

Proposed Parkland Reserve at Beechy Bottom, Ansty, West Sussex

by

Fairfax Acquisitions Limited

DM/23/2867

A Summary of Landscape and Visual Impacts

January 2024



LHLA

Louise Hooper Landscape Architect

Louise Hooper CMLI BA (Hons) L Arch
Latterhams Penshurst Tonbridge Kent TN118DL
t: 01892 870211 m: 07711820575 e: lhl@btinternet.com w: <http://www.louisehooper.co.uk>





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The Environmental Design team included:

Louise Hooper CMLI Chartered Landscape Architect
Luke Engleback CMLI Chartered Landscape Architect

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Report reference & issue

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412- doc 02 LVIA summary 12 January 2024

Contents

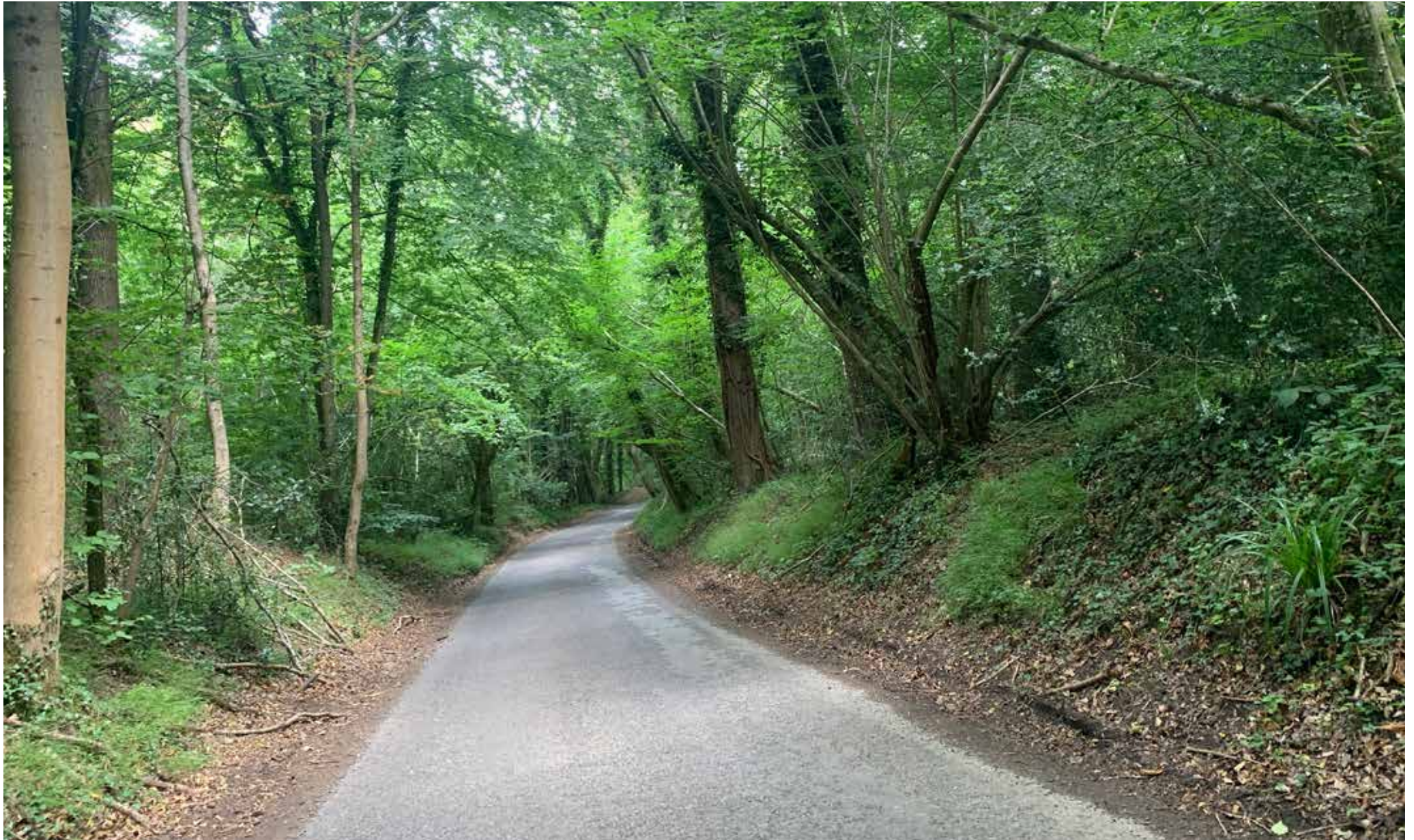
1	Introduction	p5
2	Methodology	p6
3	Landscape Character	p7
4	Planning Context	p8
5	Landscape Baseline	p9
6	Proposed Development	p12
7	Landscape Impacts	p13
8	Visual Impacts	p13
9	Summary	p14

Appendices

A1	Landscape Sensitivity & Capacity Study
A2	Visibility and Viewpoints
A3	Landscape Impact Tables
A4	Visual Impact Tables
A5	Assessment Methodology



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



Deak's Lane

Background

This report summarises the landscape and visual impacts of a proposed Parkland Reserve at Beechy Bottom near Ansty and Cuckfield on the surrounding landscape, villages and residents.

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

Fairfax Acquisitions Ltd submitted a planning application ref DM/23/2867 in November 2023 for a Parkland Reserve.

1 Introduction

LHLA has been appointed by Cuckfield Parish Council to summarise the landscape and visual impacts of a planning application for a proposed Parkland Reserve at Beechy Bottom, to the north of Ansty and to the west of Cuckfield.

The site lies fully within the High Weald National Landscape (HWNL, formerly the High Weald Area of Outstanding Natural Beauty or AONB) with the village of Cuckfield to the east and Ansty to the south and lies less than 8 kilometres from the boundary of the South Downs National Park. The Grade II* listed Cuckfield Park lies immediately to the east, and the

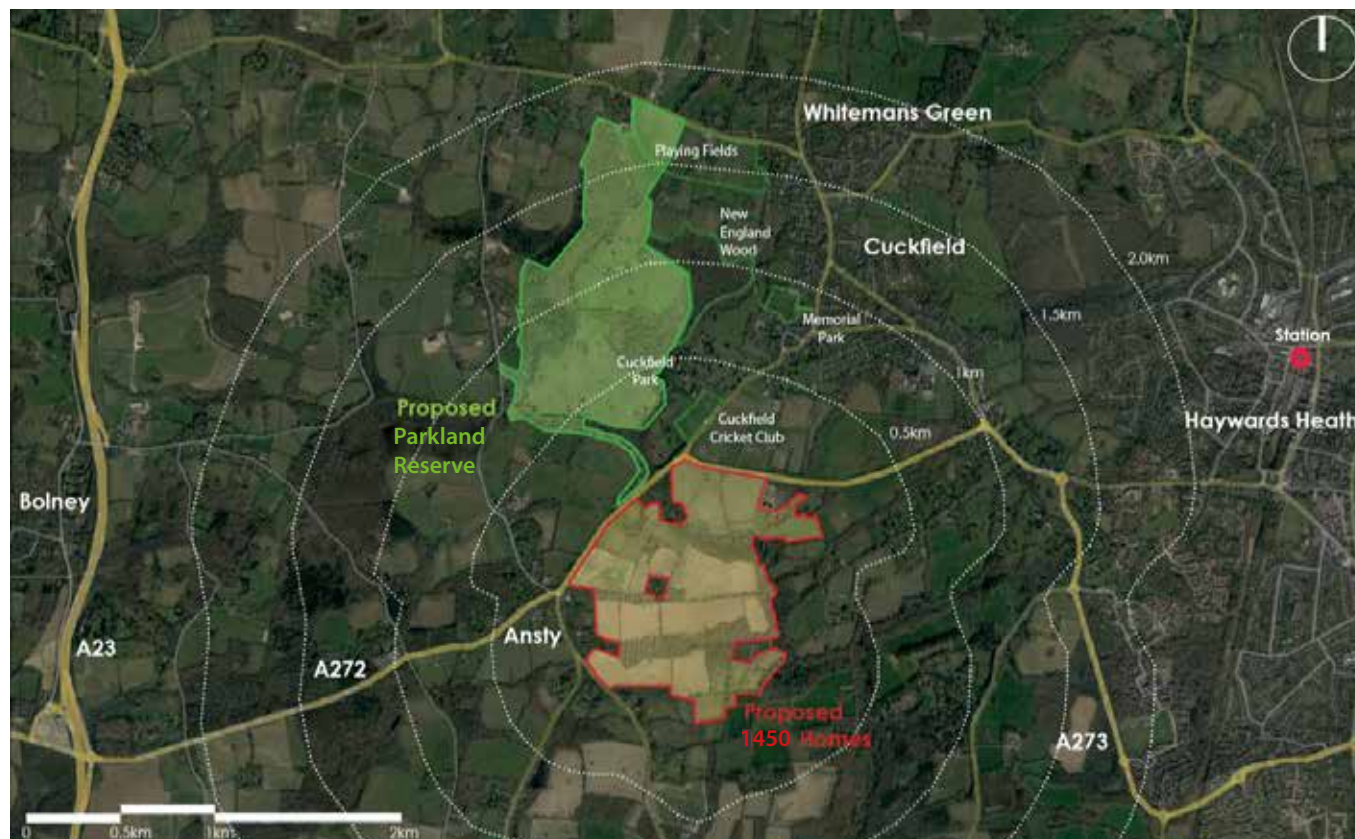


Figure 1 Site Context
(Source: Googleearth elaborated by LHLA)

site is traversed by the long distance recreational route, the High Weald Landscape Trail.

This is an ancient undulating wooded and farmed landscape typical of the **High Weald National Landscape, a protected landscape of national importance.**

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

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

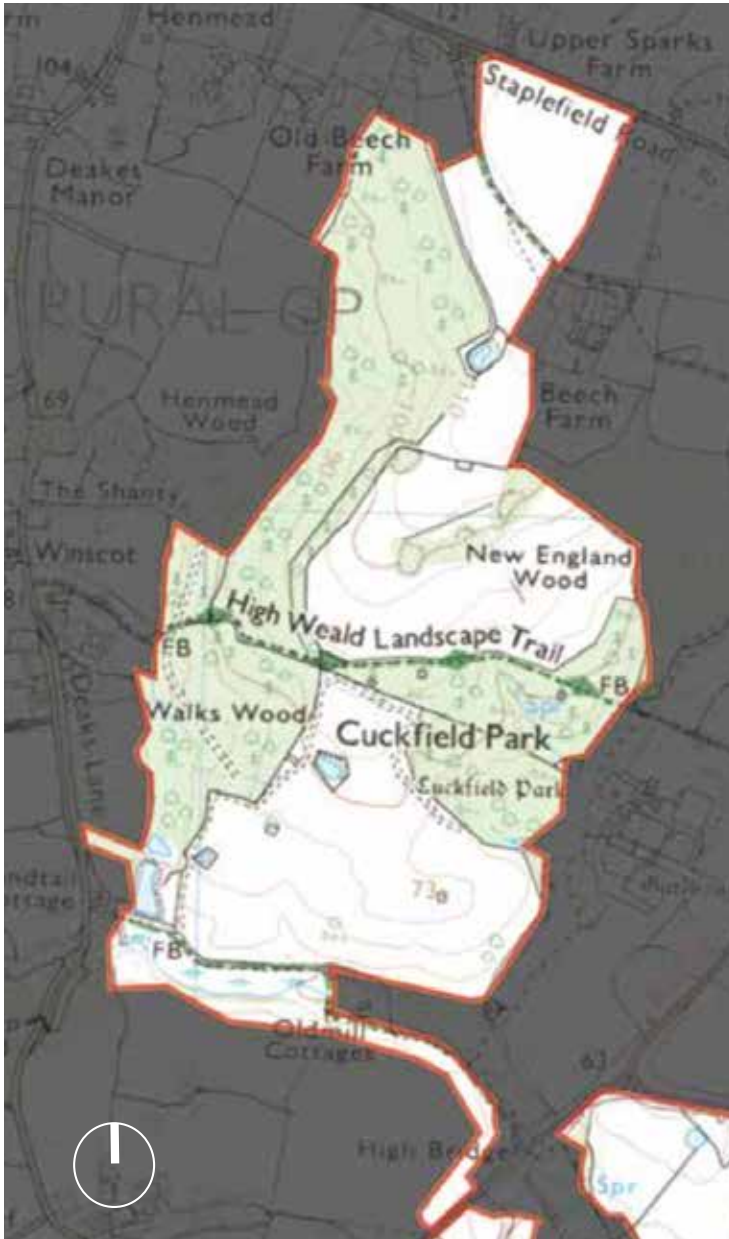


Figure 2 Site Location (Source: midsussex.gov.uk)

2 Methodology

The methodology for the LVIA undertaken by LHLA follows the guidance for Landscape and Visual Impact Assessment set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd edition 2013.

