value: High

#### CULTURAL / SOCIAL

##### Land Use

Beyond the settlement edges the land use is predominantly farmland, comprising both arable and pasture, interspersed with large woodland blocks, farmsteads, a water treatment works and parkland estates, containing historic buildings such as Cuckfield Park (which is not a registered park and garden). The field sizes locally vary, however, there is no unifying pattern to the field sizes in terms of location or use.

Closer to the settlement edges other greenfield uses include horticulture and recreation grounds with associated pavilions. The land uses are identified on Figure 4.9.

Value: High - Medium

##### Settlement Pattern / Setting / Building Heights / Urban Grain:

The historic core and centre of Ansty village has evolved as ribbon development along the A272 and B2036 road corridors.

As set out in the Neighbourhood Plan, the village of Ansty has lost many of its amenities in terms of its church, post office and public house. Cuckfield has a range of shops and amenities.

Residential building heights within Ansty are predominantly 2 storey, with occasional 1 and 2.5 storey, with the more recent developments being predominantly 2 storey, with pitched roofs. Commercial and community premises are predominantly single storey with either flat or pitched roofs.

The predominantly fine / domestic urban grain of the settlement reflects its expansion along the road corridors and is therefore typically linear in nature, with occasional cul-de-sac developments off the movement corridors. The cul-de-sacs areas are predominantly areas that have been developed more recently.

The physical setting to the northern edge of Ansty comprises either the village recreation ground or farmland interspersed with woodland blocks set on the valley side. The settlement of Cuckfield is evident on a local ridgeline beyond the intervening valley.

Value: Medium

##### Enclosure

The study area has a rural character and consists of areas of ancient and planned field enclosure, which give time depth to the area. The undulating topography and well wooded landscape create another sense of enclosure in combination with the vegetated field boundaries.

Value: High

##### Time Depth

According to the National Historic Landscape Characterisation, the study area predominantly consists of enclosed agriculture, typically of ancient and pre-modern form and field types predominantly considered to be Assart or planned. Two areas of

Park and Garden are identified within the study area. These are associated with the Grade II listed Heaselands Park and Garden and the former Cuckfield Park, which is now in private use. Pockets of ancient woodland and settlement are scattered throughout the landscape.

A number of listed buildings are present both within the settlements and scattered through the landscape, the most notable locally being that associated with Cuckfield Park. Whilst not a registered park and garden, the Park was originally a deer park extending to 192 acres, but was ‘de-parked’ in 1618 when it was no longer reserved for deer. The grounds include a kitchen garden, deer park, lakes and a lime avenue.

In the 1920s the Ansty village hall was built using an ex-World War I hut.

Full details of the heritage features within the Site and study area can be found in ES Volume 2, Chapter 13 Heritage and ES Volume 4, Appendix I – Heritage Statement.

Value: High - Medium

#### PERCEPTUAL AND AESTHETIC

The distinctive topography of the area, with the settlements of Cuckfield and Ansty set on ridgelines between well wooded slopes and gill valleys, creates a dramatic and striking landform with areas of both openness and enclosure.

Settlement is generally perceived below the tree line, with the exception of some large buildings in Cuckfield such as the Church spire, which is visually prominent from the surrounding landscape, and the school buildings of Warden Park Academy.

The A272 is a major road corridor that cuts through the study area and is a source of noise, reducing the sense of tranquillity within its immediate surrounds.

The South Downs National Park scarp is apparent to the south of the study area, rising up above the surrounding landscape and woodlands. The High Weald AONB is located in the west of the study area and provides an well wooded and rural landscape setting to Cuckfield and Ansty to the west. Whilst The Site is not remote or tranquil, due to the adjacent settlement and surrounding road network, there is a perceived link to the relative wildness in the wider landscape, with a presence of wildlife / birdsong.

Value: High

#### SUMMARY OF CONTEXTUAL LANDSCAPE CHARACTER

The landscape character of the study area is defined by its landform, vegetation, land use and time depth. These factors have all informed the historic settlement pattern and growth over time. The rural character, field patterns and steep gill valleys are characteristic of the local area and contribute to the landscape quality and scenic quality of the study area alongside that of the High Weald AONB to the west. The study area is broadly representative of the character area within which it sits. It has high recreation value and conservation value with a number of areas designated for ecological and heritage reasons. Considering the above factors, the overall value of the contextual landscape character is considered to be High.

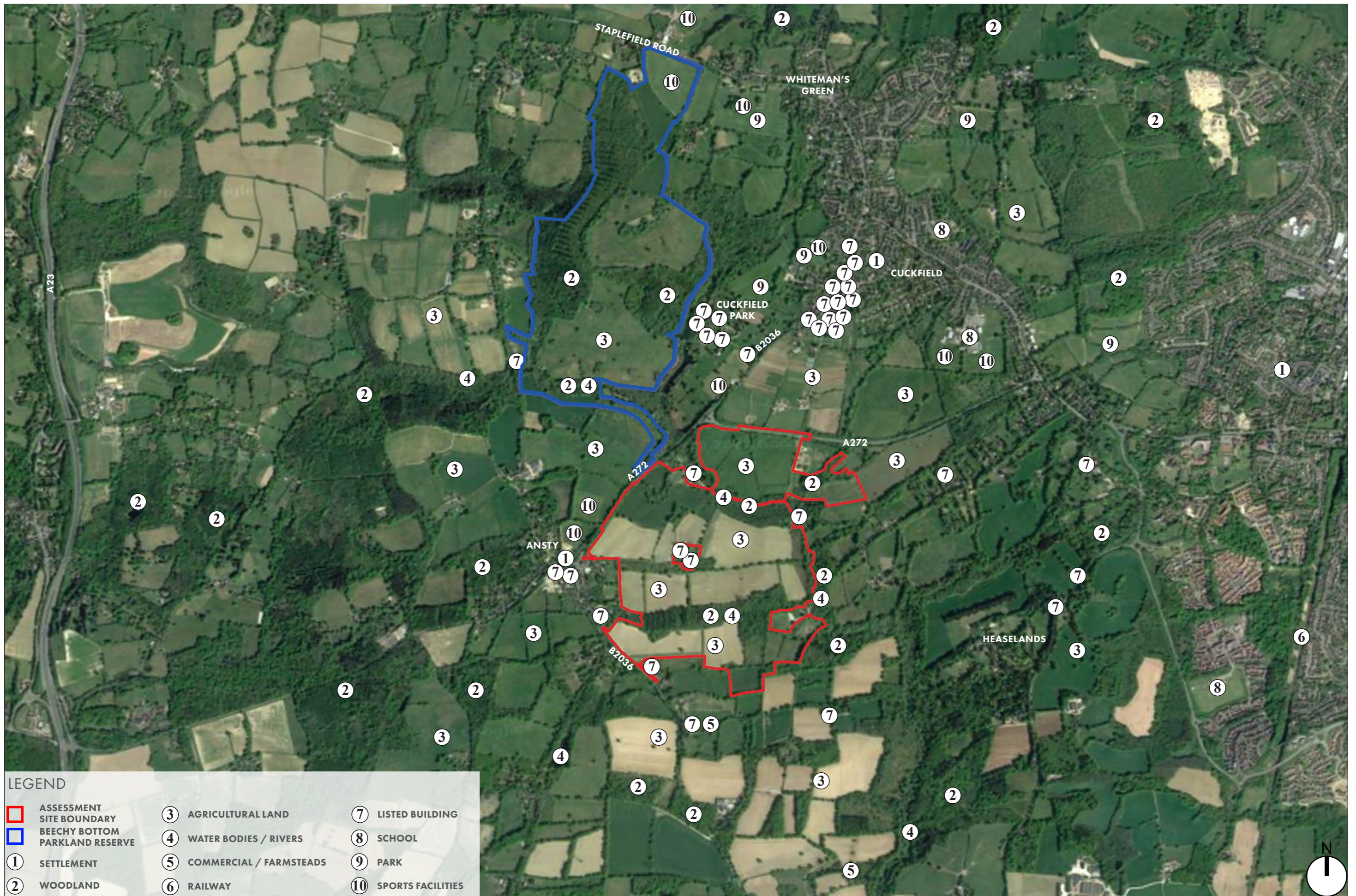


FIGURE 4.9 – LAND COVER (FABRIK, 2023)

## 4.0 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

### 4.1.4 TOPOGRAPHIC CONTEXT

The village of Ansty sits on a local ridgeline broadly on a north-west to south-east alignment, where the highest point to the south-west of the village is at approximately 79m AOD.

As shown on the plan opposite, locally, the landscape gently undulates between major and minor ridges and valleys (containing streams and numerous waterbodies).

The landscape to the north of Ansty slopes gently north-wards towards a minor valley before gently rising again at Cuckfield which at its highest point is 108m AOD. The landscape continues to rise towards a major west / east ridgeline at approximately 120m AOD at Whitemans Green.

Value: High - Medium

### 4.1.5 CONTEXTUAL TOWNSCAPE ELEMENTS

#### Historical Development

Within the study area, the settlement of Ansty, as mentioned in its history, is structured as a ribbon development along the main roads which pass through it. Dwellings are typically set back from the main roads by intervening vegetation, such as substantial hedgerows and trees, with front gardens of at least 5m in depth. Therefore, the landscape is the predominant feature of the townscape passing through Ansty, where landscape provides the feeling of enclosure rather than the built form. The only exception is along the A272 to the north of the village centre, where 'The Olde Shop' and adjacent semi-detached dwellings are set much closer to the road, with only around a 2m set back, providing a harder, built edge to the streetscape. Due to the topography, it is not uncommon for the dwellings to be built on higher ground than the street, with steps or a sloping drive connecting the front of the dwelling and the street.

The original urban grain has been eroded along the B2036 to the south of the roundabout, where the original built form has been demolished and replaced with the Shell garage and car dealership. This provides a stark gap in the streetscape, which is instead dominated by car parking, hardstanding and much larger warehouse-style buildings.

The townscape has also changed somewhat with the more recent development in the last few decades, which has developed land previously associated with larger dwellings or farmland, around Upton Drive and Crouch Fields. These create small cul-de-sacs which are a departure from the historic character of the village, with dwellings set fairly close to the street with little or no vegetation or boundary treatment present.

Cuckfield is located to the north of The Site. The Cuckfield Conservation Area Appraisal (2006) describes the historic development of the settlement as:

*"Cuckfield developed as a successful medieval market place. It later became an important coaching halt on the route from London to Brighton illustrated by the coaching inns of the Kings Head and the Talbot. Wealden iron production had a significant impact on the economy of the village. Local families were owners and*

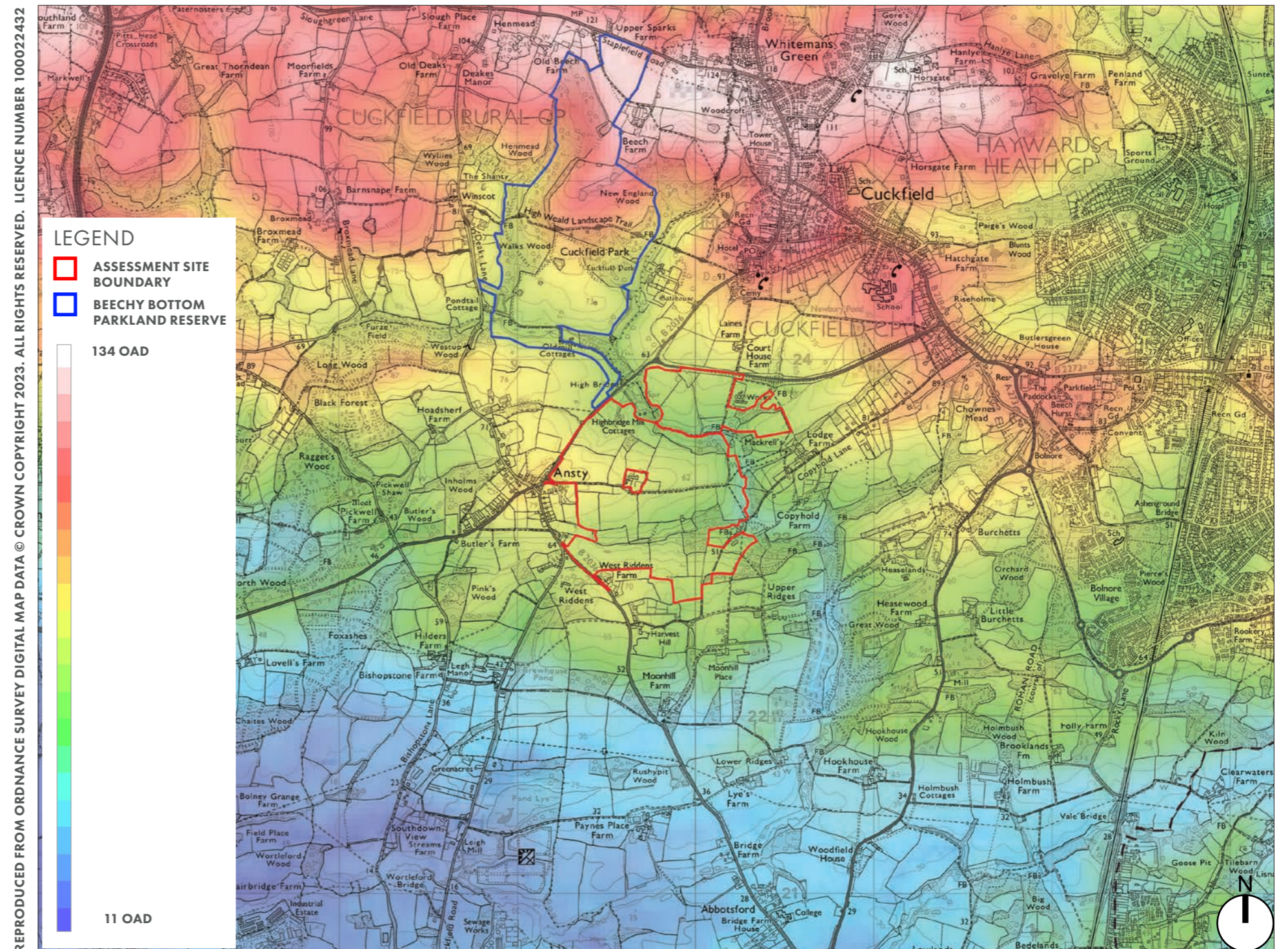


FIGURE 4.10 – PLAN ILLUSTRATING TOPOGRAPHY AND DRAINAGE (FABRIK, 2023)

## 4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

operators of furnaces and forges in the late 16th and 17th centuries. Ninian Burrell operated Holmsted furnace from 1574 with the most famous iron master in the family his son Walter Burrell (1600–1671) living at Ockenden House. Henry Bowyer, builder of Cuckfield Place from 1575 was also an ironmaster.

*The advent of the railways brought the coaching activity to an abrupt end. The main line railway from London to Brighton was routed through Haywards Heath with a new station built there. The station attracted businesses and residences so that Cuckfield was soon eclipsed by a new town within its own parish. Although Cuckfield avoided becoming engulfed by the expansion of Haywards Heath, the economy of the village became increasingly suburban based on commuting and a retired population. However Cuckfield has retained its village character and developed a thriving community with sport and cultural facilities. Many people in Haywards Heath use the services and facilities in the village enjoying the attractive and historic environment.”*

Value: Medium

### Movement and Connectivity

Ansty is set around the confluence of the A272 and B2036 with ribbon development extending along these routes. These transport corridors are busy with limited (0.5m wide) pavements or no pavements at all. Deak's Lane has a more rural character in the west of the settlement and provides access to the Village Hall and Recreation Ground at the northern edge of the village. A number of PRowS provide access to the rural landscape surrounding the settlement, some of which double up as vehicular access to isolated farmsteads and properties. Built form is generally suitably set back to allow for off-street parking, although there are some areas where on-street parking is prevalent.

Cuckfield is set around the junction of the B2036 and Broad Street, which provide onward connectivity to the A272 to the south and London Road to the north. A number of PRowS provide connectivity with the surrounding countryside and the High Weald AONB to the west of the settlement.

Value: Low

### Urban Structure and Built Form

Dwellings are generally two to two-and-a-half storeys and a mixture of detached and semi-detached. Towards the centre of the village and along the main roads of the A272, B2036 and Bolney Road, the dwellings are grouped tighter together, whereas along the more rural roads and at the edge of the village, the dwellings are spaced further apart, such as along Deak's Lane and Cuckfield Road, where the more regular pattern of ribbon development disperses into larger plots with dwellings set back much further from the road along a private drive. The grouping of dwellings is different again within the newer developments within the village. Building materials are predominantly red brick with hung tile detailing. Building style varies from the late 1800's to post war and more contemporary infill development, which has introduced some buildings of white render.

Characteristics of a small town can be seen in Cuckfield. The main thoroughfare, B2036/High Street, is lined with two to three storey terraced buildings - a mixture of retail, commercial and residential dwellings, immediately at the back of the pavement or with a small set-back of perhaps 1m. This creates a much harder townscape with

a strong feeling of enclosure by built form, with very little green infrastructure, other than occasional front garden set backs or trees in the pavement, with pavement widths varying. The street is much wider here, with room for on-street parallel parking.

Value: Medium

### Green Infrastructure and Public Realm

Green infrastructure locally includes parks, recreation / cricket grounds, churchyards, allotments, nature reserves, privately owned parkland, vacant land, rivers and street trees. The streets and spaces around buildings which are open to the public.

Ansty is surrounded by a predominantly agricultural landscape. Hedgerows, linear tree belts and woodland blocks define the field pattern and create a sense of enclosure. Ansty recreation ground is located on the northern edge of the settlement and is the main area of public open space within the village. Front gardens are generously proportioned in the main and are well planted, creating a green character to the street scenes and public realm.

The Cuckfield Conservation Area Appraisal (2006) describes the open spaces within the settlement as:

*“The primary open space in Cuckfield is Worsley Memorial Park, which is located outside the boundary of the conservation area to the west of the High Street. The park offers views west to the AONB and contains a football field and children's play equipment. There is a pavilion with changing rooms but the use of vivid blue paint on doors and shutters strikes a discordant note.*

*The churchyard is a quiet space or contemplation. There are magnificent views of the Downs to the south.*

*The High Weald Landscape Trail traverses the western edge of the conservation area and links the conservation area to the High Weald AONB. Attractive open countryside is never far from the conservation area approached by a number of footpaths.”*

Although not publicly accessible, Cuckfield Park is a post-medieval parkland to the southwest of the village. An avenue of old limes run from the gatehouse to the house.

Value: High

### Tranquillity

There is a limited sense of tranquillity within Ansty due to the dominance of traffic using the A272 and B2036. The recreation ground and PRow network surrounding the settlement provide a quieter environment with less audible traffic noise.

The vibrant highstreet of Cuckfield is set along key transport routes, which detract from the sense of tranquillity in the centre of the settlement. There are areas of tranquillity to the edges of the settlement, particularly the church cemetery on the southern edge of the settlement and within the High Weald AONB to the west.

Value: Low

Overall contextual townscape value: Medium-Low

## 4.1.6 SITE DESCRIPTION

### INTRODUCTION

Figure 4.11 on the following page illustrates the character of The Site. The Site lies to the east of the village of Ansty and predominantly consists of agricultural fields. It's northern and western boundaries are formed by the A272 road corridor and its associated vegetation. The High Weald AONB is located to the west of this road corridor. The southern and eastern boundaries of The Site are defined by existing field boundaries and woodlands. To the north-east of The Site is a water treatment works. A number of listed buildings are scattered throughout the landscape surrounding The Site with three in close proximity to The Site boundaries. The Place and The Barn to the North of Forsyth's Farmhouse are both Grade II listed buildings located centrally to, but outside The Site.

### NATURAL

#### Geology and Soils

The UK Soil Observatory mapping identifies the soils of The Site as “*slightly acid loamy and clayey soils with impeded drainage*”.

Value: Medium

#### Landform and drainage

The central section of The Site spans a west to east ridgeline that extends from Ansty, with a high point of approximately 75m AOD at the western edge. To the north, east and south of this central ridgeline are intimate wooded valleys, at approximately 45m AOD. These valleys within The Site connect with adjacent valleys and sloping landform within the wider landscape. Watercourses run through these valleys, draining from west to east and connecting with a larger watercourse to the south east of The Site.

The northern section of The Site comprises of a south facing hillside rising up from the wooded valley to the north of the central ridgeline. Levels rise from approximately 45m AOD in the valley bottom to approximately 65m AOD at The Site's northern boundary with the A272 to Taylors Green.

The southern section of The Site comprises of a north facing hillside rising up from the wooded valley to the south of the central ridgeline. Levels rise from approximately 45m AOD in the valley bottom to approximately 65m AOD at The Site's southern boundary with the B2036 Cuckfield Road. The series of ridgelines and valleys within The Site give it a broad “W” shape in cross section from north to south.

Value: Medium

#### Vegetation Cover

Woodland is prominent within The Site's valley bottoms and lowest slopes. Ancient Woodland is identified within these locations. A linear treebelt spans the ridgeline west to east, connecting with the woodland in the valley bottom in the east, with Ansty to the west. Hedgerows and trees define the small to medium scale fields and are

## 4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

orientated both on a north to south and west to east alignment.

There are 943 surveyed trees or groups of trees and woodlands on or near (within 15m of) The Site. Of these, 20 are 'A' (high quality) category, 412 trees or groups of trees are 'B' (moderate quality) category, 451 trees or groups of trees are 'C' (low quality) category, 56 trees are 'U' (unsuitable for retention quality) category, and 4 have not been categorised as they are dead. Species present within The Site include: Oak, Ash, Poplar, Wild Cherry, Field Maple, Sweet Chestnut, Hawthorn, Lime, Goat Willow, Eucalyptus, Sycamore, Cypress, Beech, Holly, Alder, Larch amongst others.

The Site is predominantly in agricultural use with a mixture of pastoral and arable practices present. There are areas of neutral grassland and modified grassland in the north and south-east of The Site. The woodlands include a mix of lowland mixed deciduous woodland, broadleaved woodland and coniferous woodland. Hedgerows are generally considered to be of "good" quality in ecological terms with a number meeting priority habitat status.

Value: High

### Key natural elements, features and characteristics

The Site is characterised by its landform and vegetation, which creates areas of both enclosure and openness. The landscape features are generally in good condition and contribute to the scenic quality of the local area. The fields are in agricultural use and form part of a wider rural landscape. The undulating landform generally funnels water into two steeply incised wooded gills.

Value: High

## CULTURAL / SOCIAL

### Land Use

The predominant land use within The Site is agriculture with a number of fields of varying shapes and sizes used for both arable and pastoral practices. Woodland, including areas of Ancient Woodland, mixed broadleaved woodland and commercial plantation dominate the lower ground within The Site. The Place and Barn to the North of Forsyth's Farmhouse are in private residential use and located centrally to, but outside of The Site.

Value: Medium

### Built form / Scale / Mass / Height / Grain:

There are no existing buildings within The Site. The Grade II listed buildings of The Place and Barn to the North of Forsyth's Farmhouse are located centrally to, but outside of The Site. Both of these buildings are two storeys in height and there are a number of smaller scale outbuildings, garages and barns within the curtilage of these properties.

The settlement of Ansty is located immediately west of The Site and consists of residential properties of predominantly two storeys in height. There are a number of isolated properties on the edges of The Site (but outside The Site), all of which are set against a backdrop of woodland. Building heights throughout The Site and immediate

surroundings sit below the verdant character on the treed horizon.

Value: Medium

### Enclosure

According to the National Historic Landscape Characterisation, The Site predominantly consists of enclosed agriculture, typically of ancient and pre-modern form and field types predominantly considered to be Assart or planned.

Value: Medium-High

### Time Depth

The landscape within The Site has retained much of its historic field pattern and areas of Ancient Woodland give indications of its time depth and heritage. According to the Sussex Historic Landscape Characterisation (HLC) database curated by WSHER, much of the site lies on an 'assarted' fieldscape. Assarting was a common practice during the medieval period as a means of clearing forested 'common' lands for use in agriculture or other purposes.

The Place and the Barn to the North of Forsyth's Farmhouse are both Grade II listed and located central to, but outside The Site. The Grade II listed Highbridge Mill is located to the immediate west of The Site, to the east of and accessed from the A272. Mackerel's Cottage is also Grade II listed immediate east of The Site and is accessed via the track associated with PRoW 62CR running through the centre of The Site and past The Place.

To the south of The Site is the Grade II listed West Riddens Farmhouse, accessed from the B2036.

With the exception of the areas of Ancient Woodland, the landscape within The Site is not designated for its heritage value.

Value: High

## PERCEPTUAL AND AESTHETIC

The Site is perceived in places as a relatively intimate and enclosed landscape due to the steeply incised wooded gills coupled with the undulating topography. This landform does allow some longer distance views from higher ground and views to local landmarks (such as Cuckfield Church spire) are notable qualities. Built form is prevalent within the local area with isolated farmsteads and the settlement edges of Ansty and Cuckfield visible against a wooded backdrop.

Value: Medium-High

## LANDSCAPE CHARACTER

The Site's landscape character accords with the findings of the District and Neighbourhood level Landscape Character Assessment. Key characteristics include:

- Mature woodland in the valley bottoms;
- Small to medium scale arable pasture fields;
- Hedgerows and trees divide field parcels;

- Ridge line within the centre of The Site, sloping from approximately 75m AOD in the west to 50m AOD in the east,
- South and north facing sloping landform in the north of The Site;
- North and south facing sloping landform in the south of The Site;
- The confined and complex undulating wooded landform within the surrounding landscape;
- Adjacent built form at Cuckfield Road and the A272 to the south west;
- Grade II Listed built form at The Place and the Barn to the North of Forsyth's Farmhouse located centrally to, but outside of The Site; Highbridge Mill, to the north of The Site; Mackerels Cottage to the east and West Riddens Farmhouse, to the south of The Site;
- Relationship with the eastern settlement edge of Ansty.

### The role of The Site in the wider landscape

The Site is representative of the character of the LCA within which it sits. Its does have a distinctive W topographical profile and its wooded character are in keeping with the surrounding landscape, which limit its perceptual relationship with the wider area.

The Site does however contribute to a relatively unified character of agricultural landscape set within a well vegetated framework adjacent to the existing settlement of Ansty. Built form within Cuckfield on rising ground to the north is apparent within the local area. The A272 is a strong linear feature within the landscape that severs the landscape and forms the boundary to the High Weald AONB, as well as reducing the sense of tranquillity in close proximity to this route. It is a detracting feature, alongside the water treatment works to the immediate north east of The Site.

Value: Medium-High

## NIGHT TIME CHARACTER:

The night time character of The Site and immediate surroundings is predominantly dark with limited street lighting associated with the confluence of the A272 and B2036 in the centre of Ansty. Vehicles using the road network are transient low level temporary light sources and residential properties with light spill from internal rooms and some with external lights also contribute to a muted illumination within the settled areas. The agricultural and wooded areas of The Site are not lit and therefore are characterised by dark night skies in keeping with the surrounding rural areas. Cuckfield to the north of The Site sits on higher ground and provides some illumination at night where residential and street lighting are in exposed locations to the wider area.

Value: Medium-High

### 4.1.7 SUMMARY OF LANDSCAPE RECEPTORS

Table 4.1 provides a summary of the Landscape Receptors within the study area and Site as described within the baseline assessment and their values.

4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

Table 4.1 Summary of Landscape Receptors

TABLE 4.1 – SUMMARY OF LANDSCAPE RECEPTORS	
<b>CONTEXTUAL LANDSCAPE RECEPTORS</b>	<b>VALUE</b>
NATURAL GEOLOGY AND SOILS/LANDFORM AND DRAINAGE/VEGETATION COVER	MEDIUM - HIGH
CULTURAL / SOCIAL LAND USE/SETTLEMENT/ENCLOSURE/LAND OWNERSHIP/TIME DEPTH	MEDIUM - HIGH
PERCEPTUAL AND AESTHETIC	HIGH
NATIONAL - NCA 122 HIGH WEALD	LOW - HIGH
COUNTY - LCA HW4: HIGH WEALD FRINGES	MEDIUM - HIGH
DISTRICT - LCA 10: HIGH WEALD FRINGES	MEDIUM - HIGH
DISTRICT - LANDSCAPE CAPACITY ASSESSMENT LCA 51: COPYHOLD HIGH WEALD FRINGE	MEDIUM - LOW
DISTRICT - LANDSCAPE CAPACITY ASSESSMENT LCA 77: ANSTY HIGH WEALD FRINGE	MEDIUM - HIGH
PARISH - LCA 22: HIGHBRIDGE - COPYHOLD SLOPES	MEDIUM
CONTEXTUAL TOWNSCAPE ELEMENTS HISTORICAL DEVELOPMENT/MOVEMENT AND CONNECTIVITY/URBAN STRUCTURE AND BUILT FORM/ GREEN INFRASTRUCTURE AND PUBLIC REALM/TRANQUILLITY	MEDIUM - LOW
<b>SITE LANDSCAPE</b>	<b>VALUE</b>
NATURAL - GEOLOGY AND SOILS	MEDIUM
NATURAL - LANDFORM AND DRAINAGE	MEDIUM
NATURAL - VEGETATION COVER	HIGH
CULTURAL / SOCIAL LAND USE/SETTLEMENT/ENCLOSURE/LAND OWNERSHIP/TIME DEPTH	MEDIUM - HIGH
PERCEPTUAL AND AESTHETIC	MEDIUM - HIGH
SITE LANDSCAPE CHARACTER	MEDIUM - HIGH
NIGHT-TIME CHARACTER	MEDIUM - HIGH

LEGEND

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- EXISTING WOODLAND / VEGETATION
- EXISTING HEDGEROWS
- PROW - FOOTPATH
- PROW - BRIDLEWAY
- WATERCOURSE
- ANCIENT WOODLAND
- AONB
- LISTED BUILDING
- ROADS
- CONTOURS



FIGURE 4.11 – PLAN SHOWING THE EXISTING SITE LANDSCAPE (FABRIK, 2023)

## 4.0 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

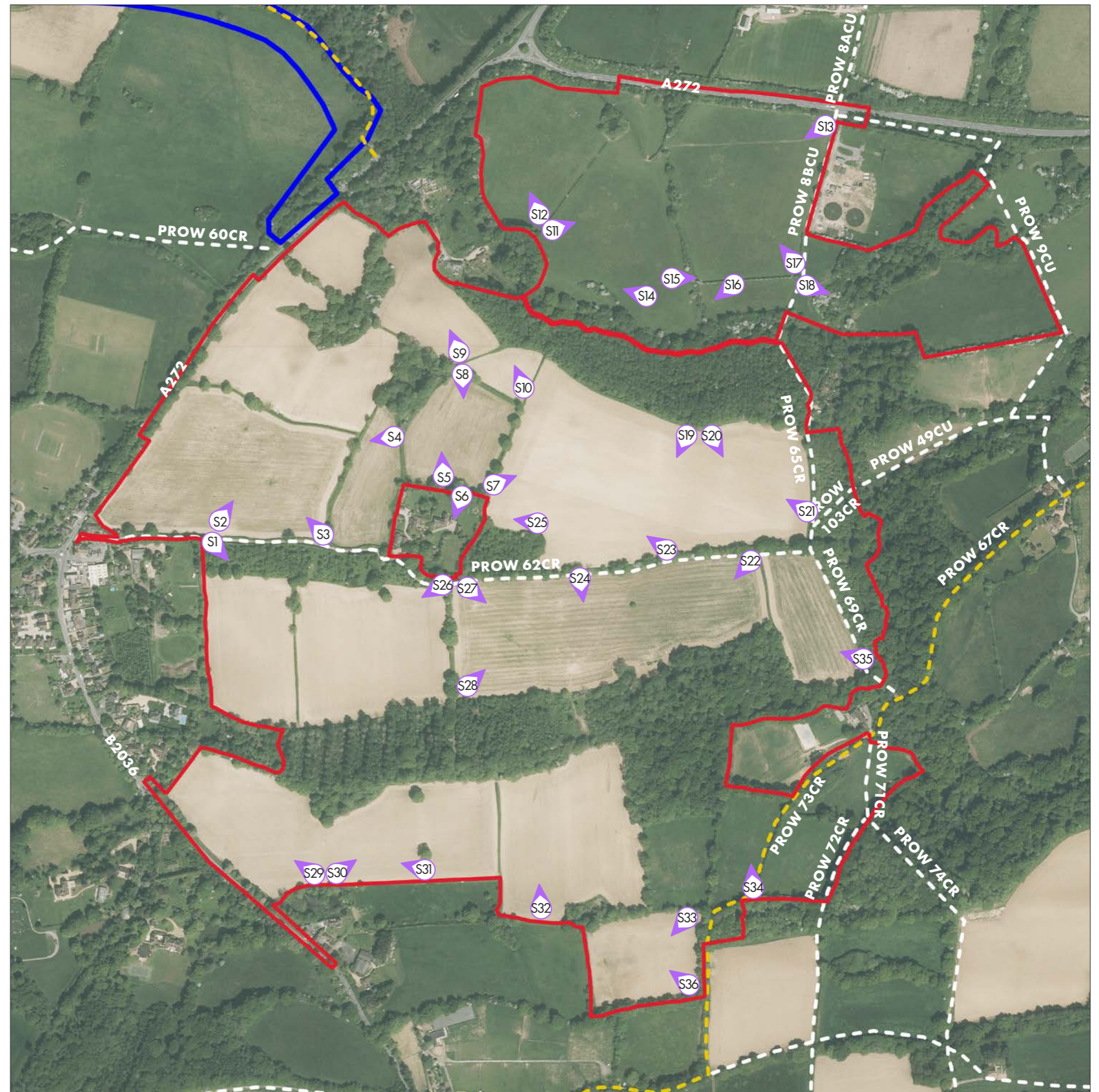
### 4.1.8 INTERNAL VISUAL SURVEY

A visual inspection of The Site was conducted on 9<sup>th</sup> February and 2<sup>nd</sup> March 2023. Photos S1-S36 on the following pages illustrate the existing Site conditions and characteristics. The viewpoint locations from within the Site are illustrated on Figure 4.12 opposite and have been selected to provide a general overview of the existing character of The Site.

Views of the AONB from The Site are limited in location due to the well vegetated nature of the field boundaries and valleys. There are some partial views of the AONB boundary and small parts of the closest agricultural fields from the western parts of The Site, on the north facing slope of the ridgeline (Photos S2-S5).

From the Public Rights of Way which cross The Site, there are open views across parts of The Site, particularly in a northerly direction from the locations on higher ground such as PROw 62CR (Photos S2, S23 and PROw 73CR (Photo S34). Furthermore, there are views across The Site to Holy Trinity Church in Cuckfield to the north from these routes. From PROw 62CR within the centre of The Site, there are some partial views of the rising ground within The Site to the south where gaps in the intervening woodland allow (Photo S24).

In the north east of The Site, there are open views of the immediate landscape within The Site against a backdrop of woodland from PROw 8bCU (Photo S13). The Site's internal vegetation pattern limits wider views across or out of The Site.



#### LEGEND

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- PROW - BRIDLEWAY
- PROW - FOOTPATH
- ① VIEWPOINT LOCATION



**PHOTOGRAPH – VIEWPOINT S1**

VIEW FROM PROW FOOTPATH 62CR LOOKING SOUTH ACROSS THE SITE. THE HEDGEROW OF THE WESTERN SITE BOUNDARY IS VISIBLE ALONGSIDE THE EXISTING FIELD ACCESS TRACK. THE WOODLAND BLOCK IN THE FOREGROUND CREATES A SENSE OF ENCLOSURE AND FILTERS VIEWS OF THE SITE BEYOND.



**PHOTOGRAPH – VIEWPOINT S2**

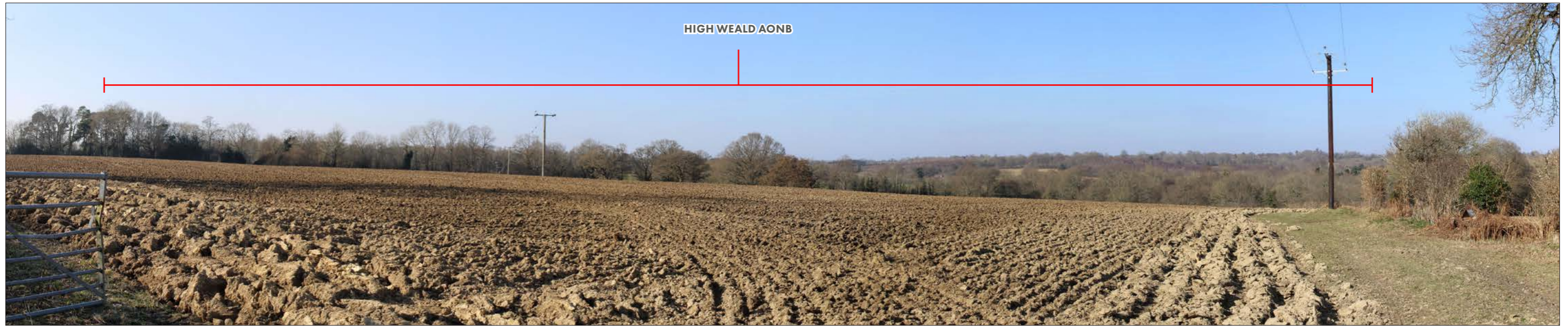
VIEW FROM PROW FOOTPATH 62CR, LOOKING NORTH ACROSS THE SITE. THE WESTERN SITE BOUNDARY VEGETATION ALONG THE A272 FILTERS VIEWS OF THE AONB IN THE IMMEDIATE SETTING TO THE SITE. CUCKFIELD AND THE CHURCH SPIRE ARE VISIBLE ON THE RISING GROUND TO THE NORTH OF THE SITE AGAINST THE SKYLINE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S3**  
 VIEW FROM THE FIELD ENTRANCE IN THE WEST OF THE SITE, LOOKING NORTH WEST TOWARDS THE HIGH WEALD AONB.



**PHOTOGRAPH – VIEWPOINT S4**  
 VIEW FROM THE CENTRAL FIELD WITHIN THE SITE TO THE NORTH OF THE LISTED BUILDING OF THE PLACE, LOOKING WEST TOWARDS ANSTY AND THE HIGH WEALD AONB.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S5**

VIEW FROM THE SOUTHERN EDGE OF THE PLACE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD. THERE ARE OPEN VIEWS ACROSS THE SITE AND SURROUNDING LANDSCAPE. THE TREE BELTS AND WOODLANDS WITHIN THE SITE AND SURROUNDING AREA FILTER VIEWS AND CREATE A WOODED CHARACTER TO THE VIEW.



**PHOTOGRAPH – VIEWPOINT S6**

VIEW OF THE NORTHERN ELEVATION OF THE GRADE II LISTED THE PLACE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S7**

VIEW FROM THE CENTRE OF THE SITE, LOOKING NORTH EAST ACROSS THE SITE AND WIDER LANDSCAPE. THE WOODLAND WITHIN THE NORTH OF THE SITE IS PROMINENT IN THE VALLEY WITH THE WATER TREATMENT WORKS ON THE RISING GROUND BEYOND. CUCKFIELD CHURCH IS PROMINENT ON THE SKYLINE.



**PHOTOGRAPH – VIEWPOINT S8**

VIEW FROM THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE PLACE. THE CENTRAL RIDGELINE CREATES THE HORIZON IN THE VIEW WITH THE EXISTING WOODLAND AND TREES ON THE SKYLINE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S9**

VIEW FROM THE CENTRAL PART OF THE SITE, LOOKING WEST TOWARDS HIGHBRIDGE MILL COTTAGES AND THE HIGH WEALD AONB. THE EXISTING WOODLAND WITHIN THE SITE AND ALONG THE A272 SCREENS VIEWS OF THE GROUND PLANE OF THE AONB AND OF THE GRADE II LISTED HIGHBRIDGE MILL.



**PHOTOGRAPH – VIEWPOINT S10**

VIEW FROM THE CENTRAL PART OF THE SITE, LOOKING WEST TOWARDS THE HIGH WEALD AONB. THE WOODLAND WITHIN THE SITE AND THE TREES ALONG THE A272 SCREEN VIEWS OF THE GROUNDPLANE OF THE AONB.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S11**

VIEW FROM THE NORTHERN SECTION OF THE SITE, LOOKING NORTH EAST ACROSS THE SITE AND WIDER LANDSCAPE. THE EXISTING VEGETATION ALONG THE A272 AND TO THE EAST OF THE SITE CREATE A WOODED CONTEXT TO THE OPENNESS OF THE FIELD WITHIN THE SITE. THE WATER TREATMENT WORKS ARE VISIBLE THROUGH GAPS IN THE EXISTING VEGETATION ON THE EASTERN SITE BOUNDARY.

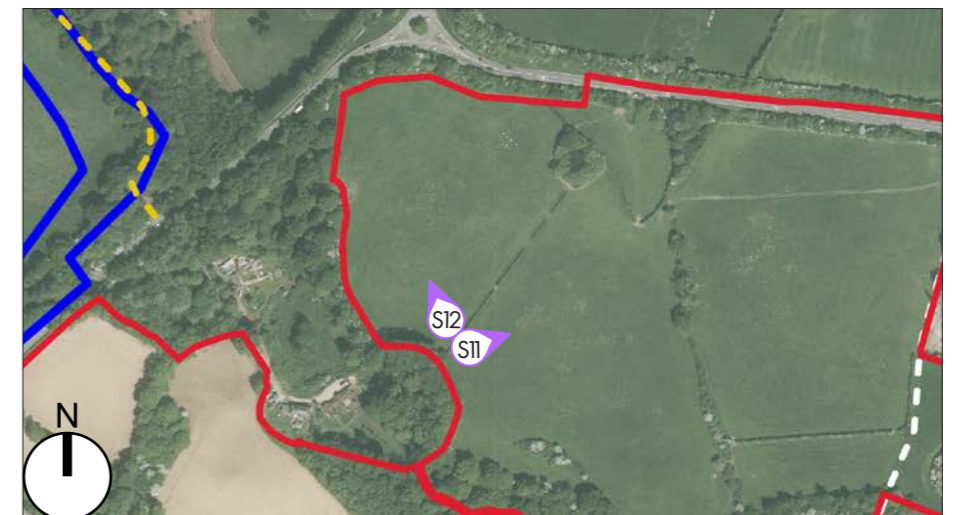


**PHOTOGRAPH – VIEWPOINT S12**

VIEW FROM THE NORTHERN SECTION OF THE SITE, LOOKING NORTH WEST ACROSS THE SITE TOWARDS THE HIGH WEALD AONB. THE EXISTING SITE BOUNDARY VEGETATION ALONG THE A272 SCREENS VIEWS OF THE GROUNDPLANE OF THE AONB.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- 📍 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S13**  
 VIEW FROM PROW FOOTPATH 8BCU, LOOKING SOUTH WEST ACROSS THE SITE. THE WOODLANDS IN THE VALLEY AND ON THE RIDGELINE WITHIN THE SITE AND ALONG THE SITE BOUNDARIES CREATES A WOODED SKYLINE AND LIMITS VIEWS OF THE WIDER AREA, INCLUDING THE AONB. THE GRADE II LISTED THE PLACE IS VISIBLE AMONGST THE TREES ON THE RISING GROUND AROUND THE CENTRE OF THE SITE.



**PHOTOGRAPH – VIEWPOINT S14**  
 VIEW FROM THE NORTHERN PART OF THE SITE, LOOKING NORTH WEST. THE VALLEY SLOPES TOWARDS THE ANCIENT WOODLAND. THE VEGETATION ALONG THE A272 AT THE NORTH WESTERN BOUNDARY OF THE SITE FORM THE HORIZON, TRUNCATING VIEWS OF THE AONB BEYOND.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S15**

VIEW FROM THE NORTHERN PART OF THE SITE, LOOKING EAST ACROSS THE NORTH EASTERN PART OF THE SITE. THE STEEPLY SLOPING VEGETATED WATERCOURSE VALLEY IS VISIBLE IN THE FOREGROUND WITH THE EXISTING WOODLANDS AND TREE BELTS CREATING A WELL VEGETATED, ENCLOSED CHARACTER.

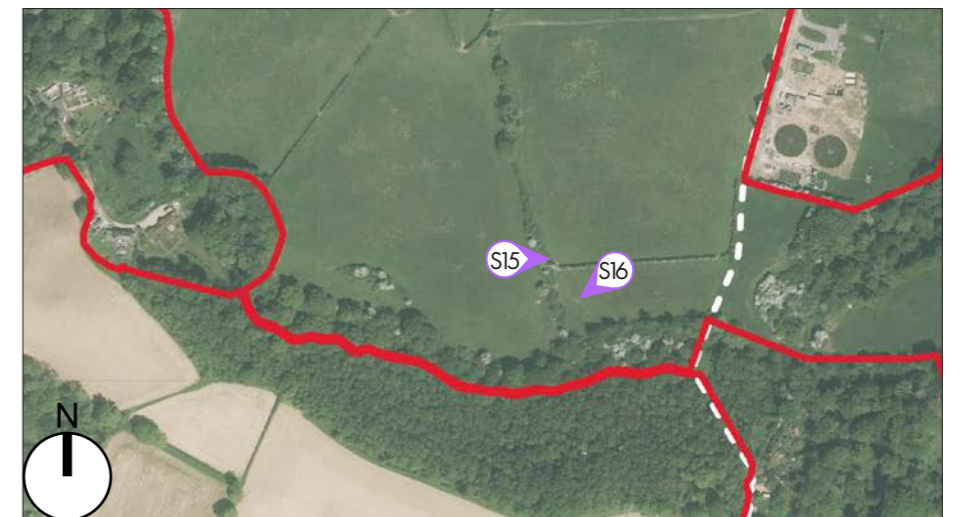


**PHOTOGRAPH – VIEWPOINT S16**

VIEW FROM THE NORTH EASTERN PART OF THE SITE, LOOKING SOUTH TOWARDS THE WATERCOURSE VALLEY WITHIN THE NORTHERN PART OF THE SITE AND THE ANCIENT WOODLAND THAT DIVIDES THE NORTHERN AND CENTRAL PARCELS OF THE SITE. THE CHARACTER OF THE VIEW IS OF OPEN GRASSLAND, ENCLOSED BY MATURE WOODLAND. VIEWS OF THE WIDER SITE AND LANDSCAPE ARE TRUNCATED BY THE EXISTING SITE VEGETATION.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S17**

VIEW FROM PROW 8BCU ON THE EASTERN BOUNDARY OF THE SITE, LOOKING NORTH TOWARDS THE NORTHERN BOUNDARY OF THE SITE. THE SPIRE OF CUCKFIELD CHURCH IS VISIBLE ALONG THE LINE OF THE PROW. THERE ARE OPEN VIEWS ACROSS THE INTERNAL ARRANGEMENTS OF THE SITE WITH VIEWS OF THE WIDER LANDSCAPE TRUNCATED BY THE BOUNDARY VEGETATION ALONG THE A272.,



**PHOTOGRAPH – VIEWPOINT S18**

VIEW FROM PROW 8BCU, LOOKING SOUTH EAST ACROSS THE SITE. THE EXISTING WOODLAND WITHIN THE SITE CREATES AN ENCLOSED LANDSCAPE AND TRUNCATES VIEWS OF THE WIDER AREA IN THIS LOCATION.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S19**

VIEW FROM THE SOUTHERN EDGE OF THE WOODLAND DIVIDING THE NORTHERN AND CENTRAL PARTS OF THE SITE, LOOKING SOUTH WEST ACROSS THE SITE. THE GRADE II LISTED THE PLACE IS VISIBLE SET AMONGST THE TREES ON THE RIDGELINE. THE EXISTING TREES AND WOODLAND BELTS ARE PROMINENT FEATURES AND CREATE A WELL VEGETATED HORIZON.

