Land south of Bolney Road, Ansty, West Sussex

Proposed Residential Development

Landscape and Visual Appraisal

February 2026

Appendices to Landscape and Visual Appraisal

Land Management Services

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List of Appendices

Appendix 1: Landscape and Visual Appraisal (LVA) Methodology

Introduction

The LVA Methodology used is based on revised guidance set out in 'Guidelines for Landscape and Visual Impact Assessment (GLVIA)' published by the Landscape Institute and Institute for Environmental Assessment (Third edition, 2013). Additional guidance in relation to the assessment of landscape character is provided in 'An Approach to Landscape Character Assessment' (October 2014) and supporting Topic Papers prepared by Natural England together with Landscape Character Assessment Guidance for England and Scotland published by The Countryside Agency (2002).

This Methodology Statement addresses the preparation of both Landscape and Visual Impact Assessments (LVIA) and Landscape and Visual Appraisals (LVA). An LVA would follow the same process as an LVIA, but may not draw conclusions as to the level of effects and would not address the significance of effects (as required when an LVIA is prepared as part of a full Environmental Impact Assessment (EIA)[1].

This Methodology Statement sets out the approach which has been followed in the preparation of the LVA.

The Assessment Process

GLVIA clearly distinguishes between the assessment of landscape effects and visual effects as two separate components of LVIA/LVA:

Assessment of landscape effects: *assessing effects on the landscape as a resource in its own right.*

Assessment of visual effects: *assessing effects on specific views and on the general visual amenity experienced by people.*

This LVA methodology adopts this approach.

For the purpose of this assessment, the definition of the distinction between 'impact' and 'effect' is taken from GLVIA. This guidance defines '*impact*' as '*the action being taken'* and '*effect*' as the '*change resulting from that action'*.

This first section of the LVA Methodology provides an overview of the overall assessment process.

The first stage of the assessment process involves establishing the landscape and visual baselines for the study through desktop studies and field surveys. The desktop study includes the following:

- Identification of the study area and landscape and other environmental designations relevant to the location of the proposed development (the Site) and surrounding area and collation of relevant national and local planning policies;

[1] Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3) Landscape Institute Technical Guidance Note LITGN-2024-01 Published August 2024

- Collation and review of national, regional and local landscape character assessments and other surveys or assessments relevant to the study area such as tree and ecology surveys and historic landscape character assessments and the CPRE Dark Skies Interactive Map[2] (where lighting impacts are to be assessed); and
- Identification of the anticipated Zone of Visual Influence or Zone of Theoretical Visibility associated with the proposed development.

This information informs the identification of sensitive landscape and visual receptors, i.e. those landscape elements and features and visual receptors that are likely to be directly or indirectly affected by the proposed development. This LVA assesses the impacts and effects of the proposed development from publicly accessible landscape and visual receptors.

The second stage of the baseline assessment is based on field survey and involves the following:

- Identification and evaluation of the condition, quality and value of the landscape components or features of the site itself and the surrounding area; and
- Visits to all public rights of way and other accessible land within the identified Zone of Theoretical Visibility (ZTV), in order to confirm the extent of the actual visual envelope and to identify representative viewpoints to be taken forward as part of the assessment.

The combined desk top and site assessments inform judgements on value, susceptibility to change and sensitivity for landscape and visual receptors, as described later in this Methodology.

The next stage of the assessment involves a description of the proposed development and, where relevant, design and layout options to be considered and assessed. Where appropriate this includes assessment of the impacts and effects of lighting on nocturnal landscapes. This may also include proposed landscape infrastructure, which is integral to the development proposals and also measures to protect existing features to be retained. The assessment may consider the impacts and assessment of effects in two principal stages:

- Demolition, Construction and Refurbishment Phase
- Operational Phase (once the development is complete and occupied)

Impacts associated with the Demolition, Construction and Refurbishment Phase are likely to be temporary and of variable duration. The assessment of impacts and effects will take account of the anticipated duration of the Demolition, Construction and Refurbishment Phase. Impacts associated with the Operational Phase are, in most cases, permanent.

Where there is to be phased occupation of a proposed development the LVA clearly distinguishes between different phases.

The final stage of the assessment process involves analysis of the anticipated impacts and effects on the landscape resource and visual amenity. This stage of the assessment will inform the design process and may identify requirements for change to the original proposals and the need for further mitigation.

[2] https://nightblight.cpre.org.uk/

Where this is the case, the assessment distinguishes between effects without mitigation and what are termed residual effects which relate to the proposed development with the additional mitigation.

