
Ansty Garden Community

Environmental Statement

Volume 2

November 2023



CHAPTER 2: THE SITE

2 The Site

2.1 Introduction

- 2.1.1 This chapter describes the Site and the Parkland Reserve Site, their locations and their context as well as providing an overview of the existing land uses and features. It also identifies the key receptors which are considered potentially sensitive to the construction and operation of the Proposed Development and the Parkland Reserve Site. A more detailed description and analysis is available (in the form of the individual baseline assessments) within the technical assessments of the ES (**Volume 2, Chapters 6 to 13** and **Volume 3: Landscape and Visual Impact Assessment**).

2.2 Site Context

- 2.2.1 The Site's context is shown in **Figure 2.1**.
- 2.2.2 The nearest bus stops to the Site are located on Cuckfield Road, at the north-western corner of the Site and on Bolney Road in Ansty. These bus stops are primarily served by bus route 89, providing access to Horsham and Haywards Heath. There are further bus stops on Tylers Green, situated to the north-east of the Site, which are served by additional bus services 31, 31B, 33, 33A, 62, 89, 166 and 271. The nearest railway station is Haywards Heath, which is located approximately 2.7 km to the north-east of the Site.
- 2.2.3 By foot, Cuckfield (located to the north of the Site) can be reached within 15 minutes and by cycle, Haywards Heath (situated to the east of the Site) and part of Burgess Hill (located to the south of the Site) can be reached within 15 minutes.
- 2.2.4 The Site is not located in or within the vicinity of an Air Quality Management Area (AQMA).
- 2.2.5 The northern part of the Site lies within Cuckfield medieval park, which is recorded as an Archaeological Notification Area.
- 2.2.6 There are no listed buildings / structures within the Site, though there are approximately 110 listed buildings / structures within 1 km of the Site. This includes the Grade II listed Highbridge Mill, Grade II listed Barn to North of Forsyth's Farmhouse (which is at the centre of the Ansty Garden Community of the Site, but is not located within the redline boundary), Grade II listed Mount Noddy Cottage, Grade II listed Mackerell Cottage and Grade II listed Lodge Farmhouse. There are no scheduled monuments within 1 km of the Site, nor is

it located within a Conservation Area, though the Cuckfield Conservation Area is situated approximately 450 m to the north of the Site.

- 2.2.7 There is a Grade II registered park and garden (Heaselands) located within approximately 900 m to the south-east of the Site and the High Weald Area of Outstanding Natural Beauty (AONB) is located directly adjacent to the north-western boundary of the Site.
- 2.2.8 Two Local Nature Reserves (LNRs) are located within 2 km of the Site: Blunts and Paiges Wood LNR, situated approximately 1.3 km to the east of the Site and Ashenground and Bolnore Woods LNR, located approximately 1.6 km to the east of the Site. There is also a Local Wildlife Site (LWS) (Great Wood & Copyhold Hanger) situated directly adjacent to the south-east of the Site.
- 2.2.9 The closest statutory designated site is the Ditchling Common Site of Special Scientific Interest (SSSI), which is situated approximately 4.5 km to the south-east of the Site. The Site also contains approximately 7.3 ha of Ancient Woodland, listed by Natural England.
- 2.2.10 The majority of the Site is situated within Flood Zone 1, with a small area in the north of the Site and long the eastern Site boundary (associated within a minor watercourse) located in Flood Zone 2.

2.3 Site Description

- 2.3.1 The Site area is approximately 98.75 ha in size and it is located at OS NGR TQ 29516, 24015. The Site is and has remained undeveloped agricultural land and afforested areas throughout its history.
- 2.3.2 The Site is underlain by natural bedrock geology comprising mainly Upper Tunbridge Wells Sand with bands of Ardingly Sandstone Member, Upper Grinstead Glad and Cuckfield Stone bed across the south and north. No superficial deposits are recorded at the Site.
- 2.3.3 The Site currently comprises of farmland and vehicular access to the Site is from the A272, which is located along the northern and western boundaries of the Site.