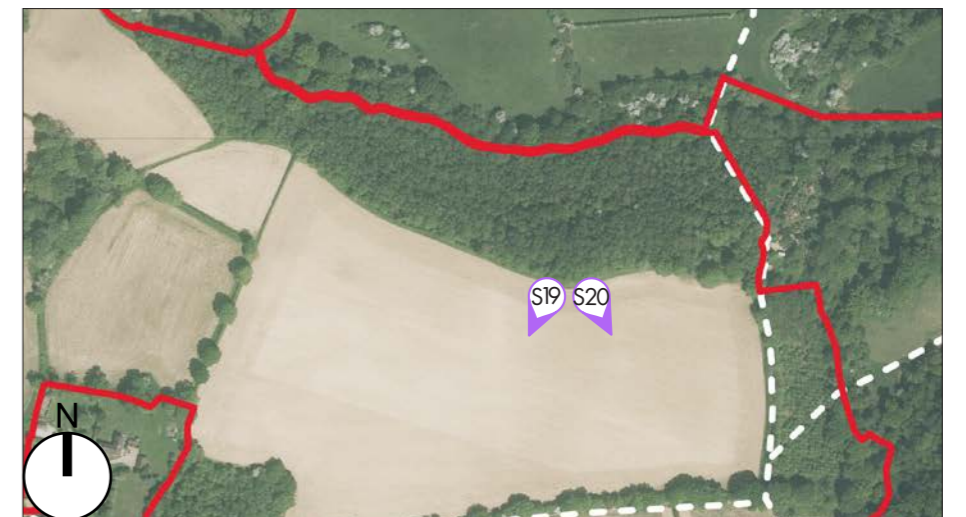


**PHOTOGRAPH – VIEWPOINT S20**

VIEW FROM THE SOUTHERN EDGE OF THE WOODLAND DIVIDING THE NORTHERN AND CENTRAL PARTS OF THE SITE, LOOKING SOUTH EAST TOWARDS THE EASTERN SITE BOUNDARY, WHICH IS SET WITHIN THE WOODLAND THAT TRUNCATES ANY VIEWS OF THE WIDER LANDSCAPE. THE TREEBELT RUNNING EAST - WEST ALONG THE CENTRAL RIDGELINE WITHIN THE SITE IS A PROMINENT FEATURE ON THE HORIZON.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S21**  
 VIEW FROM THE CENTRAL EASTERN PART OF THE SITE, LOOKING NORTH. THE TOPOGRAPHY OF THE SITE AND THE EXISTING WOODLAND TRUNCATE VIEWS OF THE WIDER SITE AND AREA, CREATING A SENSE OF ENCLOSURE IN THIS LOCATION. PROW 65CR IS VISIBLE ALONGSIDE THE HEDGEROW.



**PHOTOGRAPH – VIEWPOINT S22**  
 VIEW FROM PROW 62CR IN THE CENTRAL EASTERN PART OF THE SITE, LOOKING SOUTH WEST TOWARDS RIDDENS WOOD. THE EXISTING WOODLANDS AND TOPOGRAPHY FORESHORTEN THE VIEW FROM THIS LOCATION AND CREATE AN ENCLOSED CHARACTER TO THIS PART OF THE SITE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S23**

VIEW FROM PROW 62CR WITHIN THE CENTRE OF THE SITE, LOOKING NORTH WEST TOWARDS CUCKFIELD. THE ELEVATED POSITION AND OPEN FIELD IN THE FOREGROUND ALLOWS FOR OPEN VIEWS ACROSS THE LOCAL AREA, ALTHOUGH VIEWS ARE GENERALLY CHARACTERISED BY THE WOODED HORIZON CREATED BY THE COMBINATION OF WOODLANDS AND TREE BELTS IN THE SITE AND BEYOND. SOME OF THE WOODLAND WITHIN THE HIGH WEALD AONB IS VISIBLE BUT THE GROUNDPLANE OF THE AONB IS OBSCURED. CUCKFIELD CHURCH SPIRE IS VISIBLE AGAINST THE SKYLINE IN THE DISTANCE.



**PHOTOGRAPH – VIEWPOINT S24**

VIEW FROM PROW 62CR WITHIN THE CENTRE OF THE SITE, LOOKING SOUTH WEST ACROSS THE SITE. THE WOODLANDS AND TREE BELTS WITHIN THE SITE TRUNCATE VIEWS OF THE WIDER LANDSCAPE AND CREATE A WELL VEGETATED SKYLINE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S25**

VIEW FROM THE CENTRE OF THE SITE, LOOKING NORTH WEST TOWARDS THE AONB. THE PLACE IS VISIBLE TO THE LEFT OF THE SHOT WITH CUCKFIELD ON THE RISING GROUND TO THE NORTH. THE ISOLATED TREES WITHIN INTERNAL FIELD BOUNDARIES IN THE SITE ARE PROMINENT FEATURES IN THE FOREGROUND. THE CHARACTER OF THE VIEW IS ONE OF A WELL WOODED LANDSCAPE, WHICH LIMITS VIEWS OF THE GROUNDPLANE. THERE ARE VIEWS OF THE WOODLANDS WITHIN THE AONB BEYOND THE INTERVENING OPEN LAND WITHIN THE SITE.



**PHOTOGRAPH – VIEWPOINT S26**

VIEW FROM PROW 62CR WITHIN THE CENTRE OF THE SITE, LOOKING SOUTH EAST ACROSS THE CENTRAL SECTION OF THE SITE. VIEWS OF THE SOUTHERN PART OF THE SITE ARE FILTERED BY THE PLANTATION WOODLAND

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION

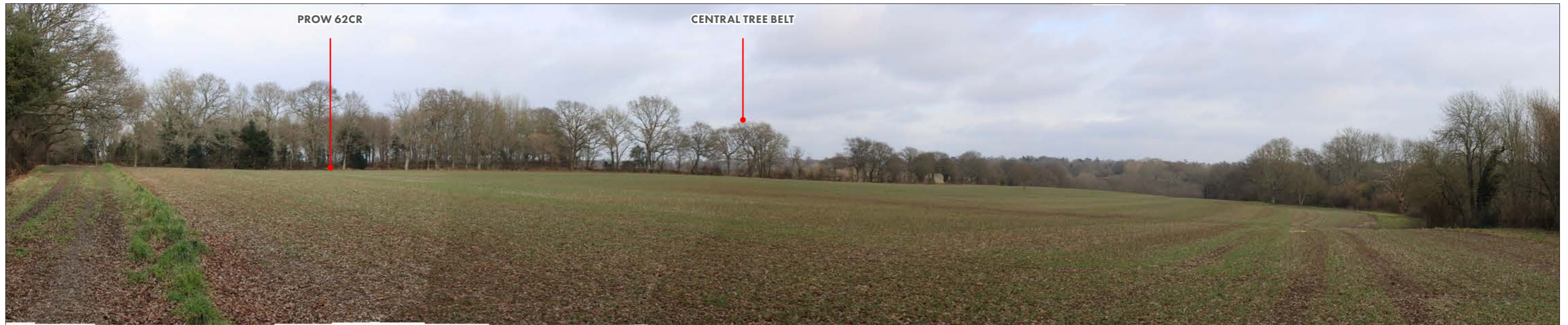


INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S27**

VIEW FROM PROW 62CR IN THE CENTRE OF THE SITE, LOOKING SOUTH EAST ACROSS THE CENTRAL SECTION OF THE SITE. THE EXISTING WOODLAND DIVIDING THE CENTRAL AND SOUTHERN SECTIONS OF THE SITE FORMS PART OF THE WOODED HORIZON IN COMBINATION WITH THE WOODLANDS ON HIGHER GROUND BEYOND THE SITE BOUNDARIES.



**PHOTOGRAPH – VIEWPOINT S28**

VIEW FROM THE CENTRAL SECTION OF THE SITE LOOKING NORTH EAST ACROSS THE SITE. THE CENTRAL WOODLAND BELT IS PROMINENT ON THE HORIZON AND BLENDS INTO THE WIDER WOODED ENVIRONMENT. THERE ARE OPEN VIEWS OF THE CENTRAL PART OF THE SITE, FRAMED BY WOODLAND.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION

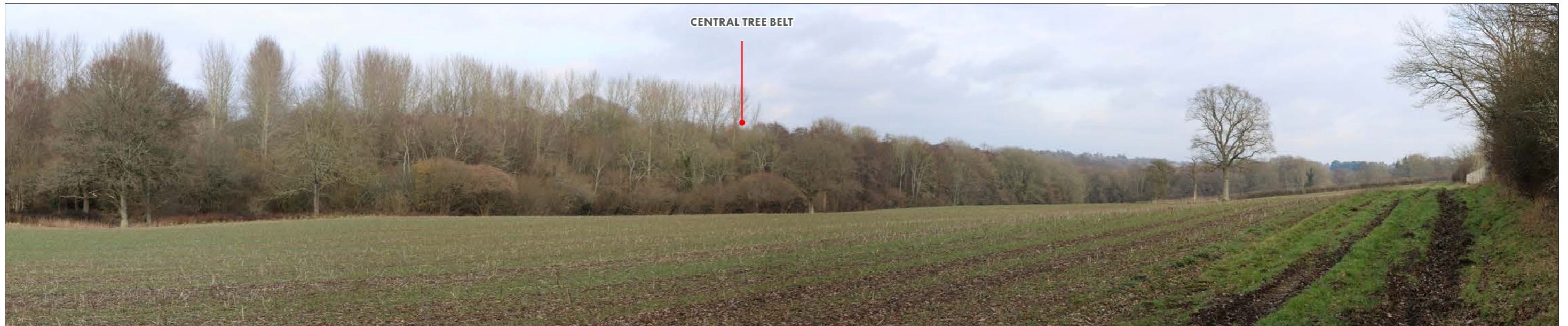


INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S29**

VIEW FROM THE SOUTHERN BOUNDARY OF THE SITE, LOOKING NORTH ACROSS THE SOUTHERN SECTION OF THE SITE TOWARDS ANSTY. THE EXISTING WOODLAND SEPARATING THE SOUTHERN AND CENTRAL SECTIONS OF THE SITE CREATES A SENSE OF ENCLOSURE AND TRUNCATES VIEWS OF THE REST OF THE SITE. THE BUILT FORM WITHIN ANSTY IS SET DOWN BELOW THE TREE LINE, WITH GLIMPSED VIEWS WHERE GAPS IN THE VEGETATION ALLOWS.



**PHOTOGRAPH – VIEWPOINT S30**

VIEW FROM THE SOUTHERN BOUNDARY OF THE SITE, LOOKING NORTH EAST ACROSS THE SOUTHERN SECTION OF THE SITE. THE EXISTING WOODLAND SEPARATING THE SOUTHERN AND CENTRAL SECTIONS OF THE SITE TRUNCATES VIEWS OF THE REST OF THE SITE. AN ISOLATED TREE WITHIN THE SITE IS A PROMINENT FEATURE WITHIN THE OPEN FIELDS OF THE SITE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S31**

VIEW FROM THE SOUTHERN BOUNDARY OF THE SITE, LOOKING NORTH WEST ACROSS THE SOUTHERN SECTION OF THE SITE TOWARDS THE B2036 AND ANSTY. THE GRADE II LISTED WEST RIDDENS FARMHOUSE IS VISIBLE BEYOND THE SITE BOUNDARY TO THE SOUTH. THE OPEN FIELD OF THE SITE IS WELL ENCLOSED BY THE WELL VEGETATED SURROUNDINGS, LIMITING ANY WIDER VISUAL RELATIONSHIP BETWEEN THE SITE AND THE SURROUNDING LANDSCAPE.



**PHOTOGRAPH – VIEWPOINT S32**

VIEW FROM THE HIGHEST POINT WITHIN THE SOUTHERN SECTION OF THE SITE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD. THERE ARE PARTIAL VIEWS OF THE FIELDS WITHIN THE CENTRAL SECTION OF THE SITE WHERE GAPS IN THE WOODLANDS ALLOW. THE BUILT FORM OF CUCKFIELD IS VISIBLE ON THE HORIZON WITH THE CHURCH SPIRE VISIBLE AGAINST THE SKYLINE. VIEWS OF THE AONB ARE GENERALLY TRUNCATED BY THE WOODLANDS WITHIN THE SITE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S33**  
 VIEW OF THE SOUTHERNMOST FIELD WITHIN THE SITE, LOOKING SOUTH WEST ACROSS THE SITE AND THE WIDER LANDSCAPE. THE FIELD WITHIN THE SITE HAVE A WELL DEFINED FIELD PATTERN THROUGH MATURE TREE BELTS AND HEDGEROWS.



**PHOTOGRAPH – VIEWPOINT S34**  
 VIEW FROM THE SOUTHERN PART OF THE SITE, LOOKING NORTH. RIDDENS WOOD ANCIENT WOODLAND IS PROMINENT IN THE VIEW AND TRUNCATES VIEWS OF THE WIDER SITE AND SURROUNDING AREA. THIS PART OF THE SITE THEREFORE HAS AN ENCLOSED CHARACTER WITH VIEWS RESTRICTED TO THE FIELD AND ITS IMMEDIATE SURROUNDINGS.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT S35**  
 VIEW FROM PROW 69CR LOOKING NORTH ACROSS THE CENTRAL SECTION OF THE SITE. THE RISING TOPOGRAPHY AND EXISTING WOODLANDS/TREE BELTS CREATE A SENSE OF ENCLOSURE AROUND THE FIELD. THE ANCIENT WOODLAND OF RIDDENS WOOD IS A PROMINENT FEATURE IN THE WEST.



**PHOTOGRAPH – VIEWPOINT S36**  
 VIEW FROM THE SOUTH EASTERN CORNER OF THE SITE, LOOKING NORTH WEST ACROSS THE SOUTHERNMOST FIELD PARCEL WITHIN THE SITE. THE VIEW TO THE NORTH AND SOUTH IS ENCLOSED BY THE TREE BELTS DEFINING THE FIELD PARCELS., THERE ARE OPEN VIEWS WEST TO THE TREES AND PROPERTY UNDER CONSTRUCTION BEYOND THE INTERVENING FIELDS.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



INSET PLAN SHOWING VIEWPOINT LOCATIONS

## 4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

### 4.1.8 VISUAL ASSESSMENT

The extent to which The Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of The Site and its context from roads, public rights of way and private properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The fieldwork was completed on the 9<sup>th</sup> February and 2<sup>nd</sup> March 2023 when the deciduous trees were not in leaf, the visual assessment therefore represents the winter or “worst case” scenario in terms of visibility, which is considered to be best practice.

Figure 4.13 illustrates the Zone of Theoretical Visibility (ZTV) based on the maximum building height parameter of 16m. The viewshed is based on the topographical context, without taking into account the screening effects of vegetation and built form and therefore represents the worst case scenario in terms of visibility. In reality, The Site is naturally well contained by virtue of the woodlands and treebelts within and surrounding The Site in combination with the undulating topography.

Figures 4.14 (page 47) and 4.15 (page 81) show the actual visual summary of the existing Site from the immediate environs, which has been determined through additional desktop and field-based analysis. Photographs 1 - 46 have been selected from a wider visual assessment of the study area to provide a representation of the publicly accessible locations within the study area that may have views of The Site. Each representative photograph is accompanied by a description of the view.

The photographs have been taken in line with the Landscape Institute's Technical Guidance Note 6/19 Visual Representation of Development Proposals (Landscape Institute, 2019), using a Full Frame Sensor Digital Single Lens Reflex Camera, within a 50mm Focal Length Lens. The eye level of the photographer was 1.75m.

The Landscape Institute's Technical Guidance Note 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019) has informed the approach to the assessment of residential visual amenity, within the scope of an LVIA.

#### LEGEND

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- ZONE OF THEORETICAL VISIBILITY BASED ON TOPOGRAPHY ONLY



FIGURE 4.13 – PLAN SHOWING ZONE OF THEORETICAL VISIBILITY (ZTV) (GOOGLE EARTH IMAGE, 2023)

## 4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

### 4.1.9 VISUAL ASSESSMENT FROM LOCAL RECEPTORS

Figure 4.14 on the following page shows the visual summary of the existing Site from the local environs and shows how the degree of openness of the view rapidly changes. The selection of views is based on a range of representative views from within the study area and includes publicly accessible routes within The Site. Open views of The Site boundary vegetation often occur, which in turn often obscures views of the groundplane of The Site.

Views of The Site are experienced by receptors in the immediate local environs, where The Site is visible in the context of the existing vegetation and topography and adjacent built form. Beyond this, due to the combination of topography and vegetation, The Site is not readily discernible or apparent. Table 4.1 summarises the visual receptors.

#### Residential

The existing residential properties along the A272 in Ansty and accessed via PRoW 62CR within The Site have open or partial views of the western Site boundary vegetation and partial views of the fields within the central western part of The Site (Viewpoints 1, 2 and 5). The Grade II listed buildings of The Place and Barn North of Forsyth's Farmhouse located centrally to, but outside The Site have open views of the central section of The Site (Viewpoints S5 - S7).

To the south, residential properties along the B2036 in Ansty and including the Grade II listed West Riddens Farmhouse have open views of the southern section of The Site, but where the ridgeline and trees within The Site obscure views of the central and northern section of The Site (Viewpoints 39 and 41).

Highbridge Mill Cottages have open views of the central section of The Site, however, the Grade II listed Highbridge Mill is concealed within the woodland and has limited visual connectivity with The Site due to the topography and intervening woodland (Viewpoint S9). The Grade II Mackerell's Cottage to the east of The Site is set within woodland and views of The Site are truncated (Viewpoint N/A).

Views of The Site from the properties along Copyhold Lane to the east of The Site are truncated by the intervening topography and vegetation (viewpoints 20, 22).

Views of The Site from Cuckfield Park to the north west of The Site are truncated by the intervening vegetation (Viewpoint 14). Views from the southern edge of Cuckfield are also limited by the existing boundary vegetation and intervening vegetation (Viewpoint N/A).

#### Transport Corridors

Open views of part of The Site occur from the road corridor of the A272, to the west and northwest of The Site, which partly forms the edge of the High Weald AONB (Viewpoints 5, 6, 8-10). Additionally, there are open and partial views of part of The Site from the road corridor of the A272 to the north of The Site (Viewpoints 18 and 26) and from the B2036, to the southwest of The Site (Viewpoints 39-41). The character and amenity of the view is of a well vegetated road corridor with glimpsed views of agricultural fields and woodlands.

Views of The Site from the surrounding road network are limited to those roads running adjacent to The Site boundaries, or in close proximity to The Site. The A272

runs along the northern and western boundaries of The Site. There are open views of the boundary vegetation from this location, which in turn obscures views of the groundplane of The Site. There are open views of part of the central section of The Site and field parcels where the orientation and elevation of the road allow to the north east (Viewpoint 18). Existing field entrances allow glimpsed views into The Site where PRoWs cross (Viewpoint 26). The western section has a similarly enclosed character to the north west (Viewpoints 9-10) with a more open relationship with The Site where the road corridor/Site boundary is defined by a hedgerow with scattered mature trees (Viewpoints 6 and 8). On approach to Ansty from Cuckfield the route goes into cutting with the elevated, vegetated Site boundary limit views of the internal Site arrangements (Viewpoint 5).

The B2036 defines the south western boundary of The Site, where there are open views of the southern section of The Site (Viewpoints 39-41). It also runs north of The Site into Cuckfield, where views of The Site are either open, filtered or truncated by the intervening vegetation along the road corridor (Viewpoints 11-14). The character of this section of the route is influenced more by the land uses of Cuckfield Park and Cuckfield Cricket Club to the west within the AONB than The Site.

Copyhold Lane to the east of The Site has an enclosed character with dense vegetation defining the road corridor, which provides access to a number of private residential properties (Viewpoint 19). Views of The Site are truncated.

#### Public Rights of Way

There are open views of The Site from the PRoW network within The Site (Viewpoints 2-4, 27-30, 32 and 45-49), although due to the undulating and well vegetation nature of The Site, these open views are limited to parts of The Site with no location where the whole of The Site is visible. From the surrounding landscape, views from the PRoW network are limited to those in close proximity to the Site boundaries (Viewpoints 21-25 and 31) or from elevated positions to the north (Viewpoint 17, 25 and 26). The character and amenity of these views are generally of an undulating agricultural landscape with a well defined field pattern with mature hedgerows, trees and woodlands.

To the south of The Site, views from the PRoW network are limited to open or partial views of the southern Site boundary vegetation (Viewpoints 33-37) set within an agricultural setting. The southern boundary vegetation truncates views of the internal arrangements of The Site.

Views from the PRoW network within the AONB are limited to PRoW 60CR immediately west of The Site, where there are partial views of the western Site boundary vegetation (Viewpoint 7). Views from the routes within the wider AONB are truncated by the intervening layers of vegetation and topography. Views are characterised by pastoral fields set within a well wooded framework.

There are partial, distant views of The Site from Public Right of Way 6aCU adjacent to Cuckfield Cemetery and Warden Park School, on the southern edge of Cuckfield, to the north of The Site (Viewpoint 17). The character and amenity of these views are informed by the tops of the ridgelines with associated field systems and the well treed horizons. Residential built form forms a discrete component of the view, nestled within the well treed landscape. Partial views of the field parcels located in elevated positions within The Site are apparent, beyond the vegetation in the foreground and set below the distant treed horizon from this route. The ridge line of the South Downs National Park is visible on the distant horizon from this location.

Trees and vegetation filter views of The Site from the Public Right of Way network to the east, at Copyhold Lane. From here, the character and amenity of the view is informed by the undulating arable landform and intervening vegetation and woodland (Viewpoints 19, 20 and 31). Copyhold Lane has an enclosed, green lane character.

#### Community Buildings/Cemetery

There are open views across the surrounding landscape from the cemetery associated with the Holy Trinity Church, Cuckfield. The elevated position of this cemetery allow for some long distance views between gaps in the boundary vegetation. Views of The Site are truncated from this location (Viewpoints 15 -16).

#### Places of Employment

Those working in Warden Park Academy in Cuckfield to the north east of The Site have open views across the wider landscape and The Site from the playing fields. The character and amenity of the view is the same as that from PRoW 6aCU (Viewpoint 17). Those working within the wider agricultural landscape also have views of The Site from the higher ground to the north and the immediate surroundings to the east and west.

#### Visitor Attractions and Areas of Open Space

There are partial, glimpsed views of the western Site boundary vegetation from Ansty Recreation Ground/Cricket Club and Club House to the west of The Site. The intervening vegetation along the A272 limits visual connectivity with the users of these facilities (Viewpoint 44).

#### Views from within the High Weald AONB

Within the wider landscape, views of The Site are obscured due to the intervening woodland, trees and topography. As such, there is little to no inter-visibility between The Site and the adjacent wider and elevated landscape of the High Weald AONB beyond its immediate eastern edge and setting (Viewpoint 7).

**Table 4.2: Summary of Visual Receptors**

TABLE 4.2 – SUMMARY OF VISUAL RECEPTORS		
VISUAL RECEPTOR TYPE	KEY VIEWPOINT REFERENCE	VALUE
RESIDENTIAL	1, 2, 5, 20, 39, S6, S9, S29	HIGH
TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	1, 5, 6, 8, 9, 10, 11, 12, 13, 14, 18, 19, 26, 38, 39, 40, 41, 42, 43	LOW - MEDIUM
TRANSIENT FROM PUBLIC RIGHTS OF WAY (FOOT, BIKE AND HORSEBACK, INCLUDING DEDICATED CYCLE ROUTES, OPEN ACCESS LAND AND REGISTERED COMMON LAND, PUBLIC OPEN SPACE ETC)	2, 3, 4, 7, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 44, 45, S1, S2, S3, S13, S17, S18, S21, S22, S23, S24, S32, S35	MEDIUM - HIGH
COMMUNITY BUILDINGS/CEMETERY	15, 16	HIGH
PLACES OF EMPLOYMENT	17	LOW
VISITOR ATTRACTIONS AND AREAS OF OPEN SPACE	44	HIGH
VIEWS FROM THE HIGH WEALD AONB	7	HIGH

LEGEND

- ▭ ASSESSMENT SITE BOUNDARY
- ▭ BEECHY BOTTOM PARKLAND RESERVE
- ① LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- ② LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- ③ LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

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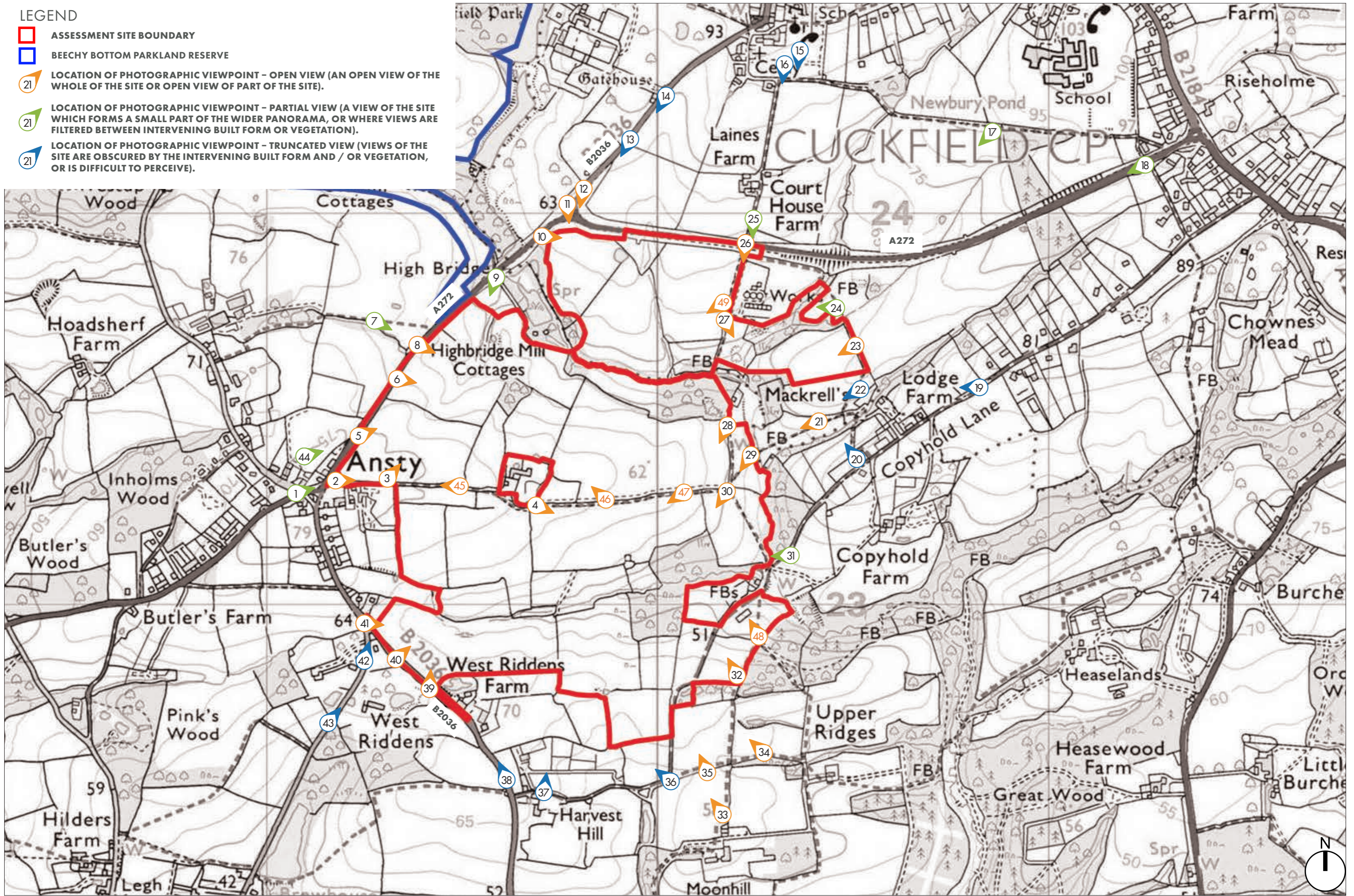


FIGURE 4.14 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM LOCAL AREA (FABRIK, 2023)



**PHOTOGRAPH - VIEWPOINT 1** **VALUE: LOW**  
 VIEW FROM THE A272 BOLNEY ROAD IN THE CENTRE OF ANSTY, LOOKING EAST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE TREE TOPS WITHIN THE SITE BUT VIEWS ARE PRIMARILY TRUNCATED BY THE INTERVENING BUILT FORM.



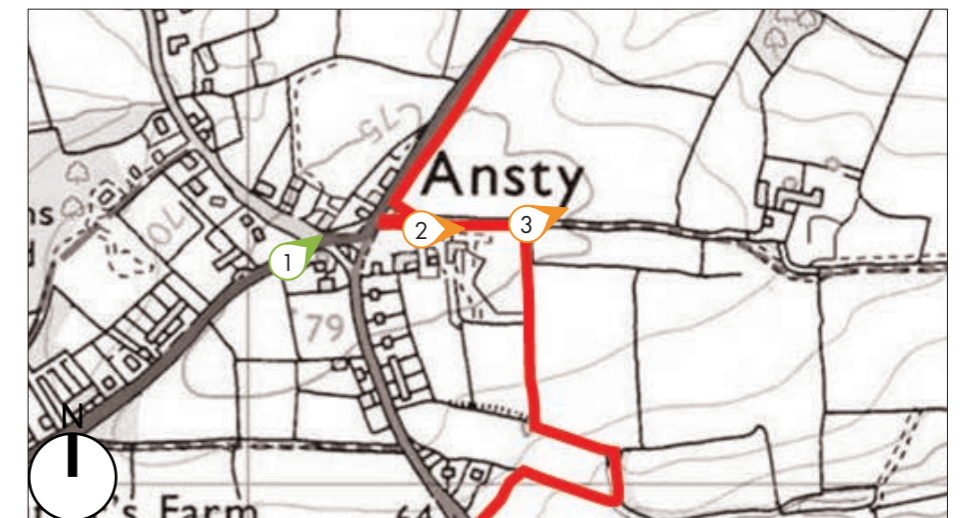
**PHOTOGRAPH - VIEWPOINT 2** **VALUE: MEDIUM**  
 VIEW FROM PROW 62CR AT THE WESTERN BOUNDARY OF THE SITE, LOOKING EAST INTO THE SITE. EXISTING VEGETATION DEFINING PROPERTY BOUNDARIES CREATES A LINEAR VIEW CORRIDOR ALONG THE ROUTE WITH VIEWS OF THE WIDER SITE TRUNCATED.



**PHOTOGRAPH - VIEWPOINT 3** **VALUE: HIGH**  
 VIEW FROM PROW 62CR WITHIN THE WEST OF THE SITE, LOOKING NORTH EAST. **THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.** THERE ARE OPEN VIEWS ACROSS THE WIDER LANDSCAPE ABOVE THE HEDGEROW, WHICH TRUNCATES THE IMMEDIATE VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE. CUCKFIELD CHURCH IS PROMINENT ON THE SKYLINE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 4** **VALUE: HIGH**  
 VIEW FROM PROW 62CR WITHIN THE CENTRE OF THE SITE, LOOKING SOUTH EAST ACROSS THE SITE. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. THERE ARE OPEN VIEWS ACROSS THE CENTRAL SECTION OF THE SITE, SET AGAINST A BACKDROP OF WOODLANDS ACROSS AN UNDULATING LANDSCAPE. VIEWS OF THE WIDER LANDSCAPE ARE TRUNCATED BY THE TOPOGRAPHY AND WOODLANDS.



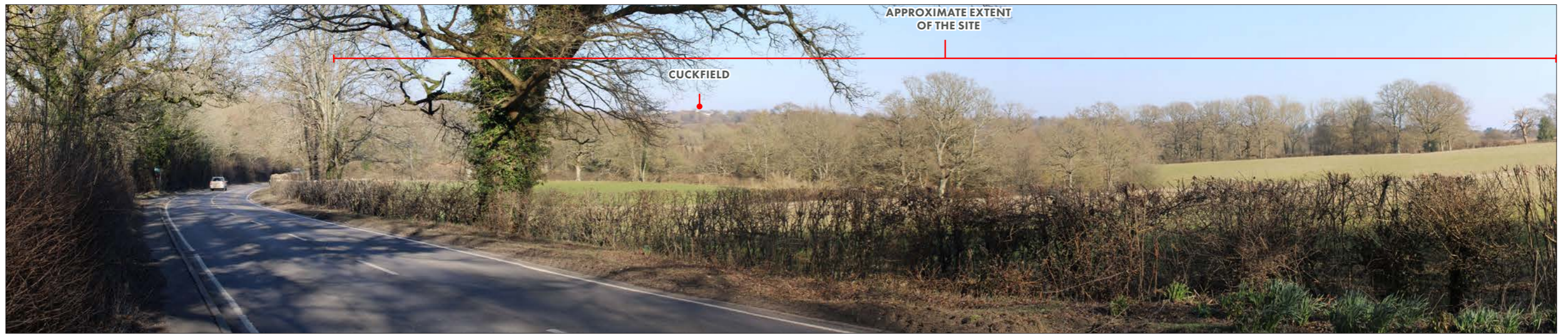
**PHOTOGRAPH - VIEWPOINT 5** **VALUE: LOW**  
 VIEW FROM THE A272 ADJACENT TO THE WESTERN BOUNDARY OF THE SITE. VIEWS ARE LINEAR AND WELL DEFINED BY THE BOUNDARY VEGETATION ALONG THE ROAD CORRIDOR. THERE ARE OPEN VIEWS OF THE SITE BOUNDARY VEGETATION ON THE EMBANKMENT TO THE EAST, ALTHOUGH THIS BOUNDARY VEGETATION AND TOPOGRAPHY CHANGE TRUNCATES ANY OPEN VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



CUT LINE

**PHOTOGRAPH - VIEWPOINT 6**

**VALUE: MEDIUM**

VIEW FROM THE A272 ADJACENT TO THE WESTERN BOUNDARY OF THE SITE, LOOKING NORTH EAST ACROSS THE SITE. THERE ARE OPEN VIEWS OF THE WESTERN FIELDS WITHIN THE SITE AGAINST A BACKDROP OF THE EXISTING WOODLANDS AND TREE BELTS WITHIN THE SITE, CREATING AN OPEN, BUT SHORT DISTANCE VIEW. THE BUILT FORM WITHIN CUCKFIELD IS VISIBLE AMONGST THE TREES ON THE HORIZON. THE VEGETATION ALONG THE ROAD CORRIDOR TO THE WEST FORMS THE AONB BOUNDARY AND TRUNCATES VIEWS OF THE AONB ITSELF.



CUT LINE

**PHOTOGRAPH - VIEWPOINT 7**

**VALUE: HIGH**

VIEW FROM PROW 60CR WITHIN THE HIGH WEALD AONB, LOOKING NORTH EAST TOWARDS THE SITE AND CUCKFIELD PARK. THE LISTED BUILDING WITHIN CUCKFIELD PARK IS VISIBLE AMONGST THE TREES TO THE NORTH WEST OF THE SITE. VIEWS OF THE SITE ARE EITHER FILTERED OR TRUNCATED BY THE INTERVENING BOUNDARY VEGETATION ALONG THE A272. THE CHARACTER OF THE VIEW IS OPEN AND AGRICULTURAL, SET AMONGST A WELL TREED FRAMEWORK, WHICH FORMS A WOODED HORIZON.

CUT LINE







PHOTOGRAPH - VIEWPOINT 6 CONTINUED

CUT LINE



PHOTOGRAPH - VIEWPOINT 7 CONTINUED

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 8**      **VALUE: MEDIUM**  
 VIEW FROM THE A272 ALONG THE WESTERN BOUNDARY OF THE SITE, LOOKING SOUTH EAST ACROSS THE SITE. OPEN VIEWS OF THE FIELDS WITHIN THE NORTHERN SECTION OF SITE OCCUR WITH THE TREE BELTS AND HEDGEROWS DEFINING FIELD BOUNDARIES PROMINENT ON THE HORIZON. VIEWS OF THE SOUTHERN SECTION OF THE SITE ARE OBSCURED BY THE INTERVENING TOPOGRAPHY.



**PHOTOGRAPH - VIEWPOINT 9**      **VALUE: LOW**  
 VIEW FROM THE A272 ADJACENT TO THE ENTRANCE TO HIGHBRIDGE MILL, LOOKING SOUTH EAST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE SITE WHERE GAPS IN THE BOUNDARY VEGETATION ALLOW.

CUT LINE







PHOTOGRAPH - VIEWPOINT 8 CONTINUED

CUT LINE



PHOTOGRAPH - VIEWPOINT 9 CONTINUED

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



CUT LINE

**PHOTOGRAPH - VIEWPOINT 10**      **VALUE: LOW**  
 VIEW FROM THE A272 ADJACENT TO THE NORTH WESTERN BOUNDARY OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. OPEN VIEWS OF THE ROAD CORRIDOR AND THE SITE BOUNDARY VEGETATION OCCUR, WHICH FILTERS VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.



CUT LINE

**PHOTOGRAPH - VIEWPOINT 11**      **VALUE: LOW**  
 VIEW FROM THE A272 ADJACENT TO THE ROUNDABOUT OPPOSITE THE NORTH WESTERN CORNER OF THE SITE, LOOKING SOUTH. AGAIN, THERE ARE OPEN VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION, WHICH SITS ON EMBANKMENT ABOVE THE ROAD CORRIDOR. THIS VEGETATION LIMITS VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.

CUT LINE



PHOTOGRAPH - VIEWPOINT 10 CONTINUED

CUT LINE



PHOTOGRAPH - VIEWPOINT 11 CONTINUED

### LEGEND

- ASSESSMENT SITE BOUNDARY
- ① LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- ② LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- ③ LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



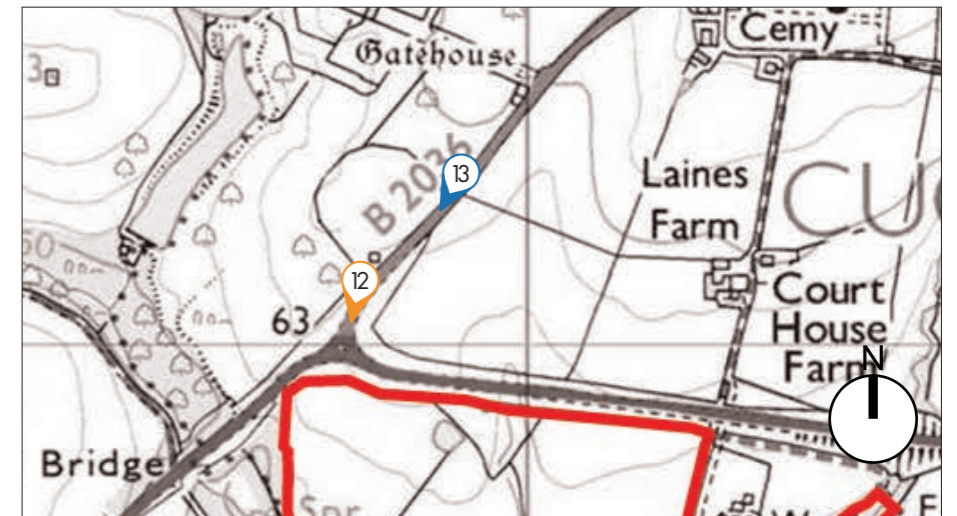
**PHOTOGRAPH - VIEWPOINT 12** VALUE: LOW  
 VIEW FROM THE B2036 TO THE NORTH OF THE A272 ROUNDABOUT, LOOKING SOUTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE NORTH WESTERN SITE BOUNDARY VEGETATION, WHICH TRUNCATES VIEWS OF THE WIDER SITE. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR FLANKED BY MATURE VEGETATION.



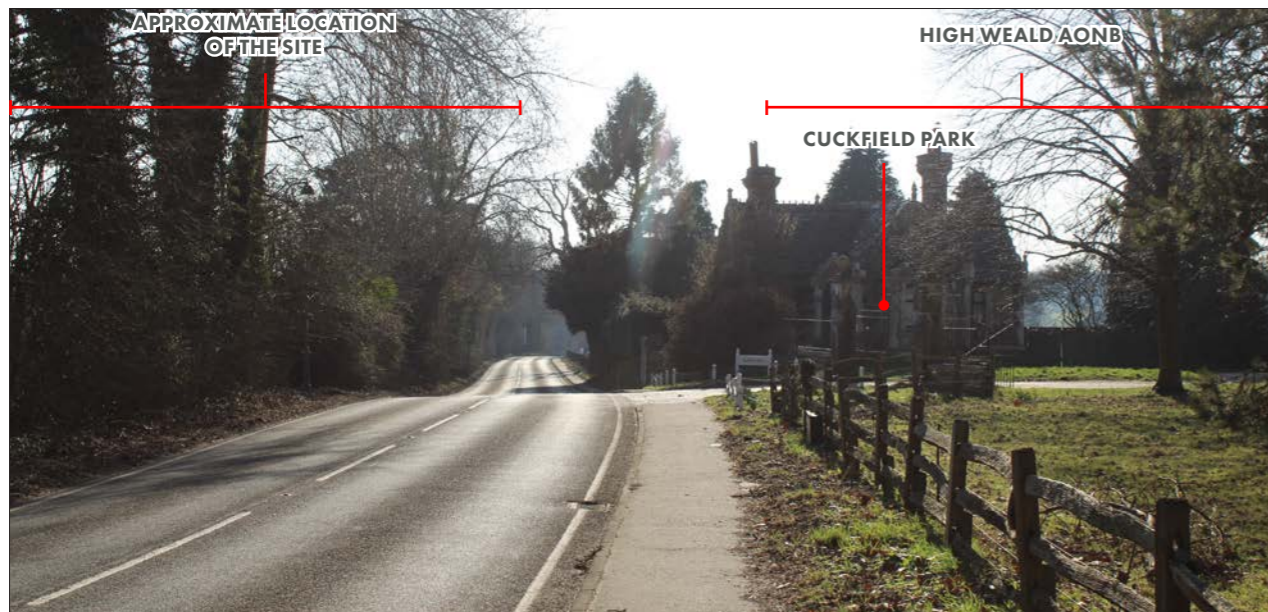
**PHOTOGRAPH - VIEWPOINT 13** VALUE: MEDIUM  
 VIEW FROM THE B2036 ADJACENT TO CUCKFIELD CRICKET CLUB, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR AND THE A272 ALONG THE NORTHERN BOUNDARY OF THE SITE. THE ELEVATED POSITION ALLOWS FOR LONGER DISTANCE VIEWS TOWARDS THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK WHERE GAPS IN THE VEGETATION ALLOW.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



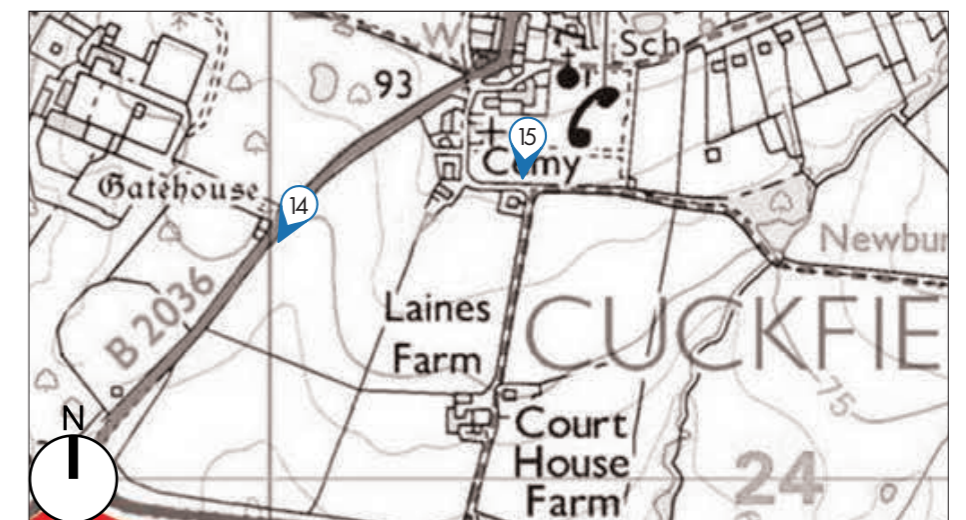
**PHOTOGRAPH - VIEWPOINT 14** **VALUE: MEDIUM**  
 VIEW FROM THE B2036 ADJACENT TO THE ENTRANCE TO CUCKFIELD PARK, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR TO THE EAST. VIEWS ARE FOCUSED TO THE WEST, AWAY FROM THE SITE TO CUCKFIELD PARK AND THE AONB.



**PHOTOGRAPH - VIEWPOINT 15** **VALUE: HIGH**  
 VIEW FROM THE CEMETERY OF HOLY TRINITY CHURCH, CUCKFIELD, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE AND WIDER LANDSCAPE ARE FILTERED AND TRUNCATED BY THE INTERVENING VEGETATION ALONG THE SOUTHERN EDGE OF THE CEMETERY AND WITHIN THE INTERVENING LANDSCAPE. THE CHARACTER OF THE VIEW IS OF A CEMETERY WITHIN A RURAL SETTING.