The definition of the range and significance of effects for both Landscape and Visual Impact Assessments is informed by sensitivity and the nature of the impact. Impacts and consequent effects can be direct, indirect, cumulative, positive or negative and permanent or temporary. The identification of impacts and consequent effects also clearly distinguishes between those which affect the physical landscape resource and those associated with visual amenity and views across the Site. Impacts and effects are also considered in terms of their duration and scale. This stage of the assessment will consider the contribution of proposed landscape mitigation over time (for instance at completion and after 10 years).

The assessment may also consider the cumulative effects of the proposed development in conjunction with other developments in the locality. Where this is the case, the assessment clearly distinguishes between effects associated with the proposed development and cumulative effects.

In order to inform the decision-making process, the LVA reports on those effects that are considered to be significant. The two principal criteria determining significance are the sensitivity of the landscape or visual receptor and the magnitude of the change or impact. This assessment therefore combines the sensitivity of the various receptors with the assessment of the magnitude of the effect in order to predict the significance of the landscape and visual effects of the proposed development.

Effects can be beneficial (positive) or adverse (negative) as well as neutral, where there is either no effect or where beneficial or adverse impacts balance. For the purpose of this assessment, effects that have been assessed as being either moderate or large adverse or beneficial or above are considered to be significant. Although minor adverse or beneficial and neutral effects are not considered significant, they remain worthy of consideration throughout the decision-making process.

This document comprises an LVA as opposed to an LVIA as it does not form part of a full Environmental Statement[3]. For the purposes of this LVA the following items have been scoped out:

- Impacts during Demolition, Construction and Refurbishment (this is not known at this stage);
- Night time impacts and effects. Lighting impacts are referenced in this LVA but it is anticipated that a full Lighting Strategy would be developed as part of a full planning application or conditioned;
- There would be no phased occupation;
- There are no identified Cumulative Impacts;
- The LVA does not draw conclusions as to the significance of impacts and effects as this document does not form part of a full Environmental Assessment.

[3] Technical Guidance Note LITGN-2024-01 Published August 2024 Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)

The remainder of this Methodology Statement sets out the detailed methodology and assessment criteria for the assessment of landscape effects and the assessment of visual effects.

This LVA does not assess potential cumulative effects.

Assessment of Landscape Effects

Landscape Baseline

The first stage of the landscape baseline involves the collation and review of published national, regional and local Landscape Character Assessments of relevance to the Site and the study area.

The assessment of landscape effects involves identifying the key landscape elements or components which define the Site and immediate surrounding area. These elements or components and the overall Site character are described with reference to:

- Pattern: the relationship between topography, elevation, the degree of visual enclosure and the physical scale of landscape features;
- Tranquillity: remoteness and sense of isolation;
- Cultural and historical associations/features and their settings; and
- Land cover, land use and management.

This stage of the assessment also takes into account the influence of local geology, soils and topography on the character, condition and quality of the landscape. The area of study in relation to landscape character is determined principally by the scale of the landscape typology, element or feature to be assessed. For instance, assessment of the proposed development in the context of regional or local Landscape Character Assessments considers the Site in the context of the area covered by the assessment. Assessment of individual landscape features or elements such as landscape pattern or tree cover focuses on the significance of the feature or element in the context of the Site itself, and may take into context adjoining areas, where the influence of the feature extends beyond the site boundary.

The assessment and mapping of tranquillity has been the subject of a number of studies, primarily undertaken by the CPRE[4]. In surveys CPRE have identified the following positive and negative factors contributing to the perception of tranquillity:

Positive Factors:

- Seeing a natural landscape;
- Hearing birdsong;

[4] *www.**cpre**.org.uk/resources/countryside/item/download/369*

- Hearing peace and quiet;
- Seeing natural looking woodland;
- Seeing the stars at night;
- Seeing streams;
- Seeing the sea;
- Hearing natural sounds;
- Hearing wildlife; and
- Hearing running water.

Negative Factors:

- Hearing constant noise from cars, lorries and/or motorbikes;
- Seeing lots of people;
- Seeing urban development;
- Seeing overhead light pollution;
- Hearing lots of people;
- Seeing low flying aircraft;
- Hearing low flying aircraft;
- Seeing power lines;
- Seeing towns and cities and roads.

Further guidance on the context and assessment of tranquillity is set out in the Landscape Institute Technical Information Note (01/2017) 'Tranquillity – An Overview'.

Accessibility will also influence how the landscape is valued and used by local communities. This stage of the assessment identifies public rights of way and other areas of accessible land such as Common Land, Parks and Open Spaces and Access Land as well as more functional locations such as transport corridors, residential areas, places of work and retail centres.