2.4 Parkland Reserve Site Context

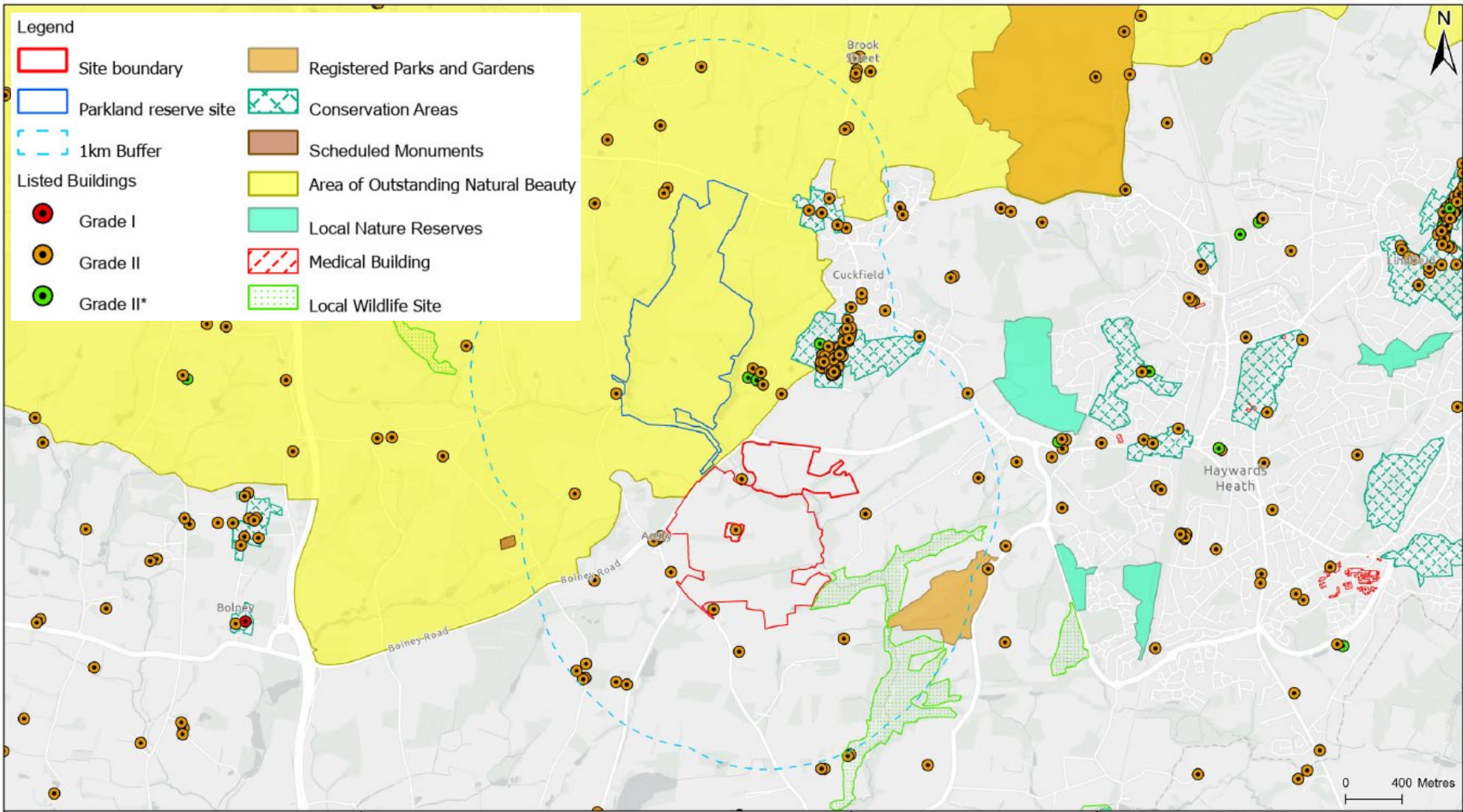
- 2.4.1 The Parkland Reserve Site's context is shown in **Figure 2.1**.
- 2.4.2 The nearest bus stops to the Parkland Reserve Site are located on the B2036 and A272, at the south-eastern corner of the Parkland Reserve Site. These bus stops are served by bus route 89, providing access to Horsham and Haywards Heath. The nearest railway station is Haywards Heath, which is located approximately 3.35 km to the east of the Parkland Reserve Site.