**LEGEND**

- **ASSESSMENT SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 16**

**VALUE: HIGH**

VIEW FROM THE SOUTHERN PART OF THE CEMETERY OF HOLY TRINITY CHURCH, CUCKFIELD, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE AND WIDER LANDSCAPE ARE FILTERED AND TRUNCATED BY THE INTERVENING VEGETATION ALONG THE SOUTHERN EDGE OF THE CEMETERY AND WITHIN THE INTERVENING LANDSCAPE. THE CHARACTER OF THE VIEW IS OF A CEMETERY WITHIN A RURAL SETTING.



**PHOTOGRAPH - VIEWPOINT 17**

**VALUE: HIGH**

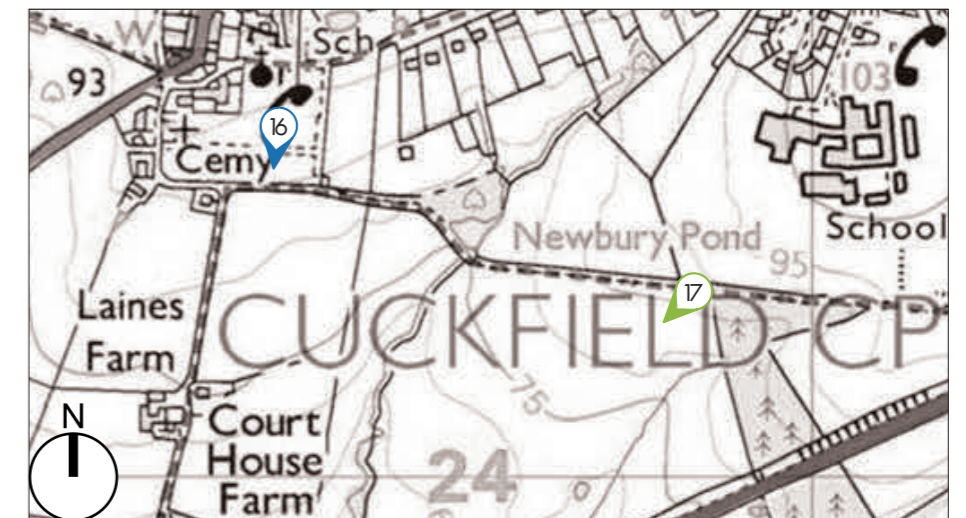
VIEW FROM PROW 6ACU TO THE NORTH EAST OF THE SITE, LOOKING SOUTH WEST TOWARDS THE SITE AND BEYOND. THE ELEVATED POSITION OF THIS ROUTE ALLOWS OPEN, PANORAMIC VIEWS ACROSS THE WIDER LANDSCAPE TOWARDS THE SOUTH DOWNS NATIONAL PARK RIDGELINE. THE RISING GROUND WITHIN THE CENTRAL SECTION OF THE SITE IS PARTIALLY VISIBLE WHERE BREAKS IN THE WOODLAND COVER ALLOW. THE PLACE AND PROPERTIES WITHIN ANSTY ARE DISCERNED SET AMONGST THE TREES ON THE INTERMEDIARY RIDGELINE.



PHOTOGRAPH - VIEWPOINT 17 CONTINUED

LEGEND

- ASSESSMENT SITE BOUNDARY
- ① LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- ② LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- ③ LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 18**

**VALUE: LOW**

VIEW FROM THE A272 TO THE NORTH EAST OF THE SITE, LOOKING SOUTH WEST ALONG THE ROAD CORRIDOR TOWARDS THE SITE. THE ROAD CORRIDOR VEGETATION FRAMES A LINEAR, LONG DISTANCE VIEW FROM AN ELEVATED POSITION ACROSS THE SITE TO THE WIDER LANDSCAPE BEYOND. THERE ARE PARTIAL VIEWS OF THE RISING GROUND WITHIN THE CENTRAL PART OF THE SITE FROM A SHORT SECTION OF THIS ROUTE.



**PHOTOGRAPH - VIEWPOINT 19**

**VALUE: MEDIUM - HIGH**

VIEW FROM PROW BRIDLEWAY 50BCU/COPYHOLD LANE, LOOKING WEST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING WOODLANDS AND VEGETATION. THE CHARACTER OF THE VIEW IS OF A RURAL LANE SURROUNDED BY AGRICULTURAL FIELDS AND VEGETATION.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



APPROXIMATE LOCATION OF THE SITE

**PHOTOGRAPH - VIEWPOINT 20**

**VALUE: MEDIUM - HIGH**

VIEW FROM PROW 66CR TO THE EAST OF THE SITE, LOOKING NORTH TOWARDS THE EASTERNMOST FIELD WITHIN THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING FIELD BOUNDARY VEGETATION. THE CHARACTER OF THE VIEW IS RURAL AND AGRICULTURAL IN NATURE.



APPROXIMATE LOCATION OF THE SITE

**PHOTOGRAPH - VIEWPOINT 21**

**VALUE: HIGH**

VIEW FROM PROW 49CU TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE EASTERN BOUNDARY OF THE SITE. THERE ARE OPEN VIEWS OF THE EASTERN SITE BOUNDARY, WHICH IS DEFINED BY THE WATERCOURSE RUNNING ALONG THE EDGE OF THE WOODLAND, WITHIN AN ENCLOSED, SMALL SCALE RURAL ENVIRONMENT. THE DENSE WOODLAND TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE. THE TOPS OF THE TREES ALONG THE CENTRAL RIDGELINE WITHIN THE SITE ARE VISIBLE ON THE HORIZON.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 22**

**VALUE: HIGH**

VIEW FROM PROW FOOTPATH 9CU TO THE EAST OF THE SITE, LOOKING WEST. THE VIEW IS CHARACTERISED BY FIELDS, WOODLANDS AND TREEBELTS, WHICH CREATE A VERDANT SKYLINE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING TOPOGRAPHY AND VEGETATION.



**PHOTOGRAPH - VIEWPOINT 23**

**VALUE: HIGH**





VIEW FROM PROW 9CU ADJACENT TO THE EASTERN BOUNDARY OF THE SITE, LOOKING WEST ACROSS THE SITE. THERE ARE OPEN VIEWS OF THE EASTERNMOST FIELD WITHIN THE SITE SET AGAINST A BACKDROP OF WOODLAND AND TREE BELTS. THE BOUNDARY VEGETATION AND TOPOGRAPHY TRUNCATE VIEWS OF THE WIDER SITE AND LANDSCAPE.

CUT LINE



PHOTOGRAPH - VIEWPOINT 23 CONTINUED

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 24**      **VALUE: HIGH**  
 VIEW FROM PROW 9CU TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE SITE. THE EXISTING WOODLAND FILTERS AND TRUNCATES VIEWS OF THE SITE FROM THIS LOCATION, CREATING A SENSE OF ENCLOSURE TO THE VIEW. THE GROUNDPLANE OF THE SITE IS DISCERNED FILTERED THROUGH THE TREES.



**PHOTOGRAPH - VIEWPOINT 25**      **VALUE: MEDIUM - HIGH**  
 VIEW FROM PROW 8ACU TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. LINEAR VIEWS ARE FRAMED BY TALL BOUNDARY VEGETATION ALLOWING PARTIAL VIEWS ALONG THE EASTERN BOUNDARY OF THE SITE BEYOND THE A272.







**PHOTOGRAPH - VIEWPOINT 26**      **VALUE: MEDIUM - HIGH**  
 VIEW FROM PROW 8ACU TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. LINEAR VIEWS OPEN UP AS THE BOUNDARY VEGETATION GIVES WAY TO THE A272. THERE ARE OPEN VIEWS OF THE NORTH WESTERN SECTION OF THE SITE SET AGAINST A WOODED BACKDROP.



PHOTOGRAPH - VIEWPOINT 24 CONTINUED

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 27

VALUE: HIGH

VIEW FROM PROW 8ACU WITHIN THE SITE, LOOKING SOUTH TOWARDS THE WOODLAND DIVIDING THE NORTHERN AND CENTRAL SECTIONS OF THE SITE. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. THERE ARE OPEN VIEWS OF THE FIELD WITHIN THE SITE, SET AGAINST A BACKDROP OF WOODLAND AND HEDGEROW WHICH LIMITS WIDER VIEWS.



PHOTOGRAPH - VIEWPOINT 28

VALUE: HIGH

VIEW FROM PROW 65CR WITHIN THE CENTRAL, EASTERN PART OF THE SITE, LOOKING SOUTH. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. LINEAR VIEWS ALONG THE PROW CORRIDOR ARE FRAMED BY WOODLAND AND HEDGEROW, FILTERING AND TRUNCATING WIDER VIEWS OF THE CENTRAL SECTION OF THE SITE.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH – VIEWPOINT 29**      **VALUE: MEDIUM**

VIEW FROM PROW 103CR ON THE EASTERN BOUNDARY OF THE SITE, LOOKING WEST INTO THE SITE. **THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.** THERE ARE OPEN VIEWS OF THE PLANTATION WOODLAND WITHIN THE EASTERN PART OF THE SITE, WHICH TRUNCATES VIEWS OF THE WIDER SITE IN COMBINATION WITH THE RISING TOPOGRAPHY.



**PHOTOGRAPH – VIEWPOINT 30**      **VALUE: HIGH**

VIEW FROM PROW 69CR WITHIN THE EASTERN PART OF THE SITE, LOOKING SOUTH WEST TOWARDS RIDDENS WOOD. **THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.** THERE ARE OPEN VIEWS OF THE EASTERN PART OF THE SITE, SET AGAINST A BACKDROP OF WOODLAND, WHICH CREATES A SENSE OF ENCLOSURE AND TRUNCATES VIEWS OF THE WIDER SITE IN COMBINATION WITH THE TOPOGRAPHY.

**LEGEND**

- **ASSESSMENT SITE BOUNDARY**
- ① **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- ② **LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- ③ **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 31**

**VALUE: HIGH**

VIEW FROM PROW BRIDLEWAY 67CR TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE CENTRAL SECTION OF THE SITE. **THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW BEHIND THE TREES.** THERE ARE PARTIAL VIEWS OF THE EASTERNMOST FIELD WITHIN THE CENTRAL SECTION OF THE SITE FILTERED THROUGH THE EXISTING WOODLAND. THE VIEW HAS AN ENCLOSED CHARACTER SET WITHIN A MATURE WOODLAND.



**PHOTOGRAPH - VIEWPOINT 32**

**VALUE: HIGH**

VIEW FROM PROW 72CR WITHIN THE SITE IN THE SOUTH EASTERN CORNER OF THE SITE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD. **THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.** THE OPEN VIEW IS CHARACTERISED BY THE FIELDS AND MATURE FIELD BOUNDARY HEDGEROWS, TREEBELTS AND WOODLAND BLOCKS. RIDDENS WOOD ANCIENT WOODLAND IS PROMINENT IN THE INTERMEDIARY VALLEY AND TRUNCATES VIEWS OF THE CENTRAL AND NORTHERN SECTIONS OF THE SITE. THE BUILT FORM WITHIN CUCKFIELD AND THE CHURCH SPIRE ARE VISIBLE ON THE HORIZON, SET AMONGST A WELL TREED FRAMEWORK.

CUT LINE







PHOTOGRAPH - VIEWPOINT 31 CONTINUED

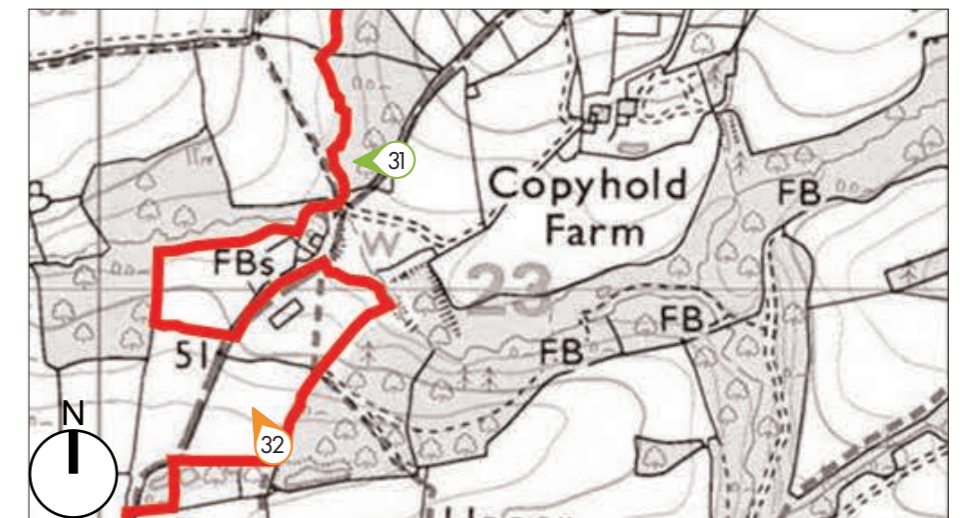
CUT LINE



PHOTOGRAPH - VIEWPOINT 32 CONTINUED

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 33**      **VALUE: HIGH**  
 VIEW FROM PROW 84CR TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE SOUTHERN SITE BOUNDARY VEGETATION, BEYOND THE OPEN FIELDS, TRUNCATING VIEWS OF THE WIDER SITE.



**PHOTOGRAPH - VIEWPOINT 34**      **VALUE: HIGH**  
 VIEW FROM PROW 80CR TO THE SOUTH EAST OF THE SITE, LOOKING NORTH WEST TOWARDS THE SITE. THE TREE TOPS OF THE VEGETATION ON THE SOUTHERN BOUNDARY OF THE SITE ARE VISIBLE AGAINST THE SKYLINE, SET BEHIND THE OPEN FIELDS.

CUT LINE







PHOTOGRAPH - VIEWPOINT 33 CONTINUED

CUT LINE



PHOTOGRAPH - VIEWPOINT 34 CONTINUED

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



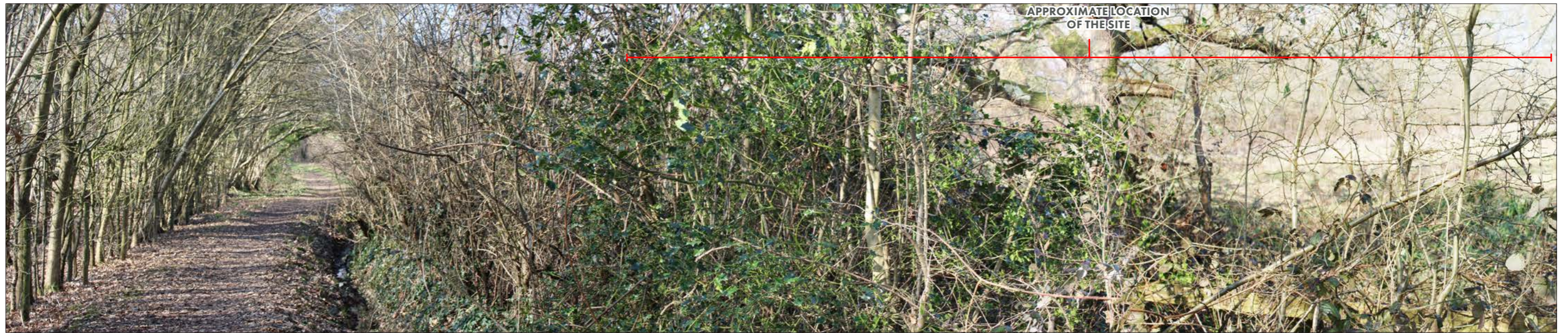
INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 35**

**VALUE: HIGH**

VIEW FROM PROW 79CR TO THE SOUTH OF THE SITE, LOOKING NORTH WEST TOWARDS THE SOUTHERN SITE BOUNDARY. THERE ARE OPEN VIEWS OF THE SOUTHERN BOUNDARY VEGETATION, WHICH IN TURN TRUNCATES VIEWS OF THE INTERNAL SITE ARRANGEMENTS.



**PHOTOGRAPH - VIEWPOINT 36**

**VALUE: HIGH**

VIEW FROM PROW BRIDLEWAY 78CR TO THE SOUTH OF THE SITE, LOOKING NORTH WEST TOWARDS THE SOUTHERN SITE BOUNDARY. THERE ARE PARTIAL VIEWS OF THE SOUTHERN BOUNDARY VEGETATION ON THE HORIZON WHERE GAPS IN THE INTERVENING VEGETATION ALLOW, ALTHOUGH THE FOCUS OF THE VIEW IS ALONG THE WELL VEGETATED CORRIDOR WITHIN WHICH THE ROUTE RUNS.

CUT LINE



PHOTOGRAPH - VIEWPOINT 35 CONTINUED

CUT LINE



PHOTOGRAPH - VIEWPOINT 36 CONTINUED

LEGEND

- ASSESSMENT SITE BOUNDARY
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



CUT LINE

**PHOTOGRAPH - VIEWPOINT 37**

**VALUE: MEDIUM - HIGH**

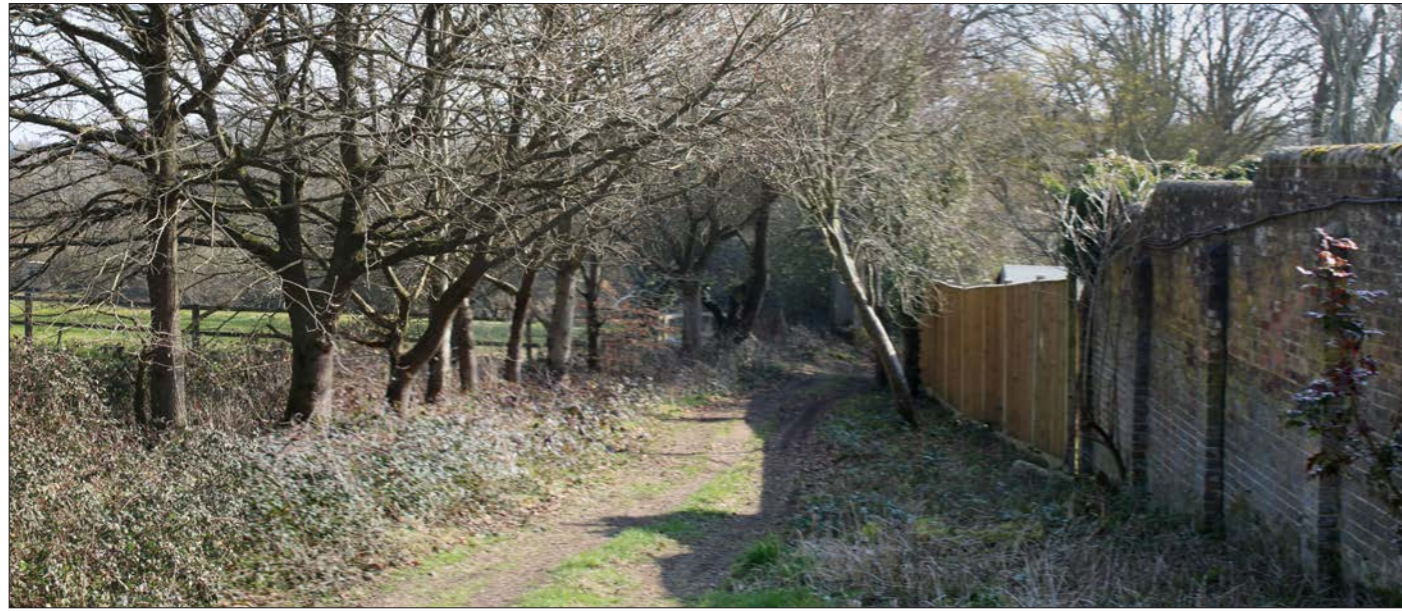
VIEW FROM PROW BRIDLEWAY 78CR TO THE SOUTH OF THE SITE, LOOKING NORTH ACROSS THE FIELDS IN EQUESTRIAN USE TOWARDS THE SOUTHERN SITE BOUNDARY. THERE ARE PARTIAL VIEWS OF THE SOUTHERN BOUNDARY VEGETATION ON THE HORIZON WHERE GAPS IN THE INTERVENING VEGETATION ALLOW, ALTHOUGH THIS IS DIFFICULT TO DISCERN WITHIN THE LANDSCAPE DUE TO THE WELL TREED ENVIRONMENT.



**PHOTOGRAPH - VIEWPOINT 38**





**VALUE: LOW**

VIEW FROM THE B2036 AT HARVEST HILL, LOOKING NORTH TOWARDS THE SITE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING TOPOGRAPHY, VEGETATION AND BUILT FORM. THE CHARACTER OF THE VIEW IS OF A WELL VEGETATED ROAD CORRIDOR.



PHOTOGRAPH - VIEWPOINT 37 CONTINUED

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



CUT LINE

**PHOTOGRAPH - VIEWPOINT 39**

**VALUE: MEDIUM**

VIEW FROM THE B2036 ADJACENT TO THE SOUTH WESTERN BOUNDARY OF THE SITE, LOOKING EAST ACROSS THE SOUTHERN SECTION OF THE SITE. THE GRADE II LISTED WEST RIDDENS FARMHOUSE IS VISIBLE TO THE SOUTH OF THE SITE ON THE RISING GROUND ABOVE THE ASSOCIATED GARDEN POND. THERE ARE OPEN VIEWS OF THE SOUTHERN FIELDS WITHIN THE SITE THROUGH THE SITE BOUNDARY VEGETATION, SET AGAINST A WOODED BACKDROP OF THE PLANTATION WOODLAND WITHIN THE SITE.



CUT LINE

**PHOTOGRAPH - VIEWPOINT 40**

**VALUE: MEDIUM**

VIEW FROM THE B2036 ADJACENT TO THE SOUTH WESTERN BOUNDARY OF THE SITE, LOOKING EAST ACROSS THE SOUTHERN SECTION OF THE SITE. THERE ARE OPEN VIEWS OF THE SOUTHERN FIELDS WITHIN THE SITE, SET AGAINST A WOODED BACKDROP OF THE PLANTATION WOODLAND WITHIN THE SITE AND OTHER SURROUNDING WOODLANDS TO THE EAST. THE GRADE II WEST RIDDENS FARMHOUSE IS VISIBLE ON THE RISING GROUND TO THE SOUTH OF THE SITE. ISOLATED TREES WITHIN THE OPEN FIELDS ARE PROMINENT FEATURES WITHIN THE SITE.

CUT LINE



PHOTOGRAPH - VIEWPOINT 39 CONTINUED

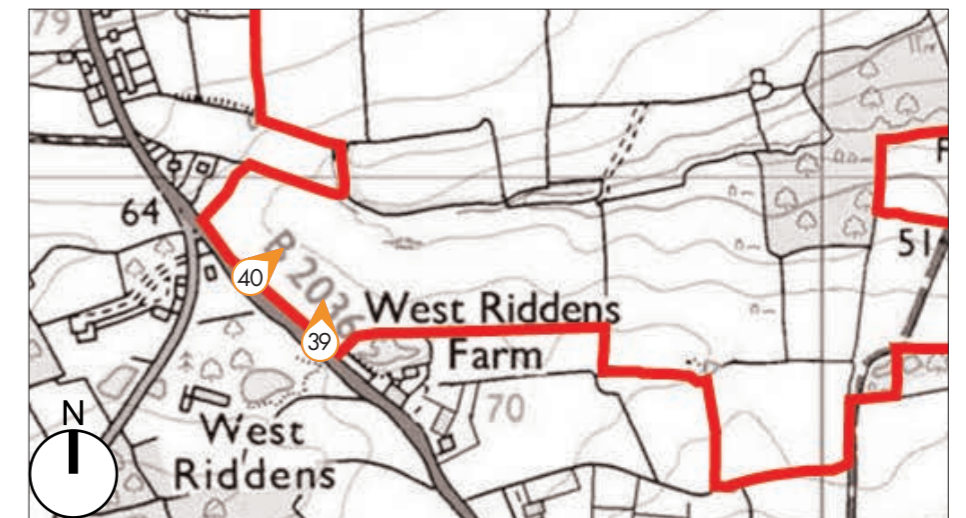
CUT LINE



PHOTOGRAPH - VIEWPOINT 40 CONTINUED

LEGEND

- ASSESSMENT SITE BOUNDARY
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 41**

**VALUE: LOW**

VIEW FROM THE B2036 AT THE JUNCTION WITH CUCKFIELD ROAD OPPOSITE THE SOUTH WESTERN BOUNDARY OF THE SITE, LOOKING EAST ACROSS THE SOUTHERN SECTION OF THE SITE. OPEN VIEWS OF THE SITE OCCUR FILTERED BY THE EXISTING VEGETATION ALONG THE ROAD CORRIDOR. THERE ARE PARTIAL VIEWS OF THE FIELDS SET AGAINST A BACKDROP OF WOODLAND.



**PHOTOGRAPH - VIEWPOINT 42**

**VALUE: LOW**

VIEW FROM CUCKFIELD ROAD TO THE WEST OF THE SITE, LOOKING EAST. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND PROPERTY BOUNDARIES.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- ① LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- ② LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- ③ LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



APPROXIMATE LOCATION OF THE SITE

**PHOTOGRAPH - VIEWPOINT 43**      **VALUE: LOW**  
 VIEW FROM CUCKFIELD ROAD TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING VEGETATION.



APPROXIMATE LOCATION OF THE SITE

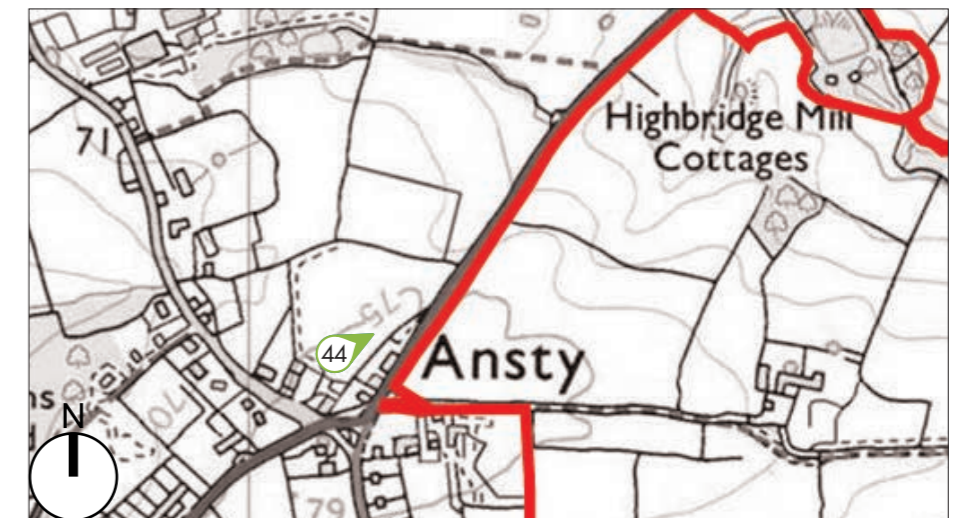
**PHOTOGRAPH - VIEWPOINT 44**      **VALUE: HIGH**  
 VIEW FROM ANSTY RECREATION GROUND TO THE WEST OF THE SITE, LOOKING NORTH EAST. THE CHARACTER OF THE VIEW IS OF SPORTS PITCHES SET AGAINST A BACKDROP OF WOODLAND, RESIDENTIAL PROPERTIES AND AGRICULTURAL FIELDS. THERE ARE PARTIAL, GLIMPSED VIEWS OF THE WESTERN SITE BOUNDARY VEGETATION BEYOND THE INTERVENING VEGETATION AND BUILT FORM.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT 43 LOCATION



INSET PLAN SHOWING VIEWPOINT 44 LOCATION



**PHOTOGRAPH - VIEWPOINT 45** **VALUE: HIGH**  
 VIEW FROM PROW 62CR ON THE CENTRAL RIDGELINE IN THE WEST OF THE SITE, LOOKING WEST ACROSS THE SITE TOWARDS ANSTY. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. OPEN VIEWS OF THE FIELD PARCELS WITHIN THE WIDER SITE ARE TRUNCATED BY THE HEDGEROWS FLANKING THE ROUTE.



**PHOTOGRAPH - VIEWPOINT 46** **VALUE: HIGH**  
 VIEW FROM PROW 62CR ALONG THE CENTRAL RIDGELINE WITHIN THE SITE, LOOKING SOUTH WEST ACROSS THE SOUTH SLOPING FIELDS WITHIN THE SITE. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. THE VIEW IS CHARACTERISED BY THE OPEN AGRICULTURAL FIELDS, SET AGAINST A BACKDROP OF THE PLANTATION WOODLAND WITHIN THE SITE. THE TOPOGRAPHY IN THIS PART OF THE SITE CREATES A SENSE OF ENCLOSURE IN COMBINATION WITH THE VEGETATION.



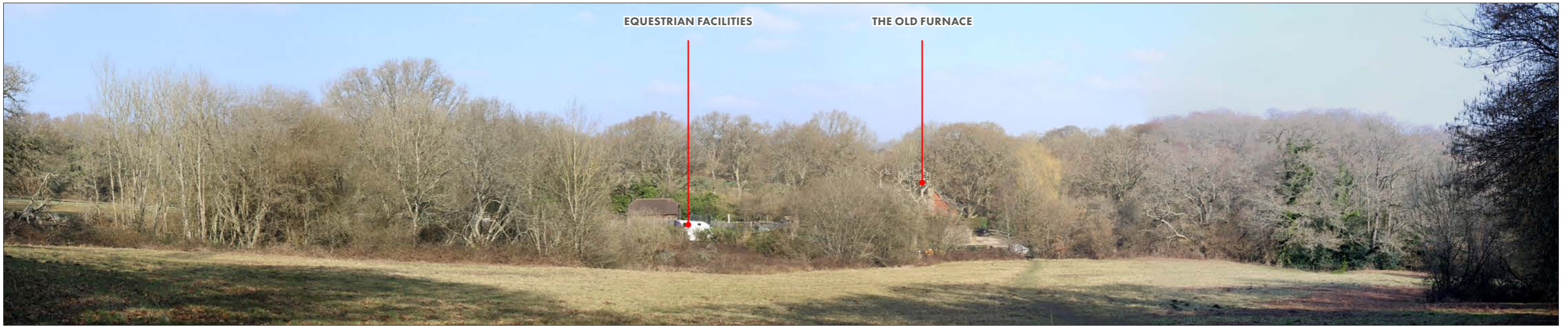
**PHOTOGRAPH - VIEWPOINT 47** **VALUE: HIGH**  
 VIEW FROM PROW 62CR ALONG THE CENTRAL RIDGELINE WITHIN THE SITE, LOOKING NORTH WEST ACROSS THE NORTH SLOPING FIELDS WITHIN THE SITE TOWARDS THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB). THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. THE VIEW IS CHARACTERISED BY THE OPEN AGRICULTURAL FIELDS WITHIN THE SITE, SET AGAINST A BACKDROP OF WOODLAND AND THE CENTRAL TREE BELT WITHIN THE SITE.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



**PHOTOGRAPH - VIEWPOINT 48** **VALUE: HIGH**  
 VIEW FROM PROW 72CR IN THE EAST OF THE SITE, LOOKING NORTH TOWARDS THE OLD FURNACE PROPERTY WITHIN THE SITE AND ITS ASSOCIATED EQUESTRIAN FACILITIES. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW AND IS CHARACTERISED BY AN AGRICULTURAL FIELD SET WITHIN A WOODED CONTEXT WITH PARTIAL VIEWS OF EXISTING BUILT FORM. VIEWS OF THE WIDER SITE ARE TRUNCATED BY THE INTERVENING WOODLAND.



**PHOTOGRAPH - VIEWPOINT 49** **VALUE: HIGH**  
 VIEW FROM PROW 8BCU IN THE NORTH EAST OF THE SITE, LOOKING WEST ACROSS THE NORTHERN PART OF THE SITE TOWARDS THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB). THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. THE CHARACTER OF THE VIEW IS OF PASTORAL FARMLAND SET WITHIN A WELL VEGETATED FRAMEWORK DUE TO THE TREE BELTS AND WOODLANDS AROUND THE BOUNDARIES OF THE SITE AND THE VEGETATION ASSOCIATED WITH THE STREAM RUNNING THROUGH THE SITE. VIEWS OF THE HIGH WEALD NATIONAL LANDSCAPE ARE TRUNCATED BY THE SITE BOUNDARY VEGETATION.

**LEGEND**

- ASSESSMENT SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT 48 LOCATION



INSET PLAN SHOWING VIEWPOINT 49 LOCATION

## 4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

### 4.1.10 VISUAL ASSESSMENT FROM MID DISTANCE RECEPTORS

Figure 4.15 on the following page shows the visual summary of the existing Site from mid distance receptors. The selection of views is based on a range of representative views from within the study area from publicly accessible locations that were found to have partial views of the Site during the field-based analysis. Due to the intervening topography, vegetation and built form within the study area, there are a limited number of viewpoints considered worthy of inclusion. The following pages present viewpoints 50 - 52 from within the wider study area.






#### Public Rights of Way and Areas of Public Open Space

Within the landscape to the south east of The Site, views of The Site from the PRow network are truncated by the intervening vegetation and topography (Viewpoint 50). To the north of The Site and on the western edge of Cuckfield within the AONB, there are long distance views from the PRow network and recreational spaces where gaps in the intervening vegetation allow. Due to the elevated nature of these viewpoints, there are long distance views to the ridge line of the South Downs National Park from these locations (Viewpoint 51), although views of The Site are truncated due to the intervening layers of vegetation. Within the Beechy Bottom Parkland Reserve Site to the north west of The Site, there are long distance views south to the South Downs National Park from a short section of PRow Footpath 58CR / High Weald Landscape Trail/Sussex Diamond Way Long Distance Walking Routes within the High Weald AONB. There are partial, distant views of the Site and its existing vegetation from this location on the lower ground in the mid-distance through an understanding of the Site's location in relation to the viewpoint (Viewpoint 52).

#### Summary of Visual Assessment

Table 4.3 follows the photographic survey and provides a summary of the visual assessment.

#### LEGEND

-  ASSESSMENT SITE BOUNDARY
-  BEECHY BOTTOM PARKLAND RESERVE
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
-  LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

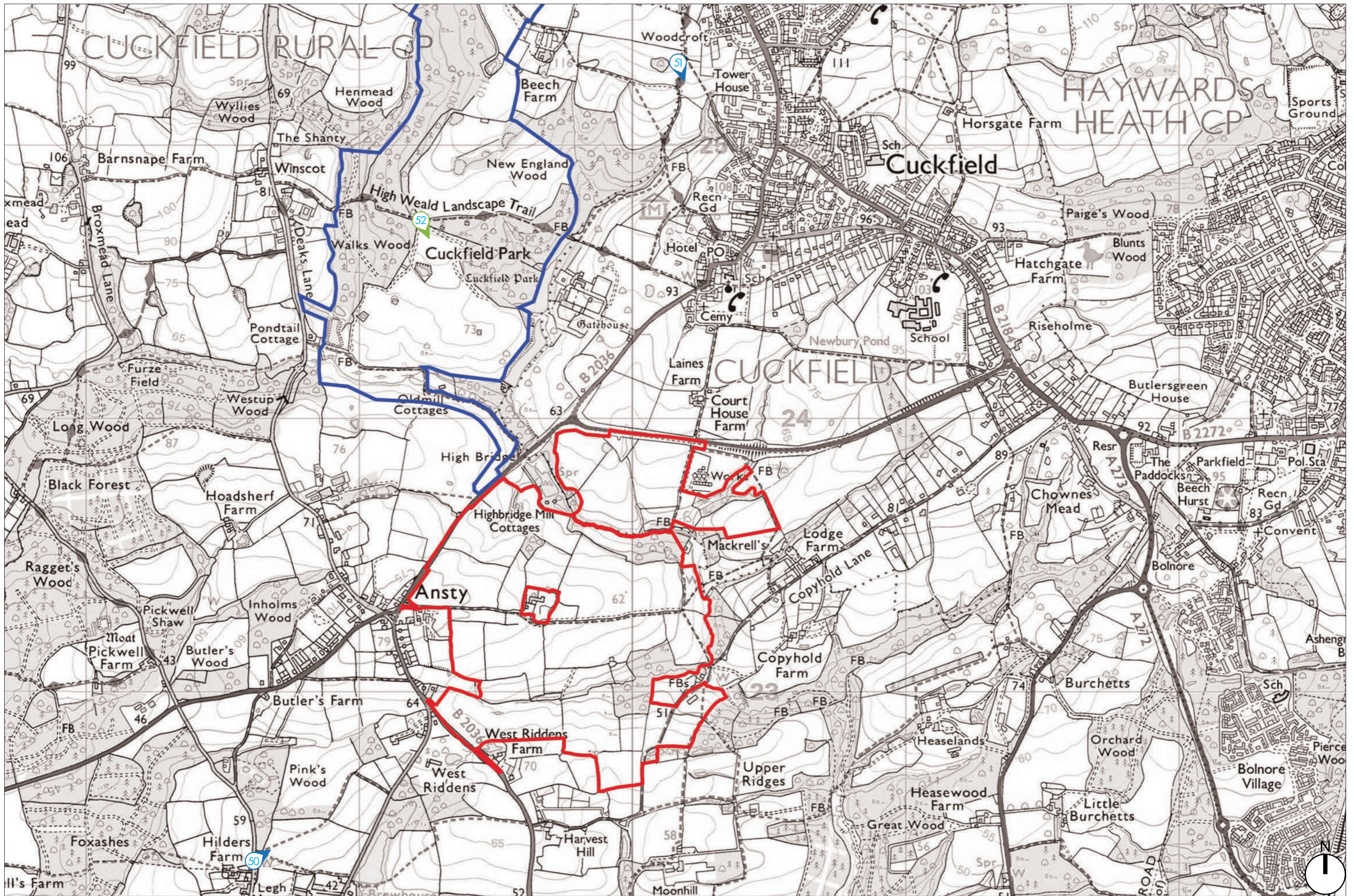
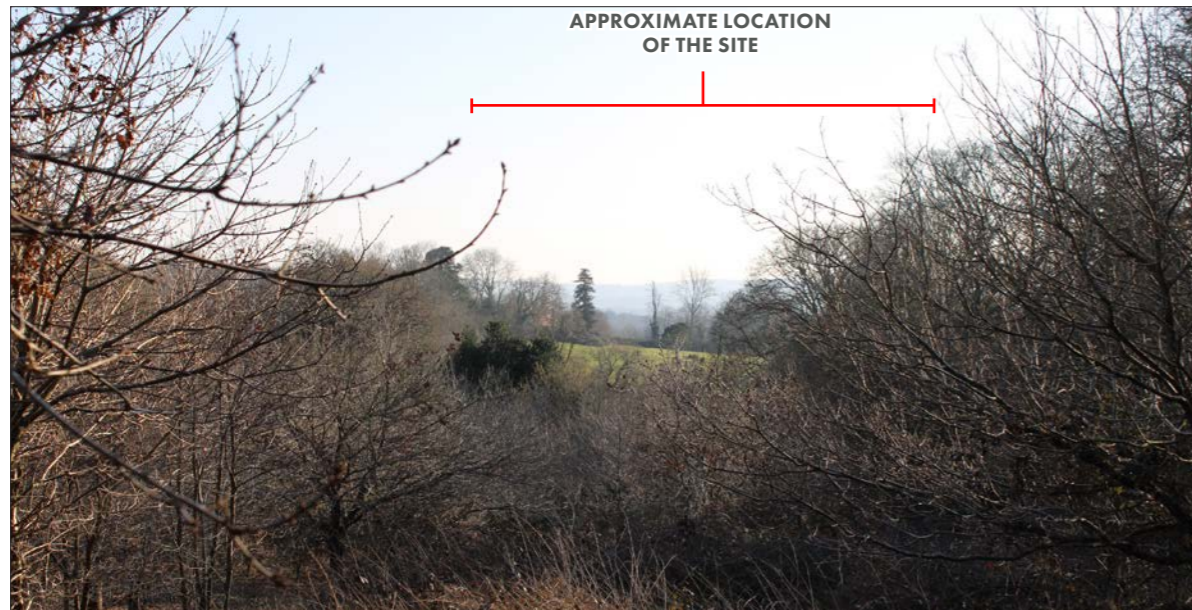


FIGURE 4.15 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM MIDDLE DISTANCE RECEPTORS (FABRIK, 2023)



**PHOTOGRAPH - VIEWPOINT 50** **VALUE: HIGH**  
 VIEW FROM PROW 75CR TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. THE EXISTING VEGETATION TRUNCATES VIEWS OF THE SITE FROM THIS LOCATION.