A summary of this methodology can be found in Appendix 5 to this report.

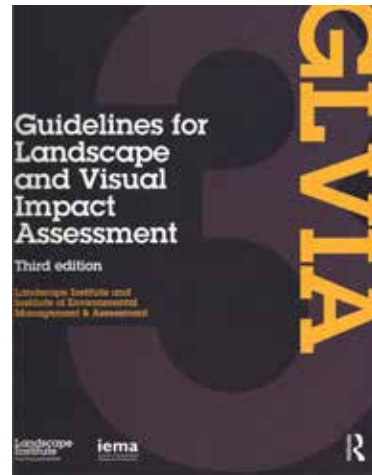


Figure 3 Guidelines for Landscape and Visual Impact Assessment Third edition (2013)

3 Landscape Character



Figure 4 Extent of High Weald National Landscape, (HWNL) formerly High Weald AONB
(Source: highweald.org elaborated by LHLA)

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

The site lies fully within the High Weald National Landscape (HWNL).

Consultation on the draft High Weald AONB Management Plan 2024-2029 finished in November 2023. The current High Weald AONB Management

Plan 2019-2024 describes the **importance of the AONB setting** and how development and other activities taking place outside the AONB boundary may affect land within an AONB. A key local issue is: **'unprecedented housing and infrastructure growth within and within the setting of the High Weald AONB.'**

LHLA undertook a Landscape Sensitivity and Capacity Assessment of the site itself as part of the 2022 study which can be found in Appendix 1.

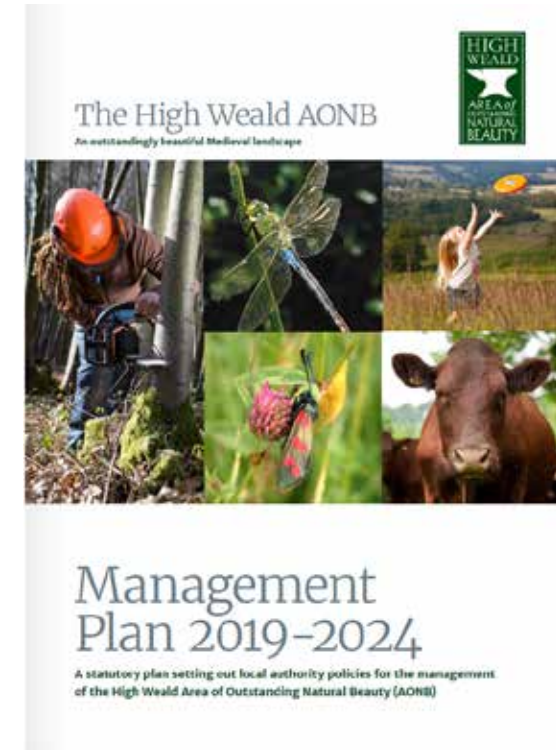


Figure 5 High Weald AONB Management Plan 2019-24
(Source: highwealdaonb.org)

4 Planning Context

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

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

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

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

Paragraph 185c states that planning policies and decisions should limit the impact of light pollution from artificial light on 'amenity, intrinsically dark landscapes and nature conservation'. The High Weald National Landscape (HWNL) has a dark skies policy.

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

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

DP 12 Protection and Enhancement of the Countryside states that **grade 3a agricultural land and above is protected from non-agricultural development.**

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

- to protect valued landscapes for their visual, historical and biodiversity qualities
- to support and enhance the attractiveness of Mid Sussex as a visitor destination.

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

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

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

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

5 Landscape Baseline

The geology, topography, hydrology, biodiversity, history, heritage, public rights of way, site context, landscape sensitivity and capacity, views to and from the site provide the baseline evidence for the LVIA undertaken by LHLA in 2022.

A brief synopsis is given below; the landscape sensitivity and capacity assessment and the selected viewpoints can be seen in Appendix 1 and Appendix 2 of this report respectively.

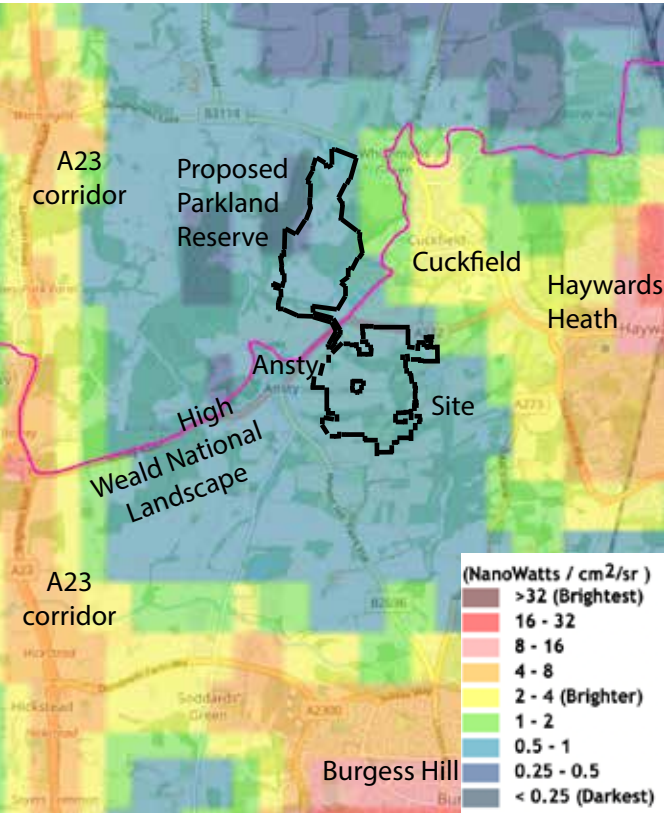


Figure 6 CPRE Night Blight showing the night light shining into the night sky. Natural England copyright 2016. (Source: nightblight.cpre.org.uk) elaborated by LHLA



Figure 7 Extract from 1874 Cuckfield Parish map

Hydrology and Topology

The site is bisected by a ridge line running from north to south across the site, from a high point of +/-124m aod on the northern boundary, falling to +/-55m aod on the southern boundary.

The Copyhold Stream runs from west to east just inside the southern boundary before leaving the site and continuing in an easterly direction under the A272 and across the adjacent proposed housing site.

Biodiversity

The site contains a large area of Ancient Woodland at Walks Wood, and there is ancient woodland on the site boundary to the west at Henmead Wood and to the east at New England Wood.

Nesting barn owls and herons have been sighted in the site and otters have been sighted in the Copyhold Stream below the lake¹.

1 email from Amanda Daniels dated 11/12/23

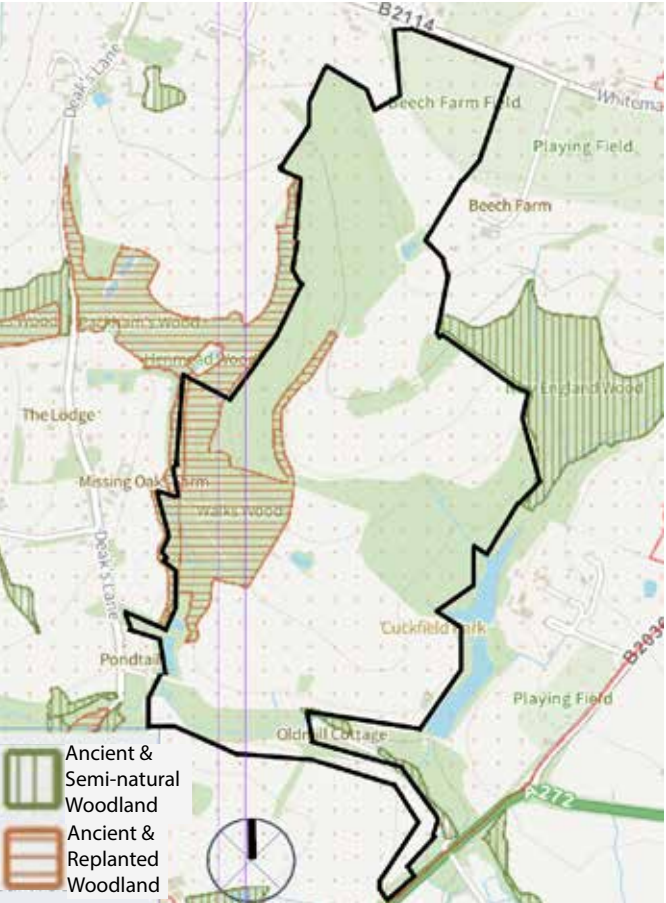


Figure 8 Ancient Woodland within the site at Walk's Wood and on the site boundary to the east and west

5 Landscape Baseline (contd)

Heritage

There are a number of Grade II* and Grade II listed buildings and a registered Park and Garden on the site boundaries. The site can be seen from some of these locations.

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

Landscape Sensitivity & Capacity

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

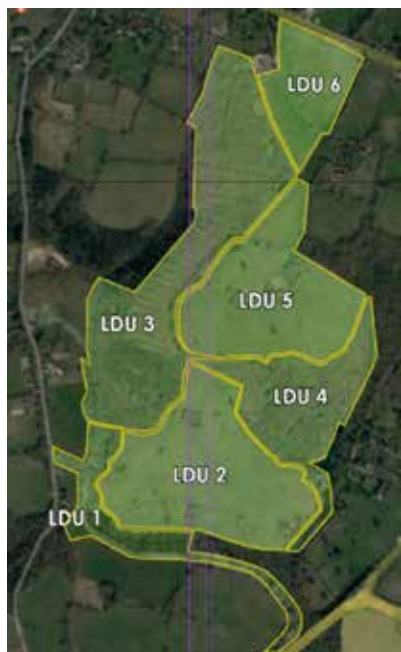


Figure 9 The site was divided into a number of areas based on topography and landcover; each of these areas (Land Description Units or LDUs) was then assessed in terms of landscape value and capacity for change.

and **low/negligible capacity for change**. See Appendix 1.

Visibility, Viewpoints and Visual Receptors

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

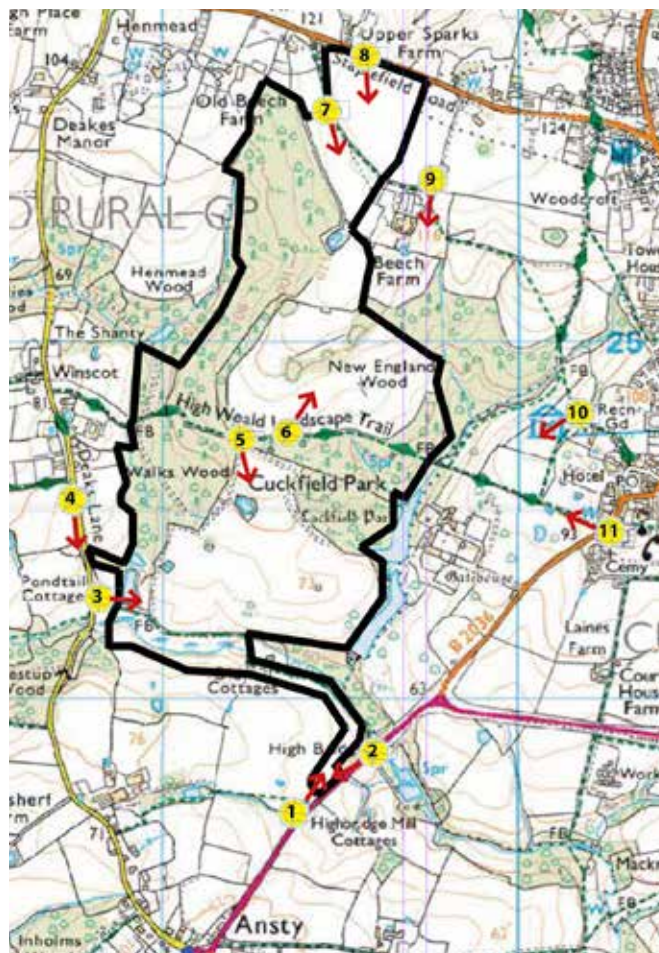


Figure 10 Representative viewpoints were selected from public rights of way as part of the 2022 LHLA study.