- 2.4.3 The Parkland Reserve Site is not located in or within the vicinity of an Air Quality Management Area (AQMA).
- 2.4.4 There are no listed buildings / structures within the Parkland Reserve Site, though there are approximately 110 listed buildings / structures within 1 km of the Parkland Reserve Site. This includes the Grade II listed Pondtail Cottage, Grade II listed Barn to the South West of Old Beech Farmhouse, Grade II listed Old Beech Farmhouse, Grade II listed The Old Cottage and Grade II* listed Cuckfield Park. There are no scheduled monuments within 1 km of the Parkland Reserve Site, nor is it located within a Conservation Area, though the Cuckfield Conservation Area is situated approximately 175 m to the east of the Parkland Reserve Site.
- 2.4.5 The Parkland Reserve Site is located within the High Weald AONB.
- 2.4.6 Two LNRs are located within 2.5 km of the Parkland Reserve Site: Blunts and Paiges Wood LNR, situated approximately 1.85 km to the east of the Parkland Reserve Site and Ashenground and Bolnore Woods LNR, located approximately 2.45 km to the south-east of the Parkland Reserve Site. There is also a Local Wildlife Site (LWS) (Great Wood & Copyhold Hanger) situated approximately 1.1 km to the south-east of the Parkland Reserve Site.
- 2.4.7 The closest statutory designated site is the Cow Wood and Harry's Wood SSSI, which is located approximately 4.4 km to the north-west of the Parkland Reserve Site.
- 2.4.8 The majority of the Parkland Reserve Site is located Flood Zone 1, with a small area in the north of the Site towards the south of the Parkland Reserve Site boundary (associated within a minor watercourse) located in Flood Zone 2.

2.5 Parkland Reserve Site Description

- 2.5.1 The Parkland Reserve Site area is approximately 103 ha in size, and it is located at OS NGR TQ 29406, 24931. The Parkland Reserve Site currently comprises of arable fields and non-agricultural land (i.e. sports pitches and woodland) and vehicular access to the Parkland Reserve Site is from Staplefield Road, which runs along the northern boundary, and the A272, which is located to the south-east of the Parkland Reserve Site.

Figure 2.1: Site and Parkland Reserve Site Context



2.6 Site and Parkland Reserve Site Context by ES Topic

- 2.6.1 The sections below provide a brief description of the baseline conditions at the Site and Parkland Reserve Site and their context. A more detailed description and analysis is available (in the form of individual baseline assessments) within the technical chapters (**Volume 2, Chapters 6 to 13** and **Volume 3: Landscape and Visual Impact Assessment**).

Socio-Economics

- 2.6.2 The Site is located in the Cuckfield ward (i.e. the Local Area) within the Mid Sussex District.
- 2.6.3 As of 2021, the population in the Local Area equates to 5,300 residents¹. The resident population in the Local Area has increased by 24 % over the last decade, significantly higher than population growth seen across the District (9 %), the region (7 %), and the nation (7 %).
- 2.6.4 In 2021, there were approximately 66,600 dwellings across Mid Sussex², increasing by 13 % over the last decade. This rate of growth is considerably higher than growth rates recorded regionally (9 %) and nationally (8 %). However, the growth in housing supply has not kept up with population growth over the same period (24 %).

Traffic and Transport

- 2.6.5 Bus routes 31, 33, 89 and 271 operate within the vicinity of the Site, providing connections to Cuckfield, Haywards Heath, Horsham, Crawley and Brighton. Public Rights of Way (PRoW) 8bCU, 9CU, 62CR, 65CR, 69CR, 71CR, 72CR and 103CR, all of which are footpaths, run within the Site and provide connections to Ansty to the west and Cuckfield to the north.
- 2.6.6 A local cycle route is located on Tylers Green to the east of the Site, which leads into Haywards Heath.
- 2.6.7 Bus route 89 operates within the vicinity of the Parkland Reserve Site, providing connections to Horsham and Haywards Heath.

Air Quality

- 2.6.8 The Site and Parkland Reserve Site are not located in or near an AQMA.

¹ ONS, 2011. Census 2011; ONS, 2021. Census 2021

² ONS, 2023. Live tables on dwelling stock – Table 100

- 2.6.9 MSDC conduct NO₂ diffusion tube monitoring within their administrative area. However, the nearest monitoring location is approximately 4 km away from the Site and is, therefore, not appropriate to be used to determine baseline concentrations. As a result, Temple completed a three-month diffusion tube survey, from 26th August to 5th December 2022. The results of these three months of diffusion tubes were annualised to 2019 following the Local Air Quality Management Technical Guidance 2022 (Department for Environment, Food and Rural Affairs, 2022) ('TG22'). 2019 was chosen as a baseline year due to the impact of the COVID pandemic on traffic emissions and air quality in 2020 and 2021, and to match the requested year for baseline traffic data.
- 2.6.10 **Table 2.1** outlines the results of the Site-specific monitoring Temple undertook. All the monitored locations near the Site had 2019 annual mean NO₂ concentrations below the Air Quality Objective. The highest concentration was on the A272 near Tylers Green.