Having drawn together the baseline information from the desktop study and the field survey, this information is used to describe the landscape character and appearance of the Site and the local area covered by the assessment. Reference is made to existing baseline assessments and descriptions in defining terms such as 'scenic' or 'natural beauty'.

Landscape Receptor Sensitivity

The assessment of landscape sensitivity seeks to establish the degree to which the landscape can accommodate change without affecting the fundamental characteristics which contribute to aspects such as local distinctiveness, sense of place, appearance and landscape quality.

The assessment of landscape receptor sensitivity is informed by the published Landscape Character Assessments (LCAs), for instance in assessing whether features or characteristics are strongly representative of local landscape character.

Landscape Value

The assessment of landscape value draws on the evidence from the baseline assessment with regard to the value of the various landscape character types and the value of individual features or elements. GLVIA Box 5.1 provides a range of factors or criteria which can be used to assess landscape value. The criteria in Box 5.1 are also often used to assess whether a site or land contributes to a Valued Landscape as described in the revised NPPF (December 2024) Paragraph 187(a). Recent guidance published by the Landscape Institute (Landscape Institute Technical Guidance Note 02/21 'Assessing landscape value outside national designations') sets out a series of updated factors or criteria which will be used to inform an assessment of landscape value.

The assessment of landscape value also considers the geographical extents of the landscape receptor which will range from national character areas; regional character areas or features; local character areas or features; site-specific features or characteristics. With regard to site-specific features the assessment considers the degree to which these are representative of wider regional or national character areas.

National and Local Landscape Character Areas will cover larger areas often extending well beyond the boundaries of the Site being assessed. In assessing landscape value consideration is given to the degree to which the Site represents typical or key characteristics of each character area and the geographical extents of the Site in the context of the character area.

Landscape Susceptibility to Change

GLVIA Paragraph 5.40 describes Susceptibility to Change as *the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape policies and strategies.*

The assessment of Susceptibility to Change draws together evidence from the baseline landscape assessment, the assessment of landscape value and informs the assessment of landscape sensitivity. In assessing landscape susceptibility to change, consideration is given to the extent to which the Site represents typical or key characteristics of each character area and the geographical extents of both the landscape receptor and the proposals.

The principal criteria used in the assessment of landscape receptor sensitivity are summarised in Table 1. As described in GLVIA3 the overall assessment of landscape sensitivity is informed primarily by the baseline landscape but also takes account of the susceptibility of that landscape to the change or development proposed.

Table 1: Landscape Receptor Sensitivity

Sensitivity	Criteria
High	Landscape which would not accommodate change without significant impact on character and scenic beauty. Key considerations: • National Landscape Designation (AONB or National Park) Landscape with many characteristic features or attributes significant at national, regional and local character assessments • Strong cultural and historic associations of national importance • Features and attributes which could not easily be replaced
Medium	Landscape which could accommodate some change without significant impact on character and scenic beauty. Key considerations: • Local Landscape Designation • Landscape with some characteristic features or attributes significant at regional and local character assessments • Strong cultural and historic associations of regional or local importance • Features and attributes which could be replaced within a reasonable timescale
Low	Landscape which could accommodate a high degree of change without significant impact on character and scenic beauty. Key considerations: • No specific Landscape Designation • Landscape with few characteristic features or attributes significant at regional and local character assessments • Limited cultural and historic associations • Features and attributes which could easily be replaced within a reasonable timescale
Very Low / Neutral	Landscape which is assessed as degraded or derelict. • No specific Landscape Designation • Landscape with no characteristic features or attributes significant at regional and local character assessments • No cultural and historic associations • No features and attributes considered worthy of retention or replacement

Landscape Assessment of Magnitude

The first stage of the assessment of magnitude involves a description of the development and the anticipated impacts on the landscape resource.

In assessing the magnitude of landscape impacts due regard is given to the scale, nature and duration of the impact. The assessment considers impacts at a national, regional, local and site-specific scale. In assessing national, regional and local landscapes, close reference is made to published Landscape Character Assessments. With regard to published Landscape Character Assessments the process considers both the scale of impacts and the degree to which features representative of local landscape character are affected.

The assessment of the magnitude of the identified landscape change takes into account the following:

- Sensitivity of the landscape receptor (Table 1);
- The age and condition of the feature or component;
- Rarity and ease of replacement; and
- Degree to which the feature contributes to, or is representative of, local landscape character.

These considerations inform the Landscape Impacts Magnitude Evaluation Criteria (Table 2).