views and vistas was also noted. See Appendix 2

5 Landscape Baseline (contd)

Public Rights of Way

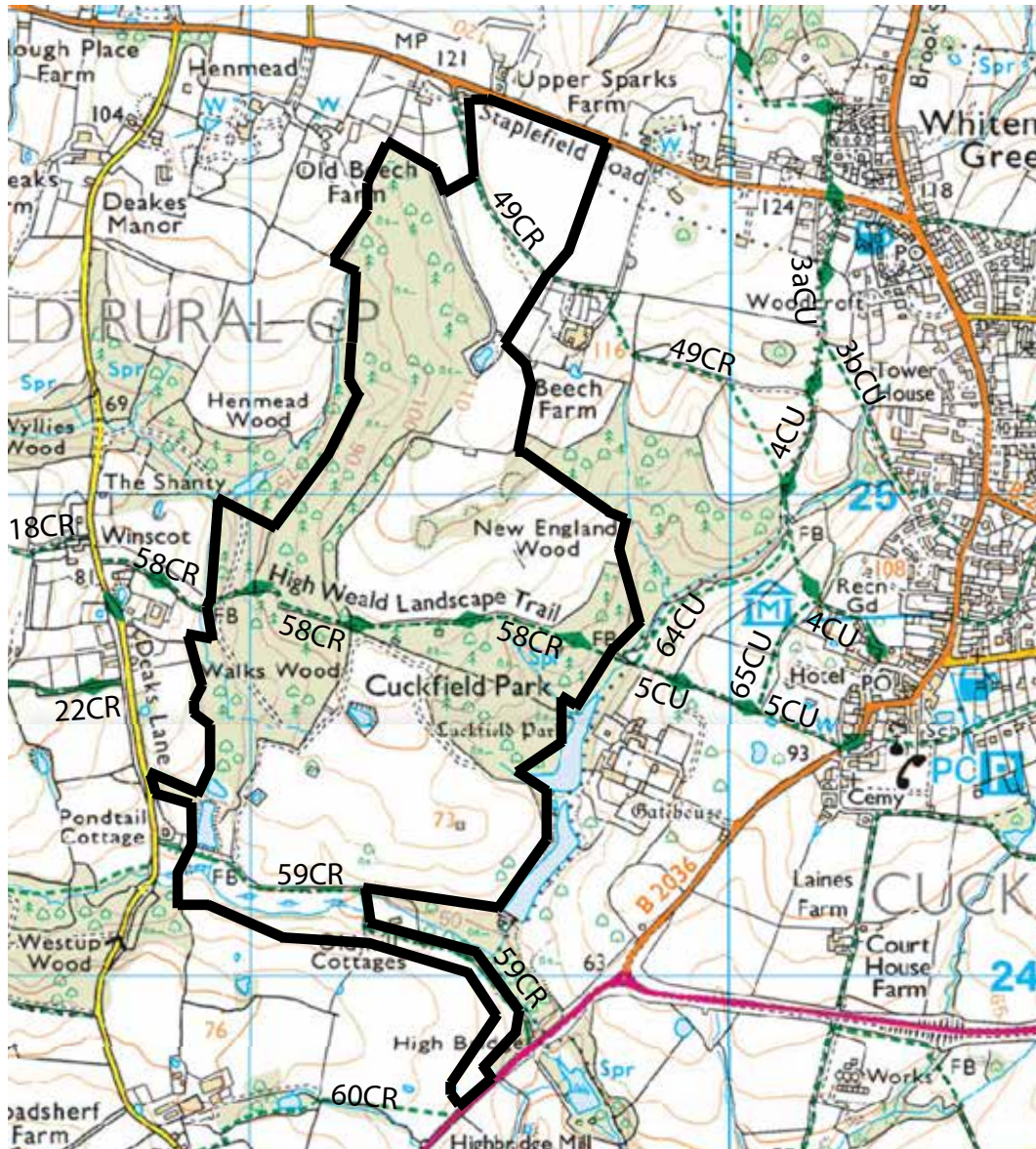


Figure 11 Public Rights of Way (Source: westsussex.gov.uk)

A number of public rights of way (PROWs) traverse the site.

The High Weald Landscape Trail, a National Trail/Recreational Route (58CR/5CU/4CU/3aCU) traverses the site from Deakes Lane in the west through Cuckfield Park towards Cuckfield village to the east, then heads north to the east of the site and crosses Staplefield Road at Whiteman's Green towards the Ouse Valley.

Footpath 49CR crosses the northern part of the site from Staplefield Road to Beech Farm.

Bridlepath 59CR follows Copyhold Stream from Deakes Lane to the A272 opposite the entrance to Highbridge Mill.

6 Proposed development



The proposals for Beechy Bottom include:

- retained sports pitches and parking at Staplefield Road
- dedicated areas for local dog walkers
- parkland restoration
- woodland rides and glades including cycle trail
- two viewing platforms
- pond restoration

Management proposals for Beechy Bottom include:

- woodland to be managed for species diversity
- introduction of Conservation cattle, red deer and pigs
- re-introduction of farmland bird species, reptiles, amphibians, mammals and invertebrates
- full time warden and education hub
- deer fencing to perimeter
- no public access to ancient woodland
- restricted access to former Cuckfield Park Deer Park

	Parkland Reserve		Pedestrian/cycle stile (see technical detail)
	Existing footpaths		Pedestrian stile (see technical detail)
	Existing bridleways		Bridleway gate (see technical detail)
	Proposed footpath		Dog/pedestrian gate (see technical detail)
	Proposed hoggan cycle path (see technical detail)		Field gate (see technical detail)
	Proposed hedge along Cuckfield Park (see technical detail)		Sports pitches & parking
	Proposed/repaired fencing (see technical detail)		Dog walking area - roam free access
	Viewing platform (see technical detail)		Potential areas for informal access
	Hides (see technical detail)		Ecologically restricted zones
	Potential wayfinding signs/information boards (see technical detail)		
	Ancient woodland with buffers - no access		

Figure 12 Proposed Beechy Bottom Parkland Reserve Masterplan (Source: Beechy Bottom Parkland Reserve Technical Details Davies Landscape Architects Nov 2023)

7 Landscape Impacts

This section summarises the likely effects of the proposed Beechy Bottom Parkland Reserve on the Landscape Fabric of the site and its setting.

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

Likely Effects on Landscape Fabric

The landscape effects of the proposed development would impact adversely on the entire site, with the degree of impact ranging from **minor to moderate adverse**; for the ridge-top playing fields to the north of the site; the landscape effects for would be **minor adverse**; for the rest of the site, the landscape effects would be moderate adverse.

The landscape effects of the proposed development would have a **moderate adverse impact** on the High Weald National Landscape and a **minor adverse impact** on the Cuckfield Conservation Area.

8 Visual Impacts

This section considers the likely visual effects of the proposed development at Beechy Bottom.

Appendix 4, Visual Impact Tables sets out the sensitivity, magnitude of change and likely visual impacts for the visual receptors and close neighbours in table form.

Likely Effects on Visual Receptors

The visual effects of the Beechy Bottom Parkland Reserve would impact adversely on seven of the twelve Visual Receptors (VRs); the degree of impact would range from **minor to moderate adverse**. There would be **no impact** (adverse or beneficial) on five of the VRs.

The likely impact on walkers at VR7 Old Beech Farm would be **moderate adverse**. The likely impact for VR1, VR3, VR5, VR6, VR10 and VR11 (various PRowS including the HWLT) would be **minor adverse**; for VR2, VR3, VR4, VR8, VR9 and VR12 (Highbridge, Deakes Lane, Staplefield Road; at Beech Farm and the South Downs Way at Jack and Jill Windmills there would be **no impact**.

Likely Effects on Close Neighbours

The visual effects of the proposed development would impact adversely on some of the close neighbours: the impact on Cuckfield Park would be **moderate adverse**, the impact on Old Mill Cottage, Pondtail Cottage and properties east of Old Beech Farm would be **minor adverse**, there would be **no impact** on remaining close neighbours on Deakes Lane, Old Beech Farm, Hammerpond Farm, Upper Sparks Farm, Beech Farm, Whitmans Green and Ockenden Manor.



Cricket at Cuckfield Park

9 Summary

Landscape Effects

The landscape effects of the proposed Beechy Bottom Parkland Reserve would impact adversely on the entire site, with the degree of impact ranging from **minor to moderate adverse**; for the ridge-top playing fields to the north of the site the landscape effects would be **minor adverse**; for the rest of the site the landscape effects would be **moderate adverse**.

The landscape effects of the proposed development would have a **moderate adverse impact** on the High Weald National Landscape and a **minor adverse impact** on the Cuckfield Conservation Area. There would be **no impact** on the South Downs National Park.

Objectives of the High Weald AONB Management Plan of particular relevance to this proposal are:

- G1 To restore the natural function... of water courses...
- G2 To protect and enhance soils...and other important landform features
- W1 To maintain the existing extent of woodland and particularly ancient woodland
- W2 To enhance the ecological quality and functioning of woodland at a landscape scale.

Of concern would be a potential increase in visitor numbers, trampling and compacting of existing PRoWs within the area, over-crowding of existing carparks, and an increase in local traffic levels and unauthorised car parking on narrow rural lanes such as Deakes Lane.

The construction of new footpaths, fencing, viewing platforms and other features in a such sensitive and undulating wooded landscape would be a challenging undertaking, and would need to avoid damage to soils, landform, water courses and ghyll woodland.

Visual Effects

The visual effects of the Beechy Bottom Parkland Reserve would impact adversely on seven of the twelve Visual Receptors (VRs); the degree of impact would range from **minor to moderate adverse**. There would be **no impact** (adverse or beneficial) on five of the VRs.

The likely impact on walkers at Old Beech Farm would be **moderate adverse**. The likely impact for walkers on various PRoWs including the HWLT would be **minor adverse**; for drivers and walkers at Highbridge, Deakes Lane, Staplefield Road and the South Downs Way at Jack and Jill Windmills there would be **no impact**.

The visual effects of the proposed development would impact adversely on some of the close neighbours: the impact on Cuckfield Park would be **moderate adverse**, the impact on Old Mill Cottage, Pondtail Cottage and properties east of Old Beech Farm would be **minor adverse**, there would be **no impact** on remaining close neighbours on Deakes Lane, Old Beech Farm, Hammerpond Farm, Upper Sparks Farm, Beech Farm, Whitmans Green and Ockenden Manor.

9 Summary

Conclusions

The landscape and visual effects of the Beechy Bottom Parkland Reserve would impact adversely on the entire site, with the degree of impact being **moderate adverse** over most of the site, apart from the ridge-top playing fields to the north where the impact would be **minor adverse**.

The landscape effects of the Parkland Reserve would have a **moderate adverse impact** on the High Weald National Landscape, one of the best surviving medieval landscapes in northwest Europe. The effects on Cuckfield Conservation Area would be **minor adverse**; there would be **no impact** on the South Downs National Park.

The proposed development does not address climate change or demonstrate how it could implement 10% biodiversity net gain.

The visual effects of the proposed Parkland Reserve would impact adversely on local residents, walkers, cyclists and horse riders. These impacts would be **moderate adverse** for local residents and walkers at Old Beech Farm, **minor adverse** for walkers on various PRoWs including the High Weald Landscape Trail.

The impact on Close Neighbours would be **moderate adverse** for Old Mill Cottage, and **minor adverse** for Pondtail Cottage, properties in Deakes Lane and for Cuckfield Park.

LHLA recommends that this site is not developed as a Parkland Reserve due to the **moderate adverse landscape impacts** on most of the site, and due to the **moderate adverse impacts** on the High Weald National Landscape a valued and sensitive landscape; additionally there would be **minor to moderate adverse visual impacts** on local residents, close neighbours, walkers and cyclists.



Veteran oak in Cuckfield Recreation Ground

Appendix 1 Landscape Sensitivity and Capacity Assessment

Landscape Description Units

LDU1 A linear 'sleeve' comprising the high ground to the south of Copyhold Stream, which runs through a deep ghyll and past a former water mill in private ownership. The valley is bisected by an embankment for the A272, separating it from Highbridge Mill to the east.

LDU2 Parkland to the west of Cuckfield Place. Open wood pasture with clumps and individual trees on undulating land framed by woodland to the northeast and northwest, with long views to the South Downs.