Table 2.1: Site Specific Monitoring Annual Mean NO₂ Concentrations (µg/m³)

Site ID	Site Type	Site Location	Distance from Site (km)	Average Raw Monitored NO ₂ concentration (µg/m ³)	2019 annualised bias adjusted NO ₂ concentration (µg/m ³)
1A	Roadside	Cuckfield Road	0.1km west	24.7	26.5
1B				25.9	
2A	Roadside	B2036 / A272 Cuckfield Road	0.01km west	23.0	24.5
2B				23.8	
3A	Roadside	Opposite sewage treatment centre	0.03km north	16.5	17.1
3B				16.1	
4A	Roadside	A272 near Tylers Green	0.7km north-east	32.4	33.7
4B				31.9	
5A	Roadside	Eastern end of A272	0.4km north	12.8	13.4
5B				12.7	
6AN	Rural Background	B2036	On site	11.1	11.8
6B				11.3	
Air Quality Objective					40

Note: Monitoring periods during August to December September and November 2022 slightly exceeded the length specified in the diffusion tube calendar, although monitoring periods did not exceed five weeks, so it was still considered acceptable not to take a time-weighted average.

Note: Site specific monitoring demonstrates that NO₂ concentration levels on-site are much lower than the Air Quality Objective.

Estimated Background Data

- 2.6.11 Estimated background data are available from the United Kingdom Air Information Resource (UK AIR) website operated by Defra³. The website provides estimated annual average background concentrations of NO₂, PM₁₀ and PM_{2.5} on a 1 km² grid basis.
- 2.6.12 **Table 2.2** presents estimated annual average background NO₂, PM₁₀ and PM_{2.5} concentrations for the grid square containing the Site, for 2019 and 2023. The estimated background concentrations are well below the relevant UK Air Quality Strategy Objectives for NO₂, PM₁₀ and PM_{2.5}. As background concentrations are predicted to fall with time, background concentrations in future years would not be expected to exceed their respective annual mean standards.

Table 2.2: Estimated Background Annual Average NO₂, PM₁₀ and PM_{2.5} Concentrations at the Site

Assessment Year	Estimated Annual Average Pollutant Concentrations Derived from UK-AIR Website (µg/m ³)		
	NO ₂	PM ₁₀	PM _{2.5}
2019	9.1	14.6	9.3
2023	7.8	13.8	8.7

- 2.6.13 Whilst specific monitoring was not undertaken at the Parkland Reserve Site (as the air quality of the Parkland Reserve Site was not anticipated to be affected by any construction works or vehicle movements, which could affect air quality), **Table 2.3** presents estimated annual average background NO₂, PM₁₀ and PM_{2.5} concentrations for the grid square containing the Parkland Reserve Site, for 2019 and 2023. The estimated background concentrations are well below the relevant UK Air Quality Strategy Objectives for NO₂, PM₁₀ and PM_{2.5}. As background concentrations are predicted to fall with time, background concentrations in future years would not be expected to exceed their respective annual mean standards.

³ Department for Environment, Food and Rural Affairs (Defra) (2023), United Kingdom Air Information Resource (UK-AIR); Background Mapping data for local authorities – 2018, Available from <https://laqm.defra.gov.uk/air-quality/air-quality-assessment/background-maps/>, accessed on 11th April 2023.

Table 2.3: Estimated Background Annual Average NO₂, PM₁₀ and PM_{2.5} Concentrations at the Parkland Reserve Site

Assessment Year	Estimated Annual Average Pollutant Concentrations Derived from UK-AIR Website (µg/m ³)		
	NO ₂	PM ₁₀	PM _{2.5}
2019	8.5	13.7	9.0
2023	7.4	12.9	8.4

Odour

- 2.6.14 The Site is located adjacent to a sewage treatment works (i.e. Cuckfield Sewage Treatment Works). At its closest point, the Site is located directly west of the sewage treatment works. Odour levels are not routinely monitored in the UK.
- 2.6.15 Cuckfield Sewage Treatment Works is situated approximately 690 m to the south-east of the Parkland Reserve Site.

