

Appendix A

Visual Impact Schedules

TABLE 1- VISUAL IMPACT SCHEDULE

FIGURE 6- VIEWPOINT LOCATION MAP

TABLE 2- LANDSCAPE CHARACTER IMPACT SCHEDULE

VP number	Orientation from Site	Proportion of the development visible (Full, Partial, Minimal, not visible)	Description	Sensitivity of receptor (High, Medium, Low)	Visual Magnitude of change (refer to methodology)	Adverse or beneficial impact, No impact	Mitigation Measures	Residual Effects
1	SE	Partial	The view is from the exit of the business park onto Stairbridge Lane. A hedgerow runs parallel to Stairbridge Lane screening immediate views of the undulating field behind. Small groups of trees can be seen in the picture indicating boundaries between the fields. Northlands Farm is visible to the left. In the distance transmission towers & overhead cables are visible. The background is made up of woodland and hedgerow. To the right of the central transmission tower the roof and 1st floor of the building and roof of garage on the proposed development are partially visible over the boundary hedgerow.	Low	No change	No impact		Improved view due to regrading and landscaping Reduced noise from A23 due to regrading
2	SE	Not Visible	The view is taken from Job Lane looking towards the proposed development. There is a field in the foreground with a maintained hedge following its boundary. The hedge screens views to the background with only treetops and transmission towers visible in the distance.	Low	No change	No impact		
3	E	Not Visible	The view is from Stairbridge Lane taken in front of a residential driveway. The hedgerow that runs parallel to Stairbridge Lane blocks views onto the field behind. An overhead power line runs through the field with transmission towers clearly visible. In the distance woodland treetops can be seen along with a second overhead powerline. The proposed development (right of the transmission tower in the centre of the image) is not visible.	Medium	No change	No impact		Improved view due to regrading and landscaping Reduced noise from A23 due to regrading
4	E	Partial	The view is from Stairbridge Lane at a point where the hedgerow breaks. There is a clear view across the undulating field until the boundary which has a mixture of hedgerow and mature trees. The proposed development is partially screened by the existing vegetation with only the roof & 1st storey of the building and the roof of the garage visible.	Low	No change	No impact		Improved view due to regrading and landscaping Reduced noise from A23 due to regrading
5	E	Partial	The view is from Stairbridge Lane, looking over the neighbouring fields towards the proposed development. The field is surrounded by mature hedgerow with some trees at various points. In the distance the roof & 1st storey of the building and the roof of the garage are visible on the proposed development. The transmission towers and overhead cables for both lines are visible through the picture.	Low	No change	No impact		Improved view due to regrading and landscaping Reduced noise from A23 due to regrading

TABLE 1- VISUAL IMPACT SCHEDULE 10F2

VP number	Orientation from Site	Proportion of the development visible (Full, Partial, Minimal, not visible)	Description	Sensitivity of receptor (High, Medium, Low)	Visual Magnitude of change (refer to methodology)	Adverse or beneficial impact, No impact	Mitigation Measures	Residual Effects
6	NW	Not Visible	The view is taken on the A23, on the southbound side on the bridge over the eastern arm of the river Adur. The northern edge of the proposed development runs along the river's edge. Mature trees line the A23 and the edge of the river blocking views onto the site. There is a possibility of small glimpses through the tree canopy.	Low	No change	No impact		
7	W	Not Visible	The view is taken on the A23, on the southbound side just before the layby which is adjacent to the proposed development. Dense trees line the A23 blocking views onto the site. There is a possibility of small glimpses through the tree canopy.	Low	No change	No impact		
8	W	Not Visible	The view is taken on the A23, on the southbound side just after the layby which is adjacent to the proposed development. Trees & scrub line the A23 block views onto the site. Over the treetops in the foreground the treetops on the eastern side of the proposed development are visible. There is a possibility of small glimpses through the tree canopy.	Low	No change	No impact		
9	W	Not Visible	The view is taken on the A23, on the southbound side midway between the layby and the turn into the proposed development. Trees & scrub line the A23 block views onto the site.	Low	No change	No impact		
10	W	Not Visible	The view is taken on the A23, on the southbound side at the turn into the proposed development. Dense hedgerow with a mixture of evergreen and deciduous trees behind frames the gated entrance screening any views onto the site. Looking over the gate you can see the top of the hedgerow and trees on the eastern side of the site.	Low	No change	No impact		
11	S	Not Visible	The view is taken on the A2300, on the eastbound side after exiting the roundabout. A wooden fence with dense hedgerow acts a boundary between the footpath and the field behind screening views onto the field and beyond. In the distance, mature treetops can be seen and in the far distance a transmission tower is visible. The proposed development is not visible.	Low	No change	No impact		
12	W	Not Visible	The view is taken on the A2300 parallel to the A32, just outside Wishing Wells Greenfield Farm. Dense hedgerow separates the A3200 from the A32 screening views onto the A32 and beyond. The streetlights for the A32 are visible over the treetops. The proposed development is not visible.	Medium	No change	No impact		

TABLE 1- VISUAL IMPACT SCHEDULE 20F2



Figure 6: Viewpoint Location Map

Resource	Orientation from Site	Description	Sensitivity (High, Medium, Low)	Magnitude of Landscape change (refer to methodology)	Visible Magnitude of change (refer to methodology)	Mitigation Measures	Residual Effects
NCA 121: Low Weald	Onsite	The Low Weald National Character Area (NCA) is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.	High	No Change	No Change	Native planting to screen steeper gradient facing A23	Reduction in traffic noise blight
Landscape Character Area 4 Hickstead Low Weald	Onsite	Lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.	High	No Change	No Change	Native planting to screen steeper gradient facing A23	Reduction in traffic noise blight

TABLE 2- LANDSCAPE CHARACTER IMPACT SCHEDULE

Appendix B

Proposed Development Plans

FIGURE 1-EXISTING SITE SURVEY

FIGURE 2- PROPOSED GRADING PLAN

FIGURE 3- PROPOSED LANDSCAPE PLAN

FIGURE 4- PROPOSED CROSS SECTIONS PLAN



Weller Designs Limited