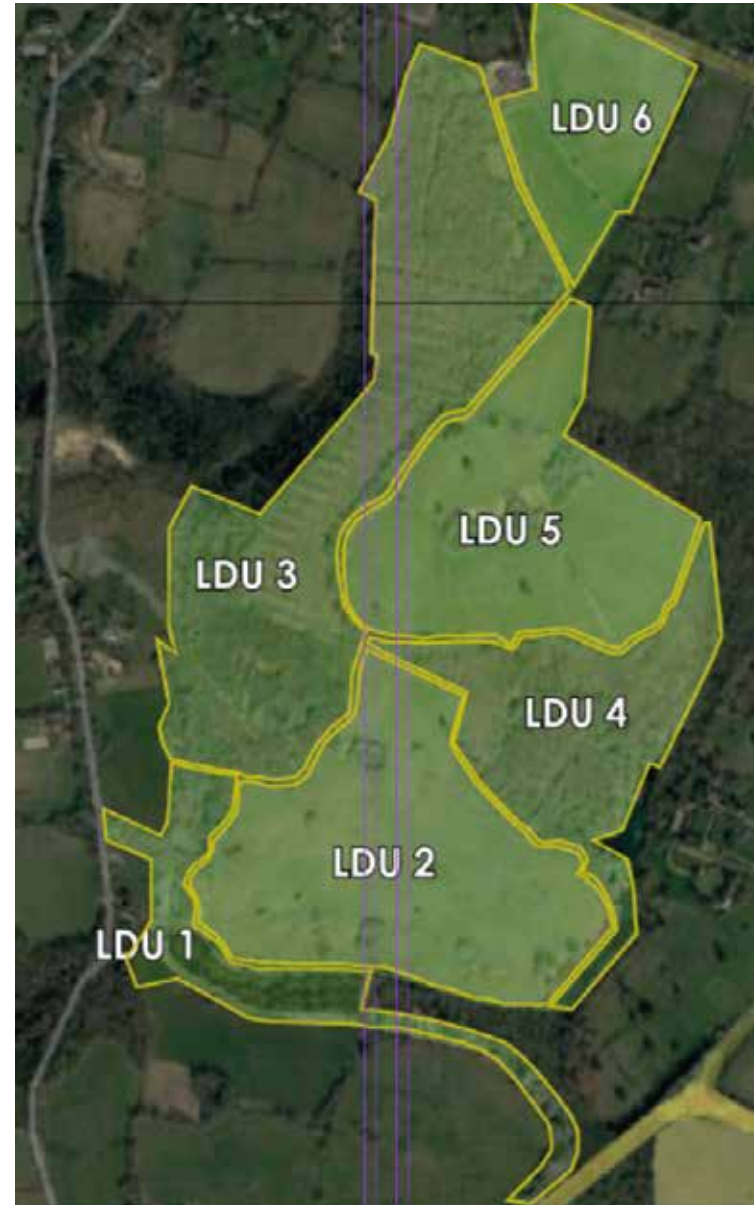
LDU3 Plantation and ghyll woodland including Walks Wood and Henmead Wood. Land falls away very steeply to a north-south flowing stream, a tributary of Copyhold Stream. The central section is predominantly plantation hard wood - oak and ash probably planted after the Great Storm of 1987. The southern section is a stand of sycamore with remnants of conifer plantation on ancient woodland.

LDU4 The western slopes of a steep ghyll woodland. The western section is more open and designated wood pasture, and this blends seamlessly into New England Wood, an ancient woodland in the valley floor rising to the east and north.

LDU5 Prominent spur of wood pasture and parkland to south of Beech Farm with a copse on a spur falling away to streams to the east and west.

LDU6 Ridge-top playing fields with the B2114 as a northern boundary.

LDU7 A strip of meadow falling away from Winscott on Deakes Lane to the stream in Walks Wood. It is bounded to the north by a single belt of trees, and to the south by a hedgerow with hedgerow trees. The High Weald Landscape Trail passes through from east to west.



Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Units - Topography

The site falls from a high point of approximately 124m aod near Staplefield Road in the north to approximately 40m aod near Copyhold Stream and Deakes Lane in the south.

LDU1 rises from approximately 41m aod near the A272 in the south to 60m aod in the north.

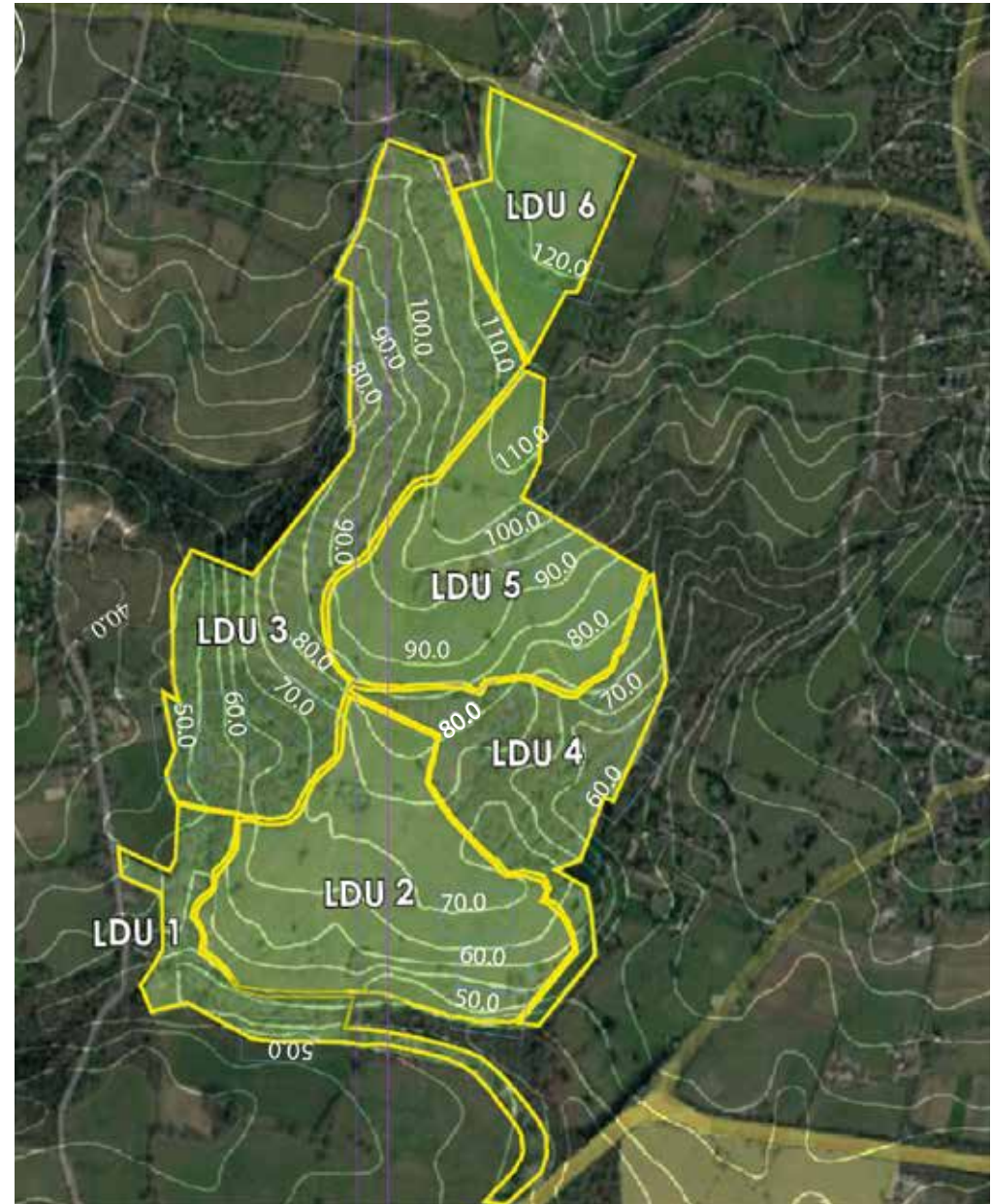
LDU2 rises from 45m aod in the south to 80m aod in the north.

LDU3 rises from 50m aod in the southwest to 115m aod in the north.

LDU4 rises from 60m aod in the east to 85m aod in the west.

LDU5 rises from 72m aod in the south east to 114m aod in the north.

LDU6 rises from 115m aod in the south to 124m aod in the north.



Proposed Landscape Description Units (LDUs) with contours

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 1: **Copyhold Stream Woodland**

<i>Designation & Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Capacity Summary</i>
• Within AONB • Includes Ancient Woodland • Adjacent to Ancient Woodland	• Some woodland clearance has taken place around Old Mill	• A linear stretch of ghyll woodland including Ancient and Semi-natural Woodland following Copyhold Stream from Deakes Lane, then follows its southern bank at eastern end; • Extends from A272 in east to Deakes Lane in the west, borders LDU2 and LDU3 to the north; • Rises from approximately 41m aod near the A272 in the south to 60m aod in the north; • Excludes a former water mill in private ownership and a section of Copyhold Stream. The A272 crosses the valley on embankment, replacing High Bridge, an 1835 road bridge which failed in 1971, stream in culvert;	• A wooded ghyll and stream • Primary constraints according to Mid Sussex Capacity Study (LUC 2014) • HIGH value • HIGH sensitivity • ZERO capacity



6. View from the High Bridge to the Old Mill

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 1: **Copyhold Stream Woodland**



1. Woodland interface with Deakes Lane



2. Entry from Deakes Lane



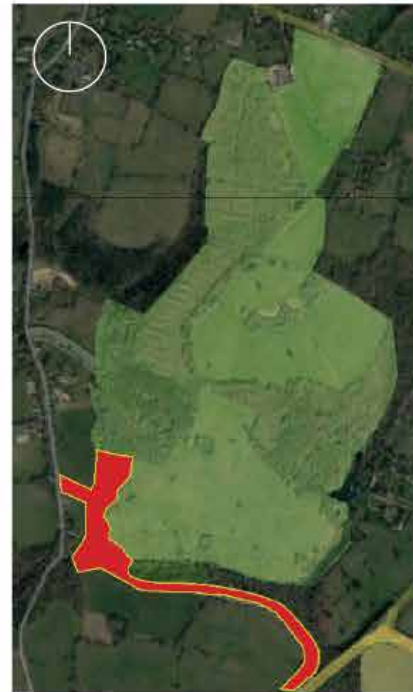
3. One of the ponds



4. Alder Carr



5. Pool in stream below the bridge



Location of LDU and photographs



Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 1: **Copyhold Stream Woodland**



5. The High Bridge



7. Old Beech bank



8. View into the ghyll



9. View to ghyll woodland



13. View west along lane

Figure 76 LDU1

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 1: **Copyhold Stream Woodland**



10. Access to the Old Mill



11. Alder carr in valley bottom



12. View west along lane



14. View west along lane



15. View west along lane



16. View to entrance from the A272

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 2: **Parkland to west of Cuckfield Park**

<i>Designation & Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Capacity Summary</i>
• Within AONB • Adjacent to Ancient Woodland	• A historic landscape type typical of medieval hunting grounds or designed landscapes; some loss of internal field boundaries visible on 1897 OS map	• The Ancient Woodland of Walks Wood lies to the west, LDU4 lies to the north, Cuckfield Park to the east and the wooded ghyll of Copyhold Stream to the south, LDU1, to south; • Wood Pasture and Parkland, a UK Biodiversity Action Plan (BAP) Priority Habitat covers this LDU; • Rises from 45m aod in the south to 80m aod in the north; • The High Weald Landscape Trail (PRoW 58CR) passes the northern tip of the LDU; • Generally open with views to the Ansty ridgeline and the South Downs beyond;	• An open landscape of wood-pasture and parkland • Primary constraints according to Mid Sussex Capacity Study (LUC 2014) • HIGH value • HIGH sensitivity • ZERO capacity



1. View into parkland from path near Pondtail Cottage

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

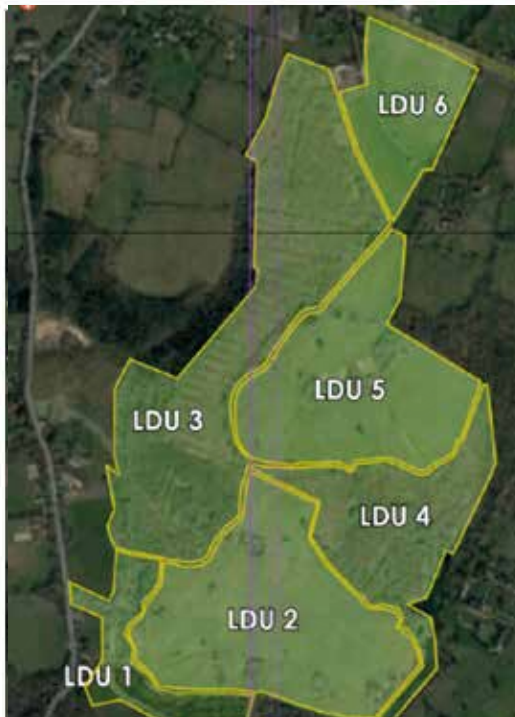
Landscape Description Unit 2: **Parkland to west of Cuckfield Park**