Noise and Vibration

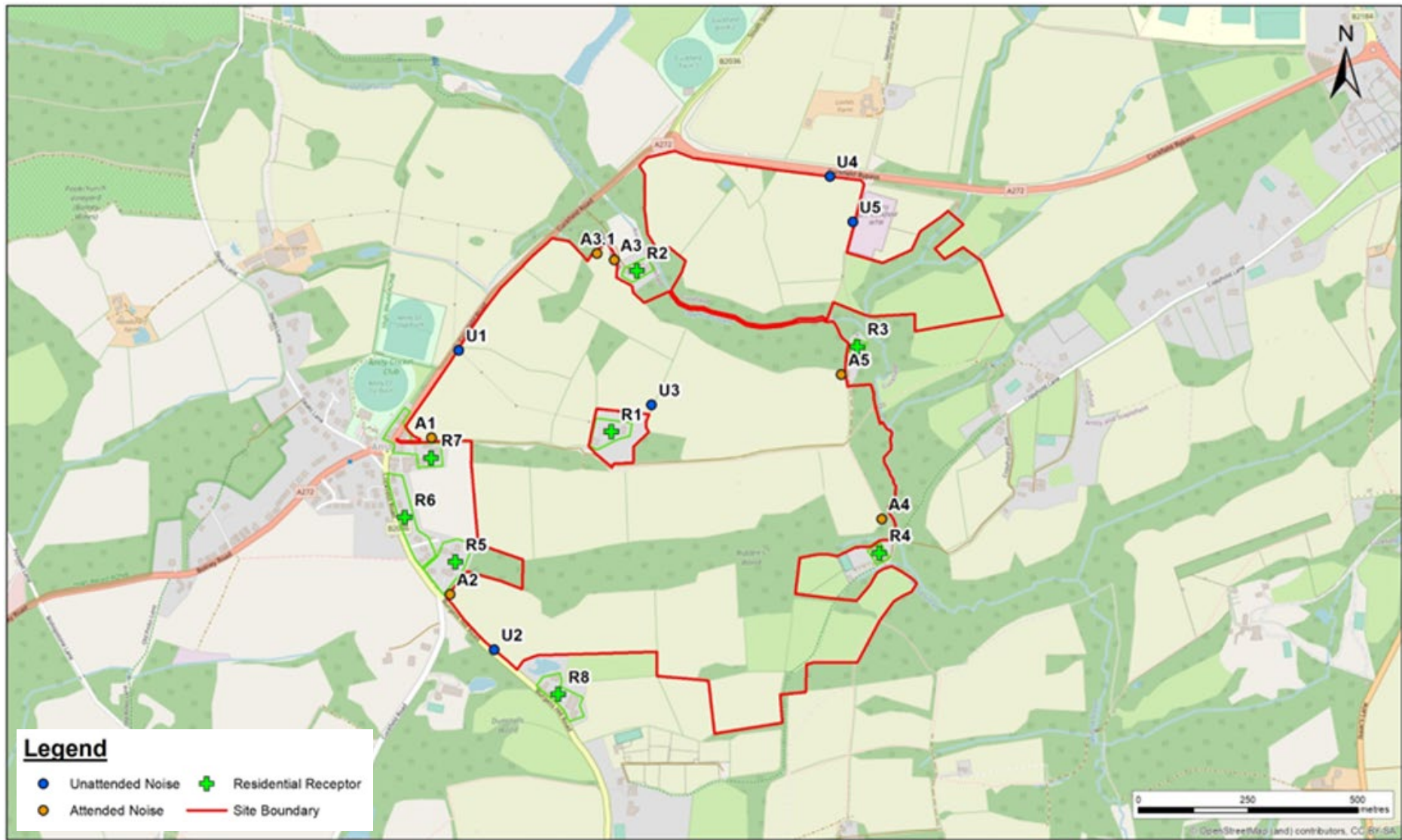
- 2.6.16 The dominant noise source on the Site is from road traffic from the A272 and B2036. The Site is also exposed to noise from the following sources:
- Plant noise from Cuckfield Sewage Treatment Works;
 - Pedestrian noise from public footpaths; and
 - Aircraft noise.
- 2.6.17 **Table 2.4** below presents the results of the unattended noise survey undertaken at the Site in November 2022. The measurements were carried out in accordance with BS 7445. **Figure 2.2** identifies the location of the monitoring locations.