Table 2: Landscape Impacts Magnitude Evaluation Criteria

Magnitude	Evaluation Criteria
High	Proposal results in major changes or alteration to key elements, features or characteristics which define local landscape character and scenic quality and natural beauty.
Medium	Proposal results in medium scale changes or partial loss or alteration to key elements, features or characteristics which contribute to local landscape character and scenic quality and natural beauty.
Low	Proposal results in limited changes or partial loss or alteration to elements, features or characteristics which are of limited importance to local landscape character and scenic quality and natural beauty.
Very Low	Proposals are in keeping with local landscape character and would result in negligible or minor changes to elements, features or characteristics which are of limited importance to local landscape character and scenic quality and natural beauty.
Neutral	There is no change to landscape elements, features or characteristics.

Landscape Effects Significance Criteria

Having assessed the baseline landscape receptor sensitivity (Table 1) and the magnitude of the anticipated landscape impacts (Table 2), the significance of effect is assessed in accordance with the determinant thresholds set out in Table 3 below. For the purposes of this assessment a 5-point scale ranging from negligible through to major has been adopted in order to assess the significance of landscape and visual effects.

Table 3: Determinants of Significance of Landscape Effect

Landscape Receptor Sensitivity	Magnitude of Change / Impact				
	High	Medium	Low	Very Low	Neutral
High	Major	Major	Moderate	Minor	Neutral
Medium	Major	Moderate	Minor	Negligible	Neutral
Low	Moderate	Minor	Negligible	Negligible	Neutral
Very Low	Minor	Negligible	Negligible	Negligible	Neutral
Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Judgements informing the assessment of the significance of landscape effects have due regard to the following:

- Sensitivity of the receptor;
- Extent and magnitude of the effect;
- Effect duration (whether temporary (short-term) or permanent (medium or long-term);
- Effect nature (whether direct or indirect, reversible or irreversible, beneficial or adverse);
- Whether the effect occurs in isolation, is cumulative or interactive.

Assessment of Visual Effects

Visual Baseline

The establishment of the visual baseline involves a combination of desktop and site assessment. In the first instance a study area and Zone of Theoretical Visibility (ZTV) are defined. The ZTV identifies land from which the proposed development may theoretically be visible. The ZTV does not take account of the potential screening effects of buildings or vegetation.

The next stage of the assessment involves a site assessment in order to verify the ZTV and identify a series of representative viewpoints which will be used to support and inform the assessment of the visual effects. Representative views are included in the LVA to demonstrate the range of visual receptors from which the development may be visible. Viewpoints may also be included to demonstrate that the development is not visible from a particular location.

Visual receptors are predominantly in publicly accessible locations within the defined Zone of Theoretical Visibility. This assessment also takes account of the Landscape Institute Technical Guidance Note (2/19) 'Residential Visual Amenity Assessment' (RVAA). Unless otherwise stated the RVAA will have been undertaken without gaining access to individual properties. For the purpose of this assessment representative viewpoints are subdivided by distance:

- Near Distance: 0 to 0.5 km from visual receptor;
- Middle Distance: 0.5 to 1 km from visual receptor; and
- Long Distance: Greater than 1 km from visual receptor.

Where it is agreed that visualisations or photomontages are to be prepared the approach to preparation will be in accordance with the guiding principles set out in the Landscape Institute Technical Guidance Note 06/19 'Visual Representation of Development Proposals'.

Visual Receptor Sensitivity

The assessment of visual receptor sensitivity takes account of the landscape receptor sensitivity, viewer circumstances and susceptibility to change. Essentially the aim is to identify both the importance of the view to the viewer and the scenic qualities associated with the view.

Value of views

Levels of value attached to views will vary according to the type of visual receptor and the nature of the view. Assessment of value takes account of a number of factors, including:

- Recognition of the value attached to the view e.g. in relation to heritage assets or through some form of planning designation.
- Indicators of the value attached to views by visitors e.g. through appearances in guidebooks, literature or art, or on tourist maps, and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking, etc.).
- Professional assessment of the quality of the view.

Levels of value attributed to views are summarised in Table 4.

Table 4 Value assessment of Views

Value of view	Evaluation criteria
High	Nationally or internationally known viewpoints, which: • have some form of planning designation; or • are associated with nationally or internationally designated landscapes or heritage assets; or • appear in guidebooks, literary or cultural contexts or on tourist maps; or • are a recognised part of the visitor experience to e.g. popular attractions or • are judged by assessors to be of high value.
Medium	Regionally or locally known viewpoints, which: • have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or • appear in local guides or maps or have local cultural associations; or • are a recognised part of the visitor experience to eg popular local attractions; or • are judged by the assessors to be of medium value.
Low	Local views, which: • have no planning designation or association with high quality landscapes; • are not linked with popular visitor attractions; or • have no known cultural associations; or • are judged by the assessors to be of low value. These views may nevertheless have value to a local community.