**PHOTOGRAPH - VIEWPOINT 51** **VALUE: HIGH**  
 VIEW FROM PROW 3ACU/HIGH WEALD LANDSCAPE TRAIL LONG DISTANCE WALKING ROUTE TO THE NORTH OF THE SITE ON THE WESTERN EDGE OF CUCKFIELD AND WITHIN THE AONB. THERE ARE GLIMPSED LONG DISTANCE VIEWS WHERE GAPS IN THE VEGETATION ALLOW SOUTH ACROSS THE WIDER LANDSCAPE. THE RIDGE LINE OF THE SOUTH DOWNS NATIONAL PARK IS VISIBLE ON THE HORIZON. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION, BUILT FORM AND TOPOGRAPHY.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS



INSET PLAN SHOWING VIEWPOINT LOCATIONS



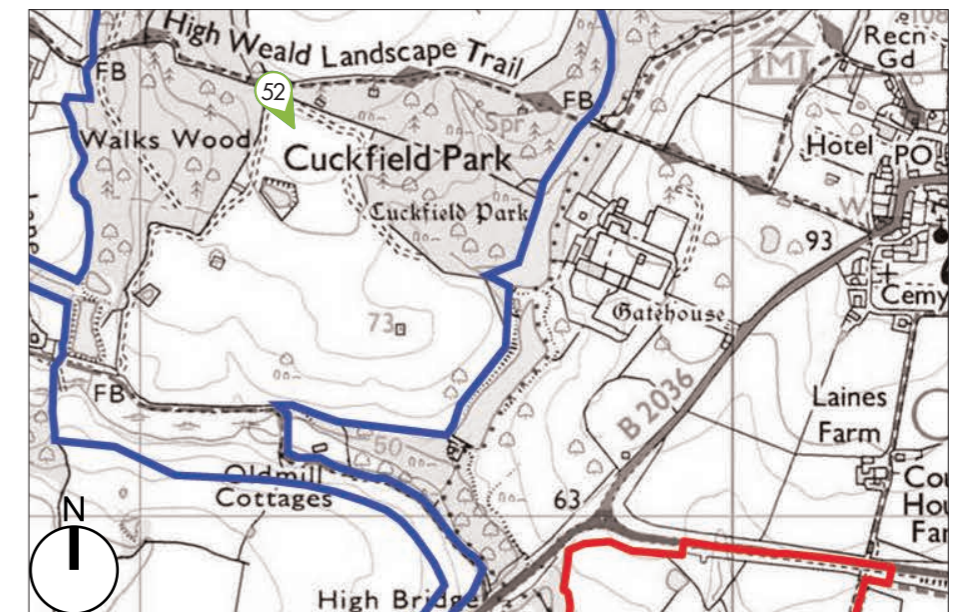
**PHOTOGRAPH - VIEWPOINT 52**

**VALUE: HIGH**

VIEW FROM PROW 58CR/HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES TO THE NORTH WEST OF THE SITE WITHIN BEECHY BOTTOM PARKLAND RESERVE AND WITHIN THE HIGH WEALD AONB. THERE ARE DISTANT VIEWS LOOKING SOUTH TOWARDS THE SOUTH DOWNS NATIONAL PARK RIDGELINE, WHICH IS PROMINENT ON THE HORIZON. THE SITE IS LOCATED AMONGST THE LOWER, WELL WOODED GROUND IN THE MID DISTANCE OF THE VIEW. THERE ARE PARTIAL VIEWS OF THE NORTH FACING SLOPE OF THE CENTRAL FIELD PARCEL WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



INSET PLAN SHOWING VIEWPOINT LOCATIONS

## 4.0 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS - CHECK AGAINST COMMENTS EARLIER

TABLE 4.2 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
1	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD), RESIDENTIAL	VIEW FROM THE A272 BOLNEY ROAD IN THE CENTRE OF ANSTY, LOOKING EAST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE TREE TOPS WITHIN THE SITE BUT VIEWS ARE PRIMARILY TRUNCATED BY THE INTERVENING BUILT FORM.	78M	65M	LOW
2	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 62CR AT THE WESTERN BOUNDARY OF THE SITE, LOOKING EAST INTO THE SITE. EXISTING VEGETATION DEFINING PROPERTY BOUNDARIES CREATES A LINEAR VIEW CORRIDOR ALONG THE ROUTE WITH VIEWS OF THE WIDER SITE TRUNCATED.	79M	WITHIN SITE	MEDIUM
3	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 62CR WITHIN THE WEST OF THE SITE, LOOKING NORTH EAST. <b>THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.</b> THERE ARE OPEN VIEWS ACROSS THE WIDER LANDSCAPE ABOVE THE HEDGEROW, WHICH TRUNCATES SHORT VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE. CUCKFIELD CHURCH IS PROMINENT ON THE SKYLINE.	77M	WITHIN SITE	HIGH
4	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 62CR WITHIN THE CENTRE OF THE SITE, LOOKING SOUTH EAST ACROSS THE SITE. <b>THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.</b> THERE ARE OPEN VIEWS ACROSS THE CENTRAL SECTION OF THE SITE, SET AGAINST A BACKDROP OF WOODLANDS ACROSS AN UNDULATING LANDSCAPE. VIEWS OF THE WIDER LANDSCAPE ARE TRUNCATED BY THE TOPOGRAPHY AND WOODLANDS.	67M	WITHIN SITE	HIGH
5	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ADJACENT TO THE WESTERN BOUNDARY OF THE SITE. VIEWS ARE LINEAR AND WELL DEFINED BY THE BOUNDARY VEGETATION ALONG THE ROAD CORRIDOR. THERE ARE OPEN VIEWS OF THE SITE BOUNDARY VEGETATION ON THE EMBANKMENT TO THE EAST, ALTHOUGH THIS BOUNDARY VEGETATION AND TOPOGRAPHY CHANGE TRUNCATES ANY OPEN VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.	78M	14M	LOW
6	AONB TO WEST	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ADJACENT TO THE WESTERN BOUNDARY OF THE SITE, LOOKING NORTH EAST ACROSS THE SITE. THERE ARE OPEN VIEWS OF THE WESTERN FIELDS WITHIN THE SITE AGAINST A BACKDROP OF THE EXISTING WOODLANDS AND TREE BELTS WITHIN THE SITE, CREATING AN OPEN, BUT SHORT DISTANCE VIEW. THE BUILT FORM WITHIN CUCKFIELD IS VISIBLE AMONGST THE TREES ON THE HORIZON. THE VEGETATION ALONG THE ROAD CORRIDOR TO THE WEST FORMS THE AONB BOUNDARY AND TRUNCATES VIEWS OF THE AONB ITSELF.	64M	10M	MEDIUM
7	AONB	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 60CR WITHIN THE HIGH WEALD AONB, LOOKING NORTH EAST TOWARDS THE SITE AND CUCKFIELD PARK. THE LISTED BUILDING WITHIN CUCKFIELD PARK IS VISIBLE AMONGST THE TREES TO THE NORTH WEST OF THE SITE. VIEW OF THE SITE ARE EITHER FILTERED OR TRUNCATED BY THE INTERVENING BOUNDARY VEGETATION ALONG THE A272. THE CHARACTER OF THE VIEW IS OPEN AND AGRICULTURAL, SET AMONGST A WELL TREED FRAMEWORK, WHICH FORMS A WOODED HORIZON.	67M	150M	HIGH
8	BOUNDARY OF AONB	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ALONG THE WESTERN BOUNDARY OF THE SITE, LOOKING SOUTH EAST ACROSS THE SITE. OPEN VIEWS OF THE FIELDS WITHIN THE NORTHERN SECTION OF SITE OCCUR WITH THE TREE BELTS AND HEDGEROWS DEFINING FIELD BOUNDARIES PROMINENT ON THE HORIZON. VIEWS OF THE SOUTHERN SECTION OF THE SITE ARE OBSCURED BY THE INTERVENING TOPOGRAPHY.	62M	11M	MEDIUM
9	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ADJACENT TO THE ENTRANCE TO HIGHBRIDGE MILL, LOOKING SOUTH EAST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE SITE WHERE GAPS IN THE BOUNDARY VEGETATION ALLOW.	55M	85M	LOW
10	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ADJACENT TO THE NORTH WESTERN BOUNDARY OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE ROAD CORRIDOR AND THE SITE BOUNDARY VEGETATION, WHICH FILTERS VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.	59M	14M	LOW
11	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ADJACENT TO THE ROUNDABOUT OPPOSITE THE NORTH WESTERN CORNER OF THE SITE, LOOKING SOUTH. THERE ARE OPEN VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION, WHICH SITS ON EMBANKMENT ABOVE THE ROAD CORRIDOR. THIS VEGETATION TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.	63M	30M	LOW
12	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 TO THE NORTH OF THE A272 ROUNDABOUT, LOOKING SOUTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE NORTH WESTERN SITE BOUNDARY VEGETATION, WHICH TRUNCATES VIEWS OF THE WIDER SITE. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR FLANKED BY MATURE VEGETATION.	66M	95M	LOW
13	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 ADJACENT TO CUCKFIELD CRICKET CLUB, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR AND THE A272 ALONG THE NORTHERN BOUNDARY OF THE SITE. THE ELEVATED POSITION ALLOWS FOR LONGER DISTANCE VIEWS TOWARDS THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK WHERE GAPS IN THE VEGETATION ALLOW.	72M	220M	MEDIUM
14	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 ADJACENT TO THE ENTRANCE TO CUCKFIELD PARK, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR TO THE EAST. VIEWS ARE FOCUSED TO THE WEST, AWAY FROM THE SITE TO CUCKFIELD PARK AND THE AONB.	77M	380M	MEDIUM
15	CONSERVATION AREA AND LISTED MONUMENTS WITHIN CEMETERY	PUBLIC CEMETERY	VIEW FROM THE CEMETERY OF HOLY TRINITY CHURCH, CUCKFIELD, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE AND WIDER LANDSCAPE ARE FILTERED AND TRUNCATED BY THE INTERVENING VEGETATION ALONG THE SOUTHERN EDGE OF THE CEMETERY AND WITHIN THE INTERVENING LANDSCAPE. THE CHARACTER OF THE VIEW IS OF A CEMETERY WITHIN A RURAL SETTING.	89M	540M	HIGH

## 4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

TABLE 4.2 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
16	CONSERVATION AREA AND LISTED MONUMENTS WITHIN CEMETERY	PUBLIC CEMETERY	VIEW FROM THE SOUTHERN PART OF THE CEMETERY OF HOLY TRINITY CHURCH, CUCKFIELD, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE AND WIDER LANDSCAPE ARE FILTERED AND TRUNCATED BY THE INTERVENING VEGETATION ALONG THE SOUTHERN EDGE OF THE CEMETERY AND WITHIN THE INTERVENING LANDSCAPE. THE CHARACTER OF THE VIEW IS OF A CEMETERY WITHIN A RURAL SETTING.	87M	465M	HIGH
17	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 6ACU TO THE NORTH EAST OF THE SITE, LOOKING SOUTH WEST TOWARDS THE SITE AND BEYOND. THE ELEVATED POSITION OF THIS ROUTE ALLOWS OPEN, PANORAMIC VIEWS ACROSS THE WIDER LANDSCAPE TOWARDS THE SOUTH DOWNS NATIONAL PARK RIDGELINE. THE RISING GROUND WITHIN THE CENTRAL SECTION OF THE SITE IS PARTIALLY VISIBLE WHERE BREAKS IN THE WOODLAND COVER ALLOW. THE PLACE AND PROPERTIES WITHIN ANSTY ARE DISCERNED SET AMONGST THE TREES ON THE INTERMEDIARY RIDGELINE.	89M	720M	HIGH
18	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 TO THE NORTH EAST OF THE SITE, LOOKING SOUTH WEST ALONG THE ROAD CORRIDOR TOWARDS THE SITE. THE ROAD CORRIDOR VEGETATION FRAMES A LINEAR, LONG DISTANCE VIEW FROM AN ELEVATED POSITION ACROSS THE SITE TO THE WIDER LANDSCAPE BEYOND. THERE ARE PARTIAL VIEWS OF THE RISING GROUND WITHIN THE CENTRAL PART OF THE SITE FROM A SHORT SECTION OF THIS ROUTE.	95M	860M	LOW
19	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD), TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 50BCU/COPYHOLD LANE, LOOKING WEST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING WOODLANDS AND VEGETATION. THE CHARACTER OF THE VIEW IS OF A RURAL LANE SURROUNDED BY AGRICULTURAL FIELDS AND VEGETATION.	72M	305M	MEDIUM - HIGH
20	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 66CR TO THE EAST OF THE SITE, LOOKING NORTH TOWARDS THE EASTERNMOST FIELD WITHIN THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING FIELD BOUNDARY VEGETATION. THE CHARACTER OF THE VIEW IS RURAL AND AGRICULTURAL IN NATURE.	61M	217M	MEDIUM - HIGH
21	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 49CU TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE EASTERN BOUNDARY OF THE SITE. THERE ARE OPEN VIEWS OF THE EASTERN SITE BOUNDARY, WHICH IS DEFINED BY THE WATERCOURSE RUNNING ALONG THE EDGE OF THE WOODLAND, WITHIN AN ENCLOSED, SMALL SCALE RURAL ENVIRONMENT. THE DENSE WOODLAND TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE. THE TOPS OF THE TREES ALONG THE CENTRAL RIDGELINE WITHIN THE SITE ARE VISIBLE ON THE HORIZON.	50M	165M	HIGH
22	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 9CU TO THE EAST OF THE SITE, LOOKING WEST. THE VIEW IS CHARACTERISED BY OPEN FIELDS, WOODLANDS AND TREE BELTS, WHICH CREATE A VERDANT SKYLINE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING TOPOGRAPHY AND VEGETATION.	60M	31M	HIGH
23	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 9CU ADJACENT TO THE EASTERN BOUNDARY OF THE SITE, LOOKING WEST ACROSS THE SITE. THERE ARE OPEN VIEWS OF THE EASTERNMOST FIELD WITHIN THE SITE SET AGAINST A BACKDROP OF WOODLAND AND TREE BELTS. THE BOUNDARY VEGETATION AND TOPOGRAPHY TRUNCATE VIEWS OF THE WIDER SITE AND LANDSCAPE.	61M	0M	HIGH
24	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 9CU TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE SITE. THE EXISTING WOODLAND FILTERS AND TRUNCATES VIEWS OF THE SITE FROM THIS LOCATION, CREATING A SENSE OF ENCLOSURE TO THE VIEW. THE GROUNDPLANE OF THE SITE IS DISCERNED FILTERED THROUGH THE TREES.	57M	80M	HIGH
25	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 8ACU TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. LINEAR VIEWS ARE FRAMED BY TALL BOUNDARY VEGETATION ALLOWING PARTIAL VIEWS ALONG THE EASTERN BOUNDARY OF THE SITE BEYOND THE A272.	68M	69M	MEDIUM - HIGH
26	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD), TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 8ACU TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. LINEAR VIEWS OPEN UP AS THE BOUNDARY VEGETATION GIVES WAY TO THE A272. THERE ARE OPEN VIEWS OF THE NORTH WESTERN SECTION OF THE SITE SET AGAINST A WOODED BACKDROP.	65M	15M	MEDIUM - HIGH
27	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 8ACU WITHIN THE SITE, LOOKING SOUTH TOWARDS THE WOODLAND DIVIDING THE NORTHERN AND CENTRAL SECTIONS OF THE SITE. <b>THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.</b> THERE ARE OPEN VIEWS OF THE FIELD WITHIN THE SITE, SET AGAINST A BACKDROP OF WOODLAND AND HEDGEROW WHICH LIMITS WIDER VIEWS.	53M	WITHIN SITE	HIGH
28	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 65CR WITHIN THE CENTRAL, EASTERN PART OF THE SITE, LOOKING SOUTH. <b>THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.</b> LINEAR VIEWS ALONG THE PROW CORRIDOR ARE FRAMED BY WOODLAND AND HEDGEROW, FILTERING AND TRUNCATING WIDER VIEWS OF THE CENTRAL SECTION OF THE SITE.	50M	WITHIN SITE	HIGH
29	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 103CR ON THE EASTERN BOUNDARY OF THE SITE, LOOKING WEST INTO THE SITE. <b>THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.</b> THERE ARE OPEN VIEWS OF THE PLANTATION WOODLAND WITHIN THE EASTERN PART OF THE SITE, WHICH TRUNCATES VIEWS OF THE WIDER SITE IN COMBINATION WITH THE RISING TOPOGRAPHY.	39M	0M	MEDIUM

## 4.0 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

TABLE 4.2 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
30	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 69CR WITHIN THE EASTERN PART OF THE CENTRAL SECTION OF THE SITE, LOOKING SOUTH WEST TOWARDS RIDDENS WOOD. <b>THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.</b> THERE ARE OPEN VIEWS OF THE EASTERN PART OF THE SITE, SET AGAINST A BACKDROP OF WOODLAND, WHICH CREATES A SENSE OF ENCLOSURE AND TRUNCATES VIEWS OF THE WIDER SITE IN COMBINATION WITH THE TOPOGRAPHY.	48M	WITHIN SITE	HIGH
31	ANCIENT WOODLAND	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 67CR TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE CENTRAL SECTION OF THE SITE. <b>THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW BEHIND THE TREES.</b> THERE ARE PARTIAL VIEWS OF THE EASTERNMOST FIELD WITHIN THE CENTRAL SECTION OF THE SITE THROUGH THE EXISTING WOODLAND. THE VIEW HAS AN ENCLOSED CHARACTER SET WITHIN A MATURE WOODLAND.	44M	40M	HIGH
32	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 72CR IN THE SOUTH EASTERN CORNER OF THE SITE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD. <b>THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW.</b> THE OPEN VIEW IS CHARACTERISED BY THE OPEN FIELDS AND MATURE FIELD BOUNDARY HEDGEROWS, TREE BELTS AND WOODLAND BLOCKS. RIDDENS WOOD ANCIENT WOODLAND IS PROMINENT IN THE INTERMEDIARY VALLEY AND TRUNCATES VIEWS OF THE CENTRAL AND NORTHERN SECTIONS OF THE SITE. THE BUILT FORM WITHIN CUCKFIELD AND THE CHURCH SPIRE ARE VISIBLE ON THE HORIZON SET AMONGST A WELL TREED FRAMEWORK.	61M	WITHIN SITE	HIGH
33	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 84CR TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE SOUTHERN SITE BOUNDARY VEGETATION, BEYOND THE OPEN FIELDS, TRUNCATING VIEWS OF THE WIDER SITE.	57M	237M	HIGH
34	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 80CR TO THE SOUTH EAST OF THE SITE, LOOKING NORTH WEST TOWARDS THE SITE. THE TREE TOPS OF THE VEGETATION ON THE SOUTHERN BOUNDARY OF THE SITE ARE VISIBLE AGAINST THE SKYLINE, SET BEHIND THE OPEN FIELDS.	53M	230M	HIGH
35	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 79CR TO THE SOUTH OF THE SITE, LOOKING NORTH WEST TOWARDS THE SOUTHERN SITE BOUNDARY. THERE ARE OPEN VIEWS OF THE SOUTHERN BOUNDARY VEGETATION, WHICH IN TURN TRUNCATES VIEWS OF THE INTERNAL SITE ARRANGEMENTS.	54M	115M	HIGH
36	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 78CR TO THE SOUTH OF THE SITE, LOOKING NORTH WEST TOWARDS THE SOUTHERN SITE BOUNDARY. THERE ARE PARTIAL VIEWS OF THE SOUTHERN BOUNDARY VEGETATION ON THE HORIZON WHERE GAPS IN THE INTERVENING VEGETATION ALLOW, ALTHOUGH THE FOCUS OF THE VIEW IS ALONG THE WELL VEGETATED CORRIDOR WITHIN WHICH THE ROUTE RUNS.	52M	109M	HIGH
37	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 78CR TO THE SOUTH OF THE SITE, LOOKING NORTH ACROSS THE FIELDS IN EQUESTRIAN USE TOWARDS THE SOUTHERN SITE BOUNDARY. THERE ARE PARTIAL VIEWS OF THE SOUTHERN BOUNDARY VEGETATION ON THE HORIZON WHERE GAPS IN THE INTERVENING VEGETATION ALLOW, ALTHOUGH THIS IS DIFFICULT TO DISCERN WITHIN THE LANDSCAPE DUE TO THE WELL TREED ENVIRONMENT.	61M	255M	MEDIUM - HIGH
38	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 AT HARVEST HILL, LOOKING NORTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING TOPOGRAPHY, VEGETATION AND BUILT FORM. THE CHARACTER OF THE VIEW IS OF A WELL VEGETATED ROAD CORRIDOR.	67M	290M	LOW
39	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 ADJACENT TO THE SOUTH WESTERN BOUNDARY OF THE SITE, LOOKING EAST ACROSS THE SOUTHERN SECTION OF THE SITE. THE GRADE II LISTED WEST RIDDENS FARMHOUSE IS VISIBLE TO THE SOUTH OF THE SITE ON THE RISING GROUND ABOVE THE ASSOCIATED GARDEN POND. THERE ARE OPEN VIEWS OF THE SOUTHERN FIELDS WITHIN THE SITE THROUGH THE SITE BOUNDARY VEGETATION, SET AGAINST A WOODED BACKDROP OF THE PLANTATION WOODLAND WITHIN THE SITE.	65M	10M	MEDIUM
40	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 ADJACENT TO THE SOUTH WESTERN BOUNDARY OF THE SITE, LOOKING EAST ACROSS THE SOUTHERN SECTION OF THE SITE. THERE ARE OPEN VIEWS OF THE SOUTHERN FIELDS WITHIN THE SITE SET AGAINST A WOODED BACKDROP OF THE PLANTATION WOODLAND WITHIN THE SITE AND OTHER SURROUNDING WOODLANDS TO THE EAST. THE GRADE II WEST RIDDENS FARMHOUSE IS VISIBLE ON THE RISING GROUND TO THE SOUTH OF THE SITE. ISOLATED TREES WITHIN THE OPEN FIELDS ARE PROMINENT FEATURES WITHIN THE SITE.	63M	10M	MEDIUM
41	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 AT THE JUNCTION WITH CUCKFIELD ROAD OPPOSITE THE SOUTH WESTERN BOUNDARY OF THE SITE, LOOKING EAST ACROSS THE SOUTHERN SECTION OF THE SITE. VIEWS OF THE SITE ARE FILTERED BY THE EXISTING VEGETATION ALONG THE ROAD CORRIDOR. THERE ARE PARTIAL VIEWS OF THE OPEN FIELDS SET AGAINST A BACKDROP OF WOODLAND.	64M	10M	LOW
42	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM CUCKFIELD ROAD TO THE WEST OF THE SITE, LOOKING EAST. THERE ARE OPEN VIEWS ALONG THE ROAD CORRIDOR TO THE JUNCTION WITH THE B2036. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND PROPERTY BOUNDARIES.	64M	42M	LOW
43	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM CUCKFIELD ROAD TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST. THERE ARE OPEN VIEWS ALONG THE ROAD CORRIDOR FRAMED BY MATURE WOODLAND AND HEDGEROW. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.	55M	330M	LOW

4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

TABLE 4.2 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
44	N/A	VISITOR ATTRACTIONS AND AREAS OF OPEN SPACE	VIEW FROM ANSTY RECREATION GROUND TO THE WEST OF THE SITE, LOOKING NORTH EAST. THE CHARACTER OF THE VIEW IS OF SPORTS PITCHES SET AGAINST A BACKDROP OF WOODLAND, RESIDENTIAL PROPERTIES AND AGRICULTURAL FIELDS. THERE ARE PARTIAL, GLIMPSED VIEWS OF THE WESTERN SITE BOUNDARY VEGETATION BEYOND THE INTERVENING VEGETATION AND BUILT FORM.	76M	95M	HIGH
45	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 62CR ON THE CENTRAL RIDGELINE IN THE WEST OF THE SITE, LOOKING WEST ACROSS THE SITE TOWARDS ANSTY. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. OPEN VIEWS OF THE FIELD PARCELS WITHIN THE SITE ARE TRUNCATED BY THE HEDGEROWS FLANKING THE ROUTE.	72M	WITHIN SITE	HIGH
46	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 62CR ALONG THE CENTRAL RIDGELINE WITHIN THE SITE, LOOKING SOUTH WEST ACROSS THE SOUTH SLOPING FIELDS WITHIN THE SITE. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. THE VIEW IS CHARACTERISED BY THE OPEN AGRICULTURAL FIELDS WITHIN THE SITE, SET AGAINST A BACKDROP OF THE PLANTATION WOODLAND WITHIN THE SITE. THE TOPOGRAPHY IN THIS PART OF THE SITE CREATES A SENSE OF ENCLOSURE IN COMBINATION WITH THE VEGETATION.	54M	WITHIN SITE	HIGH
47	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 62CR ALONG THE CENTRAL RIDGELINE WITHIN THE SITE, LOOKING SOUTH WEST ACROSS THE SOUTH SLOPING FIELDS WITHIN THE SITE. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. THE VIEW IS CHARACTERISED BY THE OPEN AGRICULTURAL FIELDS WITHIN THE SITE, SET AGAINST A BACKDROP OF THE PLANTATION WOODLAND AND CENTRAL TREE BELT WITHIN THE SITE.	61M	WITHIN SITE	HIGH
48	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 72CR IN THE EAST OF THE SITE, LOOKING NORTH TOWARDS THE OLD FURNACE PROPERTY WITHIN THE SITE AND ITS ASSOCIATED EQUESTRIAN FACILITIES. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW AND IS CHARACTERISED BY AN AGRICULTURAL FIELD SET WITHIN A WOODED CONTEXT WITH PARTIAL VIEWS OF EXISTING BUILT FORM. VIEWS OF THE WIDER SITE ARE TRUNCATED BY THE INTERVENING WOODLAND.	49M	WITHIN SITE	HIGH
49	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 8BCU IN THE NORTH EAST OF THE SITE, LOOKING WEST ACROSS THE NORTHERN PART OF THE SITE TOWARDS THE HIGH WEALD AONB. THE SITE OCCUPIES THE FULL EXTENT OF THE VIEW. THE CHARACTER OF THE VIEW IS OF PASTORAL FARMLAND SET WITHIN A WELL VEGETATED FRAMEWORK DUE TO THE TREE BELTS AND WOODLANDS AROUND THE BOUNDARIES OF THE SITE AND THE VEGETATION ASSOCIATED WITH THE STREAM RUNNING THROUGH THE SITE. VIEWS OF THE HIGH WEALD NATIONAL LANDSCAPE (AONB) ARE TRUNCATED BY THE SITE BOUNDARY VEGETATION.	54M	WITHIN SITE	HIGH
50	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 75CR TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. VIEWS ARE OF AN OPEN FIELD SET AGAINST A BACKDROP OF WOODLAND. THE EXISTING VEGETATION TRUNCATES VIEWS OF THE SITE FROM THIS LOCATION.	57M	835M	HIGH
51	HIGH WEALD AONB	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 3ACU/HIGH WEALD LANDSCAPE TRAIL LONG DISTANCE WALKING ROUTE TO THE NORTH OF THE SITE ON THE WESTERN EDGE OF CUCKFIELD AND WITHIN THE AONB. THERE ARE GLIMPSED LONG DISTANCE VIEWS WHERE GAPS IN THE VEGETATION ALLOW SOUTH ACROSS THE SITE AND WIDER LANDSCAPE. THE RIDGE LINE OF THE SOUTH DOWNS NATIONAL PARK IS VISIBLE ON THE HORIZON. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION, BUILT FORM AND TOPOGRAPHY.	117M	1.4KM	HIGH
52	HIGH WEALD AONB	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 58CR/HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES TO THE NORTH WEST OF THE SITE WITHIN BEECHY BOTTOM PARKLAND RESERVE AND WITHIN THE HIGH WEALD AONB. THERE ARE DISTANT VIEWS LOOKING SOUTH TOWARDS THE SOUTH DOWNS NATIONAL PARK RIDGELINE, WHICH IS PROMINENT ON THE HORIZON. THE SITE IS LOCATED AMONGST THE LOWER, WELL WOODED GROUND IN THE MID DISTANCE OF THE VIEW. THERE ARE PARTIAL VIEWS OF THE NORTH FACING SLOPE OF THE CENTRAL FIELD PARCEL WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.	87M	930M	HIGH

## 4.0

# BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

### 4.2 CONCLUSIONS REGARDING BASELINE ENVIRONMENTAL QUALITY AND KEY RECEPTORS

#### LANDSCAPE BASELINE SUMMARY

The baseline section of this LVIA identifies the key planning policies and designations, landscape character areas and key features and characteristics of The Site and study area. The baseline assessment considers and attaches a value to each of these landscape receptors in order to inform the impact assessment set out in Section 6. Table 4.3 below summarises the types of landscape receptors found within the study area and their value.

TABLE 4.3 – SUMMARY OF LANDSCAPE RECEPTORS	
LANDSCAPE RECEPTOR TYPE	VALUE
NATIONAL CHARACTER AREA 122: HIGH WEALD	LOW-HIGH
COUNTY CHARACTER AREA: LCA GW4: HIGH WEALD FRINGES	MEDIUM-HIGH
DISTRICT CHARACTER AREA: LCA 10: HIGH WEALD FRINGES	MEDIUM-HIGH
PARISH CHARACTER AREA: LCA 22: HIGHBRIDGE TO COPYHOLD SLOPES	MEDIUM
DISTRICT CAPACITY ASSESSMENT: LCA 51: COPYHOLD HIGH WEALD FRINGE	MEDIUM-LOW
DISTRICT CAPACITY ASSESSMENT: LCA 77: ANSTY HIGH WEALD FRINGE	MEDIUM-HIGH
<b>CONTEXTUAL LANDSCAPE ELEMENTS: NATURAL</b> GEOLOGY AND SOILS LANDFORM AND DRAINAGE VEGETATION COVER	MEDIUM HIGH-MEDIUM HIGH
<b>CONTEXTUAL LANDSCAPE ELEMENTS: CULTURAL/SOCIAL</b> LAND USE SETTLEMENT PATTERN/SETTING/BUILDING HEIGHTS/URBAN GRAIN ENCLOSURE TIME DEPTH	HIGH-MEDIUM MEDIUM HIGH HIGH-MEDIUM
<b>CONTEXTUAL LANDSCAPE ELEMENTS: PERCEPTUAL AND AESTHETIC</b>	HIGH
<b>CONTEXTUAL TOWNSCAPE ELEMENTS:</b> HISTORICAL DEVELOPMENT MOVEMENT AND CONNECTIVITY URBAN STRUCTURE AND BUILT FORM GREEN INFRASTRUCTURE AND PUBLIC REALM TRANQUILLITY	MEDIUM LOW MEDIUM HIGH LOW

<b>SITE LANDSCAPE ELEMENTS: NATURAL</b> GEOLOGY AND SOILS LANDFORM AND DRAINAGE VEGETATION COVER	MEDIUM MEDIUM HIGH
<b>SITE LANDSCAPE ELEMENTS: CULTURAL/SOCIAL</b> LAND USE SETTLEMENT PATTERN/SETTING/BUILDING HEIGHTS/URBAN GRAIN ENCLOSURE TIME DEPTH	MEDIUM MEDIUM MEDIUM-HIGH MEDIUM
<b>SITE LANDSCAPE ELEMENTS: PERCEPTUAL AND AESTHETIC</b>	MEDIUM-HIGH
<b>SITE LANDSCAPE ELEMENTS: LANDSCAPE CHARACTER</b>	MEDIUM-HIGH
<b>SITE LANDSCAPE ELEMENTS: NIGHT TIME CHARACTER</b>	MEDIUM-HIGH

#### VISUAL BASELINE SUMMARY

The visual baseline illustrates the character and amenity associated with the views of The Site as set out in the internal visual survey and the visual assessment from the study area (Section 4.1). The visual baseline identifies the key visual receptors to be assessed in Section 6 of the LVIA. Table 4.2 on the previous pages summarises each of the key representative viewpoints and the values associated with the receptors.

### 4.3 FUTURE BASELINE (THE “DO NOTHING” SCENARIO)

It is anticipated that, without development taking place, The Site would continue to be used as agricultural land, with continued use of the PRoW network for recreational purposes by the public.

## 5.0

# IDENTIFICATION AND DESCRIPTION OF CHANGES LIKELY TO GENERATE EFFECTS

## 5.1 DESCRIPTION OF THE PROPOSALS AND EMBEDDED MITIGATION

The Proposed Development within The Site is illustrated on the following Parameter Plans:

- D3012-FAB-00-XX-DR-Y-036-DI08 Parameter Plan - Access and Movement
- D3012-FAB-00-XX-DR-Y-037-DI06 Parameter Plan - Green Infrastructure
- D3012-FAB-00-XX-DR-Y-038-DI04 Parameter Plan - Site Boundary
- D3012-FAB-00-XX-DR-Y-039-DI09 Parameter Plan - Land Use
- D3012-FAB-00-XX-DR-Y-040-DI09 Parameter Plan - Building Heights
- D3012-FAB-00-XX-DR-Y-045-DI08 Parameter Plan - Density

### LAND USE

Figure 5.1 on the following page illustrates the Land Use Parameter Plan. The proposed land uses are residential dwellings, a mixed-use local centre, primary school and SEND school and sports facility all with associated infrastructure. Areas of public open space with amenity areas, natural-semi natural green space, allotments, play areas and SuDS features and located throughout The Site. The existing treebelts and landscape features within The Site to be retained are shown on the Green Infrastructure Parameter Plan.

### BUILDING HEIGHTS

Figure 5.2 illustrates the Building Heights Parameter Plan. Building heights for the residential areas range from up to a maximum height of 1 storey (up to 8m to ridge height) to up to 4 storeys (up to 16m ridge height). The schools zone and sports hub both have a maximum height of 10m ridge height. The community hub has a maximum height parameter of up to 8m. The school zone has an area of height restriction to 6m ridge height on higher ground.

The locations of the maximum building height parameters has been landscape driven in order to limit views to those associated with the existing visual envelope relative to The Site in views from the immediate, local and wider landscape. Building heights are restricted to two storeys in the most visually prominent locations to ensure the built form remains below the existing treed horizon. Areas of 3 - 4 storeys are located on lower ground or in the least visually prominent locations that benefit from a sense of enclosure by the existing woodlands.

### GREEN INFRASTRUCTURE

Figure 5.3 illustrates the Green Infrastructure Parameter Plan. The Green Infrastructure network has been designed in a manner that responds to the landscape and visual constraints and opportunities identified within The Site. The existing hedgerows, trees, treebelts and tree groups within The Site have been predominantly retained as far as possible in order to retain a mature landscape setting for the development, that retains the key landscape features and that provides and maintains a degree of visual enclosure and therefore mitigation.

The landscape within The Site along the western boundary and the A272 includes a landscape buffer to the High Weald AONB. This sets development back behind

a retained open landscape that maintains the setting to the AONB. This buffer includes part of the open playing fields within the proposed school boundary, which complements the character of Ansty recreation ground to the west, whilst maintaining a sense of openness and separation from the built form within Ansty. Smaller landscape buffers to Ancient Woodlands, and the southern and north western Site boundaries are also retained. A central village green creates a focal green space for the community, set on the rising ground to the north of the Grade II listed The Place. This space retains the existing field pattern and open setting to the listed building, whilst providing a green link to the local centre and schools. This in turn retains views north to Cuckfield Church spire by setting development lower within the landscape.

The Green Infrastructure network incorporates proposed areas of Public Open Space, which includes amenity space, informal play spaces, three LEAPs, a NEAP, teenage areas, allotments and areas of natural and semi-natural greenspace, which all provide opportunities for informal recreation. The DAS sets out the quantum of open space proposed across The Site to serve the new residents. The green infrastructure proposed overall exceeds the requirements set out in SPDs to serve this development.

The masterplan retains as many of the existing trees as possible, recognising their value with regards to visual amenity and the character of the landscape. In addition to the retained trees, it is proposed to introduce 1,200+ new trees. This tree planting is intended to supplement the existing treebelts and hedgerow planting, create new, vegetated green corridors through the Site, linking with the wider context, and to provide a characteristic vegetated setting to the Proposed Development. [Primary and secondary streets will be tree lined in accordance with NPPF Paragraph 136](#). The tree planting strategy is set out within the DAS and proposes a range of tree species local to the area (including those that are tolerant to a range of climatic circumstances) set within different environments within The Site, including street trees, native buffer trees, parkland trees and wetland trees.

The PRoWs within The Site will be retained within green corridors to retain a green setting to these routes. These routes would become an integral part of the green infrastructure network with surface improvements and proposed planting designed to make these routes as attractive as possible. These routes will be crossed by the proposed road network within The Site, where crossings are proposed, the experience and priority of the pedestrian or cyclist will be prioritised. PRoWs 8bCU and 65CR are proposed to be partially realigned through the Proposed Development to cross the woodland via the proposed bridge to enhance accessibility and usability.

The proposed Green Infrastructure network and location of land uses has been designed to locate areas of open space and school playing fields on the higher ground of the north facing slopes. These locations are visible from receptors to the north and have been designed to sensitively integrate the Proposed Development into the landscape by keeping the proposed built form below the tree line. The location of the school playing fields on the higher ground adjacent to Ansty keeps built form away from the existing settlement and retains the character of PRoW 62CR, which would provide a key walking link between the existing settlement and the Proposed Development.

The key characteristic features of The Site - the steep gill valleys, ridgelines and topography, woodlands, vegetation and field patterns are all retained and integrated into the Proposed Development.

## ACCESS AND MOVEMENT

Figure 5.4 illustrates the Access and Movement Parameter Plan. This plan shows the three primary vehicular access points alongside the internal primary/secondary movement networks and the pedestrian/cycle routes proposed to supplement the existing PRoW network. The Design and Access Statement and Design Code set out the details of the intended character of these routes.

## SUSCEPTIBILITY OF THE SITE TO THE DEVELOPMENT PROPOSALS

The Site has an agricultural character with limited built form set within a well treed environment. The Site lies adjacent to the existing settlement of Ansty and south of Cuckfield. Built form and residential uses are characteristic of the local area but within a predominantly open and rural landscape. The Site is considered to be representative of the agricultural landscape within a well treed framework. The undulating topography means that there are areas of openness and enclosure that result in some parts of The Site on higher north facing ground being visually prominent in the local area. The Susceptibility of The Site to the Proposed Development is therefore considered to be Medium-High. We therefore concur with the Mid Sussex Capacity Study findings.

## 5.2 CONSTRUCTION PHASE

The first effects to occur on the landscape and visual receptors will relate to the enabling works associated with site enabling and construction.

This will involve the erection of Site security hoarding or fencing to the perimeter of the enabling work area, together with protective fencing (to BS5837, 2012, 'Trees in Relation to Construction') to the existing trees and planting areas to be retained; creating a haul route, which will also form the proposed access roads; setting up the contractors compound; removal of the existing vegetation; and the stripping of grass and topsoil from the Proposed Development platforms. The location, extent and height of the contractors compound / office is yet to be determined in consultation with the contractor and landscape consultant, in order to reduce the landscape and visual impact of these elements as much as possible.

All cabins and storage mounds will be as low as possible to minimise the visual effects of these elements. The contractors cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views. The above is to be agreed with Mid Sussex District Council prior to the commencement of construction as part of a Construction Environmental Management Plan (CEMP).

It is anticipated that the contractors compound and working area would be lit. The lighting of the compound is to be low level and directional into the working area.

## 5.3 OPERATIONAL PHASE

The operational stage will see the occurrence of secondary effects. The setting and spatial arrangement of the built form has been located to enable the provision of open space and space for structure planting.



**LEGEND**

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- RESIDENTIAL
- CARE HOME/RETIREMENT BUNGALOWS
- SCHOOL
- OPEN SPACE
- SPORTS FACILITY
- EXISTING WOODLAND
- LOCAL CENTRE
- INFRASTRUCTURE
- ZONE FOR FLEXIBLE RESIDENTIAL/COMMERCIAL GROUND FLOOR USE
- ★ INDICATIVE LOCATION OF SCHOOL BUILDING
- ★ INDICATIVE LOCATION OF CARE HOME BUILDING

**NOTE:**

PLAN TO BE READ IN CONJUNCTION WITH SUITE OF PARAMETER PLANS:

- D3012-FAB-00-XX-DR-Y-036 (ACCESS & MOVEMENT)
- D3012-FAB-00-XX-DR-Y-037 (GREEN INFRASTRUCTURE)
- D3012-FAB-00-XX-DR-Y-040 (BUILDING HEIGHTS)
- D3012-FAB-00-XX-DR-Y-045 (DENSITY)

REV.	DESCRIPTION	APP.	DATE
09	Parkland reserve boundary change to blue	BS	04.10.23
08	Updated school area and added flexible commercial	BS	28.09.23
07	Added care home/retirement bungalows and country park street	BS	11.07.23
06	Added note	BS	15.06.23
05	Indicative location of school building added	BS	13.06.23
04	Removed landscape buffers	BS	13.06.23
03	Added country park boundary	BS	28.05.23
02	Updated site boundary, access area, spine street and residential/open space area in north-east	BS	26.05.23
01	Updated site boundary	BS	12.04.23



PROJECT TITLE  
ANSTY GARDEN COMMUNITY

DRAWING TITLE  
LAND USE PARAMETER PLAN

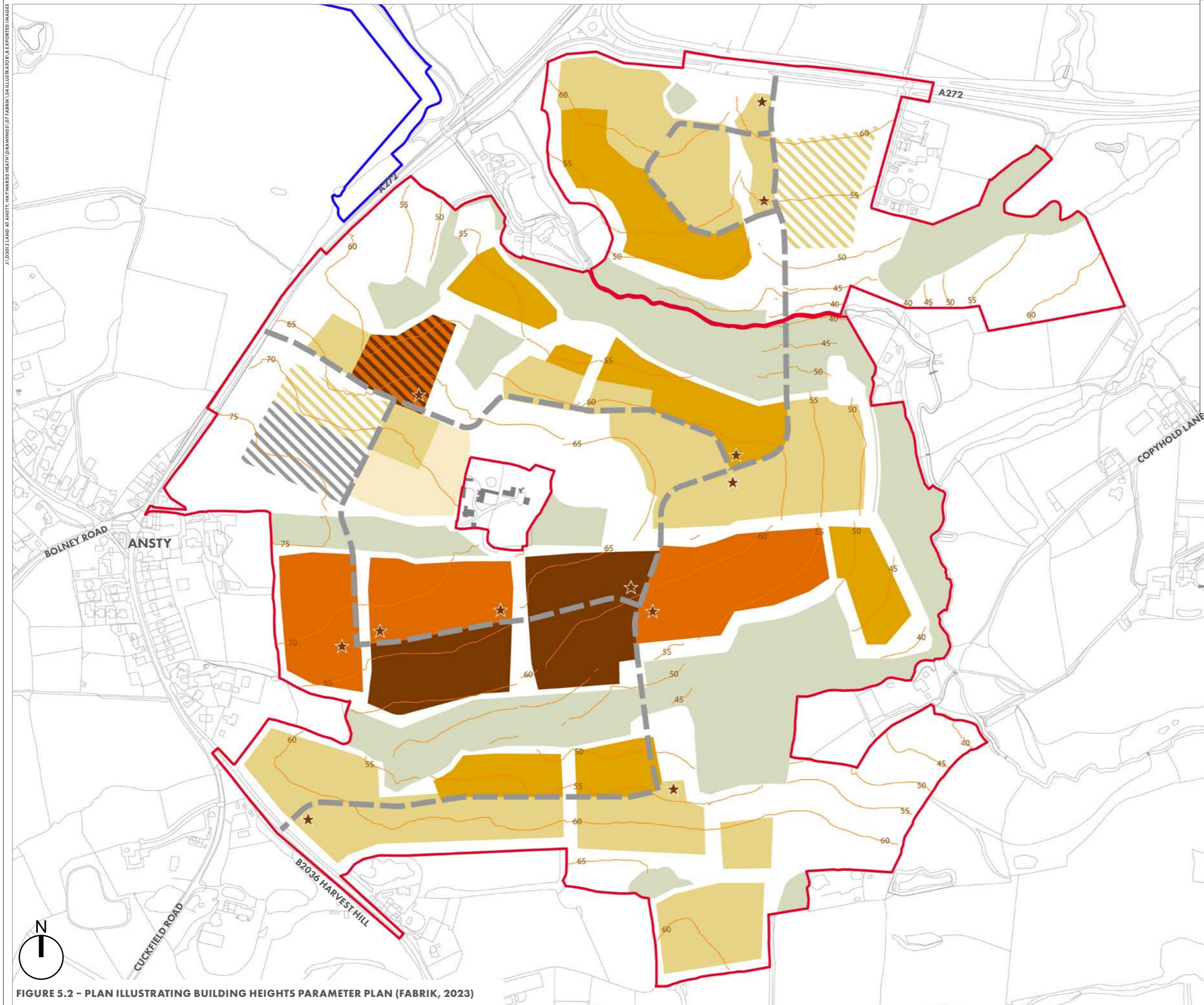
ISSUED BY	London	T. 020 7620 1453
DATE	APR 2023	DRAWN ID
SCALE@A1	1:2,500	CHECKED ID
STATUS	FINAL	APPROVED BS
DWG. NO.	D3012-FAB-00-XX-DR-Y-039	

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FIGURE 5.1 - PLAN ILLUSTRATING LAND USE PARAMETER PLAN (FABRIK, 2023)

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**LEGEND**

- SITE BOUNDARY
- UP TO 1.5 STOREY (UP TO 8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (UP TO 10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (UP TO 11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (UP TO 13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (UP TO 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
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 60 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK

**NOTES:**  
 MAXIMUM RIDGE HEIGHT FROM EXISTING GROUND LEVELS +/- 2 M

PLAN TO BE READ IN CONJUNCTION WITH SUITE OF PARAMETER PLANS:  
 D3012-FAB-00-XX-DR-Y-036 (ACCESS & MOVEMENT)  
 D3012-FAB-00-XX-DR-Y-037 (GREEN INFRASTRUCTURE)  
 D3012-FAB-00-XX-DR-Y-039 (LAND USE)

REV	DESCRIPTION	BS	APP. DATE
09	Parkland reserve boundary change to blue	BS	04.10.23
08	Amended ridge heights and local centre category	BS	26.07.23
07	Added note	BS	15.06.23
06	Amended 3/4 storey south of The Place and re-removed landscape buffer	BS	08.06.23
05	Amended 3/4 storey south of The Place and landscape buffer adjacent to western boundary	BS	08.06.23
04	Added country park boundary	BS	26.05.23
03	Updated site boundary access area, spine street and building heights in the care home parcel	BS	26.05.23
02	Updated site boundary	BS	12.04.23
01	Added block areas	BS	11.04.23



PROJECT TITLE  
 ANSTY GARDEN COMMUNITY

DRAWING TITLE  
 BUILDING HEIGHTS PARAMETER PLAN

ISSUED BY London T: 020 7620 1453  
 DATE APR 2023 DRAWN ID  
 SCALE@A1 1:2,500 CHECKED ID  
 STATUS FINAL APPROVED BS

DWG. NO. D3012-FAB-00-XX-DR-Y-040

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FIGURE 5.2 - PLAN ILLUSTRATING BUILDING HEIGHTS PARAMETER PLAN (FABRIK, 2023)

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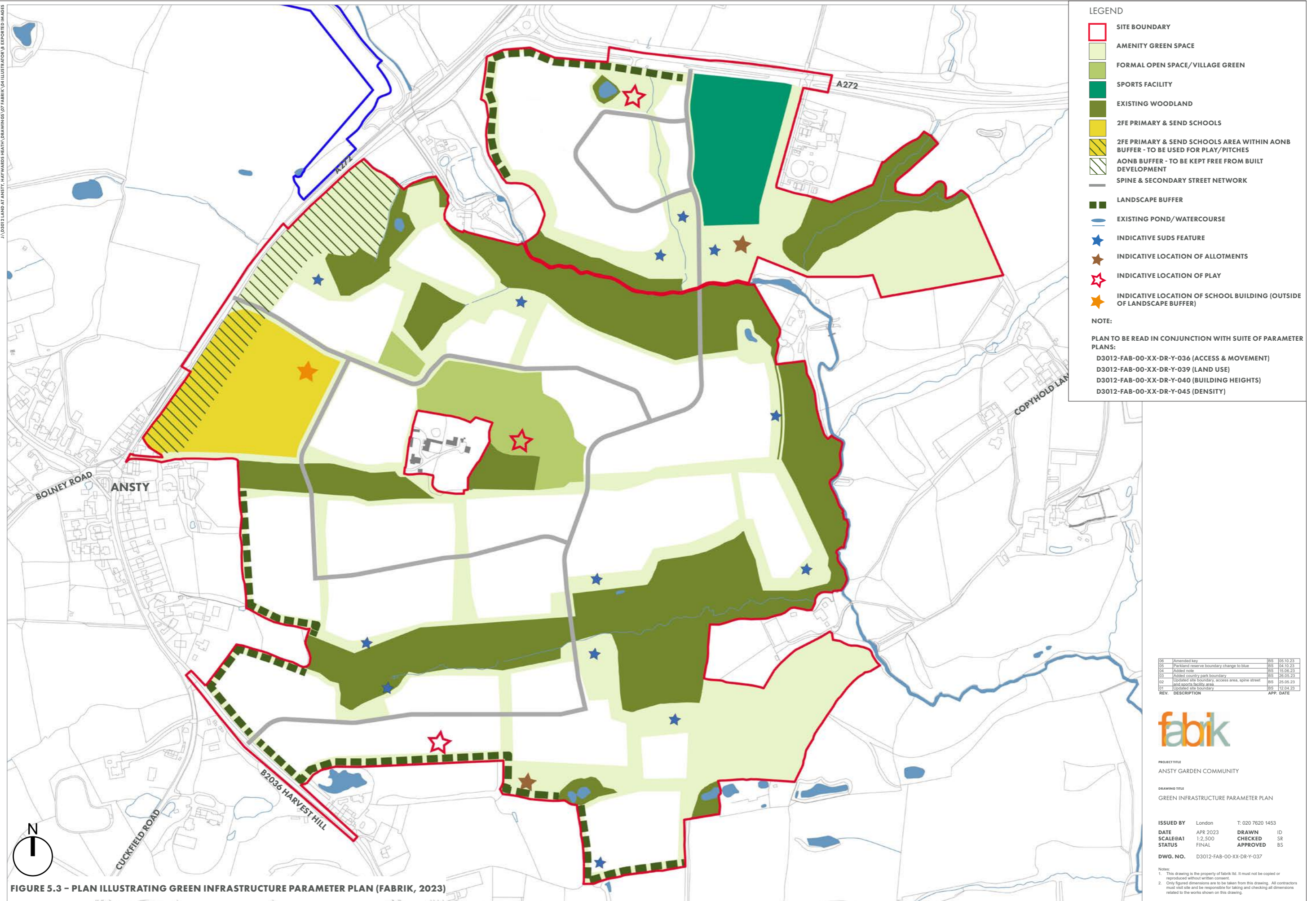
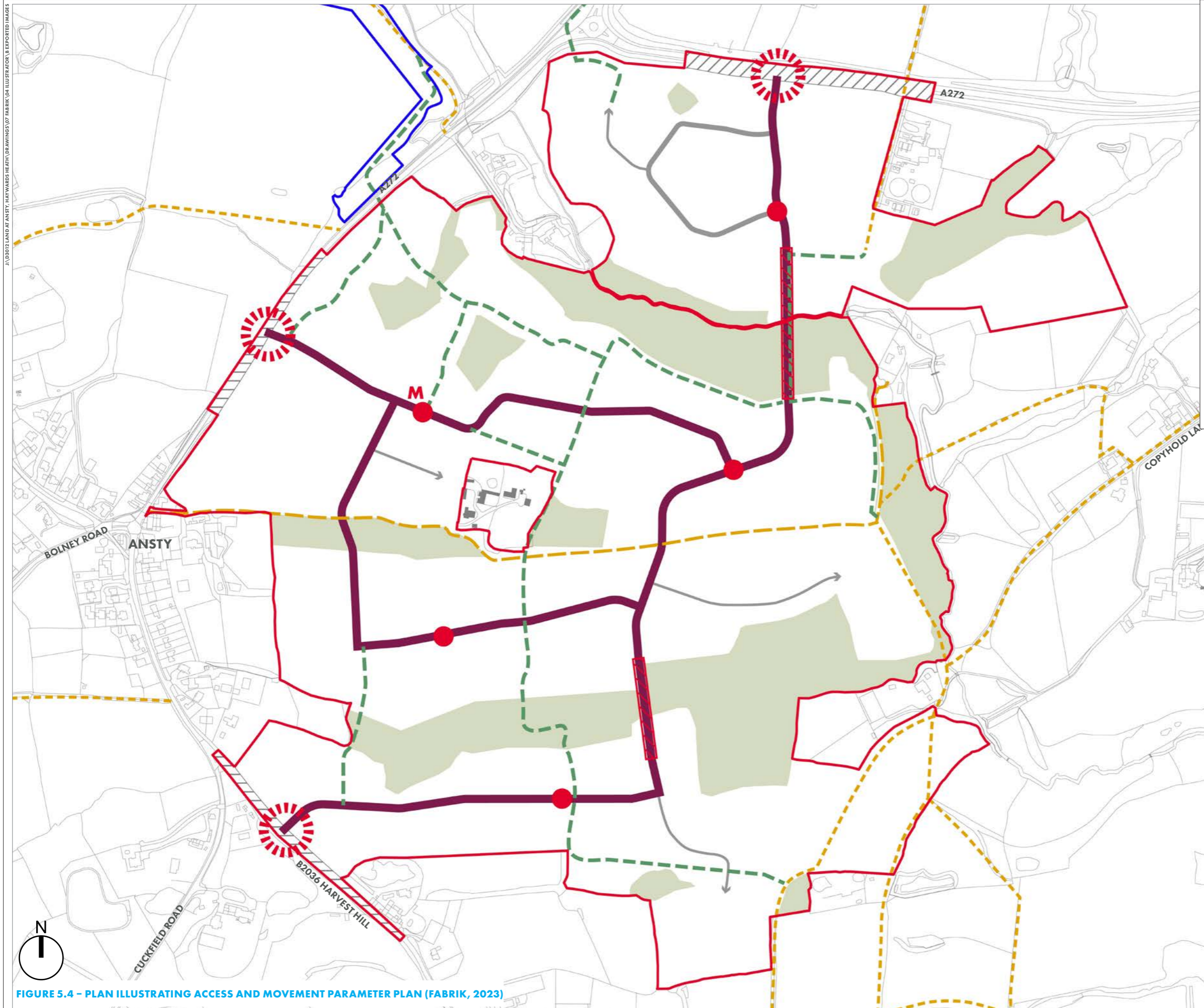


FIGURE 5.3 – PLAN ILLUSTRATING GREEN INFRASTRUCTURE PARAMETER PLAN (FABRIK, 2023)



**LEGEND**

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- AREA REQUIRED FOR SITE ACCESS & VISIBILITY SPLAYS
- EXISTING WOODLAND
- BRIDGE
- ANSTY AVENUE (BUS ROUTE)
- SECONDARY STREET (NO BUS)
- TERTIARY STREET
- EXISTING PUBLIC RIGHT OF WAY RETAINED
- EXISTING VEHICULAR ACCESS TO MACKERELL'S RETAINED
- PROPOSED FOOT/CYCLE ROUTE
- M MOBILITY HUB
- MINI-MOBILITY HUB
- ⊙ SITE ACCESS

**NOTE:**

PLAN TO BE READ IN CONJUNCTION WITH SUITE OF PARAMETER PLANS:  
 D3012-FAB-00-XX-DR-Y-037 (GREEN INFRASTRUCTURE)  
 D3012-FAB-00-XX-DR-Y-039 (LAND USE)  
 D3012-FAB-00-XX-DR-Y-040 (BUILDING HEIGHTS)  
 D3012-FAB-00-XX-DR-Y-045 (DENSITY)

REV.	DESCRIPTION	APP.	DATE
08	Updated NW ped access	BS	20.10.23
07	Updated key regarding mini-mobility hubs	BS	05.10.23
06	Parkland reserve boundary change to blue	BS	24.10.23
05	Amended street hierarchy	BS	13.09.23
04	Added note	BS	13.09.23
03	Added country park boundary	BS	26.05.23
02	Updated site boundary, access area and spine street	BS	25.05.23
01	Updated site boundary and bus stop locations	BS	12.04.23

**fabik**

PROJECT TITLE  
ANSTY GARDEN COMMUNITY

DRAWING TITLE  
ACCESS & MOVEMENT PARAMETER PLAN

ISSUED BY London T: 020 7620 1453  
 DATE APR 2023 DRAWN ID  
 SCALE@A1 1:2,500 CHECKED ID  
 STATUS FINAL APPROVED BS

DWG. NO. D3012-FAB-00-XX-DR-Y-036

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FIGURE 5.4 – PLAN ILLUSTRATING ACCESS AND MOVEMENT PARAMETER PLAN (FABRIK, 2023)

## 5.0 IDENTIFICATION AND DESCRIPTION OF CHANGES LIKELY TO GENERATE EFFECTS

### 5.4 VISUALLY VERIFIED MONTAGES OF THE PROPOSED DEVELOPMENT

The following pages present four VVMs of the Proposed Development demonstrating existing view and the maximum built form parameters and landscape proposals at Year 1 and Year 15. Four VVMs has been considered an appropriate number as a proportionate response to the extent of visibility of the Site from the study area as determined during the field-based analysis. The locations of the VVMs are shown on Figure 5.5 opposite and have been chosen to represent the following views of the Site:

- Verified Image 1 (Baseline Viewpoint 17): View from PRow 6aCU to the north east of the Site. This viewpoint represents the open views towards the South Downs National Park from the PRow network on the southern edge of Cuckfield.
- Verified Image 2 (Baseline Viewpoint 12): View from the B2036 on approach to the roundabout with the A272. This viewpoint represents the open views from the road corridor on approach to the roundabout adjacent to the north western Site boundary.
- Verified Image 3 (Baseline Viewpoint 8): View from the A272 corridor at the connection with PRow 60CR on the edge of the High Weald National Landscape (formerly AONB). There are open views across the western part of the Site.
- Verified Image 4 (Baseline Viewpoint 33): View from PRow 84CR to the south of the Site. This viewpoint represents the predicted visual effects from the dense network of PRows in close proximity to the southern site boundary.