Table 2.4: Baseline Noise Survey Results

Parameter	Period	U1	U2	U3	U4	U5
Typical L _{Aeq,T} , dB	Day	65	62	48	64	52
	Night	55	51	30	55	n/a
Typical (10 th highest) L _{AFmax} , dB	Night	77	77	60	78	n/a
Typical Lowest L _{AF90} , dB	Day	43	37	36	39	46
	Night	25	25	24	36	n/a

- 2.6.18 Whilst a noise survey was not undertaken at the Parkland Reserve Site, it is anticipated that the dominant noise source on the Parkland Reserve Site is from road traffic from Staplefield Road and the A272. The Parkland Reserve Site is likely also exposed to pedestrian noise from public footpaths.

Figure 2.2: Noise Monitoring Measurement Locations



Agriculture and Soils

- 2.6.19 The majority of the existing Site is of Subgrade 3b "moderate" quality or non-agricultural land. An area in the centre of the Site (extending to 6.6 ha) is of Grade 2 "very good" quality, and two smaller patches of the Site (extending to 5 ha in total) is of Subgrade 3a "good" quality. There is a smaller area of 1.6 ha of Grade 1 "excellent" quality along the northern boundary of the Site.
- 2.6.20 The majority of the Parkland Reserve Site is formed of woodland, though there is approximately 14.5 ha of land of Subgrade 3a "good" quality and approximately 14.5 ha of land of Subgrade 3b "moderate" quality within the Parkland Reserve Site. There is also 3.6 ha of land of Grade 2 "very good" quality and 6.5 ha of non-agricultural use on the Parkland Reserve Site.

Ecology

- 2.6.21 The Site lies on the border of the High Weald AONB and is 1.3 km west of Blunts and Paiges Wood LNR and 1.6 km west of Ashenground and Bolnore Woods LNR. There are no Natura 2000 sites (such as Special Protection Areas, Special Areas of Conservation or RAMSAR sites) situated within 10 km of the Site. The closest statutory designated site is the Ditchling Common SSSI, situated approximately 4.5 km to the southeast of the Site. There are five Local Wildlife Sites (LWSs) and three designated verges within a 2 km radius of the Site, including Great Wood & Copyhold Hanger LWS which lies immediately adjacent to the south-east boundary of the Site.
- 2.6.22 There are ancient woodland parcels and watercourses present within the Site, particularly Copyhold stream, with the woodland adjacent to the stream being a candidate ghyll site.
- 2.6.23 There are numerous species-rich hedgerows, some field trees of notable value, and also some ponds within the Site that will require protection and some of the pasture in the south-eastern corner of the Site is notable for the presence of a greater botanical diversity.
- 2.6.24 Protected and notable species identified in the Site include the following:
- A dormouse population, with presence confirmed at the northern boundary of the Site.
 - Two active badger setts have been identified. One is a main sett situated within woodland and well outside any proposed construction zone, with no risk of isolating this sett through development. The second is an outlier sett, also situated within woodland and outside of the proposed construction zone.

- A total of 13 trees have been identified to have a high suitability for roosting bats in close proximity to the proposed construction zone, whilst there are 17 trees with moderate suitability and 62 trees with low suitability. All trees with moderate and high suitability; however, no direct evidence of roosting has been found.
- Common pipistrelle, soprano pipistrelle and brown long-eared bat roosts have been identified in properties at the centre of the Site, though these properties are not included within the redline boundary.
- Bat trapping and activity surveys have identified the presence of barbastelle, bechsteins and alcathoe bats amongst some more common species. Alcathoe bats are believed to be breeding locally, potentially within the Site, whilst the barbastelle and bechsteins bats found were not breeding. The Site is considered to have regional level importance for these species.
- An assemblage of mostly common farmland and woodland breeding birds have been identified at the Site, with notable recordings including firecrest, skylark, yellowhammer and bullfinch. The breeding bird assemblage has a local level of importance.
- A peak number of two dormice were found at the Site, both within the northern boundary hedgerow, suggesting a potentially restricted range across the Site. The presence of dormice is of local importance, given their abundance in the wider landscape.
- Great crested newts were identified in two ponds within the Site, with small populations found. Breeding common toad were also recorded during these surveys, though apparently in very low numbers. The presence of a low great crested newt population has a local level of importance.
- A large population of grass snakes has been identified across the Site, with no other reptile species recorded. The large grass snake population has a local level of importance.
- The likely absence of otter and white-clawed crayfish has been confirmed.