2. Panorama from the High Weald path as it emerges from Walks Wood towards the Ansty ridge & South Downs



3. Interface between LDU 2 & Woodpasture of LDU 3



4. View to the Ansty Ridge and South Downs Beyond

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 3: **Plantation Woodland**

<i>Designation & Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Capacity Summary</i>
• Within AONB • Ancient Woodland	• Typical High Wealden woodland	• Henmead Wood, Packam's Wood and Deakes Lane lie to the west, LDU2, LDU5 and LDU6 lie to the east and LDU1 to the south; • Ancient Replanted Woodland covers approximately a third of the LDU; • The High Weald Landscape Trail crosses the LDU from east to west (PRoW 58CR); • Rises from 50m aod in the southwest to 115m aod in the north; • Oak, ash and conifer plantations, significant rhododendron infestation; • Woodland cover limits views and visibility;	• An enclosed woodland landscape • Primary constraints according to Mid Sussex Capacity Study (LUC 2014) • HIGH value • HIGH sensitivity • ZERO capacity



4. Typical example of young plantation and regenerating woodland with a few older trees

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 3: **Plantation Woodland**



1. Entry for the west over a brook



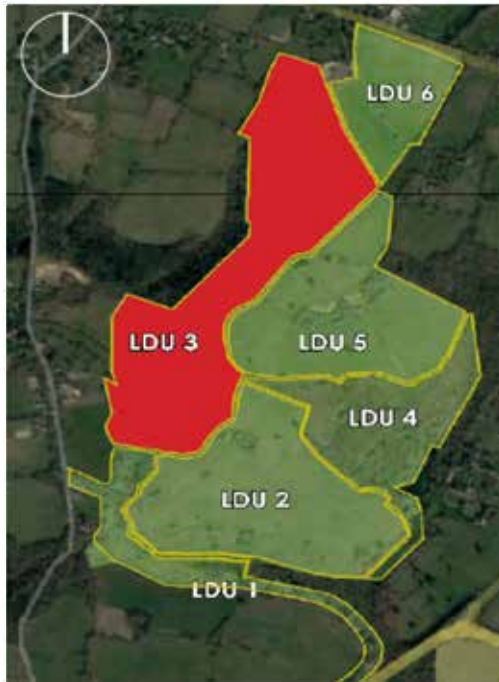
2. Steep ghyll + remnant conifer plantation



3. Flush midway down slope



5. Significant Rhododendron infestation



6. Ash & Oak plantations post 1987



7. High Weald Landscape Trail also called the Sussex Diamond Way

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 4: **Ghyll Woodland**

<i>Designation & Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Capacity Summary</i>
• Adjacent to Ancient Woodland • Adjacent to AONB	• Wood-pasture and parkland visible on 1897 OS map	• LDU2 lies to the southwest, LDU5 to north, Cuckfield Park to the southeast and New England Wood to the northeast; • Healthy deciduous woodland and wood-pasture, light canopy, significant understorey, few older or veteran trees; • Rises from 60m aod in the east to 85m aod in the west; • High Weald Landscape Trail (PRoW 58CR) follows northern boundary; • Enclosed with limited views out; • Visible from Cuckfield Park;	• An enclosed woodland landscape • Primary constraints according to Mid Sussex Capacity Study (LUC 2014) • HIGH value • HIGH sensitivity • ZERO capacity



4. Heathy woodland, mainly bracken understorey, very few older trees. Narrower section of woodland between LDUs 2 and 5 - open parkland

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 4: **Ghyll Woodland**



1. Predominantly young woodland growth



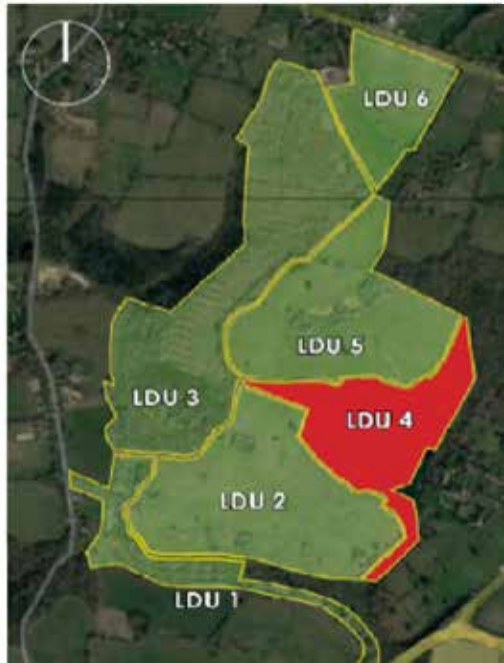
2. Light canopy, significant understorey



3. Predominantly sycamore



5. Wood Pasture



Very few older trees, frequent boggy areas with duckboards, steep descent into the ghyll at the eastern end

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 5: Wood-Pasture and Parkland spur

<i>Designation & Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Capacity Summary</i>
• Adjacent to Ancient Woodland • Adjacent to AONB	• A historic landscape, visible on 1897 OS map as Wood-Pasture and Parkland	• LDU3 lies to west and north, LDU6 to the north, New England Wood to the west, LDU2 and LDU4 to the south; • Sloping, open wood pasture and parkland surrounded by woodland, ridgetop copse; • Ash die-back on northern boundary; • Rises from 72m aod in the south east to 114m aod in the north ; • High Weald Landscape Trail (PRoW 58CR) follows southern boundary; • Prominent spur, visible from Cuckfield Park;	• A sloping, open landscape of wood-pasture and parkland • Primary constraints according to Mid Sussex Capacity Study (LUC 2014) • HIGH value • HIGH sensitivity • ZERO capacity



3. View north from the High Weald Landscape Way showing the tongue of woodland occupying a ridge

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 5: **Wood-Pasture and Parkland spur**



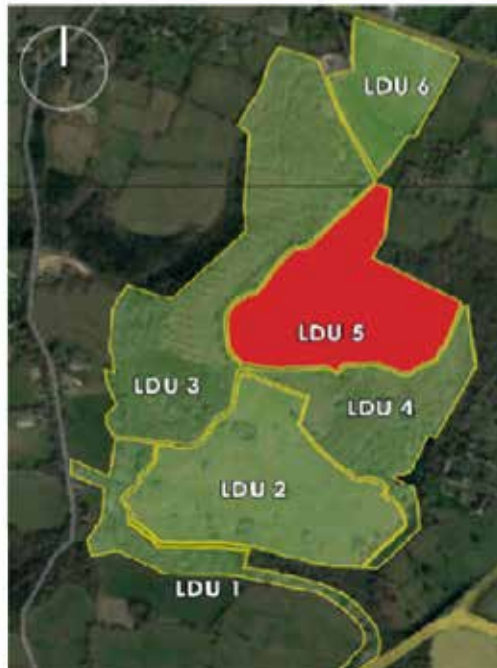
1. Dying ash trees on northern boundary alter setting



2. View to isolated pines & a stand of dying ash trees



4. View to LDU 5 from Cuckfield park near Memorial Park



Hay bales used as boundary to the High Weald footpath

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

Landscape Description Unit 6: Ridge-top playing fields

<i>Designation & Policy</i>	<i>Historic Landscape Characterisation</i>	<i>Landscape Analysis</i>	<i>Capacity Summary</i>
• Adjacent to AONB	• PRoW follows historic routeway visible on 1897 OS map	• LDU3 and LDU5 lie to the south, Staplefield Road B2114 to the north, more playing fields and rugby club to the east; • Prominent ridge-top pitches and meadow with linear woodland strip/hedge with hedgerow trees • Rises from 115m aod in the south to 124m aod in the north; • PRoW 49CR follows historic routeway from Staplefield Road in northwest past Beech Farm to southeast towards Cuckfield; • Locked vehicular access off Staplefield Road with car park and screening bund; • Visually contained with limited views out due to strong tree cover;	• A level, open landscape of sports pitches, meadow and carpark • Primary constraints according to Mid Sussex Capacity Study (LUC 2014) • MODERATE value • MODERATE to HIGH sensitivity • LOW capacity



1. Rugby pitches

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

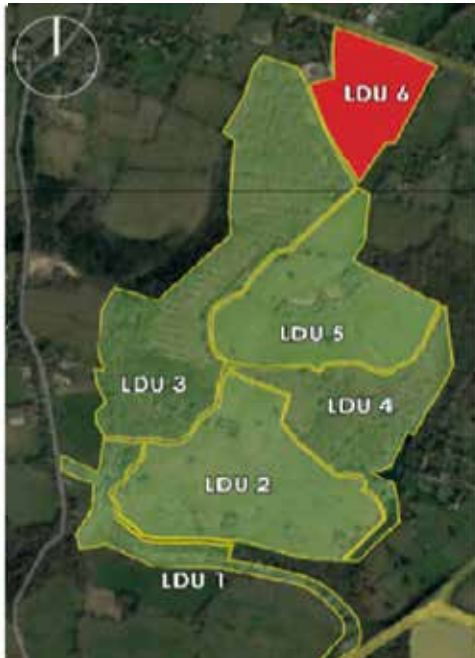
Landscape Description Unit 6: Ridge-top playing fields



2. Locked car park and bund



3. Meadow with woodland of LDU3 beyond



4. Rugby pitches visible through gateway from Staplefield Road

Appendix 1 Landscape Sensitivity and Capacity Assessment (contd)

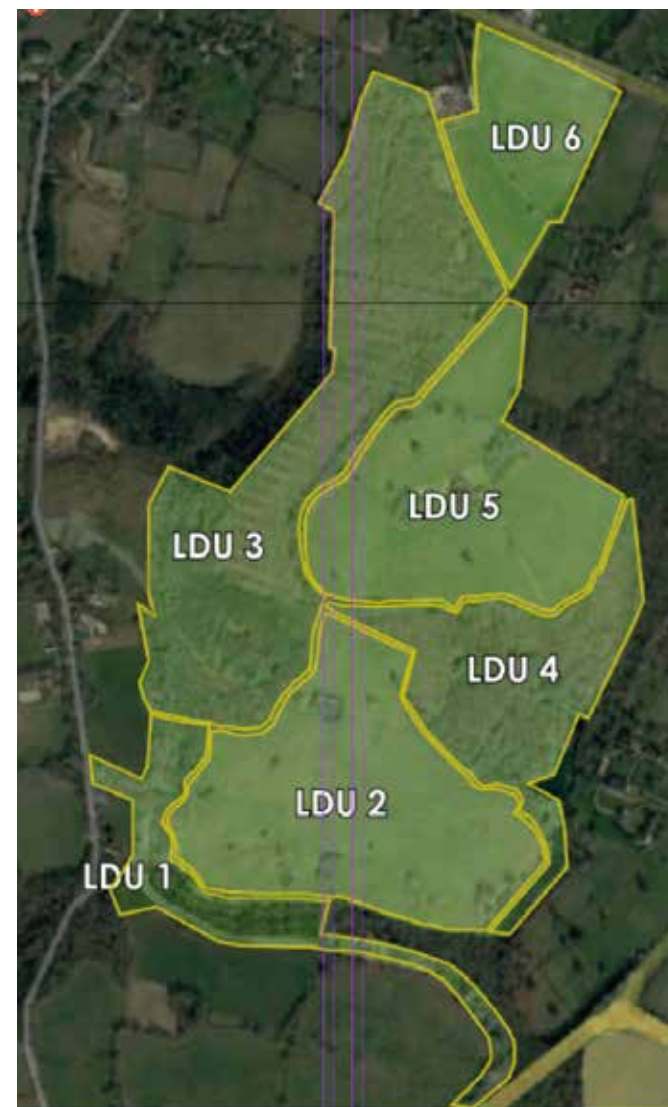
Summary of Landscape Fabric Sensitivity

Reference	Description	Landscape Value	Sensitivity to change	Landscape capacity
A Landscape Fabric within the site				
LDU1	Copyhold Stream Woodland	High	High	Zero
LDU2	Parkland to west of Cuckfield Park	High	High	Zero
LDU3	Plantation Woodland	High	High	Zero
LDU4	Ghyll Woodland	High	High	Zero
LDU5	Wood-Pasture and Parkland spur	High	High	Zero
LDU6	Ridge-top playing fields	Moderate	Medium/high	Low
High Weald AONB		High	High	Zero
Reference	Description	Landscape Value	Sensitivity to change	Landscape capacity
B Landscape Fabric outside the site				
High Weald AONB		High	High	Zero
South Downs		High	High	Zero
Cuckfield Conservation Area		High	High	Zero

Table A1_1 Sensitivity of Landscape Fabric to Change

The Landscape Baseline (Chapter 5) considers the landscape character and landscape fabric within and around the site. The condition and sensitivity of these elements is considered with reference to Appendix 1, Assessment Methodology, and Table A1, Landscape Value and Sensitivity to Change. Landscape fabric

of distinctive character or age, such as a category 'A' tree or ancient hedgerow is considered to have a high sensitivity to change. Landscape fabric of little character or in poor condition, such as a power line, or a diseased or category C tree, is considered to have a low sensitivity to change.