#### LEGEND

	ASSESSMENT SITE BOUNDARY		EXISTING WOODLAND
	BEECHY BOTTOM PARKLAND RESERVE		ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
	UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)		ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
	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)		

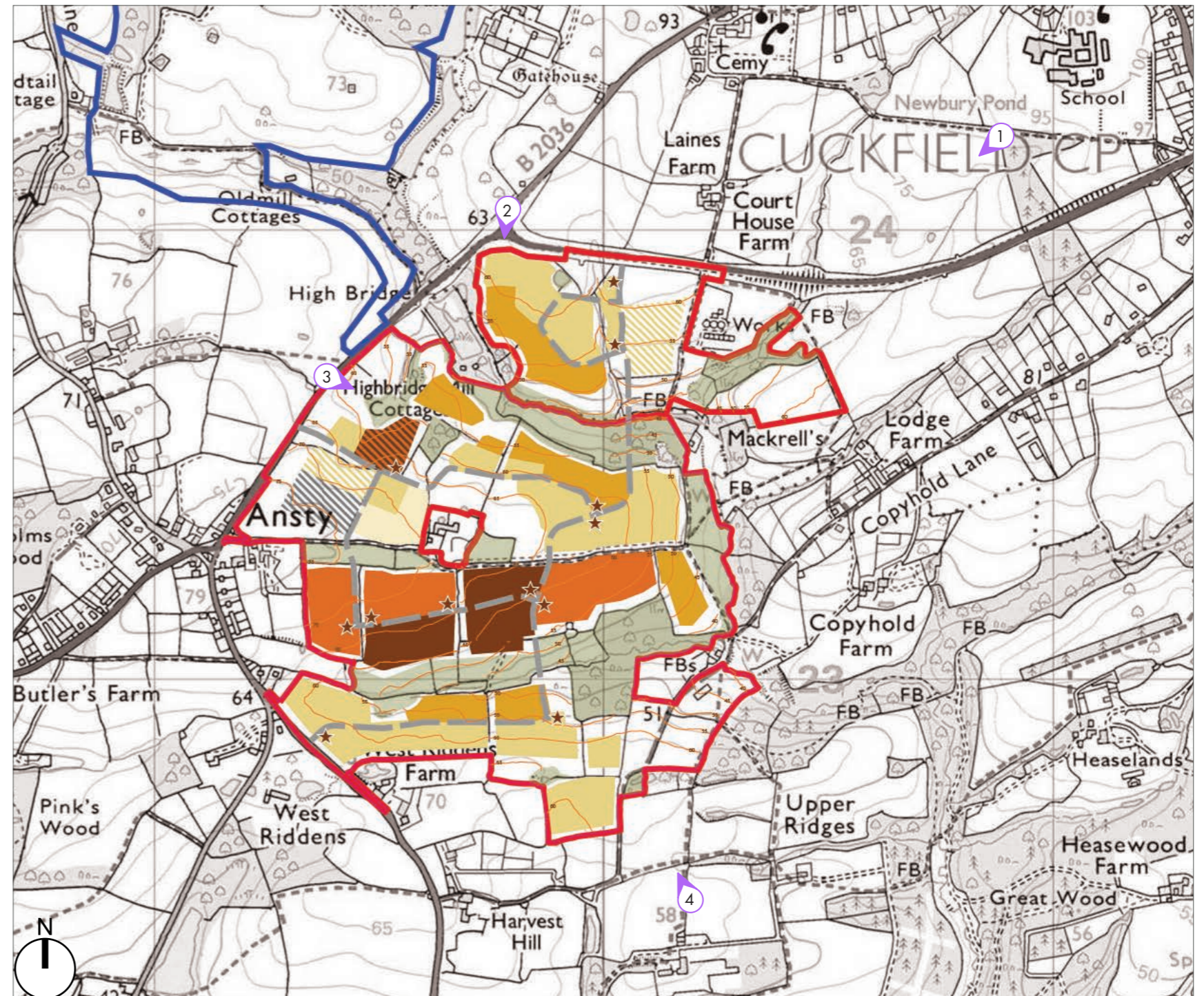


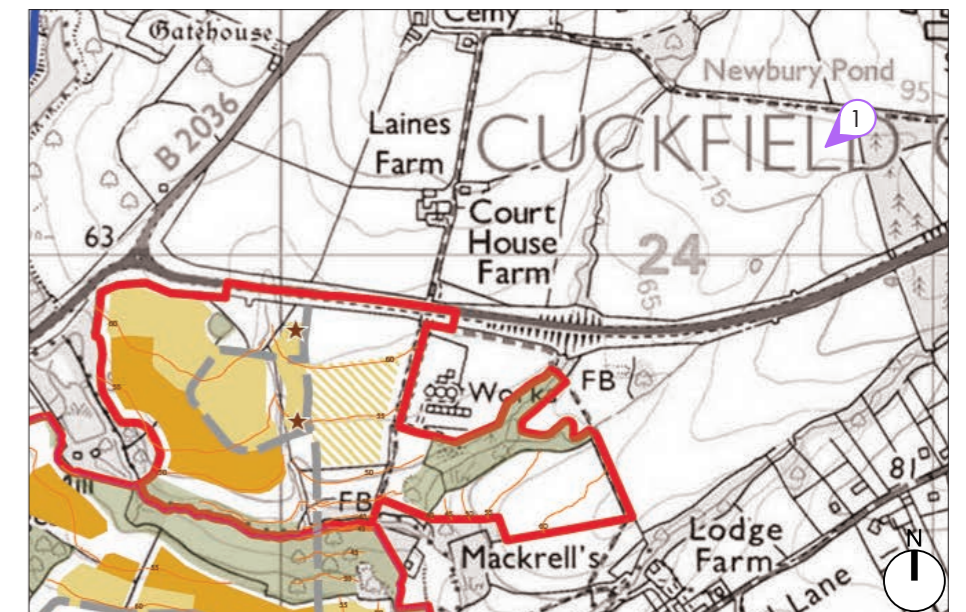
FIGURE 5.5 – PLAN ILLUSTRATING VVM LOCATIONS (FABRIK, 2023)



**BASELINE SURVEYED PHOTO: VVM VIEWPOINT 1**  
VIEW FROM PROW FOOTPATH 8ACU, LOOKING SOUTH WEST TOWARDS THE SITE

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 1 LOCATION

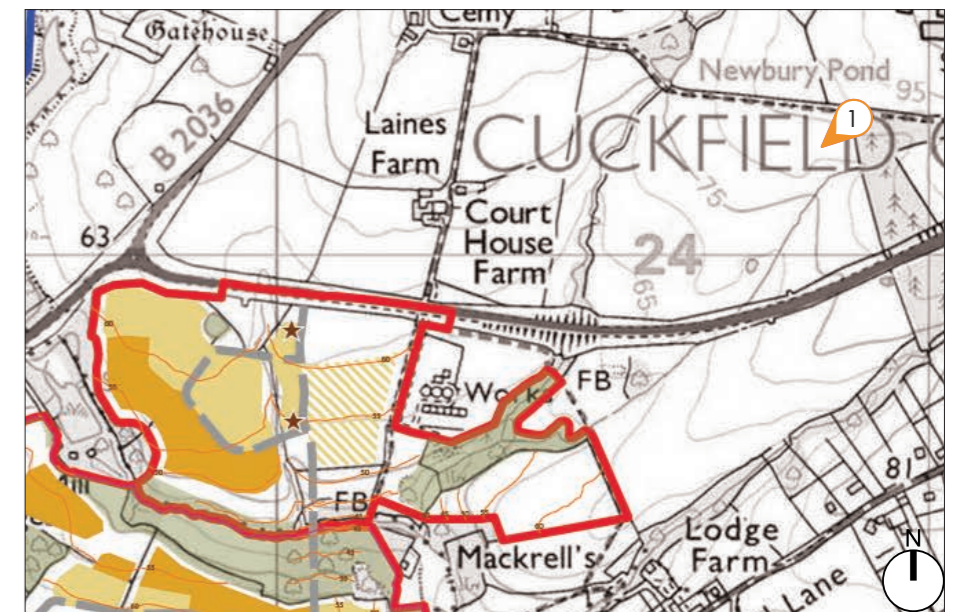


**VVM VIEWPOINT 1: YEAR 1**

VIEW FROM PROW FOOTPATH 8ACU, LOOKING SOUTH WEST 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
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 1 LOCATION

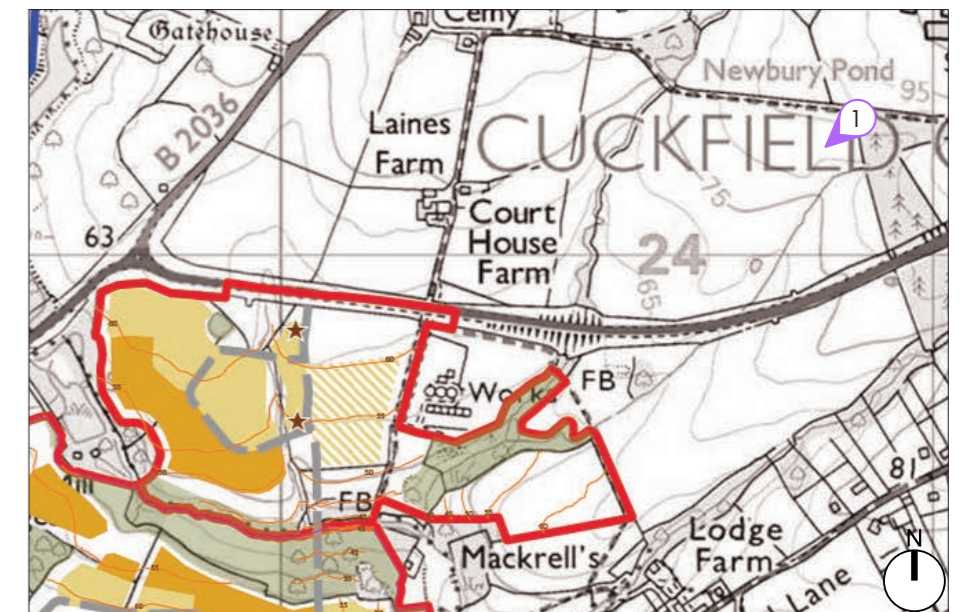


**VVM VIEWPOINT 1: YEAR 15**

VIEW FROM PROW FOOTPATH 8ACU, LOOKING SOUTH WEST TOWARDS THE SITE WITH THE YEAR 15 PROPOSED DEVELOPMENT REMAINS PARTIALLY VISIBLE AND SET DOWN IN THE LANDSCAPE BELOW THE TREED VISUAL HORIZON.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



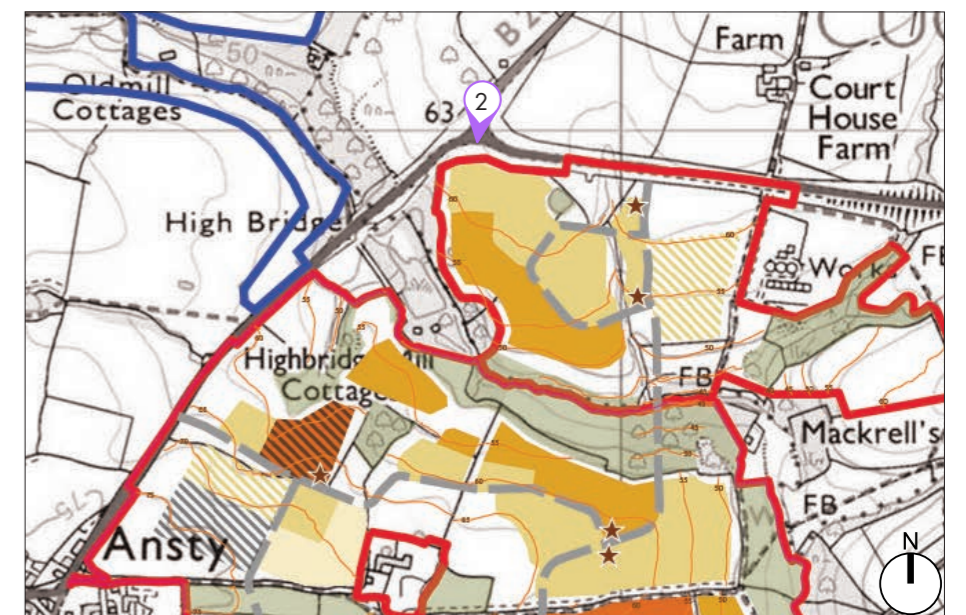
VVM VIEWPOINT 1 LOCATION



**BASELINE SURVEYED PHOTO: VVM VIEWPOINT 2**  
VIEW FROM CUCKFIELD ROAD, LOOKING SOUTH TOWARDS THE SITE AND THE ROUNDABOUT JUNCTION WITH THE A272.

### LEGEND

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- 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)
- 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
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



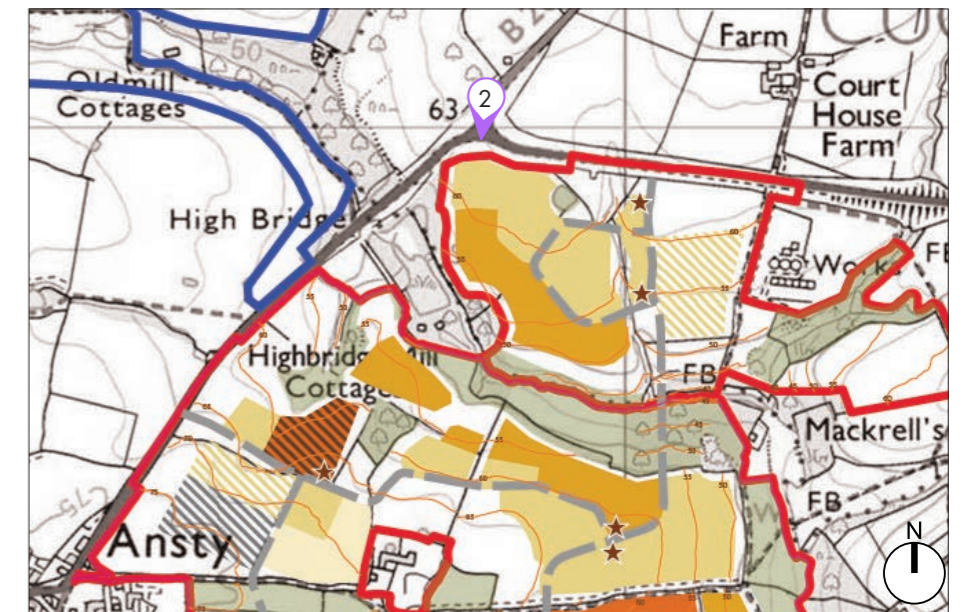
VVM VIEWPOINT 2 LOCATION



**VVM VIEWPOINT 2: YEAR 1**  
VIEW FROM CUCKFIELD ROAD, LOOKING SOUTH TOWARDS THE SITE AND THE ROUNDABOUT JUNCTION WITH THE A272 WITH THE YEAR 1 PROPOSED DEVELOPMENT PARTIALLY VISIBLE BETWEEN THE RETAINED TREES.

LEGEND

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- 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)
- 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
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



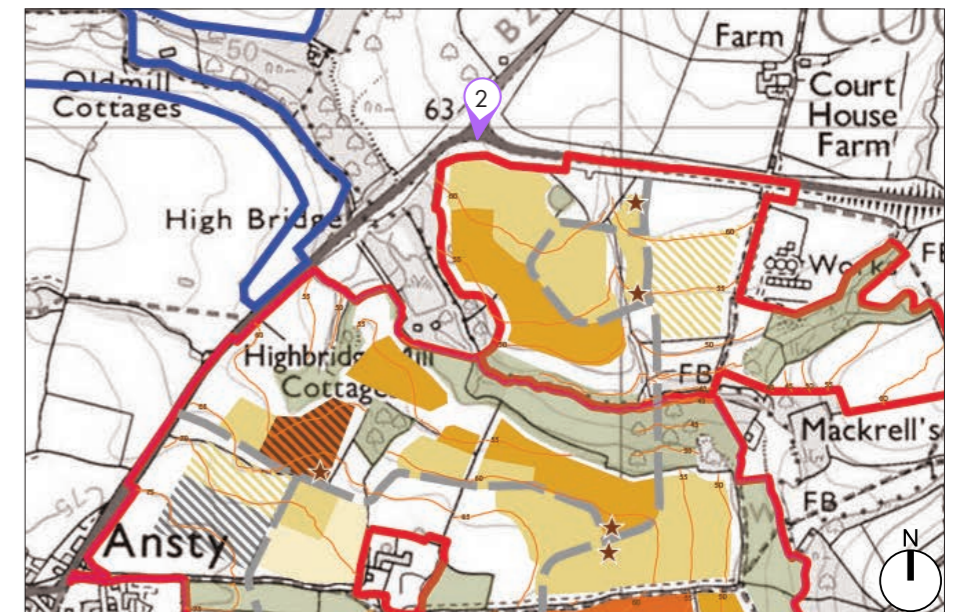
VVM VIEWPOINT 2 LOCATION



**VVM VIEWPOINT 2: YEAR 15**  
 VIEW FROM CUCKFIELD ROAD, LOOKING SOUTH TOWARDS THE SITE AND THE ROUNDABOUT JUNCTION WITH THE A272 WITH THE YEAR 15 PROPOSED DEVELOPMENT REMAINS PARTIALLY VISIBLE, SET BEYOND THE MATURING BOUNDARY VEGETATION.

### LEGEND

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- 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)
- 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
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



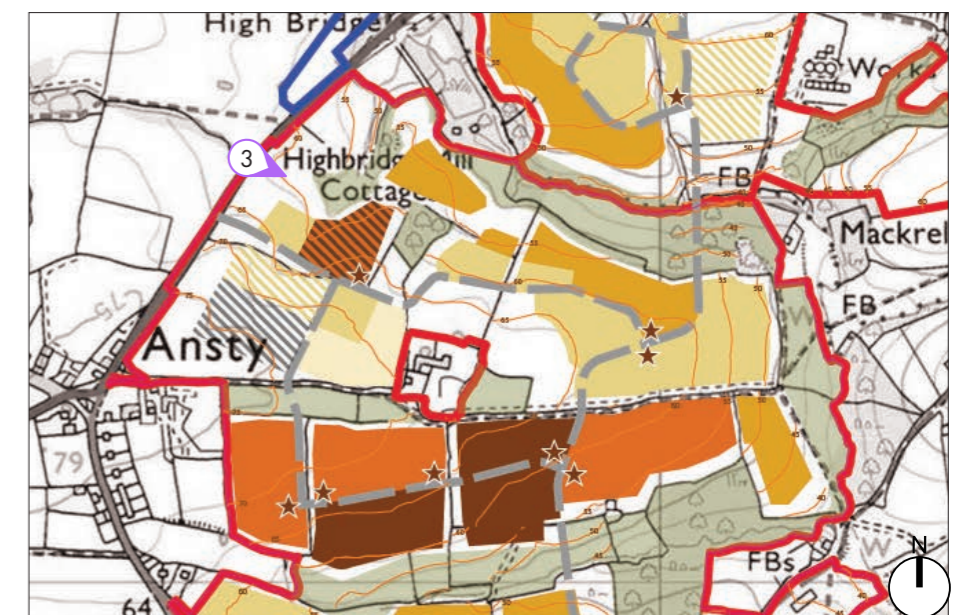
VVM VIEWPOINT 2 LOCATION



**BASILINE SURVEYED PHOTO: VVM VIEWPOINT 3**  
 VIEW FROM THE A272 ADJACENT TO THE HIGH WEALD AONB BOUNDARY AND THE WESTERN SITE BOUNDARY, LOOKING EAST ACROSS THE SITE.

LEGEND

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- 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
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- ① LOCATION OF VVM



VVM VIEWPOINT 3 LOCATION

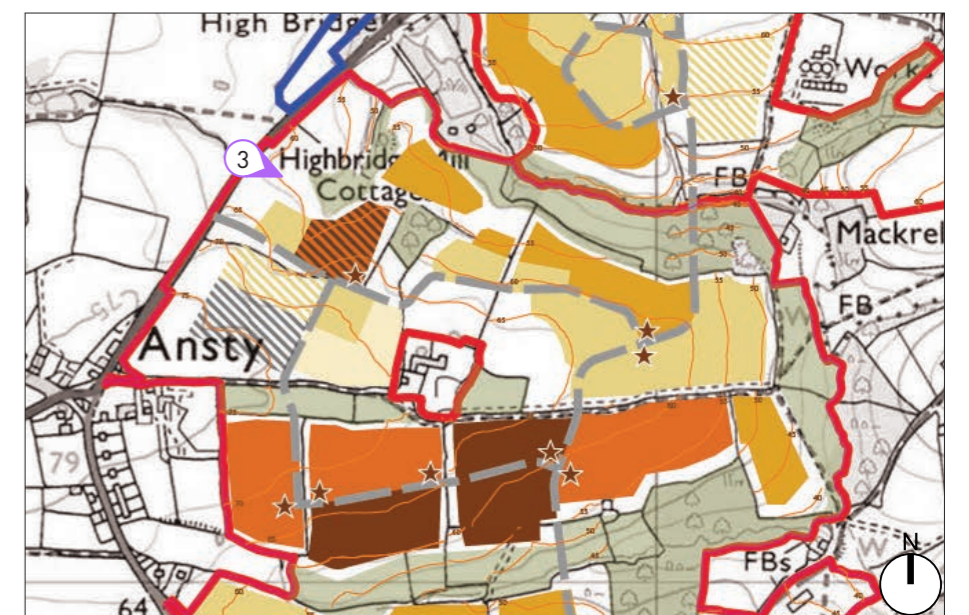


**VVM VIEWPOINT 3 - YEAR 1**

VIEW FROM THE A272 ADJACENT TO THE HIGH WEALD AONB BOUNDARY AND THE WESTERN SITE BOUNDARY, LOOKING EAST ACROSS THE SITE WITH THE YEAR 1 PROPOSED DEVELOPMENT PARTIALLY VISIBLE BEYOND THE GREEN GAP AND NEW PLANTING.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- 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
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 3 LOCATION

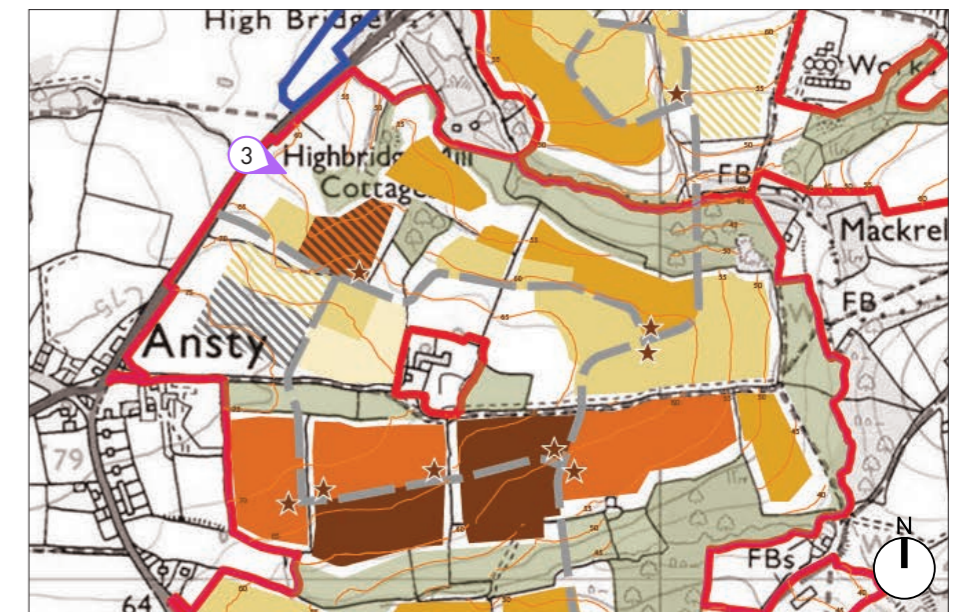


**VVM VIEWPOINT 3 - YEAR 15**

VIEW FROM THE A272 ADJACENT TO THE HIGH WEALD AONB BOUNDARY AND THE WESTERN SITE BOUNDARY, LOOKING EAST ACROSS THE SITE WITH THE YEAR 15 PROPOSED DEVELOPMENT PARTIALLY VISIBLE BEYOND THE MATURING PROPOSED PLANTING.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- 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
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



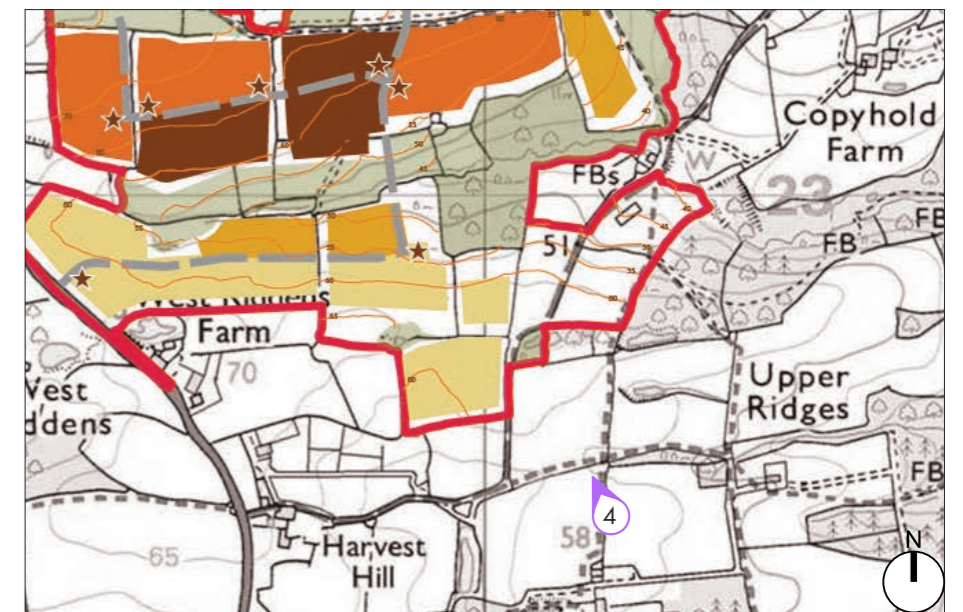
VVM VIEWPOINT 3 LOCATION



**BASILINE SURVEYED PHOTO: VVM VIEWPOINT 4**  
 VIEW FROM PROW FOOTPATH 84CR TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SOUTHERN SITE BOUNDARY.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 4 LOCATION

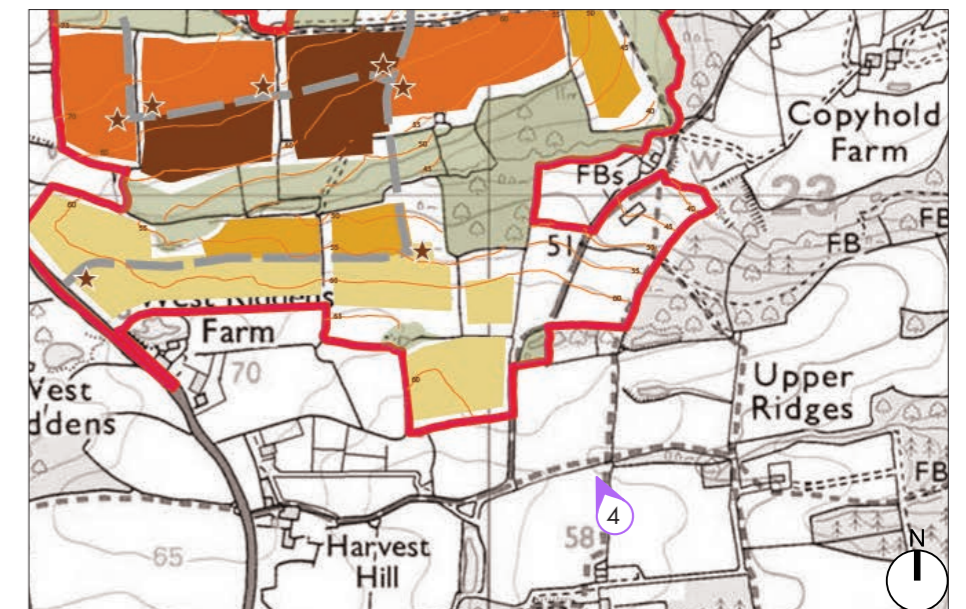


**VVM VIEWPOINT 4 - YEAR 1**

VIEW FROM PROW FOOTPATH 84CR TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SOUTHERN SITE BOUNDARY. THE YEAR 1 PROPOSED DEVELOPMENT IS NOT VISIBLE FROM THIS LOCATION DUE TO THE MATURE TREES WITHIN THE INTERVENING LANDSCAPE AND ON THE SOUTHERN SITE BOUNDARY.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 4 LOCATION

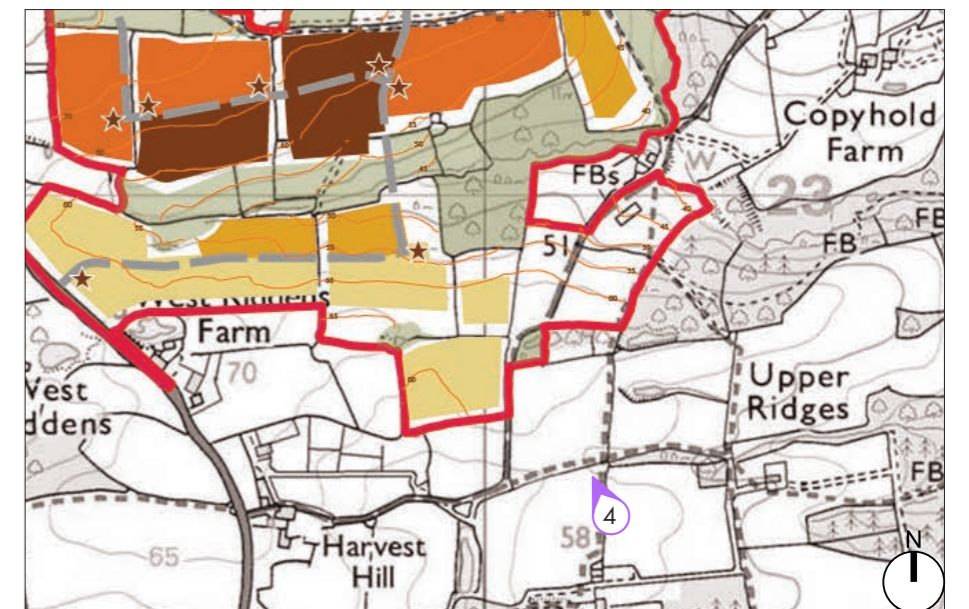


**VVM VIEWPOINT 4 - YEAR 15**

VIEW FROM PROW FOOTPATH 84CR TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SOUTHERN SITE BOUNDARY. THE YEAR 15 PROPOSED DEVELOPMENT CONTINUES TO BE OBSCURED FROM THIS LOCATION.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 4 LOCATION

## 5.0
















# IDENTIFICATION AND DESCRIPTION OF CHANGES LIKELY TO GENERATE EFFECTS

## 5.5 ADDITIONAL VISUALLY VERIFIED MONTAGES OF THE PROPOSED DEVELOPMENT

The following pages present an additional four VVMs of the Proposed Development demonstrating the existing view and the maximum built form parameters and landscape proposals at Year 1 and Year 15. These have been produced following comments received from Place Services in response to the LVIA. The locations of the additional VVMs are shown on Figure 5.6 opposite and have been chosen to represent the following views of the Site:

- Verified Image 5 (Baseline Viewpoint 13): View from the B2036 adjacent to the entrance to Cuckfield Park on the boundary of the High Weald National Landscape (formerly AONB). This viewpoint is representative of View 10, which is identified in the Cuckfield Landscape: Views Assessment, which forms part of the Adopted Cuckfield Neighbourhood Plan. The view looks south towards the Site from the edge of the National Landscape for those receptors travelling south along the route.
- Verified Image 6 (Baseline Viewpoint 23): View from the PRoW 9CU on the edge of the north eastern boundary of the Site, looking west across the Site towards the High Weald National Landscape (formerly AONB). There are open views across the north eastern part of the Site and the treed skyline of the Site and wider landscape.
- Verified Image 7 (Baseline Viewpoint 32): View from PRoW 72CR within the south eastern corner of the Site. This viewpoint represents the predicted visual effects on the open views north towards Cuckfield from the higher ground within the south east of the Site.
- Verified Image 8 (Baseline Viewpoint 52): View from PRoW 58CR/High Weald Landscape Trail/Sussex Diamond Way Long Distance Walking Routes to the north west of the Site, within Beechy Bottom Parkland Reserve and within the High Weald National Landscape (formerly AONB). There are distant views looking south towards the South Downs National Park ridgeline, which is evident on the horizon. The Site is located amongst the lower, well wooded ground in the mid distance of the view. This viewpoint represents the predicted visual effects on the open view south from the short section of this PRoW with long distance, southerly views.

### LEGEND

	ASSESSMENT SITE BOUNDARY		EXISTING WOODLAND
	BEECHY BOTTOM PARKLAND RESERVE		ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
	UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)		ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
	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)		

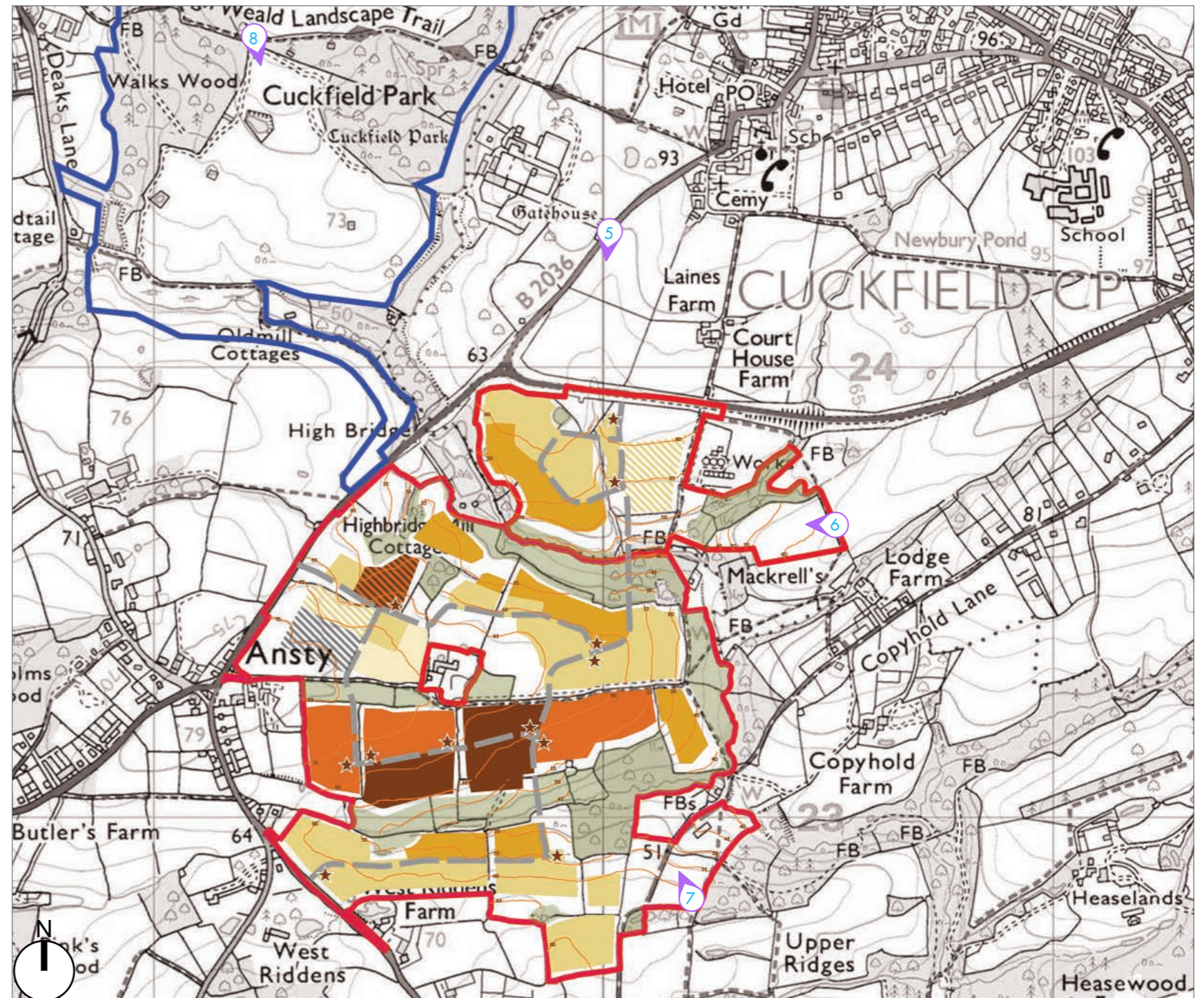


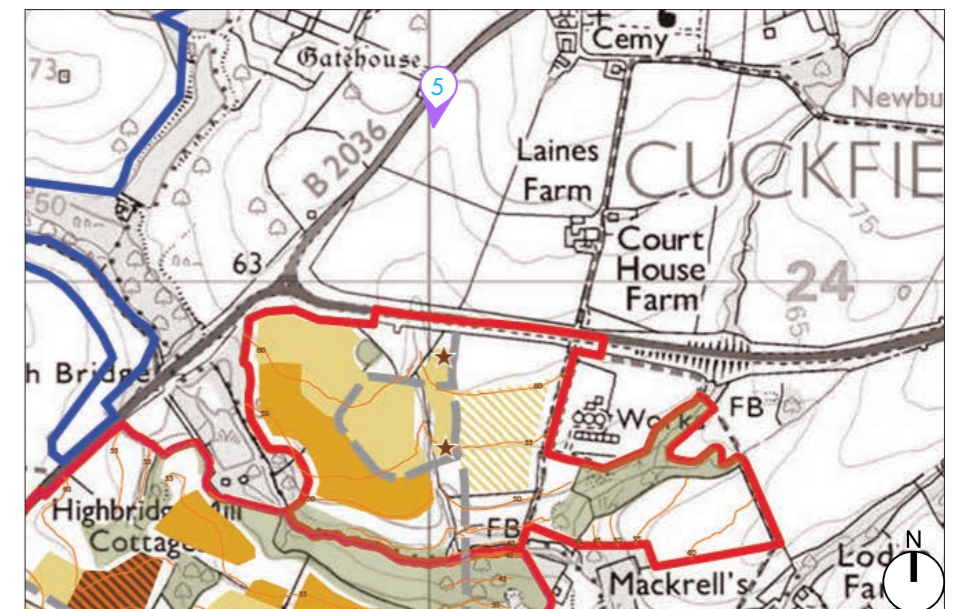
FIGURE 5.6 - PLAN ILLUSTRATING ADDITIONAL VVM LOCATIONS (FABRIK, 2024)



**BASILINE SURVEYED PHOTO: VVM VIEWPOINT 5**  
 VIEW FROM THE B2036 ADJACENT TO THE ENTRANCE TO CUCKFIELD PARK ON THE BOUNDARY OF THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB), LOOKING SOUTH TOWARDS THE SITE.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 5 LOCATION

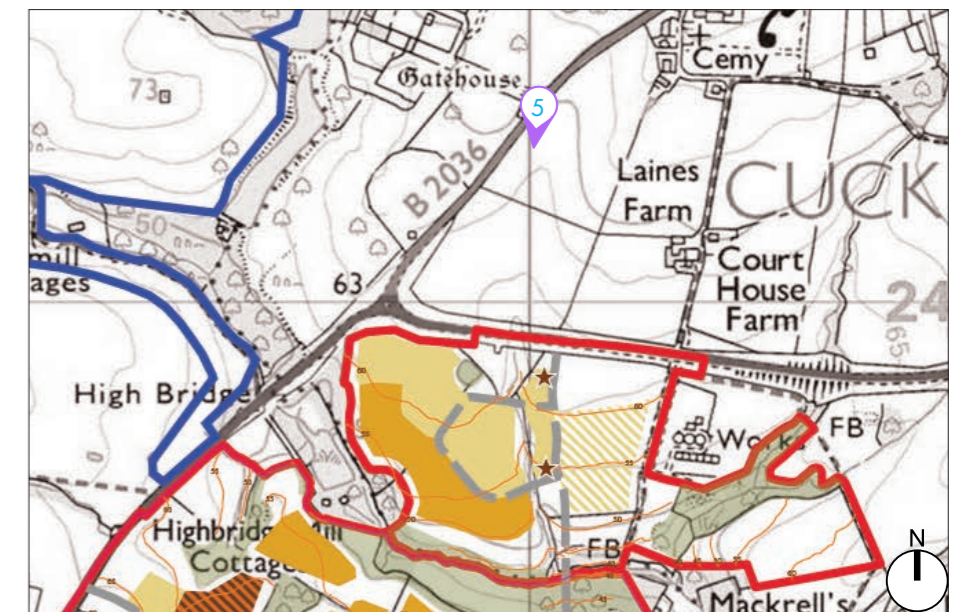


**VVM VIEWPOINT 5 - YEAR 1**

VIEW FROM THE B2036 ADJACENT TO THE ENTRANCE TO CUCKFIELD PARK ON THE BOUNDARY OF THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB), LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE YEAR 1 PROPOSED DEVELOPMENT ARE WHOLLY TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR. VIEWS TO THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK ARE RETAINED.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- ① LOCATION OF VVM



VVM VIEWPOINT 5 LOCATION

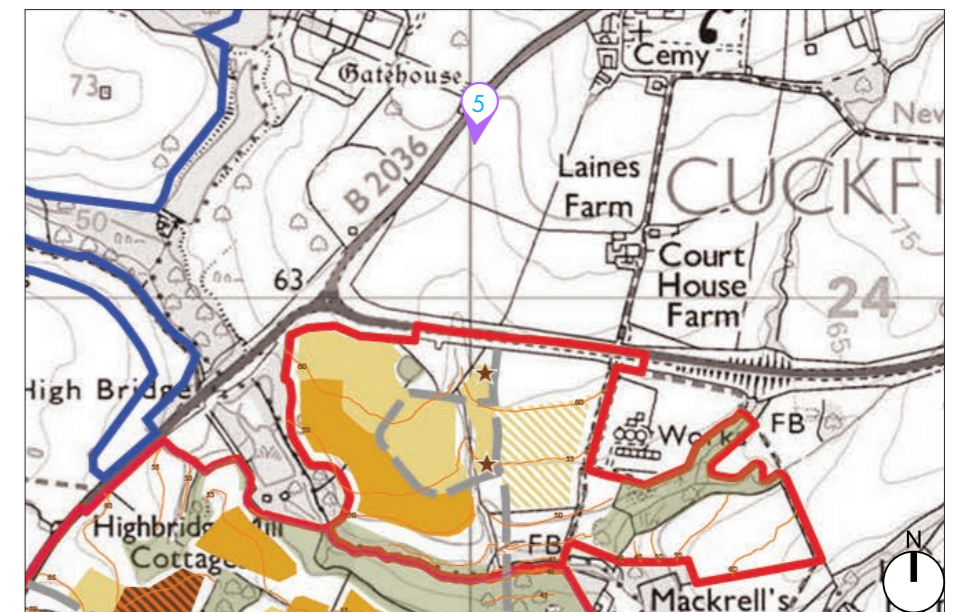


**VVM VIEWPOINT 5- YEAR 15**

VIEW FROM THE B2036 ADJACENT TO THE ENTRANCE TO CUCKFIELD PARK ON THE BOUNDARY OF THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB), LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE YEAR 15 PROPOSED DEVELOPMENT CONTINUES TO BE WHOLLY TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR. VIEWS TO THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK ARE RETAINED.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



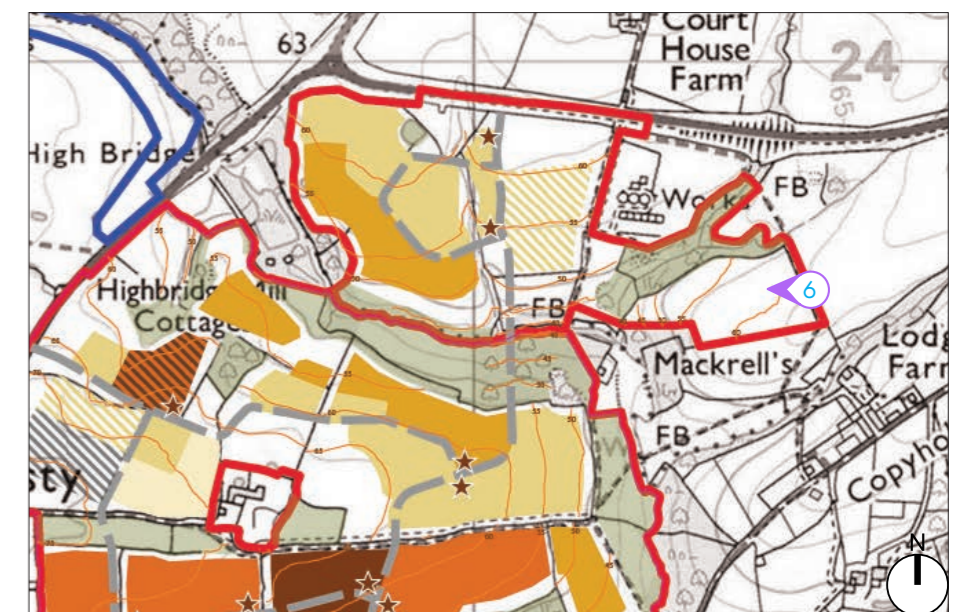
VVM VIEWPOINT 5 LOCATION



**BASELINE SURVEYED PHOTO: VVM VIEWPOINT 6**  
 VIEW FROM THE PROW 9CU ON THE EDGE OF THE NORTH EASTERN BOUNDARY OF THE SITE, LOOKING WEST ACROSS THE SITE TOWARDS THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB).