2.6.25 The Parkland Reserve Site lies just within the border of the High Weald AONB and is located approximately 900 m to the west of The Hanger LWS and 155 m to the east of Whitemans Green Local Geological Site (LGS). There are no Natura 2000 sites (Special Protection Areas, Special Areas of Conservation or RAMSAR sites) situated within 10 km of the Parkland Reserve Site. The closest statutory designated site is the Cow's Wood and Harry's Wood Site of Special Scientific Interest (SSSI), situated approximately 4.1 km to the north-west. There are two Ancient Woodland Inventory (AWI) Sites located within the boundary of

the Parkland Reserve Site; these are Walks Wood and Walks Wood Ghyll Woodland.

2.6.26 The primary sensitive habitat receptors within the Parkland Reserve Site are the semi-natural ancient woodland, the veteran and ancient parkland trees, ponds and the watercourse present within the south of the Parkland Reserve Site.

2.6.27 Protected and notable species identified within the Parkland Reserve Site include the following:

- Great crested newts were confirmed as being present within one of the ponds using eDNA. Common and widespread species are assumed to be present. The presence of a low great crested newt population has a local level of importance.
- Three active badger setts have been identified. These are comprised of an apparently abandoned main sett, located towards the northern part of the Parkland Reserve Site, likely acting as a subsidiary sett; an active main sett located within a woodland parcel and an active single hole outlier sett. The presence of a breeding badger population within the Parkland Reserve Site is considered to be of site level of importance only.
- The ancient and veteran sweet chestnut parkland trees and two other parkland trees have been identified to have a high suitability for roosting bats. Another 13 trees have moderate suitability to support roosting bats. The Parkland Reserve Site likely includes additional unidentified trees that support roosting bats. The barn located within the Parkland Reserve Site is considered likely to support roosting bats. The level of importance within the is difficult to quantify given the small amount of survey work undertaken, but it is likely to not exceed a local level of importance.
- Bat activity surveys have identified the presence of common species of bat including common and soprano pipistrelle, brown long-eared bat(s), serotine and barbastelle and an unknown *Myotis* species. The Parkland Reserve Site is considered to have a local level of importance for these species.
- The barn within the Parkland Reserve Site supports roosting (and possibly breeding) tawny owl and (from the pellets) roosting barn owl on occasion. The presence of confirmed roosting tawny owl is likely to be of site importance only.
- Dormice were found at the Site, both of which were recorded along the northern hedgerow boundary. A further four nests were also found along this boundary in different tubes and a starter nest was found within the southern boundary of the same field. The presence of dormice is likely of local importance only, given their abundance in the wider local landscape.

- An assemblage of mostly common farmland and woodland breeding birds, including skylark, yellowhammer, redwing and mistle thrush were identified within the Parkland Reserve Site. The breeding bird assemblage has a local level of importance.
- A population of slow worm and a breeding population of grass snake has been identified across the Parkland Reserve Site, with no other reptile species recorded. The large grass snake population has a local level of importance.
- The walked river survey in April and June 2022 found no evidence of crayfish, water vole or otter. The habitats present on-site mean that the Parkland Reserve Site is of site level importance for these species. Further survey will confirm presence or absence.

Ground Conditions and Contamination

- 2.6.28 The majority of the Site and the Parkland Reserve Site is covered by the Upper Tunbridge Wells Sand which outcrops across the centre of the Site. The Lower Grinstead Clay, Cuckfield Stone Bed, Upper Grinstead Clay and Ardingly Sandstone Member all outcrop in both the north and south of the Site. In the south of the Site, small outcrops of the Lower Tunbridge Wells Sand and Wadhurst Clay Formation are also present. There is a small outcrop of superficial Head Deposits in the north-west of the Site, otherwise no superficial deposits are mapped.
- 2.6.29 The Upper and Lower Tunbridge Wells Sand, Ardingly Sandstone Member and Cuckfield Stone Bed beneath the Site are all classified as Secondary A aquifers. The Upper Grinstead Clay and Wadhurst Clay Formation are classed by the EA as unproductive strata. Where Superficial Head Deposits are present, these are classed as a Secondary (undifferentiated) aquifer.
- 2.6.30 The Site and the Parkland Reserve Site has remained undeveloped agricultural land and afforested areas throughout its history.
- 2.6.31 Parts of the Site and the Parkland Reserve Site fall within a West Sussex County Council's (WSCC's) minerals safeguarding zone, specifically for Building Stone and Wadhurst Clay Formation.