Visual Susceptibility to Change

The assessment of susceptibility of visual receptors to change (as described in GLVIA) takes account of:

- *The occupation or activity of people experiencing the view at particular locations.*
- *The extent to which their attention or interest may be focused on the views and the visual amenity they experience at particular locations.*

Locations where viewers are likely to be static, such as recognised viewpoints or visitor sites (often within protected landscapes), will generally be afforded a high susceptibility to change and therefore higher sensitivity. Residents at home are also assessed as being of predominantly higher sensitivity. For the purposes of this LVA, however, no access has been gained to private properties and impacts and effects on views for residents at home are excluded. Visual receptors on public rights of way where views of the landscape are likely to be important contributors to experience and enjoyment are also likely to be of

higher sensitivity. Visual receptors in locations where appreciation of views of the landscape is not an important contributor to experience or enjoyment, such as places of work or places where people are engaged in sport and recreation, are likely to be of lower susceptibility to change and lower sensitivity.

The principal criteria used to define visual receptor sensitivity are set out in Table 5 below:

Table 5: Visual Receptor Sensitivity

Sensitivity	Criteria
High	Receptor in a location where the focus of the receptor is on experience of a view and appreciation of the landscape. This may include recognised viewpoints and visitor sites, locations on a public right of way or other publicly accessible land either within or within the immediate setting to a nationally important landscape related asset or designation and National Trails. Resident at home.
Medium	Receptor located on a public right of way or other publicly accessible land located within a public open space or park or other locally designated landscape, including townscape designations, such as a Conservation Area, or forming the setting to a nationally designated landscape (including historic landscapes)
Low	Receptor located within a rural or urban area with no landscape or townscape related designations; or Receptor located on a road or railway where viewer is likely to be transient; or Receptor located in a semi private facility such as a sports club or golf course, or place of work with restricted public access
Very Low / Neutral	Receptor within a degraded or derelict landscape with restricted public access.

Visual Assessment of Magnitude

Having identified the sensitivity of visual receptors, the anticipated magnitude of the visual impacts associated with the proposed development is assessed by reference to the representative viewpoints associated with each visual receptor. The criteria used in this assessment are set out in Table 6 using five levels or categories ranging from high, through medium, low, very low to neutral where no change is anticipated. Table 6 does not distinguish between positive (beneficial) and negative (adverse), which will be informed by judgements as to the scale and nature of the change in the view and the integration of the proposed development within the view.

Table 6: Visual Impacts Magnitude Evaluation Criteria

Magnitude	Evaluation Criteria
High	The scale of the change in the view is large with respect to the loss or change to features in view. The nature of the impacts is generally permanent. The number of affected views or visual receptors is high. The full extent of the view would be occupied by the Proposed Development. The introduction of new elements is considered to be in total contrast to the character of the existing landscape.
Medium	The scale of the change in the view is moderate with respect to the loss or change to features in view. The nature of the impacts is either permanent or temporary. A partial extent of the view would be occupied by the Proposed Development. The introduction of new elements is considered to be/not to be substantially in contrast to the character of the existing landscape.
Low	The scale of the change in the view is low with respect to the loss or change to features in view. The nature of the impacts is either permanent or temporary. The number of affected views or visual receptors is low. A small or limited extent of the view would be occupied by the Proposed Development. The introduction of new elements may not be considered to be unduly in contrast to the existing landscape characteristics.
Very Low	The scale of the change in the view is very low with respect to the loss or change to features in view. The nature of the impacts is either temporary or short term The number of affected views or visual receptors is very low. A very small or limited extent of the view would be occupied by the Proposed Development. The introduction of new elements may not be considered to be unduly in contrast to the existing landscape characteristics.
Neutral	There is no change to the view.

Visual Effects Significance Criteria

Having assessed the baseline visual receptor sensitivity (Table 5) and magnitude of the anticipated visual impacts (Table 6), the significance of effect is assessed in accordance with the determinant thresholds set out in Table 7. For the purposes of this assessment a 5-point scale ranging from negligible through to major has been adopted in order to assess the significance of landscape and visual effects.