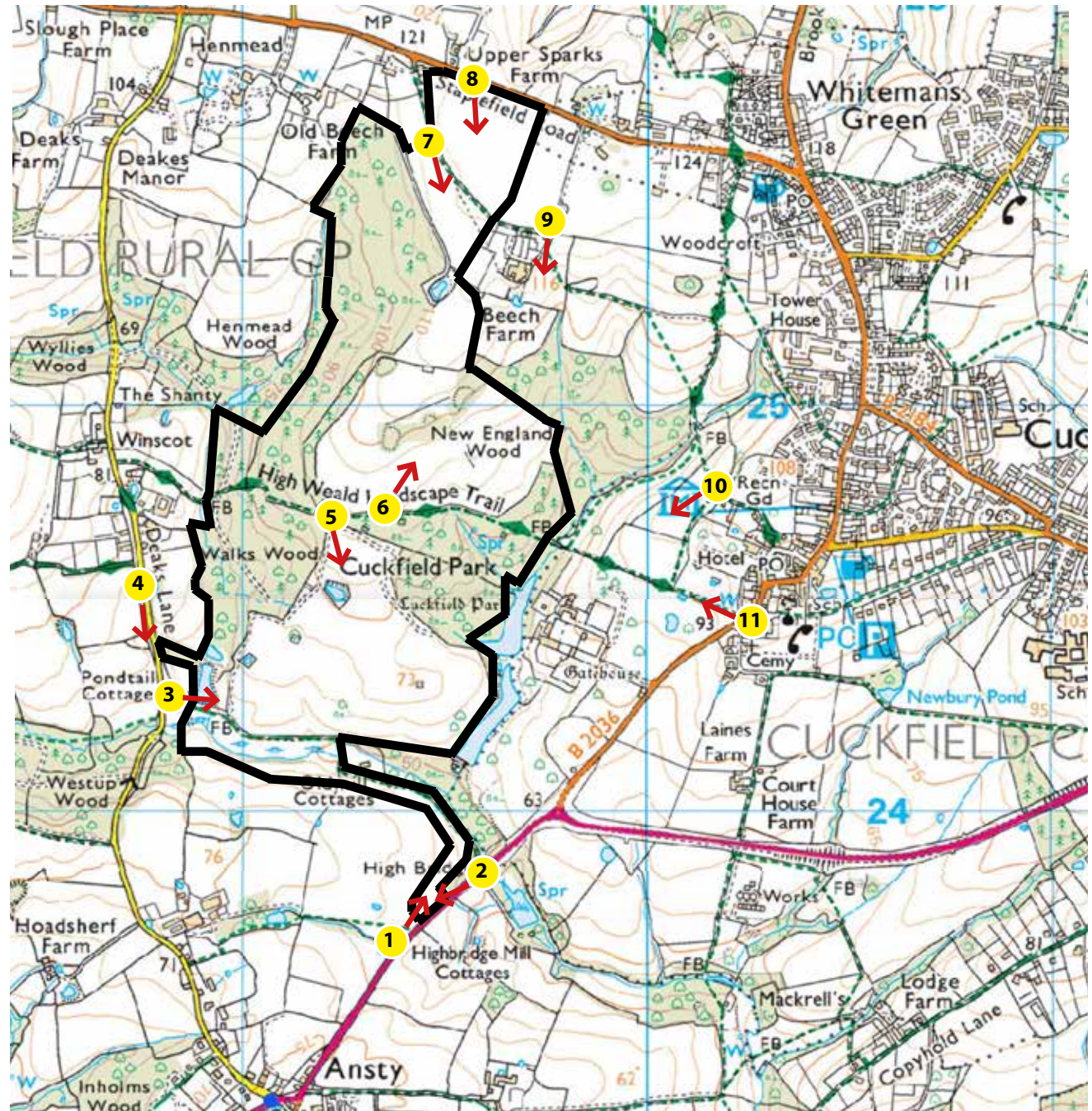
Landscape Description Units (LDUs) within the site

Appendix 2 Viewpoints and Visibility

Viewpoints

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

Distance plays a part in noticing features, and where there are wide panoramas, such as those from the South Downs (VP12), the patchwork of fields, copses and hedgerows can make identification of small developments less easy to perceive.



Appendix 2 Viewpoints and Visibility (contd)

Views from the site



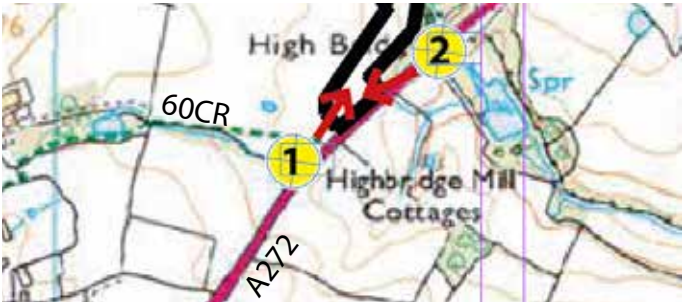
View towards the Ansty ridgeline and the South Downs from the High Weald Landscape Trail within the site

Identifying where the site may be seen from

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

Appendix 2 Viewpoints and Visibility (contd)

Viewpoint One view northeast from A272 at entrance to PRow 60CR



Location of Viewpoint One

VP1
Grid Ref: W: 00 09 28 N: 50 59 53
Distance from site: 30 metres
Elevation: +/- 63m AOD

Visibility: Not Visible ●
Discernable ●
Visible ● ←

Appendix 2 Viewpoints and Visibility (contd)

Viewpoint Two view southwest from A272 at entrance to Highbridge Mill and PRow 60CR



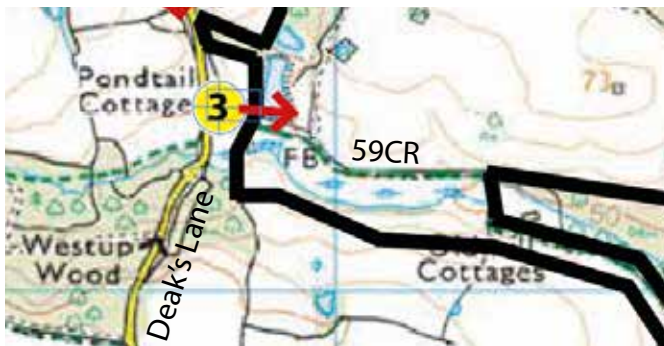
Location of Viewpoint Two

VP2
Grid Ref: W: 00 09 20 N:50 59 57
Distance from site: 90 metres
Elevation: +/- 64m AOD

Visibility: Not Visible ●
Discernable ● ←
Visible ●

Appendix 2 Viewpoints and Visibility (contd)

Viewpoint #3 View east from PRow 59CR near Deak's Lane and Pondtail Cottage



Location of Viewpoint Three

VP3

Grid Ref:

Distance from site:

Elevation:

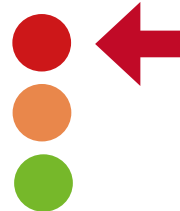
W: 00 09 52 N:51 00 12

90 metres

+/- 56m AOD

Visibility:

Not Visible



Discernable

Visible

Appendix 2 Viewpoints and Visibility (contd)

Viewpoint #4 View south from Deak's Lane near junction with PRow 22CR, High Weald Landscape Trail



VP4

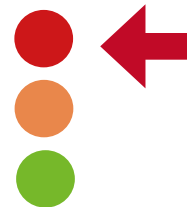
Grid Ref: W: 00 09 58 N:51 00 20
Distance from site: 200 metres
Elevation: +/- 72m AOD

Visibility:

Not Visible

Discernable

Visible



Appendix 2 Viewpoints and Visibility (contd)

Viewpoint #5 View south from PRow 58CR High Weald Landscape Trail



Location of VP5

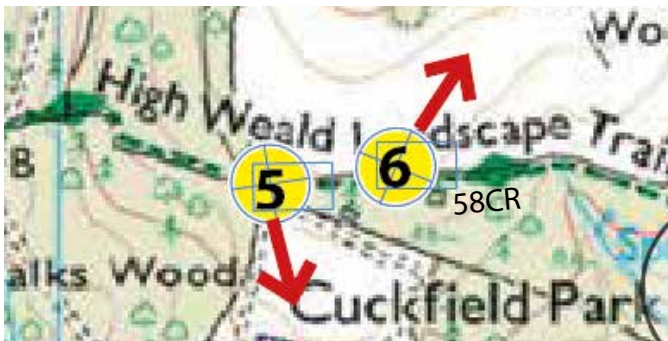
VP5
Grid Ref: W: 00 09 39 N:51 00 28
Distance from site: 0 metres
Elevation: 82m AOD

Visibility:

Not Visible	Red circle
Discernable	Orange circle
Visible	Green circle with red arrow pointing left

Wide panoramic long distance view across the site towards the Ansty ridgeline and the South Downs.

Appendix 2 Viewpoints and Visibility (contd)
Viewpoint #6 View northeast from PRow 58CR High Weald Landscape Trail



Location of Viewpoint Six

VP6
Grid Ref: W: 00 09 35 N:51 00 28
Distance from site: 0 metres
Elevation: 85m AOD

Wide medium distance uphill view across the site towards New England Wood.

Visibility:

Not Visible	●
Discernable	●
Visible	● ←

Appendix 2 Viewpoints and Visibility (contd)

Viewpoint #7 View south along PRow 49CR as it enters the site



Location of Viewpoint Seven

VP7

Grid Ref: W: 00 09 50 N:51 00 91
Distance from site: 0 metres
Elevation: 115m AOD

Visibility:

Not Visible	●
Discernable	●
Visible	● ←

Wide medium distance view across open meadow towards woodland.

Appendix 2 Viewpoints and Visibility (contd)

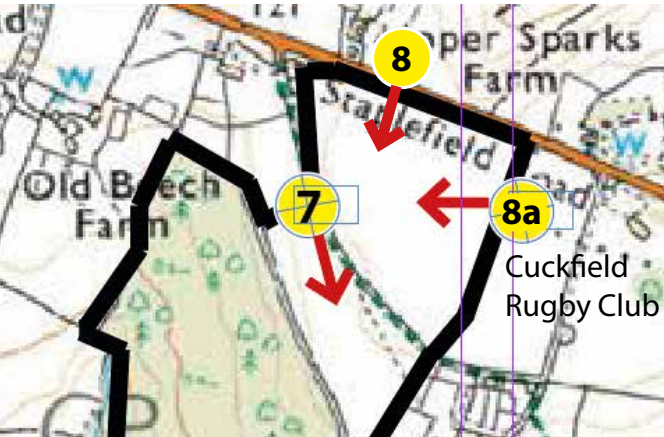
Viewpoint #8 View south from Staplefield Road opposite Hammerpond Farm & Upper Sparks Farm Pet and Country Store



Viewpoint Eight A



Viewpoints Eight



Location of Viewpoints Seven and Eight and 8A

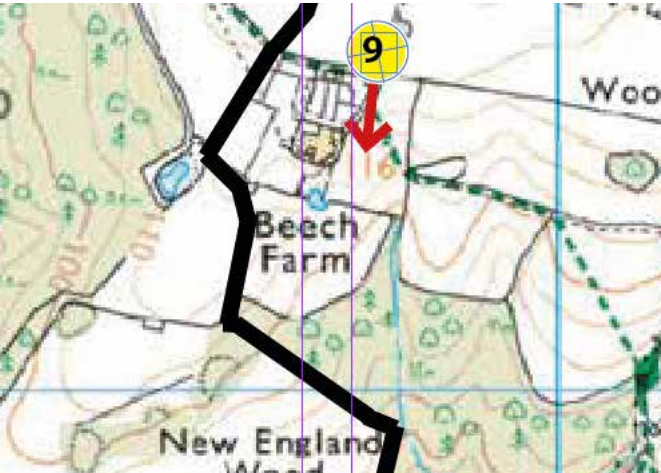
VP8
Grid Ref: W: 00 09 17 N:50 01 01
Distance from site: 0 metres
Elevation: 121m AOD

Visibility: Not Visible ●
Discernable ●
Visible ● ←

Narrow framed view through gateway in hedgeline across open sports rugby pitches.