LEGEND

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 6 LOCATION

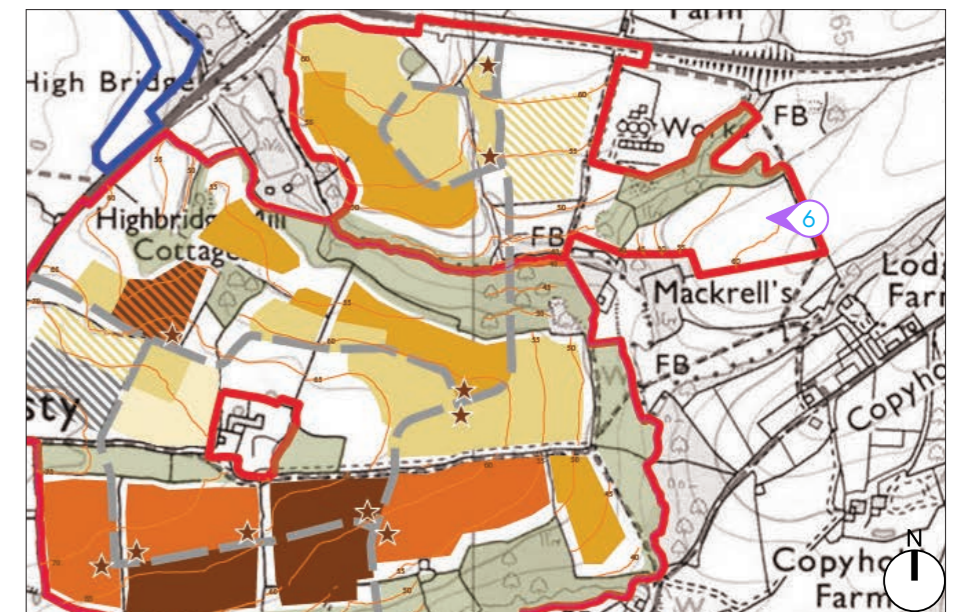


**VVM VIEWPOINT 6 - YEAR 1**

VIEW FROM THE PROW 9CU ON THE EDGE OF THE NORTH EASTERN BOUNDARY OF THE SITE, LOOKING WEST ACROSS THE SITE TOWARDS THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB). THE MAJORITY OF THE YEAR 1 PROPOSED DEVELOPMENT IS OBSCURED BY INTERVENING VEGETATION WITH A SMALL AREA OF THE DEVELOPMENT ON THE RISING GROUND IN THE CENTRE OF THE SITE PARTIALLY VISIBLE BETWEEN THE RETAINED TREES.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 6 LOCATION

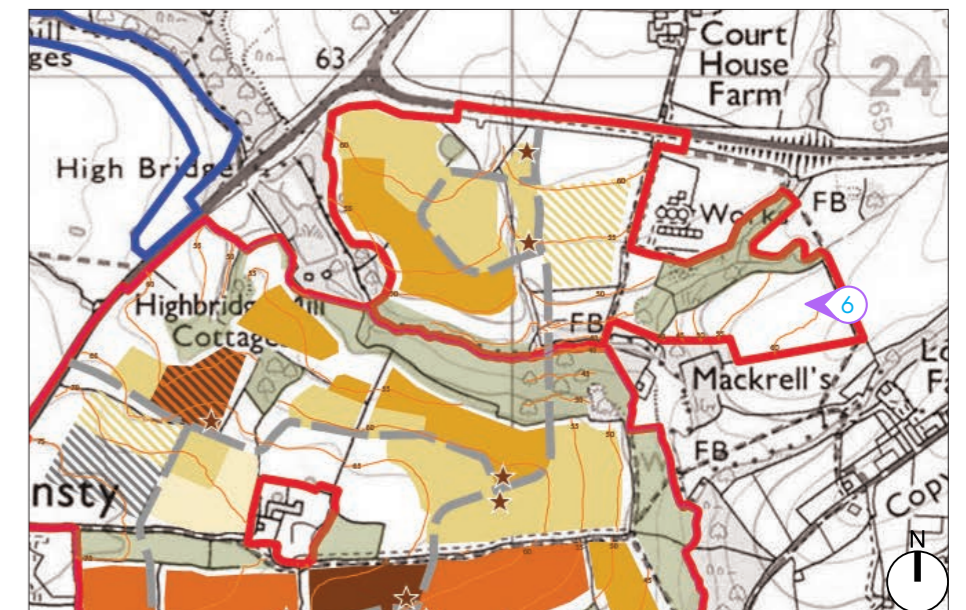


**VVM VIEWPOINT 6- YEAR 15**

VIEW FROM THE PROW 9CU ON THE EDGE OF THE NORTH EASTERN BOUNDARY OF THE SITE, LOOKING WEST ACROSS THE SITE TOWARDS THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB). THE MAJORITY OF THE YEAR 15 PROPOSED DEVELOPMENT REMAINS OBSCURED BY INTERVENING VEGETATION WITH A SMALL AREA OF THE DEVELOPMENT ON THE RISING GROUND IN THE CENTRE OF THE SITE REMAINS PARTIALLY VISIBLE BETWEEN THE RETAINED TREES.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



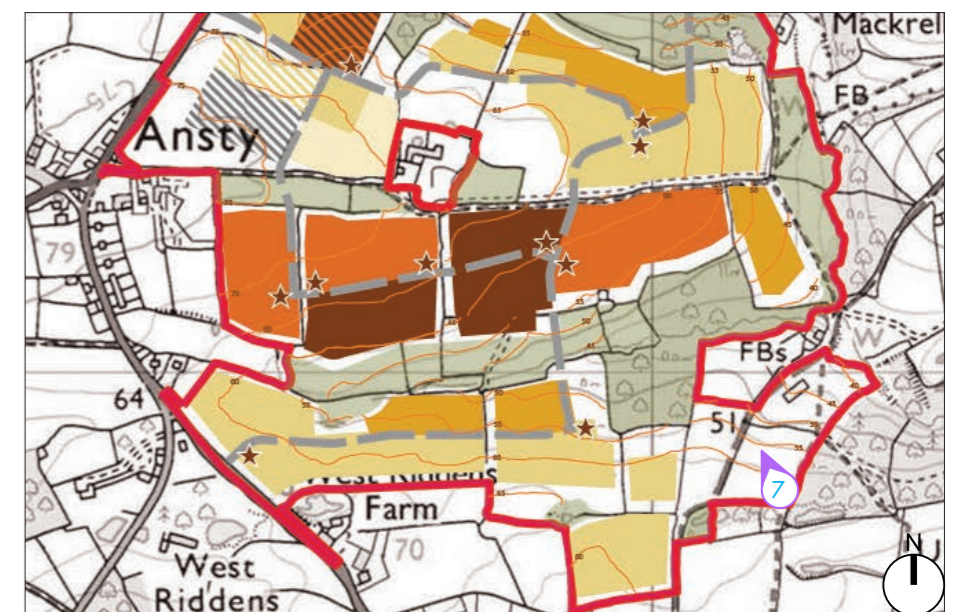
VVM VIEWPOINT 6 LOCATION



**BASILINE SURVEYED PHOTO: VVM VIEWPOINT 7**  
 VIEW FROM PROW 72CR WITHIN THE SOUTH EASTERN CORNER OF THE SITE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD.

### LEGEND

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 7 LOCATION

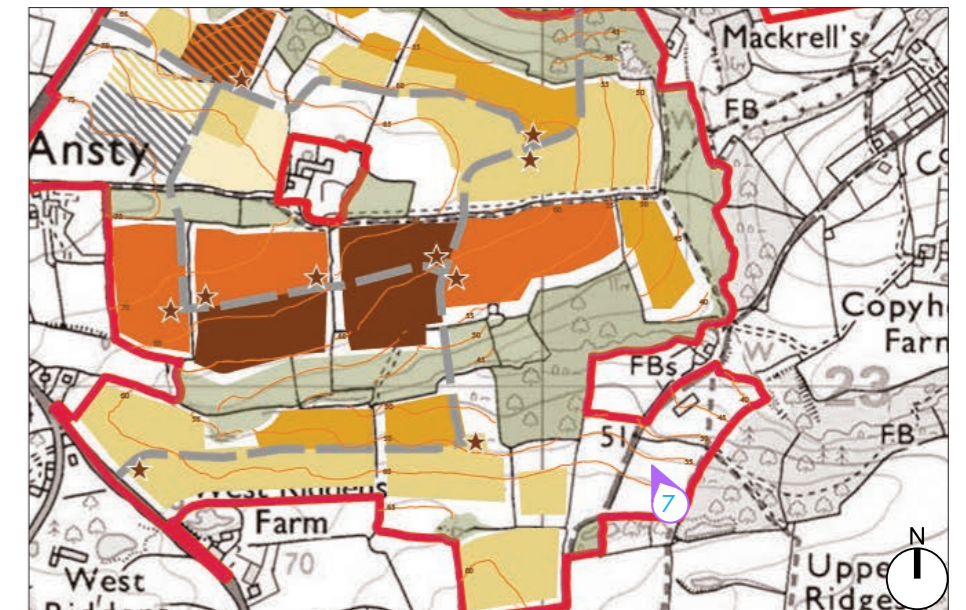


**VVM VIEWPOINT 7 - YEAR 1**

VIEW FROM PROW 72CR WITHIN THE SOUTH EASTERN CORNER OF THE SITE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD. THE OPEN SPACE AND AREAS OF ECOLOGICAL ENHANCEMENT RETAIN THE EXISTING CHARACTER OF THE FOREGROUND AND OPEN VIEWS ACROSS THE WIDER LANDSCAPE. THE MAJORITY OF THE YEAR 1 PROPOSED DEVELOPMENT IS OBSCURED BY INTERVENING VEGETATION WITH TWO SMALL AREAS OF DEVELOPMENT ON THE RISING GROUND IN THE SOUTH AND CENTRE OF THE SITE PARTIALLY VISIBLE BETWEEN THE RETAINED TREES. VIEWS TO CUCKFIELD CHURCH AND THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB) ARE RETAINED.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 7 LOCATION

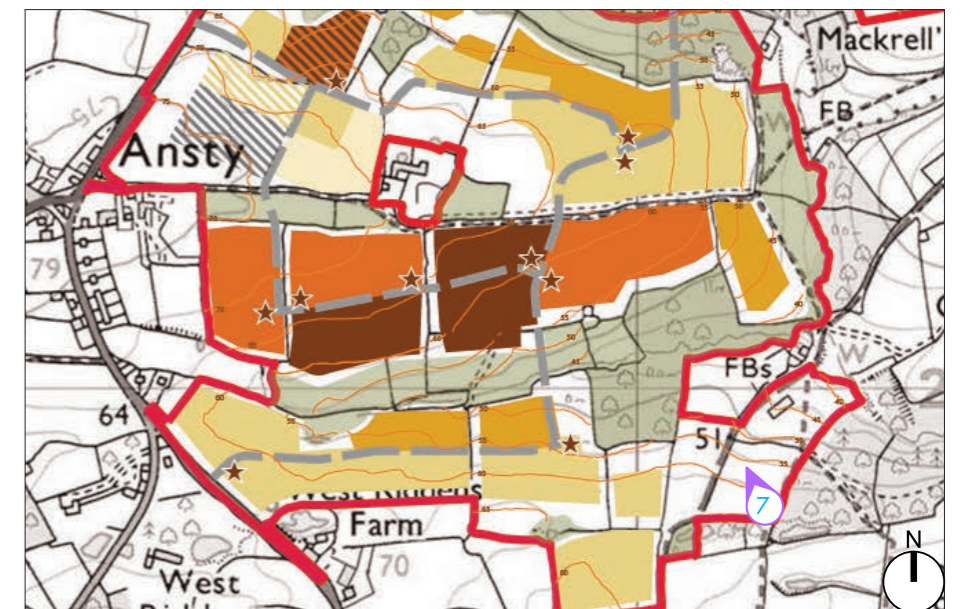


**VVM VIEWPOINT 7- YEAR 15**

VIEW FROM PROW 72CR WITHIN THE SOUTH EASTERN CORNER OF THE SITE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD. THE OPEN SPACE AND AREAS OF ECOLOGICAL ENHANCEMENT RETAIN THE EXISTING CHARACTER OF THE FOREGROUND AND OPEN VIEWS ACROSS THE WIDER LANDSCAPE. THE MAJORITY OF THE YEAR 1 PROPOSED DEVELOPMENT IS OBSCURED BY INTERVENING VEGETATION WITH TWO SMALL AREAS OF DEVELOPMENT ON THE RISING GROUND IN THE SOUTH AND CENTRE OF THE SITE REMAINS PARTIALLY VISIBLE BETWEEN THE RETAINED TREES. VIEWS TO CUCKFIELD CHURCH AND THE HIGH WEALD NATIONAL LANDSCAPE (AONB) ARE RETAINED.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 7 LOCATION

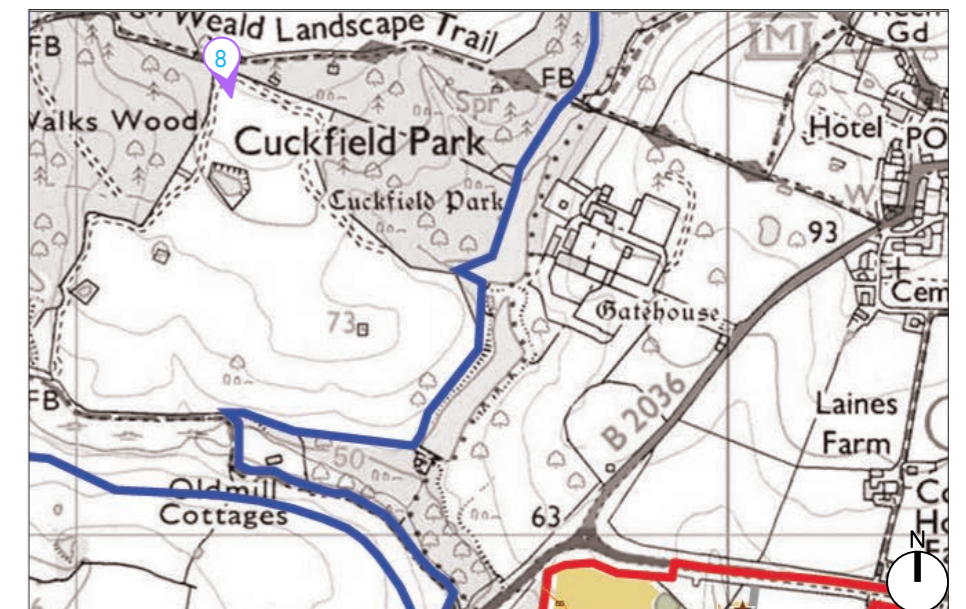


**BASELINE SURVEYED PHOTO: VVM VIEWPOINT 8**

VIEW FROM PROW 58CR/HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES TO THE NORTH WEST OF THE SITE, WITHIN BEECHY BOTTOM PARKLAND RESERVE AND WITHIN THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB). THERE ARE OPEN, LONG DISTANCE VIEWS TO THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK ON THE HORIZON.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 8 LOCATION

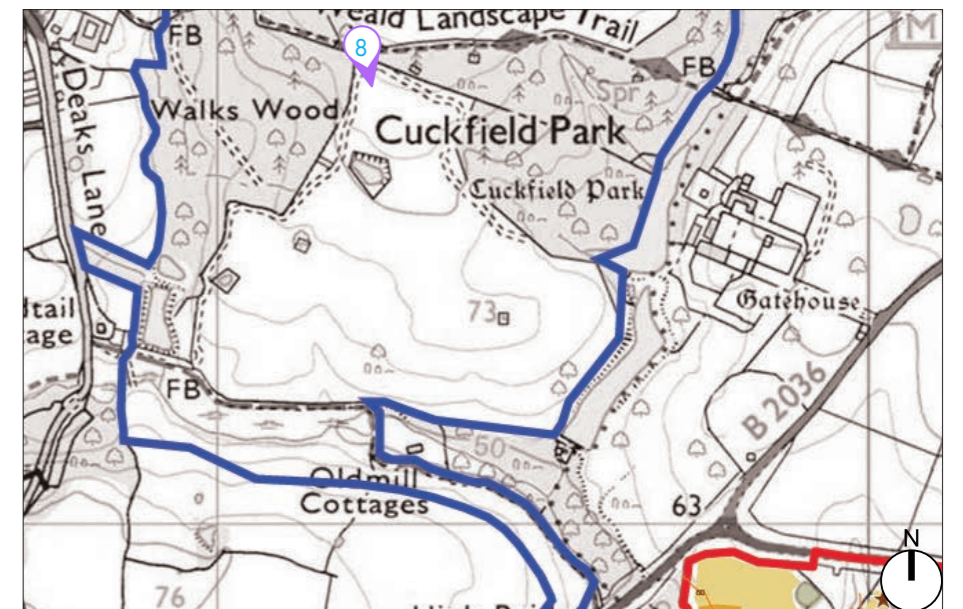


**VVM VIEWPOINT 8 - YEAR 1**

VIEW FROM PROW 58CR/HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES TO THE NORTH WEST OF THE SITE, WITHIN BEECHY BOTTOM PARKLAND RESERVE AND WITHIN THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB). THERE ARE OPEN, LONG DISTANCE VIEWS TO THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK ON THE HORIZON. THE MAJORITY OF THE YEAR 1 PROPOSED DEVELOPMENT IS OBSCURED BY INTERVENING VEGETATION WITH A SMALL AREA OF THE DEVELOPMENT ON THE RISING GROUND IN THE CENTRE OF THE SITE PARTIALLY VISIBLE BETWEEN THE RETAINED TREES. THE PROPOSED DEVELOPMENT REMAINS BELOW THE INTERMEDIARY TREE LINE WITH VIEWS TO THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK RETAINED.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 8 LOCATION

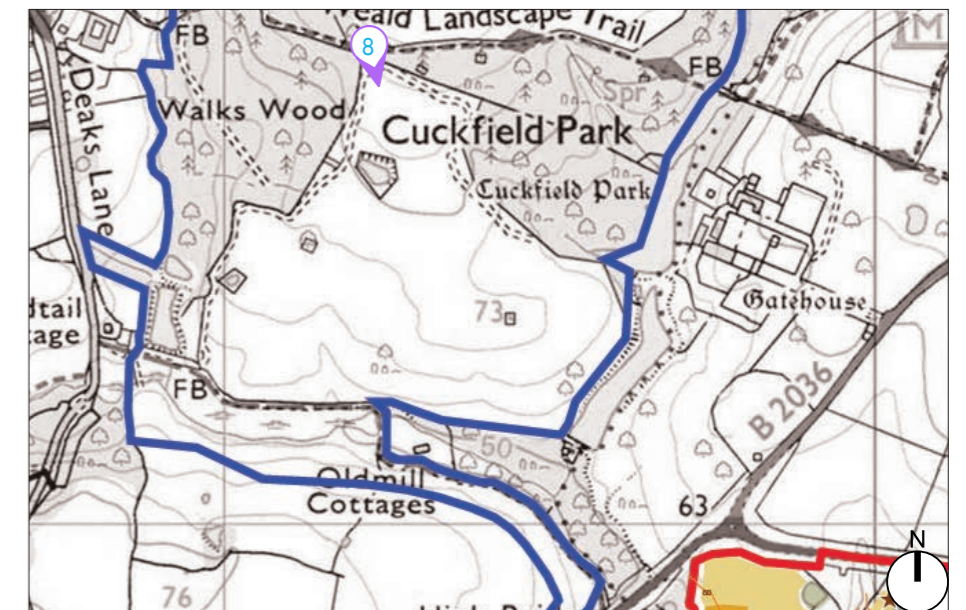


**VVM VIEWPOINT 8- YEAR 15**

VIEW FROM PROW 58CR/HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES TO THE NORTH WEST OF THE SITE, WITHIN BEECHY BOTTOM PARKLAND RESERVE AND WITHIN THE HIGH WEALD NATIONAL LANDSCAPE (FORMERLY AONB). THERE ARE OPEN, LONG DISTANCE VIEWS TO THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK ON THE HORIZON. THE MAJORITY OF THE YEAR 15 PROPOSED DEVELOPMENT IS OBSCURED BY INTERVENING VEGETATION WITH A SMALL AREA OF THE DEVELOPMENT ON THE RISING GROUND IN THE CENTRE OF THE SITE REMAINING PARTIALLY VISIBLE BETWEEN THE RETAINED TREES. THE PROPOSED DEVELOPMENT REMAINS BELOW THE INTERMEDIARY TREE LINE WITH VIEWS TO THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK RETAINED.

**LEGEND**

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 8 LOCATION

## 6.0 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

### 6.1 INTRODUCTION

The detailed assessment of landscape and visual effects arising from the Proposed Development are set out in a series of impact tables in Appendix V3.2. These set out the effects on:

- Contextual landscape receptors (i.e. effects on landscape receptors beyond The Site boundary, for example, direct and indirect effects on landscape character);
- Site landscape receptors (i.e. effects on landscape receptors within The Site boundary only); and
- Visual receptors (effects arising from the changes to the landscape which are perceived by both static and transient receptors).

The description of the Proposed Development and Embedded Mitigation described in Section 5.1, the suite of Parameter Plans, Detailed Plans, DAS and the Inherent Design Mitigation described in Section 5.0 have all been used to inform the assessment of effects on the contextual landscape receptors, Site landscape receptors and visual receptors during the construction and operational phases.

Construction effects are often short term; however, they see the start of a long term and permanent change. The landscape and visual receptors and their values are categorised into receptor types and are assessed alongside the receptor susceptibility to the specific change arising from this Proposed Development in order to identify the landscape sensitivity (refer to Appendix V3.1 for the detailed LVIA methodology). The sensitivity of the landscape and visual receptors is separately combined with the magnitude of change to determine the significance of effect. The magnitude of change is determined relative to the size, scale, geographic extent, duration, permanence and reversibility of the Proposed Development on the particular receptor through the use of the criteria, but also the application of professional judgement and opinion.

The criteria for the significance of landscape and visual effects are defined in the LVIA methodology in Appendix V3.1.

Whilst the Proposed Development would introduce built form to a green field site and views, it is predicted to be high quality and reflect the characteristics of Ansty, Mid Sussex, the High Weald and the surrounding area, which would moderate the adverse significance of effect. As the application is in outline, this LVIA has assessed the maximum parameters for the Proposed Development and the VVMs demonstrate the worst case scenario. In reality, the finer grain of built form associated with the development parcels and the roof lines of the individual buildings will moderate effects to a degree. This has been factored into the professional judgements on the significance of effects where necessary. A Design Code is to be submitted for the Proposed Development to provide further controls to future Reserved Matters applications and will be secured by condition. At the time of writing this LVIA, the Design Code was not available and therefore has not been relied upon in this assessment. The worst case scenario has therefore been assessed.

### LANDSCAPE AND VISUAL IMPACT ASSESSMENT TABLES

The assessment of landscape and visual effects is set out in a series of tables in Tables V3.2.1 – V3.2.3 (Appendix V3.2). The assessment of effects has taken into account the embedded mitigation measures and the mitigation measures relevant to

the construction period described in Section 5.0. Effects have been assessed during the construction period and at Year 1 of operation. As with the development of any green field site, adverse effects will occur, however, effects have been moderated wherever possible. Not all effects associated with the Proposed Development are considered to be Significant. The landscape mitigation measures set out in this LVIA and embedded into the masterplan layout are considered to sufficiently mitigate and avoid significant effects on the Natural, Cultural and Perceptual contextual landscape receptors as well as National Character Area 121. Whilst the Proposed Development would introduce new built form and open space to the east of Ansty and the High Weald AONB, the positioning of the proposed school playing fields, retention of open fields alongside the A272 of a minimum 50m in width and the introduction of new tree belts to enhance woodland connectivity are all considered to moderate the effects on the setting of the AONB to a point where it is not considered to be significant in EIA terms. The Proposed Development would see the introduction of a large number and variety of new landscape features, creating new areas of habitat, open space and helping to reduce the visual impacts of the built form.

As set out in the Section 3.0 Assessment Methodology, the criteria for establishing the significance of landscape and visual effects are set out in Table 3.3 of this LVIA. This states that effects judged as Minor Adverse or Negligible are not considered to be significant in EIA terms. The below text summarises the effects during the construction stage and at year 1 of operation, highlighting those that are considered to be significant in EIA terms. The full assessment of effects is set out in Tables V3.2.1-V3.2.3 in Appendix V3.2.

### 6.2 CONSTRUCTION EFFECTS

#### SUMMARY OF EFFECTS DURING THE CONSTRUCTION PERIOD

##### Contextual Landscape Receptors

Table V3.2.1 (Appendix V3.2) provides full details of the impact assessment on the contextual landscape receptors during the construction period. These effects are considered to be temporary and short term but see the commencement of permanent and long term effects. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to four contextual landscape receptors during the construction period. These are the Natural, Cultural/Social, Perceptual/Aesthetic contextual landscape receptors and NCA 122: High Weald, all of which are assessed as experiencing “No Change”. Significant effects are identified to six contextual landscape receptors during the construction period due to the change from a green field site to that of a construction site and emerging built form. These include:

- Moderate – Minor Adverse effects to County LCA HW4: High Weald Fringes and District LCA 10: High Weald Fringes.
- Moderate Adverse effects to District Landscape Capacity Assessment Character Areas 51: Copyhold High Weald Fringe and 77: Ansty High Weald Fringe due to the geographic extent of the proposals within the LCAs.
- Major - Moderate Adverse effects on Parish LCA 22: Highbridge - Copyhold Slopes due to the geographic extent of the proposals within the LCA.
- Major - Moderate Adverse effects on the Contextual Townscape Elements due to the geographic extent of the proposals.

##### Site Landscape Receptors

Table V3.2.2 (Appendix V3.2) provides full details of the impact assessment on the Site landscape receptors during the construction period. These effects are considered to be temporary and short term but see the commencement of permanent and long term effects. It identifies that there would be no insignificant effects (Negligible or Minor Adverse) to any Site landscape receptors during the construction period. Significant effects are identified to seven Site landscape receptors during the construction period due to the change from a green field site to that of a construction site and emerging built form. These include:

- Moderate – Minor Adverse effects to the Geology and Soils within The Site due to the movement and loss of soils on Site.
- Moderate Adverse effects to the Landform and Drainage due to the formation of development platforms and the creation of attenuation basins.
- Moderate - Minor Adverse effects to the Vegetation Cover within The Site due to the removals to facilitate access and the Proposed Development.
- Major Adverse effects on the Land Use/Settlement/Enclosure/Land Ownership/ Time Depth of The Site due to its change from open fields to a construction site.
- Major Adverse effects on the perceptual and aesthetic qualities of The Site as above.
- Major Adverse effects on the landscape character of The Site and its immediate surroundings, including a reduction in the sense of tranquillity due to its change from open fields to a construction site.
- Moderate Adverse effects on night-time character due to the introduction of additional lighting to a landscape with limited lighting at present.

##### Visual Receptors

Table V3.2.3 (Appendix V3.2) provides full details of the impact assessment on the visual receptors during the construction period. These effects are considered to be temporary and short term, but again, see the commencement of a long term, permanent effect. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to 20 visual receptors during the construction period. These include residential receptors along the A272 in Ansty, at Harvest Hill, Copyhold Lane, Courthouse Farm and Laines Farm. Transient receptors using Copyhold Lane and Cuckfield Road. Transient receptors using the following PRoW: Footpath 59CR, Footpaths 75-77CR, Footpaths 74CR, 79, 80 and 84CR, Footpath 3aCU, Footpath 8aCU, Footpaths 9CU, 49CU and 66CR, and Footpath 58CR. Receptors using or working at Cuckfield Cricket Club, Warden Park Academy and in the wider agricultural landscape, Holy Trinity Church, Cuckfield and Ansty Sports Club. There are also considered to be insignificant effects on the visual receptors within the High Weald AONB. Significant effects to seventeen local visual receptors / groups of receptors during the construction period due to the change from a green field site to that of a construction site with associated activities / movement and emerging built form. These include:

- Major Adverse effects on the Residents of The Place and the Barn to North of Forsyth's Farmhouse (both Grade II Listed) and The Grainloft surrounded by The Site and West Riddens Farmhouse (Grade II Listed) on the southern boundary of The Site.
- Major - Moderate Adverse effects on the residents of the properties accessed via PRoW 62CR within The Site.
- Moderate Adverse effects on the residents of Highbridge Mill (Grade II Listed) and

## 6.0

# ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

- Highbridge Mill Cottages to the north west of The Site.
- Moderate - Minor Adverse effects on the Residents of the dwellings along the B2036 within Ansty to the west of The Site and Mackerell's Farmhouse (Grade II Listed) to the east of The Site.
- Moderate Adverse effects on the transient receptors using the A272 and B2036 along the northern and western boundaries of The Site.
- Major Adverse effects on the transient receptors using PRoW 62CR and PRoW 8bCU within The Site.
- Major - Moderate Adverse effects on the transient receptors using PRoW 65CR and PRoW 69CR within The Site and PRoW 6aCU to the north of The Site.
- Moderate - Minor Adverse effects on the transient receptors using PRoWs 71CR, 72CR, 73CR, 103CR and 60CR within and surrounding The Site. PRoW 60CR is within the High Weald AONB.

## 6.3 OPERATIONAL EFFECTS

### Contextual Landscape Receptors

Table V3.2.1 (Appendix V3.2) provides full details of the impact assessment on the contextual landscape receptors at Year 1 of operation. These effects are considered to be permanent and medium - long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to six contextual landscape receptors during the construction period. These are the Natural, Cultural/Social, Perceptual/Aesthetic contextual landscape receptors and NCA 122: High Weald, all of which are assessed as experiencing "No Change". County LCA HW4 and District LCA 10 (both named High Weald Fringes) are considered to experience Minor Adverse - Negligible effects. Significant effects are identified to four contextual landscape receptors at Year 1 of operation. These include:

- Moderate – Minor Adverse effects to District Landscape Capacity Assessment Character Area 51: Copyhold High Weald Fringe.
- Moderate Adverse effects to District Landscape Capacity Assessment Character Area 77: Ansty High Weald Fringe and the Contextual Townscape Elements due to the geographic extent of the proposals.
- Major - Moderate Adverse effects on Parish LCA 22 due to the geographic extent of the proposals within the LCA.

### Site Landscape Receptors

Table V3.2.2 (Appendix V3.2) provides full details of the impact assessment on the Site landscape receptors at Year 1 of operation. These effects are considered to be permanent and medium - long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to two Site landscape receptors at Year 1 of operation. These are a Minor Adverse effects on the Geology and Soils and Vegetation Cover of The Site. Significant effects are identified to five Site landscape receptors at Year 1 of operation. These include:

- Moderate - Minor Adverse effects to the Landform and Drainage within The Site.
- Moderate - Major Adverse effects on the Land Use/Settlement/Enclosure/Land Ownership/Time Depth of The Site due to its change from open fields to a residential development with areas of open space.
- Moderate - Major Adverse effects on the perceptual and aesthetic qualities of The Site as above.
- Moderate Adverse effects on the landscape character of The Site as above.

- Moderate Adverse effects on night-time character due to the introduction of additional lighting to a landscape with limited lighting at present.

### Visual Receptors

Table V3.2.3 (Appendix V3.2) provides full details of the impact assessment on the visual receptors at Year 1 of operation. These effects are considered to be permanent and medium - long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to 27 visual receptors at Year 1 of operation. These include residential receptors along the B2036 and A272 in Ansty, at Mackrell's Cottage, Harvest Hill, Copyhold Lane, Courthouse Farm and Laines Farm. Transient receptors using Copyhold Lane and Cuckfield Road. Transient receptors using the following PRoW: Footpath 59CR, Footpath 60CR, Footpaths 71CR and 72CR, Bridleway 73CR, Footpaths 75-77CR, Footpaths 74CR, 79, 80 and 84CR, Footpath 103CR, Footpath 3aCU, Footpath 8aCU, Footpaths 9CU, 49CU and 66CR, and Footpath 58CR. Receptors using or working at Ansty Recreation Ground/Cricket Club/Football Club, Cuckfield Cricket Club, Warden Park Academy and in the wider agricultural landscape, Holy Trinity Church, Cuckfield and Ansty Sports Club. There are also considered to be insignificant effects on the visual receptors within the High Weald AONB. Significant effects are identified to nine local visual receptors / groups of receptors at Year 1 of operation due to the change in the character and amenity of the view from green field to that comprising new built form, associated open space and new planting. These include:

- Moderate - Major Adverse effects on the Residents of The Place and the Barn to North of Forsyth's Farmhouse (both Grade II Listed) and The Grainloft surrounded by The Site and West Riddens Farmhouse (Grade II Listed) on the southern boundary of The Site.
- Moderate Adverse effects on the residents of the properties accessed via PRoW 62CR within The Site.
- Moderate - Minor Adverse effects on the residents of Highbridge Mill (Grade II Listed) and Highbridge Mill Cottages to the north west of The Site.
- Major - Moderate Adverse effects on the transient receptors using PRoW 62CR and PRoW 65CR within The Site.
- Moderate Adverse effects on the transient receptors using PRoW 8bCU and PRoW 69CR within The Site and PRoW 6aCU to the north of The Site.

These effects would reduce over time considering the maturation of the proposed planting within the areas of green infrastructure as set out in the residual effects Section 8.0.

## 7.0

# SCOPE FOR ADDITIONAL MITIGATION MEASURES

### 7.1 POTENTIAL ADDITIONAL MITIGATION MEASURES

The design of the Proposed Development has been landscape led and has evolved to minimise the effects. Additional mitigation measures have been identified over and above those designed into the scheme and these are set out below.

#### HEIGHT AND MASSING

The location and height of the development parcel/s has been landscape driven in order to limit views to the existing visual envelope associated with The Site in views from the immediate, local and wider landscape. The detailed design of the buildings will be informed by the landscape and visual opportunities and constraints, as part of a Reserved Matters Application.

The heights of the Proposed Development parcels range between up to one storey (8m ridge height) and four storeys (16m ridge height) with a tolerance of +/-2m from existing ground levels.

#### OPEN SPACE

The location is illustrated on the Green Infrastructure Parameter Plan relative to the retention of the existing tree/s / landscape features and is proposed to exceed the policy requirement to serve this development.

It is anticipated that the open space will include tree planting and will be designed to be multi-functional, linking to the wider network of green infrastructure, wherever possible. The details of this would be agreed and secured at Reserved Matters stage in compliance with the Design Code secured via condition.

#### TREES AND VEGETATION

The specification of trees and shrubs to be planted across The Site is to be agreed through the Reserved Matters Application / by condition. All new primary and secondary streets will be tree lined (in accordance with the NPPF), with existing trees and woodlands retained wherever possible.

#### MATERIALS

The proposed building facades will comprise of materials, finishes and hues which are evident in the local landscape and townscape (as set out in the DAS). The details of this would be agreed and secured at Reserved Matters stage in compliance with the Design Code secured via condition.

#### LIGHTING

It is assumed that the Proposed Development will be lit. The lighting is to be designed to be as low as possible, directional into The Site and shielded with no backwards glare.

### 7.2 LIKELY EFFECTIVENESS OF ADDITIONAL MITIGATION MEASURES

The likely effectiveness of additional mitigation measures is considered to vary depending on the type of mitigation and the timeframes considered. The mitigation measures implemented in relation to height and massing, open space, materials and lighting are all considered to have an immediate impact on the likely landscape and visual effects experienced as a result of the Proposed Development.

In relation to trees and vegetation, the effectiveness of this additional mitigation measure is considered to improve with the passage of time, as new tree planting and vegetation grows and matures. This has a particular influence on the assessment of the residual effects from visual receptors as the potential of the proposed vegetation to screen and filter views of the Proposed Development becomes greater.

## 8.0

# RESIDUAL LANDSCAPE AND VISUAL EFFECTS

## 8.1 SIGNIFICANT RESIDUAL EFFECTS

The additional mitigation measures described in Section 7.0 have been taken into account in the assessment of the Year 15 effects and considering the maturation of the landscape proposals. The Year 15 effects are considered to be the residual effects of the Proposed Development and are set out in detail in Tables V3.2.1 - V3.2.3 in Appendix V3.2. Those considered to be significant in EIA terms as per section A1.6 of the Methodology (Appendix V3.1) are highlighted orange.

As set out in the Assessment Methodology (Section 3.0), the criteria for establishing the significance of landscape and visual effects are listed in Table 3.3. This states that effects judged as Minor Adverse or Negligible are not considered to be significant in EIA terms. The below text summarises the residual effects at year 15 of operation, highlighting those that are considered to be significant in EIA terms as a result of the Proposed Development after the additional mitigation measures in Section 7.0 have been implemented. For full details and descriptions of the effects, please refer to Appendix V3.2.

### SUMMARY OF RESIDUAL EFFECTS

#### Contextual Landscape Receptors

Table V3.2.1 (Appendix V3.2) provides full details of the impact assessment on the contextual landscape receptors at year 15 of operation. These effects are considered to be permanent and long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to seven contextual landscape receptors during the construction period. These are the Natural, Cultural/Social, Perceptual/Aesthetic contextual landscape receptors and NCA 122: High Weald, all of which are assessed as experiencing "No Change". County LCA HW4 and District LCA 10 (both named High Weald Fringes) are considered to experience Minor Adverse - Negligible effects. District Landscape Capacity Assessment LCA 51: Copyhold High Weald Fringe is considered to experience Minor Adverse effects. Significant effects are identified to three contextual landscape receptors at Year 15 of operation. These include:

- Moderate – Minor Adverse effects to District Landscape Capacity Assessment Character Area 77.
- Moderate Adverse effects on Parish LCA 22 due to the geographic extent of the proposals within the LCA.
- Moderate Adverse effects to the Contextual Townscape Elements due to the geographic extent of the proposals.

#### Site Landscape Receptors

Table V3.2.2 (Appendix V3.2) provides full details of the impact assessment on the Site landscape receptors at Year 15 of operation. These effects are considered to be permanent and long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to two Site landscape receptors at Year 1 of operation. These are a Minor Adverse effects on the Geology and Soils and Landform and Drainage of The Site. Significant effects are identified to five Site landscape receptors at Year 15 of operation. These include:

- Minor - Moderate Beneficial effects on vegetation cover due to the net gain in landscape features through the planting of new areas of wildflower meadow,

ornamental and informal planting areas, new hedgerows, trees and woodland blocks within The Site that replace those features removed to facilitate the Proposed Development at a ratio of greater than 1:1.

- Moderate Adverse effects on the Land Use/Settlement/Enclosure/Land Ownership/ Time Depth of The Site due to its change from open fields to a residential development with areas of open space.
- Moderate - Minor Adverse effects on the perceptual and aesthetic qualities of The Site due to its change from open fields on the settlement edge to a residential development with areas of open space.
- Moderate - Minor Adverse effects on the landscape character of The Site due to its change from open fields to a residential development with areas of open space.
- Moderate Adverse effects on night-time character due to the introduction of additional lighting to a landscape with limited lighting at present.

#### Visual Receptors

Table V3.2.3 (Appendix V3.2) provides full details of the impact assessment on the visual receptors at Year 15 of operation. These effects are considered to be permanent and long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to 28 visual receptors at Year 1 of operation. These include residential receptors along the B2036 and A272 in Ansty, at Highbridge Mill and Highbridge Mill Cottages, at Mackrell's Cottage, Harvest Hill, Copyhold Lane, Courthouse Farm and Laines Farm. Transient receptors using Copyhold Lane and Cuckfield Road. Transient receptors using the following PRoW: Footpath 59CR, Footpath 60CR, Footpaths 71CR and 72CR, Bridleway 73CR, Footpaths 75-77CR, Footpaths 74CR, 79, 80 and 84CR, Footpath 103CR, Footpath 3aCU, Footpath 8aCU, Footpaths 9CU, 49CU and 66CR, and Footpath 58CR. Receptors using or working at Ansty Recreation Ground/Cricket Club/Football Club, Cuckfield Cricket Club, Warden Park Academy and in the wider agricultural landscape, Holy Trinity Church, Cuckfield and Ansty Sports Club. There are also considered to be insignificant effects on the visual receptors within the High Weald AONB. Significant residual effects are identified to eight local visual receptors / groups of receptors at Year 15 of operation. These include:

- Moderate Adverse effects on the Residents of The Place and the Barn to North of Forsyth's Farmhouse (both Grade II Listed) and The Grainloft surrounded by The Site, on the residents of West Riddens Farmhouse (Grade II Listed) on the southern boundary of The Site and on the residents of the properties accessed via PRoW 62CR within The Site.
- Moderate Adverse effects on the transient receptors using PRoW 62CR and PRoW 65CR within The Site.
- Moderate - Minor Adverse effects on the transient receptors using PRoW 8bCU and PRoW 69CR within The Site and PRoW 6aCU to the north of The Site.