Table 7: Determinants of Significance of Visual Effect

Visual Receptor Sensitivity	Magnitude of Change / Impact				
	High	Medium	Low	Very Low	Neutral
High	Major	Major	Moderate	Minor	Neutral
Medium	Major	Moderate	Minor	Negligible	Neutral
Low	Moderate	Minor	Negligible	Negligible	Neutral
Very Low	Minor	Negligible	Negligible	Negligible	Neutral
Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Judgements informing the assessment of the significance of visual effects have due regard to the following:

- Sensitivity of the receptor;
- Scale and magnitude of the effect;
- Effect duration (whether temporary (short-term) or permanent (medium or long-term);
- Effect nature (whether direct or indirect, reversible or irreversible, beneficial or adverse);
- Whether the effect occurs in isolation, is cumulative or interactive.

Design Process

The LVA will inform the design process. The LVA will clearly set out any changes to the Proposed Development as a consequence of the findings of the assessment. This may include fundamental changes to design and layout or additional mitigation such as screen planting and/or earthworks.

Where this is the case, the assessment distinguishes between effects without mitigation and residual effects with mitigation.

Cumulative Impacts and Effects

Where cumulative impacts and effects are to be assessed, the development(s) to be included in the Cumulative Assessment will be described in the LVA. The assessment of cumulative effects will assess the combined effects of the developments on the landscape resource and the combined effects of the developments on visual amenity. With regard to visual amenity this will take account of combined views i.e. locations from which one or more developments

are visible and sequential views, where different developments maybe visible from different locations, for instance when travelling along a long-distance footpath.

Field Work

A Site visit was carried out on 22nd September 2025 by David Withycombe CMLI of Land Management Services Ltd.