Appendix 2 Viewpoints and Visibility (contd)

Viewpoint #9 View south from PRoW 49CR to north of Beech Farm



Location of Viewpoint Nine

VP9
Grid Ref: W: 00 09 05 N:51 00 49
Distance from site: 360 metres
Elevation: +/- 120m AOD

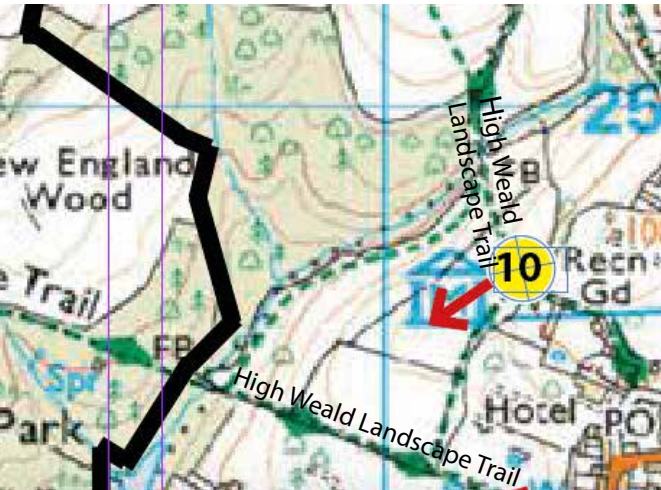
Visibility:

Not Visible	●
Discernable	● ←
Visible	●

Elevated long distance view across site towards the South Downs.

Appendix 2 Viewpoints and Visibility (contd)

Viewpoint #10 View southwest from the High Weald Landscape Trail to the west of Cuckfield Recreation Ground



Location of Viewpoint Ten

VP10
Grid Ref: W: 00 08 42 N:51 00 42
Distance from site: 560 metres
Elevation: +/- 100m AOD

Visibility:

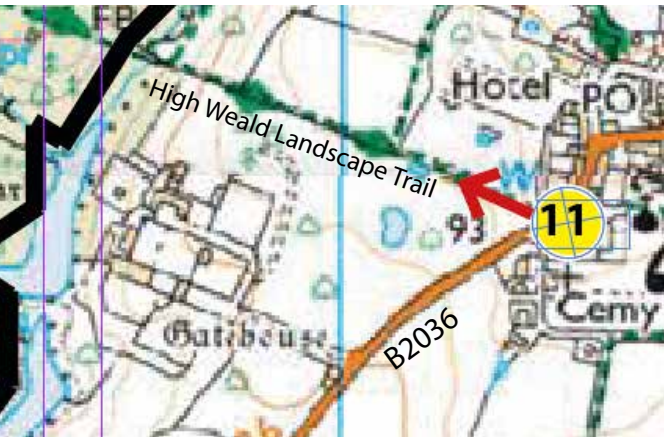
Not Visible	●
Discernable	●
Visible	●

←

Narrow framed distant view of Ansty ridge; in winter without the dense foliage this view would be much more open.

Appendix 2 Viewpoints and Visibility (contd)

Viewpoint #11 View west along the High Weald Landscape Trail from the B2036 to the south of Cuckfield



Location of Viewpoint Eleven

VP11
Grid Ref: W: 00 08 42 N:51 00 18
Distance from site: 520 metres
Elevation: +/- 92m AOD

Visibility:

Not Visible

Discernable

Visible

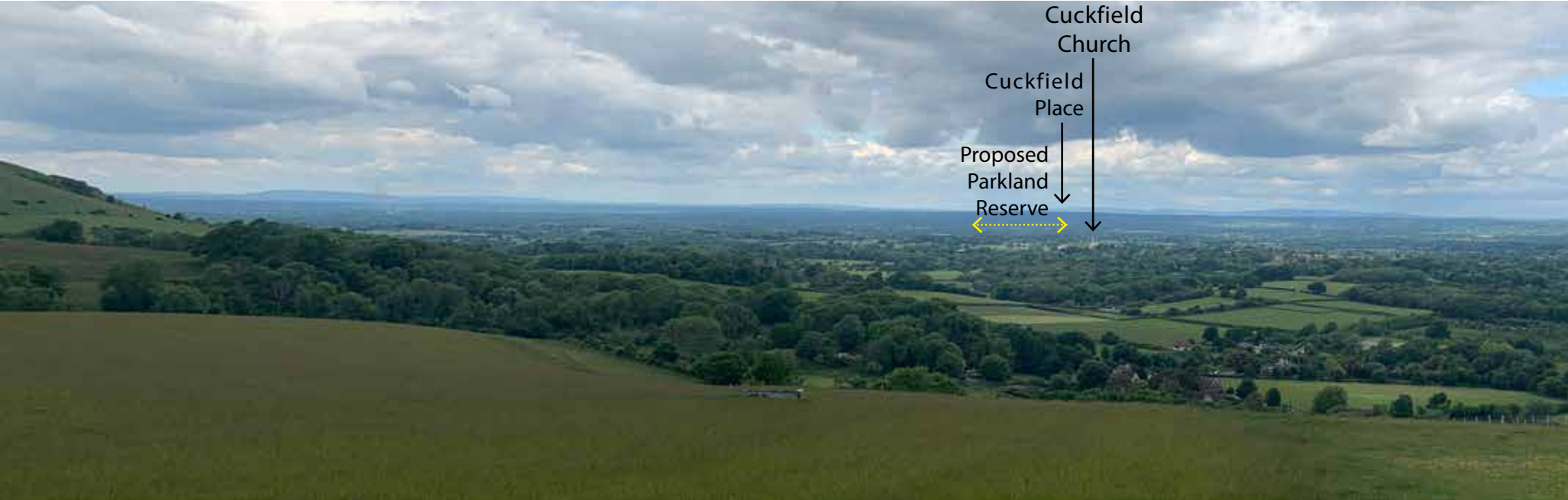
Viewpoint #12



Location of Viewpoint Twelve

Appendix 2 Viewpoints and Visibility (contd)

Viewpoint #12 View from Jack and Jill Windmills, Clayton, South Downs National Park



Location of Viewpoint Twelve

VP9

Grid Ref: W: 00 08 54 N:50 54 18

Distance from site: 10.8 kilometres

Elevation: +/- 167m AOD

Visibility:

Not Visible

Discernable

Visible

Location of Viewpoint Twelve

Proposed Parkland Reserve, Beechy Bottom, Ansty, Landscape & Visual Impacts January 2024

LHLA

47

Appendix 2 Viewpoints and Visibility (contd)

Views of the site

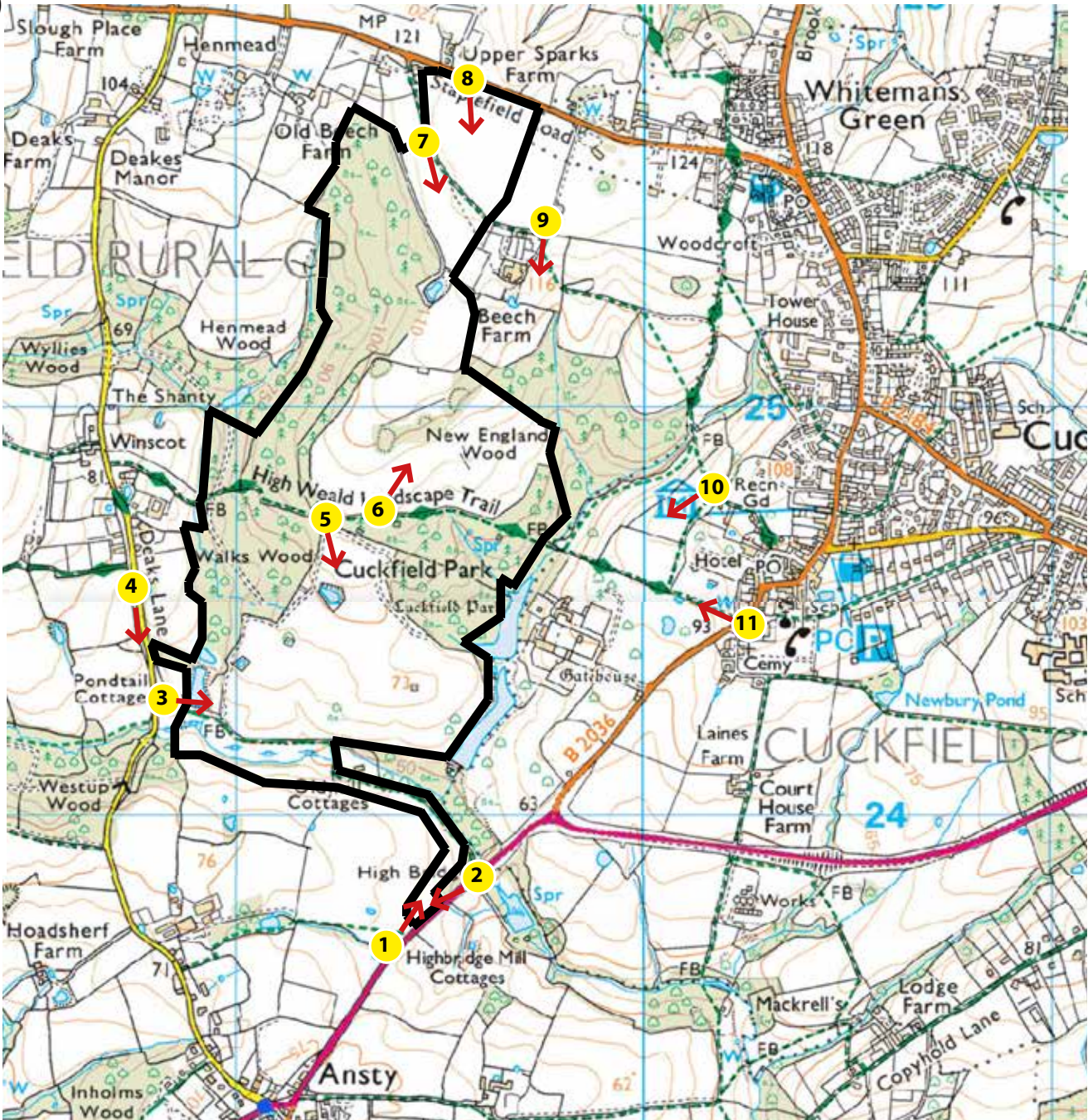
<i>Visual Receptor</i>	<i>Location</i>	<i>Distance from site & direction of view</i>	<i>Elevation</i>	<i>Comments</i>
VR1	A272 at entrance to PRoW 60CR	30m/NE	+/-63m aod	Close view of proposed entrance to the new cyclepath from A272 which would have a new pedestrian/cycle style.
VR2	A272 at entrance to Highbridge Mill and opposite PRoW 59CR	90m/SW	+/-64m aod	No change proposed here.
VR3	PRoW 59CR near Deakes Lane & Pondtail Cottage	0m/E	+/-56m aod	Oblique view down farm track and PRoW from Deakes Lane; a new bridleway gate is proposed here.
VR4	Deakes Lane near junction with High Weald Landscape Trail	200m/S	+/-72m aod	No change proposed here.
VR5	PRoW 58CR / High Weald Landscape Trail	0m/N	+/-82m aod	Wide panoramic long distance view across the site towards the Ansty ridgeline and the South Downs.
VR6	PRoW 58CR / High Weald Landscape Trail	0m	+/-85m aod	Medium distance uphill view across the site towards New England Wood.
VR7	PRoW 49CR near Old Beech Farm	0m/S	+/-115m aod	Medium distance view across open meadow towards woodland.
VR8	Staplefield Road opposite Hammerpond Farm	0m/S	+/-121m aod	Narrow framed view through gateway in hedgeline across open sports rugby pitches.
VR9	PRoW 49CR at Beech Farm	360m/S	+/-120m aod	Elevated long distance view across site towards the South Downs.
VR10	High Weald Landscape Trail to west of Cuckfield Recreation Ground PRoW 4CU	560m/SW	+/-100m aod	Narrow framed distant view of Ansty ridge; in winter without the dense foliage this view would be much more open.
VR11	High Weald Landscape Trail PRoW 5CU from B2036 south of Cuckfield	520m/W	+/-92m aod	Narrow framed distant view along the High Weald Landscape Trail towards the site.
VR12	Jack and Jill Windmills	9.5km/N	+/-167m aod	Long distance panorama across the Weald towards the Greensand Ridge and the North Downs. The site is clearly visible.

Table A2_1 Visual Receptors

Appendix 2 Viewpoints and Visibility (contd)



Location of Viewpoint Twelve



Location of Viewpoints 1 to 11

Appendix 3 Landscape Impact

Likely Significant Effects on the Landscape Fabric

This section outlines the assessment of the likely effects of the proposed development on the Landscape Fabric of the site and its setting. The impacts on the existing

landscape, plus the effects of new elements introduced into the landscape as part of the proposed scheme will be cumulative. Reference is made to Tables A3, A4

and A5 of Appendix 3, Assessment Methodology, for guidance as to how these assessments were made.