## 9.0

# CUMULATIVE EFFECTS

## 9.1 CUMULATIVE EFFECTS

The summary of Cumulative Effects relevant to this LVIA gives consideration to other major developments likely to generate significant inter-project effects within approximately 5km of the boundary of The Site. The local development sites considered include:

- Approved but uncompleted projects (i.e. un-implemented or under construction);
- Projects for which an application has been made and which are under consideration by the consenting authorities; and
- Projects for which a request for an EIA Scoping Opinion has been submitted.

A number of allocated schemes are set out within the emerging MSDC Local Plan, for which MSDC are committing to providing housing on as set out in Chapter 3 of this ES. None of the identified sites have a physical or visual relationship with The Site and Proposed Development. In addition to this, the District Plan is not yet adopted and there are no fixed proposals for these schemes. Therefore the identified draft allocations have been scoped out of this LVIA cumulative assessment.

Of the committed and consented developments identified in Section 3 of the ES, none have a physical or visual relationship with The Site with most at least 2km from The Site boundary (See Figure 9.1 opposite). The closest committed development to The Site is the Burgess Hill Northern Arc development, which is approximately 1.5km to the south of The Site. This is a mixed use development of approximately 3,040 dwellings and associated infrastructure and open space.

### DESCRIPTION OF CUMULATIVE EFFECTS

Whilst the Northern Arc scheme is close enough to The Site for there to be a visual relationship, the undulating topography and wooded character of the intervening landscape prevents any visual connectivity and therefore the Proposed Development would not be perceived from any location identified in the visual assessment of The Site cumulatively with the Northern Arc development or any of the other cumulative sites considered.

The cumulative sites are located within different Landscape Character Areas to The Site at the National, County, District and Parish levels. Whilst the schemes would cumulatively see an increase in built form within the local area, there would not be cumulative effects on the same Landscape Character Areas or the townscape of the same settlements. The schemes would retain the existing identities of their respective settlements and would not lead to any sense of coalescence.

The landscape and visual receptors assessed within this LVIA would not experience any additional cumulative effects over and above those caused by the Proposed Development within The Site as a result of the identified cumulative sites.

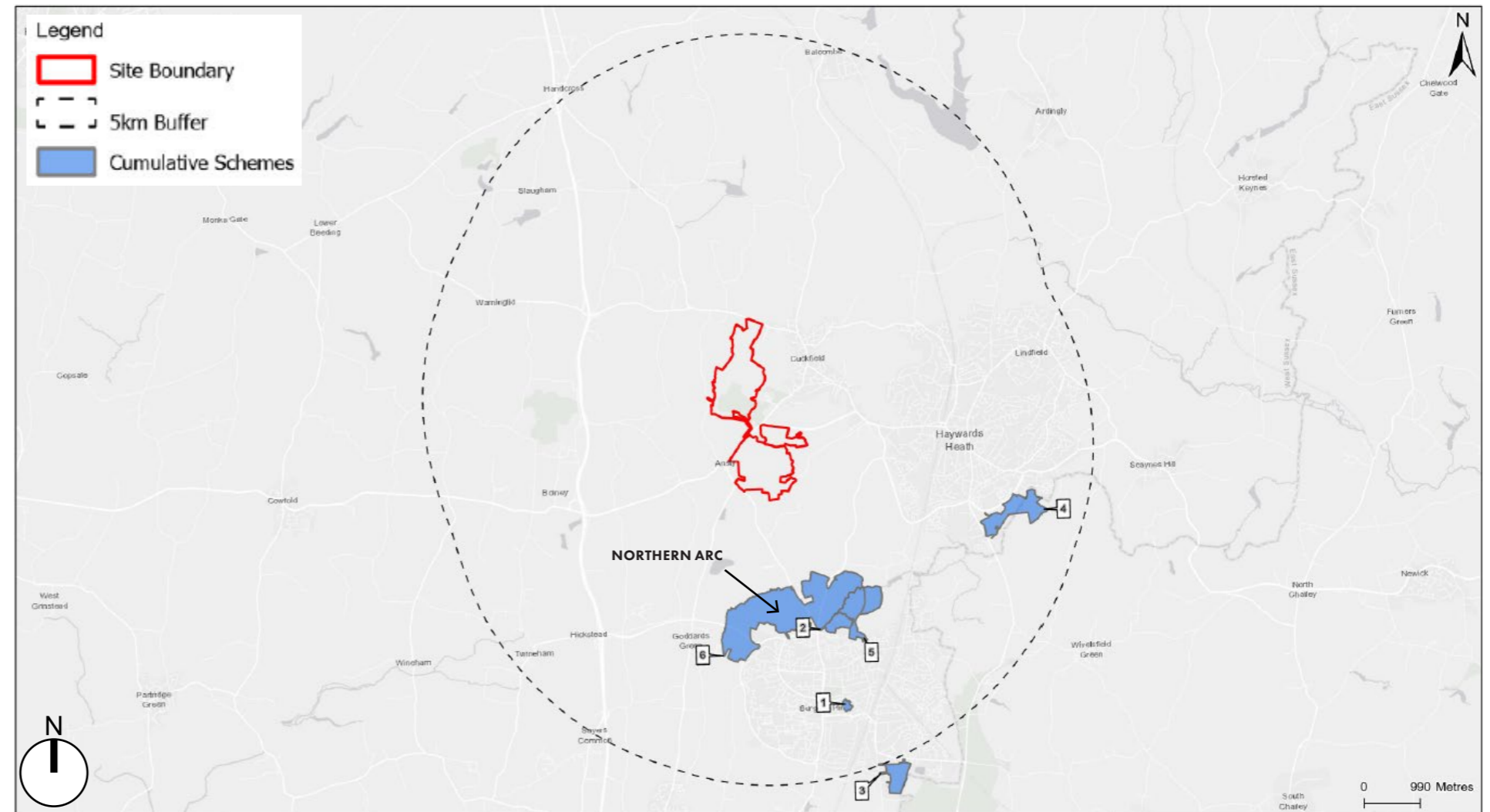


FIGURE 9.1 – PLAN ILLUSTRATING THE LOCATIONS OF THE COMMITTED AND CONSENTED SCHEMES FOR THE CUMULATIVE ASSESSMENT (TEMPLE, 2023)

## 10.0

# SUMMARY AND CONCLUSIONS

## 10.1 SUMMARY AND CONCLUSIONS

### SUMMARY OF THE BASELINE

The Site lies within the District of Mid Sussex and includes land to the east of the settlement of Ansty. The High Weald Area of Outstanding Natural Beauty (AONB), a designation of national significance, is located immediately to the north-west of The Site. The boundary of which is defined by the A272 corridor, which also forms the north western boundary of The Site. There are no landscape designations within The Site at the national, regional or local level. Additionally, The Site does not lie within a strategic viewing corridor covered by planning policy. The Site contains approximately 7.3 ha (18 acres) of Ancient Woodland Inventory as 'Ancient and Semi-natural woodland' listed by Natural England. Much of the remaining woodland is identified as deciduous woodland that is in the Priority Habitat Inventory. A Local Wildlife Site (LWS) abuts the south eastern boundary of The Site. There are no Listed Buildings within The Site, although there are five Grade II listed buildings in close proximity to The Site boundaries.

The landscape character of the study area is defined by its landform, vegetation, land use and time depth. These factors have all informed the historic settlement pattern and growth over time. The rural character, field patterns and steep gill valleys are characteristic of the local area and contribute to the landscape quality and scenic quality of the study area alongside that of the High Weald AONB. The study area is broadly representative of the character area within which it sits. It has high recreation value and conservation value with a number of areas designated for their ecological and heritage importance.

The Site is representative of the character of the LCA within which it sits. Its topographical profile and wooded character are in keeping with the surrounding landscape which limit its perceptual relationship with the wider area. The Site contributes to a relatively unified character of agricultural landscape set within a well vegetated framework adjacent to the existing settlement of Ansty. Built form within Cuckfield to the north is prominent within the local area. The A272 is a strong linear feature within the landscape that severs the landscape and forms the boundary of the High Weald AONB, as well as reducing the sense of tranquillity in close proximity to this route. It is a detracting feature, alongside the water treatment works to the immediate north east of The Site.

Views of The Site are experienced by receptors in the immediate local environs, where The Site is visible in the context of the existing vegetation and topography and adjacent built form. Beyond this, due to the combination of topography and vegetation, The Site is not readily discernible or apparent. Within the wider landscape, views of The Site are obscured due to the intervening woodland, trees and topography. As such, there is little to no inter-visibility between The Site and the adjacent wider and elevated landscape of the High Weald AONB beyond its immediate eastern edge and setting.

### SUMMARY OF THE METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the

Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for The Site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed in to the scheme. The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The criteria for establishing the significance of landscape and visual effects are set out in Table 3.3. This states that effects judged as Minor Adverse or Negligible are not considered to be significant in EIA terms.

### SUMMARY OF EMBEDDED MITIGATION

Mitigation has been embedded into the masterplan from an early stage of the design development. Landscape and visual analysis has informed the locations of the development parcels, green and blue infrastructure networks and land uses to create a framework for development that helps to minimise effects as far as possible. The locations of the maximum building height parameters has been landscape driven in order to limit views to the existing visual envelope associated with The Site in views from the immediate, local and wider landscape. Building heights are restricted to two storeys in the most visually prominent locations to ensure the built form remains below the existing treed horizon. Areas of three - four storeys are located on lower ground or in the least visually prominent locations that benefit from a sense of enclosure by the existing woodlands.

### SUMMARY OF THE IMPACTS OF THE CONSTRUCTION PHASE, INCLUDING CUMULATIVE EFFECTS

The detailed assessment of landscape and visual effects arising from the Proposed Development are set out in a series of impact tables in Appendix V3.2. These set out the effects on:

- Contextual landscape receptors (i.e. effects on landscape receptors beyond The Site boundary, for example, direct and indirect effects on landscape character);
- Site landscape receptors (i.e. effects on landscape receptors within The Site boundary only); and
- Visual receptors (effects arising from the changes to the landscape which are perceived by both static and transient receptors).

During the construction phase significant adverse effects are considered to occur to six contextual landscape receptors, seven Site landscape receptors and 17 visual receptors in the immediate local environs to The Site. A further four contextual landscape receptors, no Site landscape receptors and 20 visual receptors would experience adverse effects that are not considered to be significant. These effects are considered to be temporary and short term but see the start of long term change.

The landscape and visual receptors assessed within this LVIA would not experience any additional cumulative effects over and above those caused by the Proposed Development within The Site as a result of the identified cumulative sites during the construction period.

### SUMMARY OF THE IMPACTS OF THE OPERATIONAL PHASE, INCLUDING CUMULATIVE EFFECTS

At Year 1 of operation significant adverse effects are considered to occur to four contextual landscape receptors, five Site landscape receptors and nine visual receptors in the immediate local environs to The Site. A further six contextual landscape receptors, two Site landscape receptors and 27 visual receptors would experience adverse effects that are not considered to be significant. These effects are considered to be permanent and medium - long term.

The landscape and visual receptors assessed within this LVIA would not experience

## 10.0

# SUMMARY AND CONCLUSIONS

any additional cumulative effects over and above those caused by the Proposed Development within The Site as a result of the identified cumulative sites at Year 1 of operation.

### SUMMARY OF ANY ADDITIONAL MITIGATION PROPOSED AND RESIDUAL EFFECTS

Additional mitigation measures would be implemented in relation to building heights and massing, open spaces, trees and vegetation, materials and lighting. The likely effectiveness of the additional mitigation measures is considered to vary depending on the type of mitigation and the time frames considered. The mitigation measures implemented in relation to height and massing, open space, materials and lighting are all considered to have an immediate impact on the likely landscape and visual effects experienced as a result of the Proposed Development. In relation to trees and vegetation, the effectiveness of this additional mitigation measure is considered to improve with the passage of time, as new tree planting and vegetation grows and matures. This has a particular influence on the assessment of the residual effects from visual receptors as the potential of the proposed vegetation to screen and filter views of the Proposed Development becomes greater.

At Year 15 of operation the landscape proposals are considered to have matured and the assessed effects are therefore considered to be the residual effects of the Proposed Development. Significant adverse residual effects are considered to remain to three contextual landscape receptors, five Site landscape receptors including Minor - Moderate Beneficial effects to landscape features due to the scale of the landscape proposals, and eight visual receptors. A further seven contextual landscape receptors, two Site landscape receptors and 28 visual receptors would experience adverse effects that are not considered to be significant. These effects are considered to be permanent and long term.

The landscape and visual receptors assessed within this LVIA would not experience any additional cumulative effects over and above those caused by the Proposed Development within The Site as a result of the identified cumulative sites at Year 15 of operation.

### SUMMARY

This LVIA considers that, as with the development of any green field site, there would be some significant adverse landscape and visual effects arising as a result of the Proposed Development during construction, at Year 1 and Year 15, which are considered to be the residual effects.

The Proposed Development is considered to form an easterly extension of Ansty and is confined to the south of the A272 behind retained vegetation and a green corridor. Therefore the Proposed Development does not lead to any actual or perceived coalescence with Cuckfield due to the intervening agricultural landscape on rising ground remaining open and undeveloped. A number of receptors within the High Weald AONB have been assessed to inform an overall judgement of the effects of the Proposed Development on setting to the AONB. This LVIA concludes that there would be Minor Adverse residual visual effects on the setting of the AONB due to the role of the topography and vegetation in filtering and screening views of the Proposed

Development from publicly accessible locations within the AONB.

The Site is visually well contained and overall, the assessed landscape and visual receptors are not considered to experience residual effects of major adverse significance as a result of the Proposed Development.

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# APPENDIX V3.1

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## FABRIK LVIA METHODOLOGY

## A1.1 INTRODUCTION

The methodology employed in carrying out this LVIA is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and is proportionate to the proposals. It is considered to be best practice.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

An LVIA provides a description of the baseline conditions and sets out how the study area and site appears, or would appear, prior to the Proposed Development. The baseline assessment is then used to predict the landscape and visual impacts arising from the Proposed Development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the stages of the Proposed Development:

- Baseline/Future Baseline
- Baseline/Future Baseline + Proposed Development
- Baseline/Future Baseline + Proposed Development + Committed Development

The photography and preparation of any Verified Visual Montages (VVMs) will be prepared in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

## A1.2 SUMMARY OF LVIA METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed in to the scheme.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The emphasis is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance, with tables and matrices used to support and summarise the descriptive text. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. Ranges of criteria and thresholds are used in the assessment where appropriate for example a National Character Area as a receptor covers a large geographic extent and may contain areas of low and high landscape value. Whilst the terms "low" and "high" are defined in the Methodology the assessment may consider the value of this receptor to be "low - high" to account for this variation. Whilst a "low-high" range is not specifically defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

Cumulative effects of all other known development will also be considered.

The following sections set out in more detail the assessment process employed.

## A1.3 ESTABLISHING THE LANDSCAPE BASELINE

### DESK AND FIELD STUDIES

The initial step is to identify the existing landscape and visual resource in the vicinity of the Proposed Development – the baseline landscape and visual conditions. The purpose of the baseline study is to record and analyse the existing landscape in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the site or its setting.

A desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google Street View will be used to supplement OS information. At this stage, any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage.

Landscape character assessment is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, will be described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape, including tranquillity.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

### LANDSCAPE VALUE

Value is concerned with the relative value or importance that is attached to different landscapes. Landscape value is inherent, considered independently of the development proposals. The baseline assessment considers any natural and cultural heritage, landscape condition, associations with notable people, events and the arts, distinctiveness, recreational opportunities, and perceptual qualities (including scenic quality, wilderness, tranquillity and / or dark skies). These environmental, historical and cultural aspects, physical and visual components are considered together with any statutory and non-statutory designations, taking into account other values to society, which may be expressed by the local community or consultees. Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

Landscape value is not always signified by designation. When considering an undesignated area, landscape value will be determined through a review of existing assessments, policies, strategies and guidelines. Where appropriate, new survey and analysis will inform judgements about landscape value. Any landscape designation will be considered in terms of their 'meaning' to today's context.

The tables relating to landscape value and the value attached to views are a starting point for consideration in the field. Table A1.1 overleaf sets out the criteria and definitions used in the baseline assessment to determine landscape value (in addition to condition / quality). Figure 5.1 set out within 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013), along with Technical Guidance Note 02/21 'Assessing landscape value outside national designations' (Landscape Institute, May 2021) have been used to inform these criteria.

Not all of the criteria within Table A1.1 need to be met for a landscape to be assigned a value of high, medium or low.

The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall 'weight of evidence' in coming to an overall judgement on landscape value.

There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.

While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate value. Deliberately neglecting an area of landscape and allowing its condition to deteriorate should not be allowed to diminish its value in a planning context.

When assessing the landscape value of a site it is important to consider not only the Site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site's context. Value is best appreciated at the

scale at which a landscape is perceived – rarely is this on a field-by-field basis.

Landscape function can influence value, but the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value. The presentation of information about landscape value should be proportionate to the task at hand.

Landscape value, and the way in which landscapes are valued by people, is a dynamic process, and can change over time. Any value assessment will be a snapshot in time.

More about tranquillity can be found in Landscape Institute Technical Information Note 01/2017 (Landscape Institute, 2017).

### NIGHT TIME CHARACTER ASSESSMENT

During the field survey stage it may be considered appropriate to carry out a baseline night time 'darkness' assessment to understand whether the Site is currently influenced by lighting at night. This will assist in understanding the likely effects of the proposal on the night-time character and visual experience gained, especially considering those receptors immediately adjacent to the Site or those travelling past the Site.

A night time lux level assessment is that which is carried out by lighting engineers and may be used to inform the night time character assessment.

TABLE A1.1 - LANDSCAPE VALUE CRITERIA

HIGH	MEDIUM	LOW
<p><b>Natural Heritage</b></p> <ul style="list-style-type: none"> <li>• Unique components relating to ecology, geology, topography, soils and water.</li> <li>• Components may be nationally / internationally designated, including: <ul style="list-style-type: none"> <li>• Sites of Important Nature Conservation</li> <li>• Heritage Coasts</li> <li>• Special Protection Areas</li> <li>• Ancient Woodland</li> </ul> </li> </ul> <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• Rare or distinct components relating to built history that positively contribute to landscape character including: <ul style="list-style-type: none"> <li>• drove roads / salt ways / packhorse trails</li> <li>• sunken lanes</li> <li>• ridge and furrow fields</li> <li>• relic farmsteads</li> </ul> </li> <li>• Nationally / internationally designated component/s including: <ul style="list-style-type: none"> <li>• UNESCO World Heritage Sites</li> <li>• Listed buildings / structures and their associated setting.</li> <li>• Historic Parks and Gardens (included within the Register by Historic England)</li> <li>• Registered Battlefield</li> <li>• Scheduled Ancient Monuments</li> </ul> </li> </ul> <p><b>Landscape Condition</b></p> <ul style="list-style-type: none"> <li>• Landscape area or components in a very good - good physical condition / intact, with appropriate management.</li> <li>• Absence of detracting/ incongruous features (or features are present but are not prominent).</li> </ul> <p><b>Associations</b></p> <ul style="list-style-type: none"> <li>• Many or significant connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.</li> </ul> <p><b>Distinctiveness</b></p> <ul style="list-style-type: none"> <li>• Unique components that make a strong and multifaceted positive contribution to landscape character e.g. the whalebone arch in Whitby.</li> <li>• Landscape area that is recognised nationally / internationally for its scenic beauty, including areas within: <ul style="list-style-type: none"> <li>• National Parks</li> <li>• Area of Outstanding Natural Beauty</li> </ul> </li> <li>• Landscape areas that have a strong visual or functional link with adjacent designated landscapes and their special qualities.</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>• Prominence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths), plus high quality public open space.</li> <li>• Areas with very good or good accessibility with opportunities for the enjoyment of the outdoors.</li> </ul> <p><b>Perceptual</b></p> <ul style="list-style-type: none"> <li>• Unique landscape areas or components, particularly regarding scale, form, colour, texture, diversity or contrasts that positively contribute to landscape character.</li> <li>• High levels of tranquillity and relative wildness, including sense of remoteness, dark skies, presence of wildlife / bird song and relative peace and quiet.</li> </ul> <p><b>Functional</b></p> <ul style="list-style-type: none"> <li>• Unique landscape areas or components that contribute to the healthy functioning of the landscape and make a strong and multi-faceted positive contribution to landscape character e.g. areas that form carbon sinks such as peat bogs</li> </ul>	<p><b>Natural Heritage</b></p> <ul style="list-style-type: none"> <li>• Common components relating to ecology, geology, topography, soils and water.</li> <li>• Components may be designated at the local or borough level, including: <ul style="list-style-type: none"> <li>• TPO's</li> <li>• Nature Reserve's</li> </ul> </li> </ul> <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• Common components relating to built history that positively contribute to landscape character such as vernacular architecture typical of the locality.</li> <li>• Locally designated component/s including: <ul style="list-style-type: none"> <li>• Conservation Areas</li> <li>• Scenic Trails / Scenic Routes</li> <li>• Locally listed buildings and monuments</li> </ul> </li> <li>• Un-designated components but acknowledge locally for their heritage importance or expressed through non-statutory designations.</li> </ul> <p><b>Landscape Condition</b></p> <ul style="list-style-type: none"> <li>• Landscape area or components in a good - ordinary condition, with scope to improve.</li> <li>• Some detracting / incongruous features.</li> </ul> <p><b>Associations</b></p> <ul style="list-style-type: none"> <li>• Some connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.</li> </ul> <p><b>Distinctiveness</b></p> <ul style="list-style-type: none"> <li>• Some components that are unique and contribute positively to landscape character.</li> <li>• Recognised locally, including designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps.</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>• Some open access land, common land and public rights of way.</li> <li>• Areas with good or ordinary accessibility with opportunities for the enjoyment of the outdoors.</li> </ul> <p><b>Perceptual</b></p> <ul style="list-style-type: none"> <li>• Demonstrates some wildness and tranquillity.</li> <li>• Some detracting features.</li> </ul> <p><b>Functional</b></p> <ul style="list-style-type: none"> <li>• Landscape areas or components which make some contribution to the healthy functioning of the landscape.</li> </ul>	<p><b>Natural Heritage</b></p> <ul style="list-style-type: none"> <li>• Inconsequential components relating to ecology, geology, topography, soils and water.</li> <li>• Generally un-designated.</li> </ul> <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• Few or no components relating to built history that positively contribute to landscape character.</li> <li>• Generally un-designated.</li> </ul> <p><b>Landscape Condition</b></p> <ul style="list-style-type: none"> <li>• Landscape area or components in a poor condition, with scope to improve.</li> <li>• Many detracting / incongruous features.</li> <li>• Disturbed or derelict land.</li> </ul> <p><b>Associations</b></p> <ul style="list-style-type: none"> <li>• Few or no connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.</li> </ul> <p><b>Distinctiveness</b></p> <ul style="list-style-type: none"> <li>• Few landscape areas that are unique and contribute positively to landscape character.</li> <li>• Certain individual components identified in landscape character assessments may be worthy of conservation.</li> <li>• Frequent dominant detracting features.</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>• A limited quantum of open access land, common land and public rights of way.</li> <li>• Poor accessibility with opportunities for the enjoyment of the outdoors.</li> </ul> <p><b>Perceptual</b></p> <ul style="list-style-type: none"> <li>• Limited or no sense of wildness and tranquillity.</li> <li>• Frequent / multiple detracting features.</li> </ul> <p><b>Functional</b></p> <ul style="list-style-type: none"> <li>• Limited or no contribution to the healthy functioning of the landscape.</li> </ul>

## A1.4 ESTABLISHING IN THE VISUAL BASELINE

### DESK AND FIELD STUDIES

The visual baseline will establish the area in which the Site and the Proposed Development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the site is determined through either manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold) or digital mapping based on bare earth modelling, (which do not take account of features such as vegetation or built form) constructing a map showing the area where the proposal may theoretically be visible. The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - National Parks, Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;

Views from the following are to be included in the visual assessment:

- Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
- Key public buildings, where relevant (i.e. libraries, hospitals, churches, community halls etc);
- Transient views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land,

recreation grounds, country parks, visitor attractions, tourist destinations or scenic viewpoints); and

- Places of employment,

The final selection of the key viewpoints for inclusion in the LVIA will be based proportionately in relation to the scale and nature of the development proposals and likely significant effects and in agreement with the LPA.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
- The type of view, whether oblique or direct; panoramic or vistas.
- The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site (truncated) to fully open views. Views are recorded, even if views are truncated of the existing site, as the Proposed Development may be visible in these views. To indicate the degree of visibility of the site from any location, three categories are used:
  - Open View:**  
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.
  - Partial View:**  
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
  - Truncated View:**  
No view of the site or the site is difficult to perceive.

Following the field survey (which covers winter views) the extent to which the site is visible from the surrounding area will be mapped. A Photographic Viewpoint Plan will be prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the site noted. This Plan will be included in a Key Views document for agreement with the Local Planning Authority and any other statutory consultees as part of the consultation process. The visual assessment will include a series of annotated photographs, the location and extent of the site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

## VALUE OF VISUAL RECEPTORS

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
<b>HIGH</b>	Views from and to landscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park or AONB).
<b>MEDIUM</b>	Views from and to landscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
<b>LOW</b>	Views from and to landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

## A1.5 ASSESSMENT OF LANDSCAPE AND VISUAL SUSCEPTIBILITY AND MAGNITUDE

The assessment of landscape and visual effects is obtained through assessing susceptibility, combining this with the judgement on value, to form the sensitivity of receptors. Sensitivity is then linked with a judgement of magnitude of effect experienced to form the assessment of effect.

Susceptibility, sensitivity and magnitude of change are explained further within this section.

### LANDSCAPE SUSCEPTIBILITY

The susceptibility of the landscape is a measure of its vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

The overall susceptibility for each landscape receptor is categorised as High, Medium or Low as set out in Table A1.3.

**Table A1.3 – Landscape Susceptibility Criteria**

SUSCEPTIBILITY	CRITERIA
<b>HIGH</b>	The receptor has a well-defined composition with a direct relationship to adjacent key characteristics. The type of development proposed is likely to alter the overall integrity of the receptor and is very unlikely to be able to accommodate recommendations as set out in published guidelines.
<b>MEDIUM</b>	The receptor has a varied composition with some links to adjacent key characteristics. The type of development proposed may potentially alter the overall integrity of the receptor and could incorporate recommendations as set out in published guidelines.
<b>LOW</b>	The receptor has a disjointed composition with little - no links to adjacent key characteristics. The type of development proposed is unlikely to alter the overall integrity of the receptor and is capable of incorporating recommendations as set out in published guidelines.

### LANDSCAPE SENSITIVITY

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor (at the baseline stage) and the susceptibility of the landscape receptor to the proposed change using the matrix as set out in Table A1.5.

### VISUAL SUSCEPTIBILITY

The susceptibility of each visual receptor is a measure of their receptiveness to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Visual susceptibility considers; the extent to which the viewers attention is focused on the landscape; the extent to which the view contributes to the amenity experience; and the nature of the activity the viewer is involved in.

The overall susceptibility for each visual receptor is categorised as High, Medium or Low as set out in Table A1.4.

**Table A1.4 – Visual Susceptibility Criteria**

Susceptibility	Criteria
<b>HIGH</b>	People 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.
<b>MEDIUM</b>	People engaged in an activity and/or at a location where they are not especially focused on the landscape; where the view contributes in part to the amenity experience; and where there is some opportunity to appreciate the view.
<b>LOW</b>	People engaged in an activity and/or at a location where they are not focused on the landscape; where the view does not contribute to the amenity experience; and where there is little - no opportunity to appreciate the view.

### SENSITIVITY JUDGEMENTS

The assessment of landscape/visual sensitivity is then combined through a judgement on the value attributed to that receptor (at the baseline stage) and the susceptibility of the receptor to the proposed change using the criteria as set out in Table A1.3 and A1.4.

Table A1.5 below sets out the sensitivity matrix, with criteria set out as High, Medium, Medium and Low.

**Table A1.5 - Landscape and Visual Sensitivity Matrix**

		LANDSCAPE / VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE / VISUAL VALUE	HIGH	HIGH	HIGH	MEDIUM
	MEDIUM	HIGH	MEDIUM	MEDIUM
	LOW	MEDIUM	MEDIUM	LOW

### LANDSCAPE MAGNITUDE OF EFFECT

#### Scale

Factors contributing to the scale of the change to be experienced by the landscape receptor (as set out in Table A1.6) include the extent of the receptor that will be altered (with reference to their wider contribution to the landscape); the degree to which aesthetic of perceptual aspects will be altered; and the geographical area that will be directly and indirectly altered.

**Table A1.6 - Landscape Scale Criteria**

EXTENT	DESCRIPTION
<b>SUBSTANTIAL</b>	Likely be a whole scale change to the landscape receptor, which will result in change in the integrity of the receptor of a wide geographic area.
<b>SIZEABLE</b>	Likely be change to a high proportion of the landscape receptor, which will result in a noticeable change in the integrity of the receptor of an extended geographic area.
<b>MODEST</b>	Likely be change to a moderate proportion of the landscape receptor, which will be perceptible and have some effect on the integrity of the receptor within a localised geographic area.
<b>COMPACT</b>	Likely be change to a limited proportion of the landscape receptor, which will not be discernible or have no - limited effect on the integrity of the receptor within its immediate setting (very localised geographic area).

#### Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the landscape receptor (as set out in Table A1.8) include whether the change is wholly reversible, permanent or temporary. Construction impacts are likely to be short term, temporary, but see the start of a permanent change. Operational effects are likely to be long term, permanent and either irreversible or reversible, depending on the nature of the project.

**Table A1.7 - Landscape Duration and Reversibility Criteria**

DURATION	DESCRIPTION
<b>LONG</b>	Likely to be of permanence with limited prospect of being reinstated and is deemed irreversible.
<b>MEDIUM</b>	Likely to be of permanence (between 10-25 years) and is potentially, or theoretically reversible.
<b>SHORT</b>	Likely to last for up to 10 years and is wholly or partially reversible / receptors can be reinstated.
<b>VERY SHORT</b>	Likely to be temporary (up to 2 years) and readily reinstated / reversed. Includes construction effects (unless these are for an extended period).

## VISUAL MAGNITUDE OF EFFECT

### Scale

Factors contributing to the scale of the change to be experienced by the visual receptor (as set out in Table A1.8) include the angle of view in relation to the main activity of the receptor; the distance of the viewer from the Proposed Development; the extent of the area over which the changes will be visible; and the degree of visual intrusion of the Proposed Development in the view.

**Table A1.8 - Visual Scale Criteria**

EXTENT	DESCRIPTION
<b>SUBSTANTIAL</b>	Likely be a distinct change in the composition of the view, close to the viewer and occupying a wide extent of the view.
<b>SIZEABLE</b>	Likely be a noticeable change in the composition of the view, which may be close to the viewer and / or occupying a sizeable extent of the view.
<b>MODEST</b>	Likely be a perceptible change in the composition of the view, which may be at some distance from the viewer, or nearby but only glimpsed and/or occupying a discrete extent of the view.
<b>COMPACT</b>	Likely be a barely perceptible change in the composition of the view, which is likely to be at a considerable distance from the viewer and only glimpsed and / or occupying a limited extent of the view.

### Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the visual receptor (as set out in Table A1.9) include whether the view is experienced in fixed or transient views; and the nature of transient views - being intermittent, glimpsed or continuous.

**Table A1.9 - Visual Duration and Reversibility Criteria**

DURATION	DESCRIPTION
<b>LONG</b>	Likely to be of permanence and visible for a continuous period.
<b>MEDIUM</b>	Likely to be of permanence and intermittently visible.
<b>SHORT</b>	Likely to be temporary and visible for a continuous period.
<b>VERY SHORT</b>	Likely to be temporary and intermittently visible.

## MAGNITUDE OF EFFECT JUDGEMENTS

The assessment of size / scale / geographic extent plus duration and reversibility is then combined based on the matrix as set out in Table A1.10 below, with criteria set out as High, Medium, Small and Negligible.

**Table A1.10 - Magnitude Matrix**

		DURATION AND REVERSIBILITY			
		LONG	MEDIUM	SHORT	VERY SHORT
SCALE	SUBSTANTIAL	HIGH	HIGH / MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	SIZEABLE	HIGH / MEDIUM	MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	MODEST	MEDIUM	MEDIUM	LOW	NEGLIGIBLE
	COMPACT	LOW / NEGLIGIBLE	LOW / NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

## A1.6 SIGNIFICANCE OF EFFECTS

Sensitivity and magnificence of effect are considered alongside one another for each receptor, in line with Table A1.11 below, to draw conclusions on the significance of landscape and visual effects. The nature of the Proposed Development is a residential-led, mixed-use Garden Community with associated infrastructure, open space, sports facilities, community uses and landscaping. The significance of effects are considered at different stages of the project life cycle (e.g. during construction; at Year 1 of operation; and at Year 15 of operation).

The assessment of significance is subject to professional judgement and is rated on a scale of Negligible through to Major. Table A1.12 sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation as set out in the detailed impact assessment tables in Appendix V3.2.

**Table A1.11 - Significance Matrix**

		LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
		HIGH	MEDIUM	LOW
MAGNITUDE	HIGH	MAJOR	MAJOR	MODERATE
	MEDIUM	MAJOR	MODERATE	MODERATE - MINOR
	LOW	MODERATE	MODERATE - MINOR	MINOR
	NEGLIGIBLE	MINOR	MINOR - NEGLIGIBLE	NEGLIGIBLE

The judgement of significance indicates how important the effect is likely to be from a landscape and visual perspective. Effects of Major or Moderate significance are deemed 'significant'. These are highlighted in orange in Table 3.3 above. The lighter orange shade for "Moderate - Minor" effects denotes highlights that effects within this category may either be significant (Moderate/Moderate-Minor) or insignificant (Minor) depending on the professional judgement applied. The significance of the assessment is described where necessary.

**Table A1.12 - Significance Description**

SIGNIFICANCE	DESCRIPTION
MAJOR	An effect that is likely to be very important from a landscape and visual perspective.
MODERATE	An effect that is potentially important from a landscape and visual perspective.
MINOR	An effect that is unlikely to be important from a landscape and visual perspective.
NEGLIGIBLE	An effect that has minimal importance from a landscape and visual perspective.
NEUTRAL OR NO CHANGE	No effect and therefore of no importance from a landscape and visual perspective.

### A1.6.1 NATURE OF EFFECTS

Effects are defined as beneficial, adverse, or neutral, as defined in Table A1.13. This consideration is termed the 'balance of effects', factoring in both the potentially beneficial and adverse aspects associated with a given change and its resultant effect. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative/positive effects quantified, using four categories of effects, indicating a gradation from high to low.

**Table A1.13 - Nature of Effect Criteria**

SIGNIFICANCE	DESCRIPTION
BENEFICIAL	An effect that will on balance result in an improvement to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
ADVERSE	An effect that will on balance result in damage to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
NEUTRAL	An effect that will on balance maintain the condition, integrity or key characteristics / composition of the landscape receptor or viewing experience and may incorporate a combination of positive and negative aspects.

## A1.7 EFFECTS DURING SITE ENABLING AND CONSTRUCTION

It is recognised that project characteristics and hence sources of effects, will vary through time. The initial effects arise from the site enabling and construction works. Sources of landscape and visual effects may include:

- The location of the site access and haulage routes;
- The origin and nature of materials stockpiles, stripping of material and cut and fill operations / disposal and construction compounds;
- The construction equipment and plant (and colour);
- The provision of utilities, including lighting and any temporary facilities;
- The scale, location and nature of any temporary parking areas and on-site accommodation;
- The removal of vegetation to facilitate site access and establish the development platforms;
- The measures for the temporary protection of existing features (such as vegetation, trees, ponds, etc) and any temporary screening (such as hoarding lines); and
- The programme of work and phasing of construction.

## A1.8 EFFECTS DURING OPERATION (AT YEAR 1)

At the operational stage, the sources of landscape and visual effects may include:

- The location, scale, height, mass and design of buildings in terms of elevational treatment; structures and processes, including any other features;
- Details of service arrangements such as storage areas or infrastructure elements and utilities and haulage routes;
- Access arrangements and traffic movements;
- Lighting;
- Car parking;
- The noise and movement of vehicles in terms of perceived effects on tranquillity;
- Visible plumes from chimneys;
- Signage and boundary treatments;
- Outdoor activities that may be visible;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features;
- Land management operations and objectives; and
- The enhancement or restoration of any landscape resource of particular view.

## A1.10 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape

and visual receptors arising from the Proposed Development. Mitigation is thus not solely concerned with 'damage limitation', but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Standard construction and operational management practices for avoiding and reducing environmental effects (tertiary mitigation); and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

## A1.11 RESIDUAL EFFECTS

The residual effects of the Proposed Development are to be assessed. Residual effects consider any additional mitigation measures required to address specific landscape and visual sensitivities in place over and above the primary mitigation measures proposed and those already included and designed in to the scheme. The process of assessing residual effects is the same as assessing the primary effects. The Residual Effects are considered to be the effects assessed at Year 15, when the landscape proposals are considered to have matured.

## A1.12 CUMULATIVE EFFECTS

Cumulative effects are defined as effects which result from additional changes to the landscape and visual receptors by the Proposed Development in conjunction with other developments (associated with or separate to it) or actions that occurred in the past, present or likely to occur in the foreseeable future.

The scope of the developments to be included in the cumulative assessment have been defined by a 5km radius from the Proposed Development within The Site relative to the developments identified to be assessed.

Cumulative effects arise from the intervisibility of a range of developments and/or from the combined effects of individual components of the Proposed Development occurring in the different locations over a period of time. The separate effects of such individual components or developments may not be significant, but together they may create an unacceptable degree of adverse effect on landscape and visual receptors.

Whilst the assessment of effects are to be assessed on the same basis as set out previously in this methodology, visual effects occur by combined visibility which occurs where the observer is able to see two or more developments from one viewpoint and / or, where sequential effects which occur when the observer has to move to another viewpoint to see different developments.

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# APPENDIX V3.2

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## LANDSCAPE AND VISUAL IMPACT ASSESSMENT TABLES

### APPENDIX V3.2

Table V3.2.1 Contextual Landscape Receptors

Table V3.2.2 Site Landscape Receptors

Table V3.2.3 Visual Impact Table

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## LANDSCAPE IMPACT TABLES

TABLE V3.2.1 CONTEXTUAL LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
<b>THE CONTEXTUAL LANDSCAPE</b>												
<b>NATURAL</b> GEOLOGY AND SOILS LANDFORM AND DRAINAGE VEGETATION COVER	MEDIUM-HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLIGIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLIGIBLE		YEAR 15	NO CHANGE
<b>CULTURAL / SOCIAL</b> LAND USE SETTLEMENT ENCLOSURE LAND OWNERSHIP TIME DEPTH	MEDIUM-HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLIGIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLIGIBLE		YEAR 15	NO CHANGE
<b>PERCEPTUAL AND AESTHETIC</b>	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLIGIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLIGIBLE		YEAR 15	NO CHANGE
<b>LANDSCAPE CHARACTER</b>												
<b>NATIONAL - NCA 122 HIGH WEALD</b>	LOW - HIGH	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	THE PROPOSED DEVELOPMENT WOULD NOT ALTER THE KEY CHARACTERISTICS OF THE NATIONAL LEVEL CHARACTER AREA (WHICH INCLUDES NUMEROUS SETTLEMENTS).	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLIGIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLIGIBLE		YEAR 15	NO CHANGE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## LANDSCAPE IMPACT TABLES

TABLE V3.2.1 CONTEXTUAL LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
<b>COUNTY - LCA HW4: HIGH WEALD FRINGES</b>	MEDIUM - HIGH	MEDIUM-LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE SITE IS LOCATED IN THE EAST OF THIS CHARACTER AREA AND FORMS A SMALL PARCEL OF LAND TO THE WEST OF HAYWARDS HEATH. CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD SEE THE INTRODUCTION OF ADDITIONAL RESIDENTIAL USES IN A PART OF THE LCA WHERE SETTLEMENT IS CHARACTERISTIC. IT THEREFORE WOULD NOT ALTER THE KEY CHARACTERISTICS OF THIS COUNTY LEVEL CHARACTER AREA.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
<b>DISTRICT - LCA 10: HIGH WEALD FRINGES</b>	MEDIUM - HIGH	MEDIUM - LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INTRODUCE ADDITIONAL BUILT FORM AND VEGETATION WITHIN THE EASTERN PART OF THIS CHARACTER AREA. THE PROPOSALS WOULD INCREASE THE SCALE AND CHARACTER OF THE EXISTING SETTLEMENT IN THE IMMEDIATE SURROUNDING AREA BUT WOULD REMAIN SET WITHIN A WOODED LANDSCAPE AND RETAIN THE VERDANT SKY LINE.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
<b>DISTRICT - LANDSCAPE CAPACITY ASSESSMENT LCA 51: COPYHOLD HIGH WEALD FRINGE</b>	MEDIUM - LOW	MEDIUM - LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INTRODUCE ADDITIONAL BUILT FORM AND VEGETATION WITHIN THE WESTERN PART OF THE CHARACTER AREA. THE PROPOSALS WOULD INCREASE THE SCALE AND CHARACTER OF THE EXISTING SETTLEMENT IN THE IMMEDIATE SURROUNDING AREA BUT THIS IS CONTAINED WITHIN THE NORTHERN PART OF THE SITE, WHICH HAS WELL DEFINED BOUNDARIES WITH TREEBELTS AND WOODLANDS, WHICH RETAIN THE KEY CHARACTERISTICS OF THE LANDSCAPE, THE LANDSCAPE PATTERN AND THE VERDANT SKY LINE.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE - MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
<b>DISTRICT - LANDSCAPE CAPACITY ASSESSMENT LCA 77: ANSTY HIGH WEALD FRINGE</b>	MEDIUM - HIGH	MEDIUM	MEDIUM	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INTRODUCE ADDITIONAL BUILT FORM AND VEGETATION WITHIN THE NORTHERN PART OF THE CHARACTER AREA. THE PROPOSALS WOULD INCREASE THE SCALE AND CHARACTER OF THE EXISTING SETTLEMENT IN THE IMMEDIATE SURROUNDING AREA AS AN EASTERN EXTENSION OF ANSTY. THE BUILT FORM IS SET WITHIN A RETAINED FRAMEWORK OF EXISTING WOODLANDS AND TREEBELTS.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE - MINOR ADVERSE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## LANDSCAPE IMPACT TABLES

TABLE V3.2.1 CONTEXTUAL LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
<b>PARISH - LCA 22: HIGHBRIDGE - COPYHOLD SLOPES</b>	MEDIUM	HIGH	MEDIUM - HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INTRODUCE BUILT FORM AND VEGETATION WITHIN THE WESTERN PART OF THE CHARACTER AREA. THE PROPOSALS WOULD INCREASE THE SCALE AND CHARACTER OF THE EXISTING SETTLEMENT IN THE IMMEDIATE SURROUNDING AREA BUT THIS IS CONTAINED WITHIN THE NORTHERN PART OF THE SITE, WHICH HAS WELL DEFINED BOUNDARIES WITH TREEBELTS AND WOODLANDS, WHICH RETAIN THE KEY CHARACTERISTICS OF THE LANDSCAPE, THE LANDSCAPE PATTERN AND THE VERDANT SKY LINE.	CONSTRUCTION	MODERATE - MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE - MAJOR ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE ADVERSE
<b>CONTEXTUAL TOWNSCAPE ELEMENTS</b> HISTORICAL DEVELOPMENT MOVEMENT AND CONNECTIVITY URBAN STRUCTURE AND BUILT FORM GREEN INFRASTRUCTURE AND PUBLIC REALM TRANQUILLITY	MEDIUM - LOW	HIGH	MEDIUM - HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - HIGH	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INCREASE THE SCALE AND FORM OF THE EXISTING SETTLEMENT BY INTRODUCING A SIGNIFICANT URBAN EXTENSION TO THE EAST OF ANSTY. THE CHARACTER, FORM AND SCALE OF THE EXISTING SETTLEMENT WOULD BE RETAINED. THE PROPOSED URBAN STRUCTURE, LAND USES AND GREEN INFRASTRUCTURE WOULD INTEGRATE THE PROPOSED DEVELOPMENT INTO THE LANDSCAPE AND TOWNSCAPE, ENSURING BUILT FORM IS OF A SIMILAR SCALE AND IS SET BELOW THE EXISTING TREED HORIZON, RETAINING THE KEY CHARACTERISTICS OF A SETTLEMENT NESTLED WITHIN A WELL VEGETATED SETTING. THE GEOGRAPHIC EXTENT OF THE PROPOSALS IN COMPARISON TO THE EXISTING SETTLEMENT HAVE INFORMED THE ASSESSMENT OF THE MAGNITUDE OF EFFECTS, ALTHOUGH THE CHARACTER AND SCALE OF THE PROPOSALS ARE CONSIDERED TO MODERATE THEIR SIGNIFICANCE. THE PROPOSED DEVELOPMENT DOES NOT ADJOIN CUCKFIELD TO THE NORTH AND DEVELOPMENT IS CONFINED TO THE SOUTH OF THE A272, SET BEHIND RETAINED VEGETATION AND A GREEN CORRIDOR. THE AGRICULTURAL LANDSCAPE WITHIN THE INTERVENING LAND RETAINS A SENSE OF SEPARATION TO CUCKFIELD.	CONSTRUCTION	MODERATE - MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM		YEAR 15	MODERATE ADVERSE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## LANDSCAPE IMPACT TABLES