Appendix 2: Figures

Figure 1: Site Location

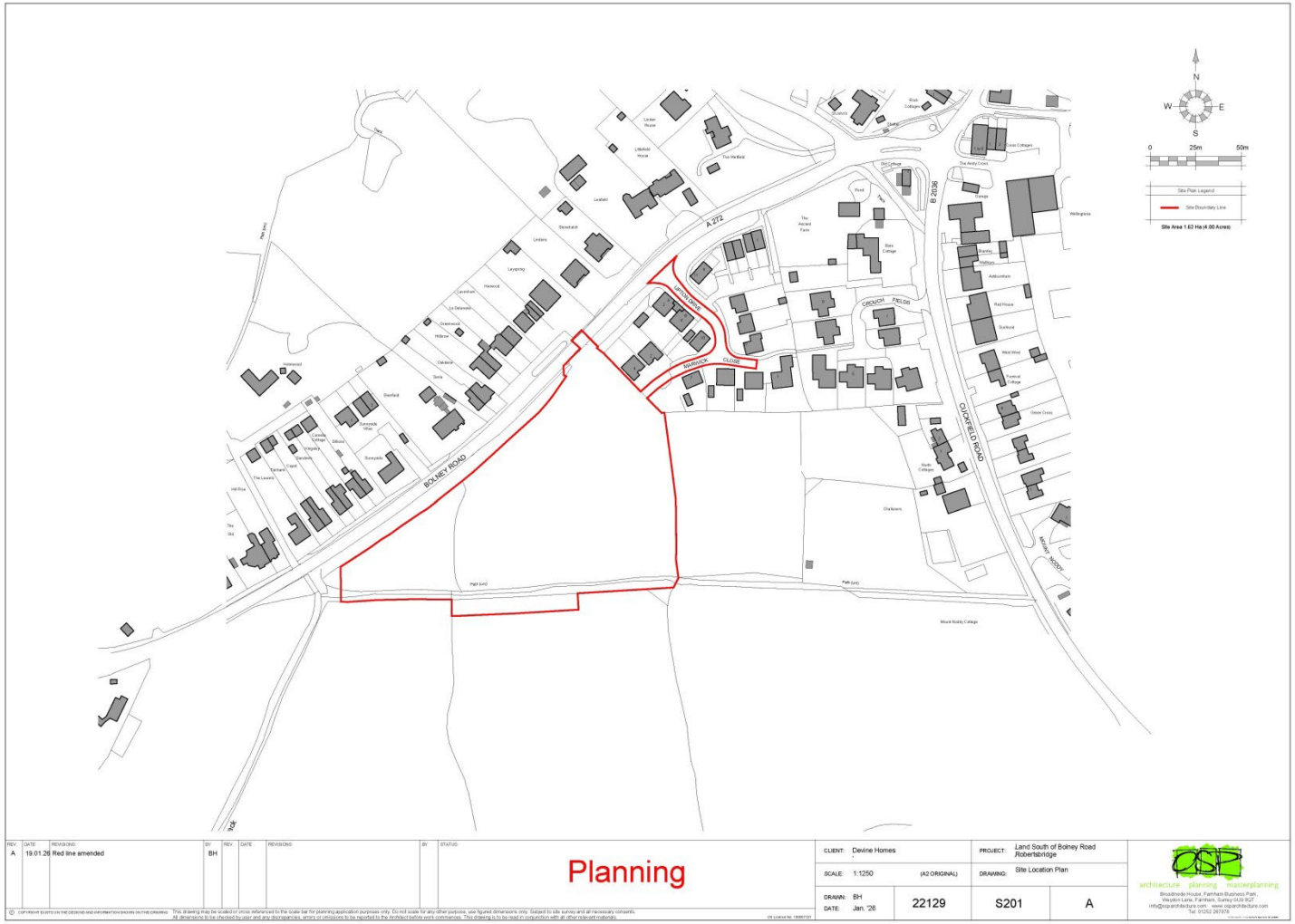


Figure 2: Landscape Character Illustrative Views

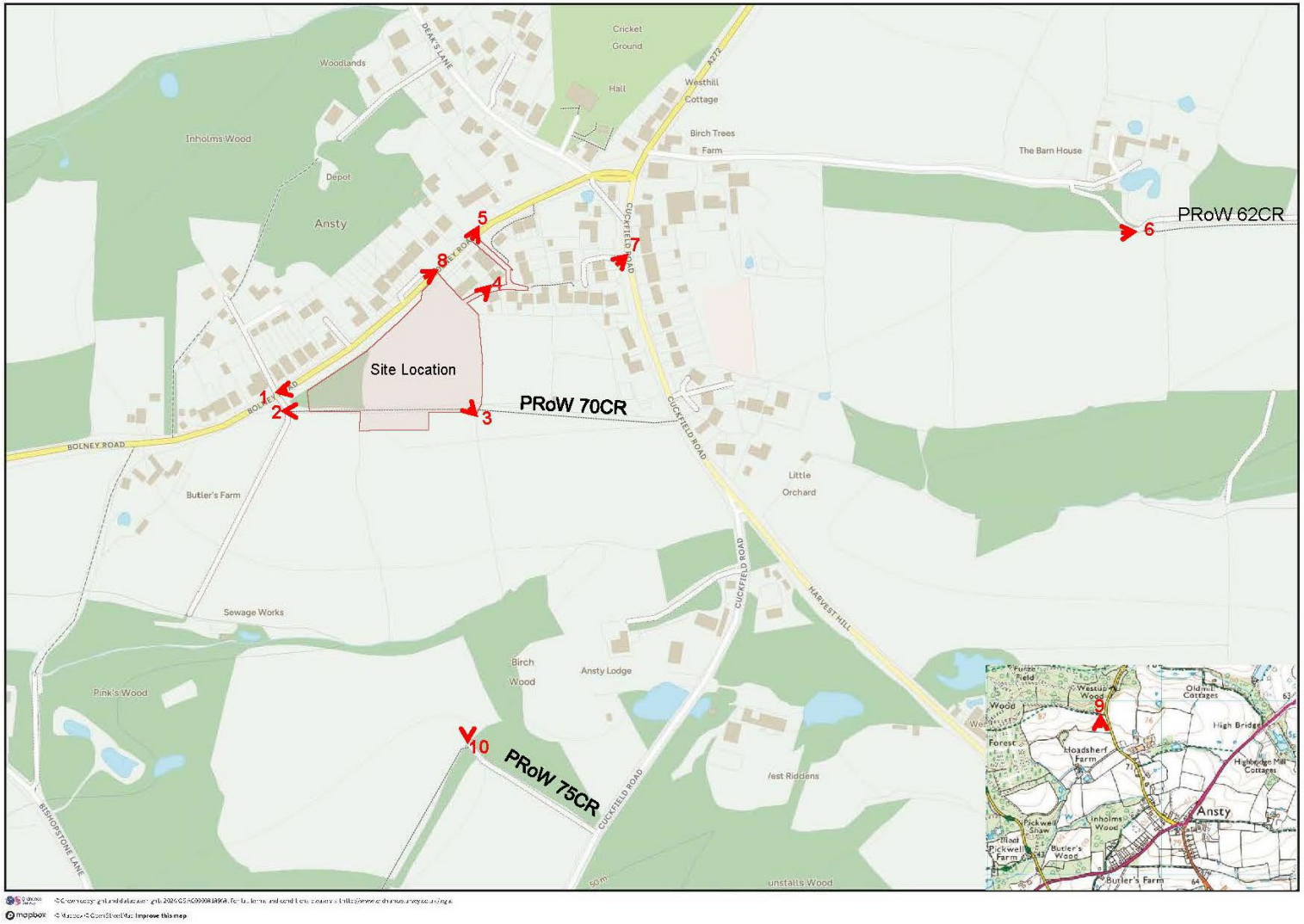
Viewpoint LC1: View north east across the main part of the Site towards the existing residential development at Marwick Close

Viewpoint LC2: View east from within the wooded copse in the western parts of the Site. The existing residential development at Marwick Close can be glimpsed through the trees.