Ref	Description	Sensitivity	Landscape Magnitude of Change	Landscape effects and impact
A Landscape Fabric within the site				
LDU1	Copyhold Stream Woodland	High	Low magnitude of change	A new hoggin cyclepath connects existing PROWs; pedestrian/cycle stiles & bridleway gates are proposed here, with signage and a hide; a low magnitude of change to a landscape of high sensitivity would give rise to a moderate adverse impact
LDU2	Parkland to west of Cuckfield Park	High	Low magnitude of change	A new fence-lined footpath connecting to the High Weald Landscape Trail (HWLT), a hide, viewpoint and signage are proposed here with a new hedge proposed along the eastern edge closest to Cuckfield Park; a low magnitude of change to a landscape of high sensitivity would give rise to a moderate adverse impact
LDU3	Walks Wood (ancient woodland)	High	Low magnitude of change	New fence-lined paths are proposed here with a new north/south path following an existing maintenance track; a low magnitude of change to a landscape of high sensitivity would give rise to a moderate adverse impact
LDU4	Ghyll Woodland	High	Low magnitude of change	No changes are proposed here apart from new/repaired deer fencing along the eastern edge, and signage on the existing HWLT; a low magnitude of change to a landscape of high sensitivity would give rise to a moderate adverse impact
LDU5	Wood-Pasture and Parkland spur	High	Low magnitude of change	A new fenced footpath is proposed here around the perimeter of the area from the HWLT to the south to a new fenced dog walking area in the northern part of the LDU, together with dog/pedestrian gates, field gates and signage; a low magnitude of change to a landscape of high sensitivity would give rise to a moderate adverse impact
LDU6	Ridge-top playing fields	Moderate	Low magnitude of change	Existing sports pitches and car parking are retained here, with a new dog fenced dog walking area; a low magnitude of change to a landscape of moderate sensitivity would give rise to a minor adverse impact
Description		Sensitivity	Landscape Magnitude of Change	Landscape effects and impact
B Landscape Fabric outside the site				
High Weald National Landscape (HWNL)		High	Low magnitude of change	The proposed Parkland Reserve lies within the HWNL, a landscape of high value with a high sensitivity to change where even modest changes to visitor numbers, footpath construction, fencing or signage can have an effect on the landscape fabric; a low magnitude of change to a landscape of high sensitivity would give rise to a moderate adverse impact
South Downs		High	None	No change to a landscape of high sensitivity would give rise to no impact
Cuckfield Conservation Area		High	Low magnitude of change	No visible change but there could be an increase in visitor numbers with associated car parking & traffic in Cuckfield. A low magnitude of change to fabric of high sensitivity would give rise to a minor adverse impact .

Table A3_1 Magnitude of Change and Landscape Impact to Landscape Fabric

The landscape effects of the proposed development would impact adversely on the entire site, with the degree of impact ranging from **minor to moderate adverse**; for LDU6, ridge-top playing fields to the

north of the site; the landscape effects for would be **minor adverse**; for the rest of the site, the landscape effects would be moderate adverse. The landscape effects of the proposed development

would have a **moderate adverse impact** on the High Weald National Landscape and a **minor adverse impact** on the Cuckfield Conservation Area.

Appendix 4 Visual Impact

Likely Visual Impact to Visual Receptors

Visual Receptor	Location	Sensitivity of VRs	Magnitude of Change	Visual Impact Significance Criteria
VR1	A272 at entrance to PRow 60CR	Medium to high	Low/ negligible	A new pedestrian/cycle stile is proposed here, giving rise to a low magnitude of change. A low/negligible magnitude of change to VRs of medium to high sensitivity would give rise to a minor adverse impact
VR2	A272 at entrance to Highbridge Mill and opposite PRow 59CR	Medium to high	None	No change is proposed here. No change to VRs of medium to high sensitivity would give rise to no impact
VR3	PRow 59CR near Deakes Lane & Pondtail Cottage	High	Negligible	Two new bridleway gates are proposed here. A negligible magnitude of change to VRs of high sensitivity would give rise to a minor adverse impact .
VR4	Deakes Lane near junction with HWLT/ PRow 58CR	High	Negligible	No change is proposed here; no change to VRs of high sensitivity would give rise to no adverse impact
VR5	PRow 58CR / High Weald Landscape Trail	High	Negligible	A new field gate is proposed here with signage and a viewing platform; the existing PRow/High Weald Landscape Trail would be fenced and connect to a new footpath network so there could be an increase in visitor numbers. A negligible magnitude of change to VRs of high sensitivity would give rise to a minor adverse impact .
VR6	PRow 58CR / High Weald Landscape Trail	High	Negligible	The existing PRow/High Weald Landscape Trail would be fenced and would connect to a new footpath network so there could be an increase in visitor numbers. A negligible magnitude of change to VRs of high sensitivity would give rise to a minor adverse impact .
VR7	PRow 49CR near Old Beech Farm	High	Low	A new fenced dog walking area is proposed here within an existing agricultural field alongside the existing PRow, the existing sports pitches and car parking to the east would be retained. A low magnitude of change to VRs of high sensitivity would give rise to a moderate adverse impact .
VR8	Staplefield Road opposite Hammerpond Farm	Medium	None	The existing sports pitches and car parking would be retained here, giving rise to no change; no change to VRs of medium sensitivity would give rise to no impact .
VR9	PRow 49CR at Beech Farm	High	Negligible	New footpaths are proposed through the farm, connecting with the existing PRow; there would be an increased number of walkers passing through the farm; negligible change to VRs of high sensitivity would give rise to a minor adverse impact
VR10	High Weald Landscape Trail to west of Cuckfield Recreation Ground PRow 4CU	High	Negligible	No visible change is proposed here; the existing PRow would connect to a new footpath network so there could be an increase in visitor numbers with associated car parking & traffic in the Recreation Ground. A negligible magnitude of change to VRs of high sensitivity would give rise to a minor adverse impact .
Visual Receptor	Location	Sensitivity of VRs	Magnitude of Change	Visual Impact Significance Criteria
VR11	High Weald Landscape Trail PRow 5CU from B2036 south of Cuckfield	High	Negligible	No visible change is proposed here; the existing footpaths would connect to a new footpath network so there could be an increase in visitor numbers with associated car parking & traffic in Cuckfield. A negligible magnitude of change to VRs of high sensitivity would give rise to a minor adverse impact .
VR12	Jack and Jill Windmills	High	None	No changes visible from here. No change to VRs of high sensitivity would give rise to no impact .

Table A4_1 Magnitude of Change and Likely Visual Impact to Visual Receptors

Appendix 4 Visual Impact

Likely Visual Impact to Close Neighbours

Ref	Property	Sensitivity	Magnitude of Change	Visual Impact
1	Old Mill Cottage	Medium	Low	A new cycle path is proposed to the south of CN1, and a new fenced footpath to the north; these may be visible from Old Mill Cottage, giving rise to a low magnitude of change. A low magnitude of change to a CN of medium sensitivity would give rise to a minor impact .
2	Pondtail Cottage	High	Negligible	No visible changes proposed here apart from signage and a new bridleway gate; a negligible magnitude of change to a CN of high sensitivity would give rise to a minor adverse impact .
3	Properties on Deakes Lane	Low	None	No visible changes proposed here; no change to a CN of low sensitivity would give rise to no impact
4	Old Beech Farm	Low	None	No visible changes proposed here; no change to a CN of low sensitivity would give rise to no impact .
5	Properties east of Old Beech Farm	Medium	Low	The existing sports pitches, PRoW and parking are retained here; a dog walking area is proposed to the southeast; there would be an increased number of walkers passing the properties on an existing PRoW. A low magnitude of change to CNs of medium sensitivity would give rise to a minor adverse impact .
6	Hammerpond Farm, Upper Sparks Farm Pet & Country Store	Low	None	The existing sports pitches, PRoW and parking are retained here; no change to CNs of low sensitivity would give rise to no impact
7	Beech Farm	Medium	Low	New footpaths are proposed through the farm, connecting with the existing PRoW, with a new dog walking area to the west; there would be an increased number of walkers passing through the farm. A low magnitude of change to a CN of medium sensitivity would give rise to a minor adverse impact .
8	Properties south of Whitmans Green	Low	None	No visible changes proposed here; no change to CNs of low sensitivity would give rise to a no impact .
9	Ockenden Manor Hotel	Low	None	No visible changes proposed here; no change to a CN of low sensitivity would give rise to no impact .
10	Cuckfield Park	High	Low	A new fenced footpath and hedge are proposed on the western side of the lake; these are likely to be visible from Cuckfield Park, together with moving walkers; a low magnitude of change to CN of high sensitivity would give rise to a moderate adverse impact .

Table A4_2 Magnitude of Change and Likely Visual Impact to Close Neighbours

Appendix 4 Visual Impact

The impacts on the existing landscape, plus the effects of new elements introduced into the landscape as part of the proposed scheme will be cumulative. Reference is made to Tables A5_3, A5_4 and A5_5 of Appendix 5, Assessment Methodology, for guidance as to how these assessments were made.

The visibility baseline identifies a number of viewpoints (VPs) which are reflective of the key Visual Receptors (VRs) from PRoWs, including roads and footpaths. These receptors are carefully considered with reference to the Assessment Methodology (see Appendix 5) in terms of their sensitivity to change. This is explained in Table A5_2.

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

Visual Receptors

Visual Receptors (VRs) have been identified at each of the selected Viewpoints. These may include drivers, walkers and cyclists, dependant on the location of the Viewpoint.

The sensitivity of Visual Receptors was assessed for each of the Viewpoints and Close Neighbours, using the Methodology described In Appendix 5 and Table A5_2.

Visual Receptors are the people who would typically see the view described, such as motorists, bus or car passengers, cyclists or pedestrians/walkers. Fast moving visual receptors such as motorists were assessed to have a lower sensitivity than slow moving receptors such as walkers. The importance of the view to the receptor was considered: for example, people stopping to enjoy a scenic view would be considered to have higher sensitivity than commuters or local residents on a regular journey.

Zone of Likely Visual Influence

A Zone of Likely Visual Influence (ZLVI) has not been plotted for the proposed development since its visual influence is likely to be limited to the development area only.

Close Neighbours

When considering the sensitivity of Close Neighbours, the orientation of the property, the direction and openness of outlook, the proximity of the proposed development and the landscape context were all taken into account. For example, a property facing the development, and having an open view of it, would be considered to have a higher sensitivity than another property perhaps sited closer to the development but orientated away from it, with no view of it.

Appendix 5 Assessment Methodology

Introduction

This section presents an assessment of the likely landscape and visual effects of the proposed country park associated with proposed residential development at Ansty Farm, Ansty. Two distinct but inter-related types of impacts have been assessed. These are:

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

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

Baseline Assessment

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

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

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

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

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

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

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

This fieldwork involved driving all the roads and lanes, and walking public footpaths to check the height of hedgerows and other vegetation identified in the desk study. The purpose was to establish where the site might be seen from. Private property was not entered but locations and setting of dwellings in proximity to the application site were noted.

Local landscape character areas and key landscape features within the study area were identified and the overall sensitivity of each such area to change was evaluated, taking account of its intrinsic landscape character condition/quality and value, and defined as shown in Table A1. In addition, the relative sensitivity of visual receptors associated with the key representative viewpoints was evaluated taking account of the type of viewer, importance/value of the view to the receptor, orientation of the receptor in relation to the scheme, the landscape context and the importance of the view/location. Relative sensitivity was then defined as shown in Table A2.

Appendix 5 Assessment Methodology (contd)

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

Table A5_1 Landscape Value and Sensitivity to Change Criteria

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

Table A5_2 Sensitivity of Viewpoints/Visual Receptor

Appendix 5 Assessment Methodology (contd)

Landscape Impact Assessment

The evaluation of landscape impacts considered two types of effect:

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

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

change to the landscape and landscape sensitivity (as defined in Table A3). The magnitude of changes to landscape character and fabric depends upon the nature, scale and duration of change and was defined as in Table A4 below was then used to determine adverse or beneficial significance thresholds from the differing combinations of levels of landscape sensitivity and magnitude of impact.

It should be noted that Table A4 is only a framework to aid consistency of reporting and provide an initial indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that

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

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

Table A5_3 Landscape Magnitude of Change Criteria

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

Table A5_4 Impact Significance Criteria for Landscape Assessment

Appendix 5 Assessment Methodology (contd)

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

Table A5_5 Landscape Impact Significance Criteria Definitions

Appendix 5 Assessment Methodology (contd)

Visual Impact Assessment

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

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

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

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

Table A5_6 Visual Magnitude of Change Criteria

Appendix 5 Assessment Methodology (contd)

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

Table A5_7 Visual Impact Significance Criteria Definition



Landscape
Institute
Registered
Practice

Louise Hooper CMLI BA (Hons) L Arch
Latterham's Penshurst Tonbridge Kent TN11 8DL
t: 01892 870211
m: 07711829575
e: lhla@btinternet.com
w: louisehooper.co.uk

LHLA Louise Hooper Landscape Architect