TABLE V3.2.2 SITE LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
<b>NATURAL</b>												
GEOLOGY AND SOILS	MEDIUM	MEDIUM - HIGH	MEDIUM	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	NO CHANGES ARE PROPOSED TO THE UNDERLYING GEOLOGY OF THE SITE. THE PROPOSED DEVELOPMENT WILL INTRODUCE AREAS OF NON-PERMEABLE AND PERMEABLE SURFACING AS PART OF THE PROPOSED RESIDENTIAL AREAS WITH SOME REGRADING AND MOVING OF SOILS TO CREATE DEVELOPMENT PLATFORMS AND AREAS OF LANDSCAPE. SOILS ARE PROPOSED TO BE MANAGED AND REUSED ON SITE WHICH WOULD NOT RESULT IN AN OVERALL CHANGE TO THE SOILS CHARACTER OF THE SITE.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
LANDFORM AND DRAINAGE	MEDIUM	HIGH	MEDIUM - HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	THE DRAINAGE AND SUDS STRATEGY WORKS WITH THE NATURAL TOPOGRAPHY OF THE SITE AND RETAINS THE EXISTING WATERCOURSES WITHIN THE SITE. SOME MINOR REGRADING WORKS WOULD BE REQUIRED TO CREATE APPROPRIATE DEVELOPMENT PLATFORMS WITHIN THE SITE. THROUGHOUT THE SITE THERE WOULD BE LOCALISED LANDFORMING WORKS TO CREATE SUDS ATTENUATION BASINS AND MOUNDING WITHIN AREAS OF PUBLIC OPEN SPACE AND PLAY. THESE ARE CONSIDERED TO BE MINOR CHANGES WITHIN THE SITE, MOSTLY EXPERIENCED AT THE SITE LEVEL DURING THE CONSTRUCTION PERIOD.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	LOW		YEAR 1	MODERATE - MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
VEGETATION COVER	HIGH	HIGH	HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE EXISTING VEGETATION WITHIN THE SITE IS BROADLY CONFINED TO THE SITE BOUNDARIES AND EXISTING FIELD BOUNDARIES WITHIN THE SITE, WHICH GENERALLY CONSIST OF HEDGEROWS AND MATURE TREE LINES. SUBSTANTIAL AREAS OF WOODLAND ARE PRESENT WITHIN THE SITE INCLUDING AREAS OF ANCIENT WOODLAND, MIXED BROADLEAVED WOODLAND AND PLANTATION WOODLAND. THESE WOULD BE RETAINED AND ENHANCED AS FAR AS POSSIBLE. THE PROPOSALS REQUIRE THE REMOVAL OR PARTIAL REMOVAL OF 113 TREES, GROUPS OF TREES OR HEDGES TO ALLOW OR FACILITATE DEVELOPMENT. OF THESE, 16 ARE 'B' (MODERATE QUALITY) CATEGORY, 89 ARE 'C' (LOW-QUALITY CATEGORY), AND 8 ARE 'U' (UNSUITABLE FOR RETENTION QUALITY) CATEGORY. TREE REMOVALS WOULD HAPPEN DURING THE CONSTRUCTION PHASE, WITH NEW TREES PLANTED AS THE WORKS NEAR COMPLETION OF EACH OF THE DEVELOPMENT PHASES. THE LANDSCAPE PROPOSALS AS SHOWN ON THE ILLUSTRATIVE MASTERPLAN WOULD RESULT IN A SIGNIFICANT INCREASE IN TREES, ALONGSIDE NEW AREAS OF WILDFLOWER GRASSLAND, MIXED GRASSLAND, SHRUBS AND HEDGEROWS. THIS WOULD RESULT IN THE SITE HAVING A NET GAIN IN LANDSCAPE FEATURES, WHICH IS CONSIDERED TO BE A BENEFICIAL RESIDUAL EFFECT.	CONSTRUCTION	MODERATE-MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - MEDIUM		YEAR 15	MODERATE - MINOR BENEFICIAL

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## LANDSCAPE IMPACT TABLES

TABLE V3.2.2 SITE LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
<b>CULTURAL / SOCIAL</b>												
LAND USE BUILT FORM ENCLOSURE LAND OWNERSHIP TIME DEPTH	MEDIUM - HIGH	MEDIUM - HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	HIGH	THE LAND USE WITHIN THE SITE WOULD CHANGE FROM OPEN FIELDS TO A RESIDENTIAL-LED MIXED USE DEVELOPMENT WITH AREAS OF PUBLIC OPEN SPACE, ALLOTMENTS, PLAY, SPORTS PITCHES, SUDS ATTENUATION BASINS A LOCAL CENTRE, PRIMARY SCHOOL AND SEND SCHOOL. THE BUILT FORM IS SET WITHIN THE EXISTING FIELD BOUNDARY FRAMEWORK WITHIN THE SITE AND WOULD CREATE AN URBAN EXTENSION IMMEDIATELY EAST OF THE EXISTING SETTLEMENT EDGE. THE RETAINED VEGETATION WITHIN THE SITE AND ON THE BOUNDARIES CREATES A MATURE LANDSCAPE SETTING FOR THE PROPOSED DEVELOPMENT AND CREATES A DEGREE OF ENCLOSURE TO THE LOWER LYING PARTS OF THE SITE. THE INTRODUCTION OF UP TO 1450 NEW HOMES SIGNIFICANTLY ALTERS THE LEVEL OF BUILT FORM IN THE AREA. THE RETENTION OF EXISTING LANDSCAPE FEATURES AND INTRODUCTION OF AREAS OF OPEN SPACE IN THE NORTH AND SOUTH OF THE SITE RETAIN A DEGREE OF OPENNESS WITHIN PARTS OF THE SITE. BUILDING HEIGHTS HAVE BEEN LOCATED TO ENSURE THAT BUILT FORM DOES NOT BREAK THE WOODED SKYLINE. EFFECTS ARE THEREFORE CONSIDERED ON BALANCE.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM - HIGH		YEAR 1	MODERATE - MAJOR ADVERSE
								YEAR 15	MEDIUM		YEAR 15	MODERATE ADVERSE
<b>PERCEPTUAL AND AESTHETIC</b>												
MEMORIES, PREFERENCES, SENSORY, FORMS, PATTERN, TEXTURE, COLOUR, SENSE OF ENCLOSURE, REMOTENESS, NATURAL BEAUTY	MEDIUM - HIGH	MEDIUM - HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	HIGH	THE PERCEPTUAL AND AESTHETIC NATURE OF THE SITE IS EXPERIENCED AS A SERIES OF OPEN FIELDS SET WITHIN A MATURE, VEGETATED LANDSCAPE TO THE EAST OF ANSTY. THE UNDULATING TOPOGRAPHY OF THE SITE EITHER SIDE OF THE CENTRAL RIDGELINE ON WHICH THE PLACES SITS CREATES AREAS OF ENCLOSURE AND OPENNESS WITHIN THE SITE. THE EXISTING WOODLANDS AND BOUNDARY VEGETATION ASSOCIATED WITH THE A272/B2036 TO THE NORTH AND WEST LIMIT THE PERCEPTION OF THE INTERNAL ARRANGEMENTS OF THE SITE FROM THE WIDER AREA. CONSTRUCTION ACTIVITY WOULD HAVE A MAJOR ADVERSE EFFECT, THE PROPOSED DEVELOPMENT WOULD RESULT IN THE INTRODUCTION OF A RESIDENTIAL-LED MIXED USE DEVELOPMENT WITHIN THE SITE, WHICH WOULD BE PERCEIVED AS A MAJOR EXTENSION OF THE EXISTING SETTLEMENT EDGE INTO THE LANDSCAPE TO THE EAST OF ANSTY. THE PROPOSALS WITHIN THE SITE COMPRISE PUBLIC OPEN SPACE, ALLOTMENTS, SPORTS PITCHES, SUDS FEATURES, PLAY AREAS, A LOCAL CENTRE, SEND SCHOOL AND PRIMARY SCHOOL. THE PERCEPTUAL QUALITIES OF THE SITE WOULD CHANGE FROM OPEN FIELDS SURROUNDED BY WOODLAND AND TREES TO A RESIDENTIAL DEVELOPMENT AND OPEN SPACE SURROUNDED BY WOODLAND AND TREES. THESE EFFECTS WOULD ONLY BE FELT AT SITE LEVEL AND THE IMMEDIATE SURROUNDINGS DUE TO THE WELL DEFINED AND VEGETATED SITE BOUNDARIES. WHICH WOULD REDUCE OVER TIME AT COMPLETION AND UPON MATURITY OF THE LANDSCAPE PROPOSALS.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE - MINOR ADVERSE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## LANDSCAPE IMPACT TABLES

TABLE V3.2.2 SITE LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
<b>LANDSCAPE CHARACTER</b>												
SITE	MEDIUM - HIGH	MEDIUM - HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	HIGH	THE LANDSCAPE CHARACTER OF THE SITE WOULD WHOLLY CHANGE FROM OPEN GRASSLAND TO A SEMI-ENCLOSED, RESIDENTIAL ENVIRONMENT WITH DWELLINGS, A LOCAL CENTRE, A PRIMARY SCHOOL, A SEND SCHOOL, AMENITY SPACE, ALLOTMENTS, PLAY AREAS, NEW PLANTING AND SUDS ATTENUATION BASINS. THE CHARACTER OF THE BUILT DEVELOPMENT WITHIN THE SITE HAS A CLOSE ASSOCIATION IN LOCATION AND STYLE WITH THE EXISTING RESIDENTIAL AREAS OF ANSTY AND THE HIGH WEALD AREA TO THE WEST AND NORTH. THE EXISTING VEGETATION ON THE SITE BOUNDARIES AND WITHIN THE SITE WOULD BE RETAINED AS FAR AS POSSIBLE, PRESERVING THE SENSE OF ENCLOSURE TO THE SITE AND ITS INTERFACE WITH THE SURROUNDING LANDSCAPE. THE LANDSCAPE PROPOSALS ARE CONSIDERED TO BE IN KEEPING WITH THE CHARACTER OF THE SITE AND WOULD HELP TO REDUCE EFFECTS UPON MATURITY AT YEAR 15. EFFECTS ARE THEREFORE CONSIDERED ON BALANCE.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE - MINOR ADVERSE
NIGHT-TIME CHARACTER	MEDIUM - HIGH	MEDIUM - HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	THE NIGHT-TIME CHARACTER OF THE SITE IS CURRENTLY DARK NIGHT SKIES WITH EXISTING LIGHT SOURCES LIMITED TO THOSE ASSOCIATED WITH PRIVATE RESIDENTIAL PROPERTIES AND ROADS ON THE IMMEDIATE BOUNDARIES OF THE SITE. THE PROPOSED DEVELOPMENT WOULD INTRODUCE DOMESTIC SCALE LIGHTING ASSOCIATED WITH THE INFRASTRUCTURE, DWELLINGS, COMMUNITY FACILITIES, SCHOOLS AND SPORTS HUB WITHIN THE SITE. <b>STREET LIGHTING WOULD BE EXTENDED ALONG THE A272 AND B2036 WHERE ENHANCEMENTS TO CYCLE PROVISION ARE TO BE MADE AS PART OF THE WIDER TRANSPORT STRATEGY OUTSIDE THE SITE.</b> LIGHTING WOULD BE DESIGNED TO BE ECOLOGICALLY SENSITIVE AND DIRECTIONAL TO MINIMISE LIGHT POLLUTION WHEREVER POSSIBLE.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM		YEAR 15	MODERATE ADVERSE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
<b>RESIDENTIAL RECEPTORS</b>												
RESIDENTS OF PROPERTIES ALONG THE B2036 WITHIN ANSTY (VP40-41)	HIGH	MEDIUM	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	THE PROPERTIES ALONG THE B2036 IN ANSTY GENERALLY EITHER BACK OR SIDE ON TO THE SITE, WITH INTERVENING VEGETATION AND GARDEN BOUNDARIES FILTERING VIEWS OF THE SITE. DURING THE CONSTRUCTION PERIOD, THE WORKS IN THE CENTRAL AND SOUTH WESTERN PARTS OF THE SITE WOULD BE PARTIALLY VISIBLE WHERE GAPS IN THIS INTERVENING VEGETATION ALLOW. UPON COMPLETION THERE WOULD BE A CHANGE TO A PARTIAL VIEW OF A RESIDENTIAL ENVIRONMENT SET WITHIN A GREEN INFRASTRUCTURE FRAMEWORK.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
RESIDENTS OF PROPERTIES ALONG THE A272 IN ANSTY (VP1,5)	HIGH	LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE PROPERTIES ALONG THE A272 ARE EITHER SET DOWN IN CUTTING ALONG THE ROAD CORRIDOR OR ARE SET BACK AWAY FROM THE SITE BOUNDARY WITH INTERVENING BUILT FORM LIMITING VIEWS OF THE SITE. THE PROPOSED DEVELOPMENT LOCATES THE SCHOOL PLAYING FIELDS IN CLOSEST PROXIMITY TO THESE RECEPTORS, WHICH WOULD RETAIN A SENSE OF OPENNESS TO THE LANDSCAPE IN CLOSE PROXIMITY, FURTHER MODERATING EFFECTS. THE WOULD POTENTIALLY BE PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE SCHOOL AND PLANTING OF TREES ALONG THE WESTERN BOUNDARY OF THE SITE. UPON COMPLETION IT IS CONSIDERED THAT THERE WOULD BE PARTIAL VIEWS OF THE PROPOSED DEVELOPMENT FOR THESE RECEPTORS.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE
RESIDENTS OF PROPERTIES ACCESSED VIA PROW 62CR IN ANSTY (VP2,3)	HIGH	HIGH	HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	THE PROPERTIES ACCESSED VIA PROW 62CR ARE LOCATED ADJACENT TO THE CENTRAL WESTERN BOUNDARY OF THE SITE ON THE EDGE OF ANSTY. MATURE GARDEN BOUNDARY VEGETATION LIMITS INTERVISIBILITY WITH THE SITE TO THE LAND IN THE CENTRAL WESTERN PART OF THE SITE, WHICH IS PROPOSED TO BECOME SCHOOL PLAYING FIELDS. THIS WOULD RETAIN THE EXISTING SENSE OF OPENNESS WITH LIMITED BUILT FORM VISIBLE BEYOND. THE CONSTRUCTION ACTIVITIES WOULD THEREFORE BE LIMITED IN CLOSE PROXIMITY TO THESE RECEPTORS. UPON COMPLETION, THE CHARACTER OF THESE VIEWS WOULD BE BROADLY RETAINED WITH SCHOOL FENCING SET BEHIND THE EXISTING HEDGEROW ALONG PROW 62CR AND ROOFTOPS BEYOND.	CONSTRUCTION	MAJOR - MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE ADVERSE
RESIDENTS OF THE PLACE AND THE BARN TO NORTH OF FORSYTH'S FARMHOUSE (BOTH GRADE II LISTED) AND THE GRAINLOFT (VP S5 - S7)	HIGH	HIGH	HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - HIGH	THE PLACE AND SURROUNDING DWELLINGS SIT CENTRALLY TO THE SITE ON THE RIDGELINE. THE BUILDINGS ARE ORIENTATED NORTH - SOUTH AND THE NORTHERN ELEVATIONS HAVE VIEWS ACROSS THE CENTRAL AND NORTHERN PARTS OF THE SITE TOWARDS CUCKFIELD. THE PROPOSED DEVELOPMENT WOULD SEE THE INTRODUCTION OF A VILLAGE GREEN AND LANDSCAPE PROPOSALS SURROUNDING THE PLACE TO THE NORTH AND EAST, WITH RESIDENTIAL DWELLINGS BEYOND. THIS VILLAGE GREEN RETAINS AN OPEN SETTING TO THE DWELLING WITH THE EXISTING MATURE TREES RETAINING A MATURE LANDSCAPE FRAMEWORK. BUILT FORM IS SET DOWN WITHIN THE LANDSCAPE, RETAINING VIEWS TO THE WOODLAND AND CUCKFIELD BEYOND. TO THE WEST IS AN AREA OF PROPOSED SINGLE STOREY BUILDINGS WITH THE SCHOOLS AND LOCAL CENTRE BEYOND. THE CHARACTER OF THE VIEW WOULD RETAIN A SENSE OF OPENNESS WITH THE INTRODUCTION OF BUILT FORM BEYOND. THE CONSTRUCTION ACTIVITIES IN CLOSE PROXIMITY WOULD BE PERCEIVED.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MAJOR - MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE ADVERSE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
RESIDENTS OF HIGHBRIDGE MILL AND HIGHBRIDGE MILL COTTAGES (VP S9, S14)	HIGH	MEDIUM	MEDIUM - HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	VIEWS FROM HIGHBRIDGE MILL (GRADE II LISTED) AND HIGHBRIDGE MILL COTTAGES TO THE WEST OF THE SITE ARE LIMITED BY THE INTERVENING VEGETATION AND TOPOGRAPHY, WITH THE EXCEPTION OF THE SOUTHERN FACADE OF HIGHBRIDGE MILL COTTAGES (NOT LISTED) WHICH HAS OPEN VIEWS OF THE WESTERN PART OF THE SITE. PARTIAL AND OPEN VIEWS OF THE CONSTRUCTION ACTIVITY WOULD BE POSSIBLE FROM THE COTTAGES WITH THE GRADE II LISTED HIGHBRIDGE MILL HAVING LIMITED VIEWS. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	LOW		YEAR 1	MODERATE - MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
RESIDENTS OF WEST RIDDENS FARMHOUSE (VP39)	HIGH	HIGH	HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	WEST RIDDENS FARMHOUSE (GRADE II LISTED) FRONTS ONTO THE SOUTH WESTERN PART OF THE SITE, SET ON ELEVATED GROUND BEHIND A POND AND BOUNDARY VEGETATION. THE CHARACTER OF THE EXISTING VIEW IS OF OPEN FIELDS SET AGAINST A WOODED BACKDROP. THERE WOULD BE OPEN VIEWS OF PARTS OF THE CONSTRUCTION ACTIVITY WITHIN THE SOUTH WEST OF THE SITE, LEADING TO OPEN VIEWS OF A RESIDENTIAL DWELLINGS SET BEHIND A LANDSCAPE BUFFER, WHICH WOULD CONSIST OF NEW TREE AND HEDGEROW PLANTING. AT YEAR 15, EFFECTS WOULD BE MODERATED SLIGHTLY BY THE MATURING VEGETATION.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MAJOR - MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE ADVERSE
RESIDENTS OF MACKERELL'S COTTAGE (VP28)	HIGH	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS FROM MACKERELL'S COTTAGE (GRADE II LISTED) TO THE EAST OF THE SITE ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION AND TOPOGRAPHY. PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY MAY BE POSSIBLE DURING THE WINTER MONTHS FROM THE PROPERTY BUT WOULD BE READILY PERCEIVED FROM THE ACCESS VIA PROW 62CR. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
RESIDENTS OF HARVEST HILL (VP38)	HIGH	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS FROM THE PROPERTIES ON HARVEST HILL TO THE SOUTH OF THE SITE ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION AND TOPOGRAPHY. PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY MAY BE POSSIBLE DURING THE WINTER MONTHS. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE. THE EXISTING OPEN CHARACTER OF THE VIEW ACROSS INTERVENING FIELDS AND HORSE PADDOCKS WOULD BE RETAINED.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
RESIDENTS OF PROPERTIES ON COPYHOLD LANE (VP19, 20)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	VIEWS FROM THE PROPERTIES ON COPYHOLD LANE TO THE EAST OF THE SITE ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION AND TOPOGRAPHY, WHICH DOMINATE THE IMMEDIATE LANDSCAPE AND CREATE AN ENCLOSED CHARACTER. PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY MAY BE POSSIBLE DURING THE WINTER MONTHS. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	NEGLIGIBLE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
RESIDENTS OF COURTHOUSE FARM AND LAINES FARM	HIGH	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS FROM LAINES FARM AND COURTHOUSE FARM TO THE NORTH OF THE SITE ARE LIMITED BY THE INTERVENING VEGETATION DEFINING FIELD BOUNDARIES AND ALONG THE A272 CORRIDOR. PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY MAY BE POSSIBLE DURING THE WINTER MONTHS. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
<b>TRANSIENT FROM TRANSPORT CORRIDORS</b>												
A272 TO THE WEST AND NORTH OF THE SITE (VP1,5,6,8-11, 18, 26)	LOW	MEDIUM - LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	VIEWS OF THE SITE FROM THE A272 ARE MOSTLY FILTERED BY THE INTERVENING BOUNDARY VEGETATION ASSOCIATED WITH THE SITE ALONG THE ROAD CORRIDOR TO THE NORTH OF THE SITE, WITH THE EXCEPTION OF A LONG DISTANCE VIEW ALONG THE ROAD CORRIDOR TOWARDS THE CENTRAL SECTION OF THE SITE. 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.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MINOR ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MINOR ADVERSE
B2036 TO THE WEST, SOUTH WEST AND NORTH WEST OF THE SITE (VP11-14, 38,40,41)	LOW	MEDIUM - LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	VIEWS OF THE SITE FROM THE B2036 ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR WITH THE EXCEPTION OF THE SECTION OF THE ROUTE THAT RUNS ADJACENT TO THE SOUTH WESTERN BOUNDARY OF THE SITE. FROM HERE THERE ARE OPEN VIEWS OF THE SOUTHERN SECTION OF THE SITE THROUGH GAPS IN THE BOUNDARY VEGETATION. THE CONSTRUCTION ACTIVITY WOULD BE VISIBLE FROM THIS SECTION OF THE ROUTE INCLUDING FOR THE CONSTRUCTION OF THE PROPOSED SITE ACCESS. UPON COMPLETION THE VIEW WOULD CHANGE FROM AGRICULTURAL FIELDS TO A RESIDENTIAL DEVELOPMENT FRONTAGE, SET BEHIND A GREEN CORRIDOR WITH NEW TREE AND HEDGEROW PLANTING.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
COPYHOLD LANE TO THE EAST OF THE SITE (VP19)	LOW	MEDIUM	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	VIEWS OF THE SITE FROM COPYHOLD LANE ARE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLIGIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLIGIBLE		YEAR 15	NEUTRAL

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
CUCKFIELD ROAD TO THE WEST OF THE SITE (VP42,43)	LOW	MEDIUM - LOW	LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM CUCKFIELD ROAD ARE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLECTIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLECTIBLE		YEAR 15	NEUTRAL
<b>TRANSIENT FROM PUBLIC RIGHTS OF WAY</b>												
USERS OF PROW FOOTPATH 62CR WITHIN THE SITE (VP2,3,4,30, 45-47)	HIGH	HIGH	HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	THE USERS OF PROW 62CR EXPERIENCE VIEWS OF THE SITE AS PART OF AN OPEN AGRICULTURAL LANDSCAPE FROM THE INTERMEDIARY RIDGELINE WITHIN THE CENTRE OF THE SITE. THE WESTERN HALF FOLLOWS A RURAL FARM TRACK, FLANKED BY HEDGEROWS, WHICH LIMITS VIEWS TO THE SOUTH AND NORTH TO GAPS IN THE HEDGEROW AND FIELD ENTRANCES. THE EASTERN HALF HAS A MORE OPEN CHARACTER, FOLLOWING THE MATURE TREEBELT. LONG DISTANCE VIEWS NORTH TO CUCKFIELD ARE POSSIBLE FROM NUMEROUS LOCATIONS, WITH THE CHURCH SPIRE A LOCAL LANDMARK. DURING THE CONSTRUCTION PERIOD THE ROUTE WOULD BE RETAINED ALONG ITS EXISTING ALIGNMENT BUT WOULD BECOME SURROUNDED BY FENCING AND CONSTRUCTION ACTIVITY. UPON COMPLETION THE ROUTE WOULD BE RETAINED ALONG ITS EXISTING ALIGNMENT ALONGSIDE THE EXISTING HEDGEROWS AND TREES. THE ROUTE WOULD BECOME A KEY STRATEGIC PEDESTRIAN AND CYCLE LINK WITHIN A GREEN CORRIDOR THROUGH THE DEVELOPMENT. THE OPEN NATURE OF THE WESTERN HALF WOULD BE RETAINED BY VIRTUE OF THE SCHOOL PLAYING FIELDS BEING LOCATED ALONGSIDE IT. THE EASTERN HALF WOULD ALSO RETAIN A SENSE OF OPENNESS WITH THE VILLAGE GREEN TO THE NORTH AND DEVELOPMENT SET BACK TO THE SOUTH. SELECT VIEWS TO CUCKFIELD CHURCH SPIRE WOULD BE RETAINED. NEW PLANTING WOULD SOFTEN THE INTERFACE WITH THE PROPOSED DEVELOPMENT.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MAJOR - MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE ADVERSE
USERS OF PROW FOOTPATH 65CR WITHIN THE SITE (VP28)	HIGH	HIGH	HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	VIEWS FROM PROW 65CR ARE LIMITED TO THE IMMEDIATE SURROUNDINGS OF THE ROUTE DUE TO THE RISING TOPOGRAPHY TO THE WEST AND THE WOODLAND TO THE EAST. THE NORTHERN SECTION OF THE ROUTE IS WITHIN THE STEEPLY SLOPING WOODED AREA LEADING TO THE WATERCOURSE IN THE NORTH OF THE SITE. VIEWS OF THE SITE ARE TRUNCATED FROM THIS SECTION OF THE ROUTE. THE PROPOSED DEVELOPMENT WOULD SEE THE DIVERSION OF THIS SECTION OF THE ROUTE TO FOLLOW THE PROPOSED BRIDGE ACROSS THE WATERCOURSE. THE SOUTHERN HALF OF THE ROUTE FOLLOWS THE RURAL TRACK ACCESS TO MACKERELL'S COTTAGE AND IS WELL DEFINED BY A SUBSTANTIAL HEDGEROW, WHICH WOULD BE RETAINED. THE PROPOSED DEVELOPMENT IS SET BACK FROM THIS HEDGEROW BEHIND A GREEN CORRIDOR WITH A SUDS ATTENUATION BASIN. THE CONSTRUCTION ACTIVITY THEREFORE WOULD BE SET BACK BEHIND THIS AREA, LIMITING THE SENSE OF ENCLOSURE CREATED BY THE BUILT FORM FOR USERS OF THIS ROUTE. THE CONSTRUCTION ACTIVITIES AND PROPOSED DEVELOPMENT WOULD BE PARTIALLY VISIBLE FROM THIS PART OF THE ROUTE BUT THE LANDSCAPE PROPOSALS WOULD SOFTEN THE VIEW UPON MATURITY AT YEAR 15.	CONSTRUCTION	MAJOR - MODERATE ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MAJOR - MODERATE ADVERSE
								YEAR 15	MEDIUM		YEAR 15	MODERATE ADVERSE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW FOOTPATH 69CR WITHIN THE SITE (VP S35)	HIGH	HIGH	HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	VIEWS FROM PROW 69CR ARE LIMITED TO THE IMMEDIATE SURROUNDINGS OF THE ROUTE DUE TO THE RISING TOPOGRAPHY TO THE WEST AND THE WOODLAND TO THE EAST. THE ROUTE FOLLOWS THE EDGE OF THE OPEN FIELD BUT IS WELL DEFINED BY WOODLAND TO THE EAST, WHICH WOULD BE RETAINED. THE PROPOSED DEVELOPMENT IS SET BACK FROM THIS ROUTE BEHIND A GREEN CORRIDOR AMENITY SPACES AND MIXED GRASSLAND. A SUDS ATTENUATION BASIN IS LOCATED IN THE SOUTH EASTERN CORNER OF THE FIELD ADJACENT TO THE ROUTE. THE CONSTRUCTION ACTIVITY THEREFORE WOULD BE SET BACK BEHIND THIS AREA, RETAINING A SENSE OF OPENNESS. THE CONSTRUCTION ACTIVITIES AND PROPOSED DEVELOPMENT WOULD BE VISIBLE FROM THIS ROUTE BUT THE LANDSCAPE PROPOSALS WOULD FILTER AND GREEN THE VIEW UPON MATURITY AT YEAR 15.	CONSTRUCTION	MAJOR - MODERATE ADVERSE
								YEAR 1	LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE - MINOR ADVERSE
USERS OF PROW FOOTPATHS 71CR AND 72CR WITHIN THE SITE (VP32, 48)	HIGH	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROWS 71CR AND 72CR ARE LOCATED IN THE SOUTH-EAST OF THE SITE THROUGH FIELDS OF OPEN GRASSLAND AND SURROUNDED BY WOODLAND. THE NORTH SLOPING TOPOGRAPHY ALLOWS FOR LONG DISTANCE VIEWS TOWARDS CUCKFIELD FROM THE SOUTHERN SECTION OF PROW 72CR. THE MAJORITY OF THE SITE IS SCREENED FROM THESE ROUTES BY THE INTERVENING TOPOGRAPHY AND VEGETATION. NO DEVELOPMENT IS PROPOSED WITHIN THE FIELDS IMMEDIATELY SURROUNDING THESE ROUTES. CONSTRUCTION ACTIVITY AND THE BUILT FORM WITHIN THE PROPOSED DEVELOPMENT WOULD BE PARTIALLY VISIBLE TO THE WEST. THE FIELDS IN THE IMMEDIATE SURROUNDINGS WOULD BE RETAINED AS NATURAL AND SEMI- NATURAL OPEN SPACE WITH AREAS OF ECOLOGICAL ENHANCEMENT AND NEW TREE PLANTING. THE EXISTING CHARACTER OF THE VIEW WOULD BE RETAINED WITH SOME ADDITIONAL BUILT FORM VISIBLE BEYOND.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
USERS OF PROW BRIDLEWAY 73CR WITHIN AND OUTSIDE THE SITE (VP S32, S34)	HIGH	HIGH	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROW 73CR IS LOCATED IN THE SOUTH EAST OF THE SITE AND WEST OF PROWS 71CR AND 72CR. WITHIN THE SITE IT RUNS THROUGH FIELDS OF OPEN GRASSLAND BEFORE BECOMING ENCLOSED BY WOODLAND AND HEDGEROW AS IT LEAVES THE SITE AND CONTINUES SOUTH. THE NORTH SLOPING TOPOGRAPHY ALLOWS FOR LONG DISTANCE VIEWS TOWARDS CUCKFIELD FROM THE NORTHERN SECTION OF THE ROUTE. THE MAJORITY OF THE SITE IS SCREENED FROM THESE ROUTES BY THE INTERVENING TOPOGRAPHY AND VEGETATION. NO DEVELOPMENT IS PROPOSED WITHIN THE FIELDS THE ROUTE RUNS THROUGH. CONSTRUCTION ACTIVITY AND THE BUILT FORM WITHIN THE PROPOSED DEVELOPMENT WOULD BE PARTIALLY VISIBLE TO THE WEST. THE FIELDS IN THE IMMEDIATE SURROUNDINGS WOULD BE RETAINED AS NATURAL AND SEMI- NATURAL OPEN SPACE WITH AREAS OF ECOLOGICAL ENHANCEMENT AND NEW TREE PLANTING. THE EXISTING CHARACTER OF THE VIEW WOULD BE RETAINED WITH SOME ADDITIONAL BUILT FORM VISIBLE BEYOND.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

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# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW FOOTPATH 103CR WITHIN THE SITE (VP29)	HIGH	MEDIUM - LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROW 103CR DESCENDS THROUGH WOODLAND FROM ITS CONNECTION WITH PROW 65CR TO THE EASTERN SITE BOUNDARY. THE COMBINATION OF TOPOGRAPHY AND WOODLAND LIMITS VIEWS OF THE PROPOSED DEVELOPMENT TO THE WESTERNMOST END OF THE ROUTE AS IT JOINS PROW 65CR. FROM THIS LOCATION THERE WOULD BE VIEWS OF THE CONSTRUCTION ACTIVITY AND THEN THE BUILT FORM OF THE PROPOSED DEVELOPMENT WITHIN THE EASTERN PART OF THE SITE, SET BEHIND GREEN CORRIDORS AND NEW TREE PLANTING. THE EXISTING CHARACTER OF THE ROUTE AS IT PASSES THROUGH THE WOODLAND WOULD BE RETAINED.	CONSTRUCTION	MODERATE-MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
USERS OF PROW FOOTPATH 8BCU WITHIN THE SITE (VP26, 27)	HIGH	HIGH	HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	PROW 8BCU RUNS ALONG THE NORTH EASTERN BOUNDARY OF THE SITE WITH OPEN VIEWS ACROSS THE NORTHERN SECTION OF THE SITE. DURING THE CONSTRUCTION PERIOD THE ROUTE WOULD BE RETAINED ALONG ITS CURRENT ALIGNMENT WITH FENCING DEMARKING THE CONSTRUCTION ZONE. THE PROPOSED LAND USE IMMEDIATELY ADJACENT TO THE ROUTE IS FOR A SPORTS HUB WHICH WOULD CONSIST OF TWO, TERRACED ARTIFICIAL, ALL WEATHER SPORTS PITCHES. THESE WOULD BE FENCED AND FLOOD LIT. THE PROW WOULD BE RETAINED WITHIN A GREEN CORRIDOR AND THE LANDSCAPE PROPOSALS INTRODUCE NEW PLANTING TO SOFTEN THE FENCING AND TO STRENGTHEN THE GREEN CHARACTER OF THE ROUTE. THE LAND WITHIN THE SITE TO THE EAST WOULD BE RETAINED AS OPEN FIELDS, RETAINING SOME OF THE EXISTING CHARACTER OF THE ROUTE.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE - MINOR ADVERSE
USERS OF PROW BRIDLEWAY 59CR OUTSIDE THE SITE (VP9)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	VIEWS OF THE SITE FROM PROW 59CR ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLIGIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLIGIBLE		YEAR 15	NEUTRAL
USERS OF PROW FOOTPATH 60CR OUTSIDE THE SITE AND WITHIN THE HIGH WEALD AONB (VP7)	HIGH	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROW 60CR IS LOCATED WITHIN THE HIGH WEALD AONB TO THE WEST OF THE SITE. THE EXISTING VEGETATION ALONG THE A272 CORRIDOR TRUNCATES OR HEAVILY FILTERS VIEWS OF THE WESTERN PART OF THE SITE FOR USERS OF THIS ROUTE. THERE MAY BE FILTERED GLIMPSED VIEWS OF THE CONSTRUCTION ACTIVITIES WITHIN THE SITE AND 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.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW BRIDLEWAY 67CR AND 50BCU (COPYHOLD LANE) OUTSIDE THE SITE (VP19, 31)	HIGH	MEDIUM-LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROW 67CR AND 50BCU ARE MOSTLY TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY WITH THE EXCEPTION OF THE SOUTH WESTERLY END OF PROW 67CR, WHERE THERE ARE FILTERED VIEWS OF THE EASTERN FIELD WITHIN THE SITE THROUGH INTERVENING WOODLAND. CONSTRUCTION EFFECTS ARE THEREFORE CONSIDERED TO BE MINOR ADVERSE - NEGLECTIBLE BUT ON BALANCE COMPLETION EFFECTS ARE NEGLECTIBLE	CONSTRUCTION	MINOR ADVERSE - NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATHS 75CR, 76CR AND 77CR OUTSIDE THE SITE (VP44)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROWS 75CR, 76CR AND 77CR ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLECTIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLECTIBLE		YEAR 15	NEUTRAL
USERS OF PROW BRIDLEWAY 78CR OUTSIDE THE SITE (VP37)	HIGH	MEDIUM - LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLECTIBLE	VIEWS OF THE SITE FROM THIS ROUTE ARE GENERALLY TRUNCATED BY THE INTERVENING TOPOGRAPHY AND FIELD BOUNDARY VEGETATION. THE WESTERN SECTION OF THE ROUTE HAS SOME OPEN VIEWS ACROSS FIELDS IN EQUESTRIAN USE TOWARDS THE SOUTHERN BOUNDARY OF THE SITE, WHERE PARTIAL VIEWS OF THE SITE BOUNDARY VEGETATION ARE POSSIBLE. THERE MAY BE PARTIAL OR GLIMPSED VIEWS OF THE CONSTRUCTION ACTIVITY ON THE SOUTHERN EDGE OF THE SITE FROM THIS LOCATION. THE PROPOSED BUILT FORM WILL BE SET BACK FROM THE BOUNDARY BEHIND A PLANTED GREEN CORRIDOR. THE CHARACTER OF THE VIEWS FOR RECEPTORS USING THIS ROUTE IS THEREFORE NOT CONSIDERED TO CHANGE AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	MINOR ADVERSE - NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATHS 74CR, 79CR, 80CR AND 84CR OUTSIDE THE SITE (VP33-36)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROWS 74CR, 79CR, 80CR AND 84CR ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLECTIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLECTIBLE		YEAR 15	NEUTRAL
USERS OF PROW FOOTPATH 3ACU/ HIGH WEALD LANDSCAPE TRAIL LDWR OUTSIDE THE SITE (VP51)	HIGH	LOW	MEDIUM-LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROWS 3ACU ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLECTIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLECTIBLE		YEAR 15	NEUTRAL

**APPENDIX V3.2**

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

**VISUAL IMPACT TABLES**

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW FOOTPATH 6ACU OUTSIDE THE SITE (VP17)	HIGH	MEDIUM	MEDIUM - HIGH	MODEST	SITE AND WIDER SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	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.	CONSTRUCTION	MAJOR - MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE - MINOR ADVERSE
USERS OF PROW FOOTPATH 8ACU OUTSIDE THE SITE (VP25)	HIGH	MEDIUM-LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROW 8BCU RUNS TO THE NORTH OF THE SITE WITHIN A WELL DEFINED CORRIDOR BY TALL HEDGEROWS. VIEWS OF THE SITE ARE BROADLY TRUNCATED BY THE INTERVENING HEDGEROWS AND VEGETATION ALONG THE A272. THERE MAY BE GLIMPSED, PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY AND BUILT FORM WITHIN THE NORTHERN PART OF THE SITE WHERE GAPS IN THE INTERVENING VEGETATION ALLOW AS THE ROUTE APPROACHES THE A272. THE EXISTING CHARACTER OF THE VIEW IS BROADLY CONSIDERED TO BE RETAINED.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	NEGLIGIBLE
USERS OF PROW FOOTPATH 9CU, 49CU AND 66CR OUTSIDE THE SITE (VP20-24)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	PROWS 9CU, 49CU AND 66CR ARE LOCATED TO THE EAST OF THE SITE. THERE ARE OPEN VIEWS OF THE NORTH EASTERN FIELD AND THE EASTERN BOUNDARY VEGETATION FOR RECEPTORS USING THESE ROUTES. NO DEVELOPMENT IS PROPOSED WITHIN THE NORTH EASTERN FIELD AND THE EXISTING WOODLANDS TRUNCATE VIEWS OF THE CENTRAL AND NORTHERN PARTS OF THE SITE WHERE CONSTRUCTION ACTIVITY AND BUILT FORM WOULD BE LOCATED. THERE MAY BE SOME GLIMPSED VIEWS OF ROOFTOPS IN WINTER MONTHS BUT THE CHARACTER OF THE VIEWS FROM THESE ROUTES IS NOT CONSIDERED TO CHANGE.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
PROW 58CR/ HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES OUTSIDE THE SITE (VP52)	HIGH	MEDIUM	HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	PROW 58CR (ALSO PART OF THE HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES) IS LOCATED TO THE NORTH WEST OF THE SITE ON THE RISING GROUND WITHIN THE BEECHY BOTTOM PARKLAND RESERVE SITE. THE MAJOIRTY OF THE ROUTE IS EITHER ENCLOSED BY, OR HAS VIEWS FORESHORTENED BY THE EXISTING WOODLANDS AND INTERVENING VEGETATION. 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 THE NORTHERN AND SOUTHERN PARTS OF THE SITE FROM THIS LOCATION. THERE WOULD BE PARTIAL, DISTANT VIEWS OF THE CONSTRUCTION ACTIVITY WITHIN 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.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	NEGLECTIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	NEGLECTIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
<b>RECEPTORS USING VISITOR ATTRACTIONS AND AREAS OF OPEN SPACE</b>												
ANSTY RECREATION GROUND/ CRICKET CLUB/ FOOTBALL CLUB (VP44)	HIGH - MEDIUM	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE USERS OF ANSTY RECREATION GROUND AND THE CRICKET/ FOOTBALL CLUB EXPERIENCE PARTIAL VIEWS OF THE CENTRAL WESTERN SITE BOUNDARY VEGETATION, WHICH ARE FILTERED BY THE INTERVENING VEGETATION AROUND THE BOUNDARY OF THE RECREATION GROUND AND ALONG THE A272. THERE WOULD BE PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY ALONG THE A272 WHERE GAPS IN THE BOUNDARY VEGETATION ALLOW ALTHOUGH THIS BOUNDARY VEGETATION WOULD TRUNCATE VIEWS OF THE WIDER CONSTRUCTION WORKS. 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.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE
CUCKFIELD CRICKET CLUB (VP13)	HIGH - MEDIUM	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	THE USERS OF CUCKFIELD CRICKET CLUB HAVE OPEN VIEWS FROM THE PITCHES SOUTH TOWARDS ANSTY. HOWEVER, VIEWS OF THE SITE ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION ALONG THE B2036 AND A272 CORRIDORS. THE EXISTING OPEN CHARACTER OF THE PITCHES SET WITHIN AN AGRICULTURAL LANDSCAPE WOULD BE RETAINED. THERE MAY BE PARTIAL, GLIMPSED VIEWS OF THE CONSTRUCTION ACTIVITY DURING THE WINTER MONTHS BUT THE SPORTS GROUND IS NOT AS WELL USED DURING THE OFF SEASON. UPON COMPLETION THE LANDSCAPE PROPOSALS WOULD PROVIDE A FURTHER LAYER OF INTERVENING VEGETATION.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

APPENDIX V3.2

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

## VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
<b>RECEPTORS AT THEIR PLACE OF WORK</b>												
EMPLOYEES OF WARDEN PARK ACADEMY, CUCKFIELD (VP17) + AGRICULTURAL WORKERS IN THE WIDER LANDSCAPE	LOW	LOW	LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	WARDEN PARK ACADEMY IS PROMINENT ON THE RISING GROUND IN CUCKFIELD TO THE NORTH WITH PROW 6ACU RUNNING ALONG ITS SOUTHERN EDGE. THERE ARE OPEN VIEWS TOWARDS THE SITE FROM THE PLAYING FIELDS WITHIN THE SCHOOL GROUNDS FROM WHICH THERE WOULD BE OPEN VIEWS OF THE CONSTRUCTION ACTIVITY AND PROPOSED DEVELOPMENT FROM DISTANCE. WORKERS WITHIN THE WIDER AGRICULTURAL LANDSCAPE WOULD ALSO EXPERIENCE SIMILAR VIEWS FROM HIGHER GROUND TO THE NORTH OF THE SITE AND FROM THE AREAS IN CLOSE PROXIMITY TO THE SITE BOUNDARIES TO THE EAST AND WEST. THE PROPOSED DEVELOPMENT REMAINS BELOW THE EXISTING TREE LINE AND WHILST THERE WOULD BE AN INCREASE IN BUILT FORM WITHIN THE VIEW, THIS IS NOT CONSIDERED TO RESULT IN SIGNIFICANT EFFECTS TO THIS RECEPTOR WHOSE FOCUS IS NOT ON THE VIEWS.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
<b>RECEPTORS USING COMMUNITY BUILDINGS/CEMETERY</b>												
HOLY TRINITY CHURCH, CUCKFIELD (VP15,16)	HIGH	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	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 SIGNIFICANTLY ALTER THE CHARACTER OF THE VIEW, WHICH IS DEFINED BY UNDULATING, AGRICULTURAL LAND AND WOODLAND.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
ANSTY SPORTS CLUB (VP1)	MEDIUM	LOW	MEDIUM -LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE USERS OF ANSTY SPORTS CLUB EXPERIENCE PARTIAL VIEWS OF THE CENTRAL WESTERN SITE BOUNDARY VEGETATION, WHICH ARE FILTERED BY THE INTERVENING VEGETATION AROUND THE BOUNDARY OF THE RECREATION GROUND AND ALONG THE A272. THE WOULD BE PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY ALONG THE A272 WHERE GAPS IN THE BOUNDARY VEGETATION ALLOW ALTHOUGH THIS BOUNDARY VEGETATION WOULD TRUNCATE VIEWS OF THE WIDER CONSTRUCTION WORKS. 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.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

**APPENDIX V3.2**

# ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

**VISUAL IMPACT TABLES**

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
<b>VIEWS FROM WITHIN THE HIGH WEALD AONB</b>												
VIEWS FROM PROWS, ROADS AND PUBLICLY ACCESSIBLE LOCATIONS WITHIN THE AONB AS WELL AS PRIVATE RESIDENTIAL DWELLINGS WITHIN THE AONB (VP7, 13 AND 52)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS FROM THE HIGH WEALD AONB ARE LIMITED TO THOSE LOCATIONS WITHIN THE IMMEDIATE SURROUNDINGS OF THE SITE INCLUDING PROWS 58CR AND 60CR ASSESSED EARLIER IN THIS TABLE. OTHER PUBLICLY ACCESSIBLE LOCATIONS WITHIN THE AONB THAT ARE NOT CONSIDERED TO HAVE VIEWS OF THE SITE INCLUDE PROW FOOTPATH 3ACU/HIGH WEALD LANDSCAPE TRAIL LDWR AND CUCKFIELD CRICKET CLUB (ALSO PREVIOUSLY ASSESSED). VIEWS ARE EITHER FILTERED OR TRUNCATED BY THE INTERVENING TOPOGRAPHY AND VEGETATION WITHIN THE AONB AND ALONG THE B2036/A272 ROAD CORRIDORS. THERE MAY BE FILTERED GLIMPSED VIEWS OF THE CONSTRUCTION ACTIVITIES WITHIN THE SITE AND 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 PROWS 60CR. EFFECTS WOULD BE MOST SIGNIFICANT AT THE END OF THE ROUTE AS IT JOINS THE A272, WITH EFFECTS REDUCING FURTHER WESTWARDS. EFFECTS ON VIEWS FROM THE OTHER RECEPTORS WITHIN THE AONB IDENTIFIED ARE NOT CONSIDERED TO BE SIGNIFICANT. THEREFORE EFFECTS ON THE HIGH WEALD AONB AS A WHOLE ARE CONSIDERED TO BE NO GREATER THAN MINOR ADVERSE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE



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