Viewpoint LC3 View east from roughly halfway along the northern site boundary showing the existing residential development at Marwick Close and the eastern and southern Site boundaries.

Viewpoint LC4: View south west from the north eastern corner of the Site towards the wooded southern boundary and the woodland copse in the western parts of the Site.

Figure 3: Representative Viewpoints and Landscape Analysis



Note: For definitive red line refer to Figure 1

Figure 4: Representative Viewpoints

Date: 22/09/2025 OS Grid Ref: TQ 28775 23046 Altitude: 65 m AOD Distance to Site boundary: <10 m	**Viewpoint 1** Near view east towards the Site from Bolney Road adjacent to the small area of off road parking. The wooded copse at the western end of the land parcel prevents views to the main part of the Site. Visual receptor: Residents and road users on residential street.

Date: 22/09/2025 OS Grid Ref: TQ 28802 23044 Altitude: 67 m AOD Distance to Site boundary: <10 m	**Viewpoint 2** Near view east along the alignment of Public Footpath 70CR which follows the Site southern boundary. The footpath alignment is largely blocked by vegetation. Visual receptor: Users of Public Right of Way

Date: 22/09/2025 OS Grid Ref: TQ 28987 23039 Altitude: 71 m AOD Distance to Site boundary: <10 m	**Viewpoint 3** Near view north through gated access to the Site from Public Footpath 70CR. The existing residential area on Marwick Close is also glimpsed in this view. Visual receptor: Users of Public Right of Way

Date: 22/09/2025 OS Grid Ref: TQ 29003 23174 Altitude: 78 m AOD Distance to Site boundary: 35 m	**Viewpoint 4** Near view south west from Marwick Close towards the Site. The existing Site is visible beyond the end of the residential cul de sac. Visual receptor: Residents and road users on residential street.

Date: 22/09/2025 OS Grid Ref: TQ 28990 23230 Altitude: 76m AOD Distance to centre of Site: 63m	**Viewpoint 5** Near distance view south west towards the Site from the A272 Bolney Road at the junction with Marwick Close. Existing dwellings and wooded vegetation on the northern boundary prevent views to the Site. Visual receptor: Residents and road users on residential street.

Date: 22/09/2025 OS Grid Ref: TQ 29650 23245 Altitude: 67 m AOD Distance to centre of Site: 665 m	**Viewpoint 6** Middle distance view west towards the Site from Public Footpath 62CR. Trees and woodland screen views to the Site. Visual receptor: Users of Public Right of Way

Date: 22/09/2025 OS Grid Ref: TQ 29134 23215 Altitude: 77 m AOD Distance to Site boundary: 162 m	**Viewpoint 7** Near view south west from Cuckfield Road opposite the entrance to Crouch Fields. The Site is screened by intervening houses and vegetation. Visual receptor: Residents and road users on residential street.

Date: 22/09/2025 OS Grid Ref: TQ 28987 23039 Altitude: 71 m AOD Distance to Site boundary: <10 m	**Viewpoint 8** Near view south west along the A272 Bolney Road along the Site northern boundary. The Site is screened with the exception of a break in the tree cover at the location of a gated access to the field. Visual receptor: Residents and road users on residential street.

Date: 22/09/2025 OS Grid Ref: TQ 28666 23914 Altitude: 79 m AOD Distance to Site boundary: 780 m	**Viewpoint 9** Middle distance view south from Public Footpath 25CR towards the Site. The Site is screened by intervening areas of trees and woodland. Visual receptor: Users of Public Right of Way located with a National Landscape

Date: 22/09/2025 OS Grid Ref: TQ 28981 22710 Altitude: 60 m AOD Distance to Site boundary: 360 m	**Viewpoint 10** Near distance view north from Public Footpath 75CR towards the Site. The Site is screened by intervening areas of trees and woodland. Visual receptor: Users of Public Right of Way

Figure 5: Landscape Masterplan

Land west of Marwick Close, Bolney Road, Ansty
Landscape and Visual Appraisal
February 2026

Land Management Services Ltd
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Hassocks
BN6 8LT