Water and Flood Risk

- 2.6.32 The geology across the Site and the Parkland Reserve Site includes the Upper and Lower Tunbridge Wells Sand, Ardingly Sandstone Member and Cuckfield Stone Bed, which are classified as Secondary A aquifers. Where they outcrop, the Upper Grinstead Clay and Wadhurst Clay Formation are classed by the Environment Agency (EA) as unproductive strata. Where Superficial Head

Deposits are present, these are classed as a Secondary (undifferentiated) aquifer.

- 2.6.33 The Site is located within the valley of Copyhold Gill, a tributary of the River Adur. Copyhold Gill flows in a south-easterly direction between the northern and southern areas of the Site. The Copyhold Gill is a relatively minor watercourse with a catchment area of approximately 8.7 square kilometres (km²) at this location – it is a designated Ordinary Watercourse.
- 2.6.34 Several minor tributaries of Copyhold Gill are present in and around the Site. The whole of the Site drains into Copyhold Gill, either directly or via one of the smaller tributaries. To the north-east of the Site lies Cuckfield Sewage Treatment Works.
- 2.6.35 There are several ponds around the periphery of the Site; particularly notable is the sequence of ponds at Cuckfield Park to the north, which likely has a modulating influence on flows in Copyhold Gill within the vicinity of the Site.
- 2.6.36 The majority of the Site is located within Flood Zone 1, at low risk of flooding from rivers or sea. However, a small area in the north of the Site and along the eastern Site boundary, associated with a minor watercourse, is in Flood Zone 2.
- 2.6.37 The maximum expected extent of flooding from reservoir failures does not encroach on the Site, according to EA data⁴. The likelihood of groundwater flooding across most of the Site is likely to be low, given the range of in ground elevations and defined watercourse channels present.
- 2.6.38 The majority of the Parkland Reserve Site is located in Flood Zone 1, with a small area located to the south of the Parkland Reserve Site boundary (associated with a minor watercourse) located in Flood Zone 2.

Archaeology

- 2.6.39 The northern part of the Site lies within the Cuckfield Medieval Park and Park Pale, Cuckfield Archaeological Notification Area (ANA) and there are there are five Areas of Ancient Woodland (in which archaeological and cultural features may be present) within the Site.
- 2.6.40 There are no designated heritage assets recorded within the Site, though there are recorded non-designated heritage assets located within the Site, including (but not limited to) the following:
- Isolated prehistoric flintwork finds;

⁴ <https://check-long-term-flood-risk.service.gov.uk/risk>

- A bloomery site and bloomery slag;
- Mackrell's Farm 19th century historic farmstead; and
- A 19th century outfarm to the south-east of Ansty Farm.

- 2.6.41 The Site's surrounding landscape context suggests some potential for prehistoric activity, though this tends to be in the form of artefacts associated with hunting groups moving through the landscape, rather than any significant occupation, settlement or activity areas. Evidence for this period primarily exists as isolated findspots. Therefore, should prehistoric archaeology be encountered within the Site, it is likely to be represented by isolated artefacts, such as flintwork.
- 2.6.42 The location of the Site within a wooded stream valley suggests the possibility that deposits relating to past ironworking could exist. Ironworking in the Weald is recorded from the Iron Age up until the 18th century, although any surviving sites would most likely be of post-medieval date. According to the Sussex Historic Landscape Characterisation (HLC) database curated by West Sussex Historic Environment Record (WSHER), much of the Site lies on an 'assarted' fieldscape. Assarting was a common practice during the medieval period as a means of clearing forested 'common' lands for use in agriculture or other purposes. There is also some potential for woodland management features (e.g. sawpits and charcoal platforms) to be present within the ancient woodland, although this is unconfirmed due to access difficulties and ground vegetation.
- 2.6.43 There is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the Site. Given the absence of previous archaeological investigation at the Site, the possibility that as yet unknown remains, particularly from the medieval and post-medieval periods, may be present cannot be discounted. Any archaeological evidence from this is likely to be either isolated findspots or related to landscape features (drainage/former boundaries) or agricultural activities, particularly where arable cultivation is recorded.
- 2.6.44 The available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of no more than local or regional significance.
- 2.6.45 The majority of the Parkland Reserve Site (particularly the centre and the south of the Parkland Reserve Site) is located within the Cuckfield ANA.

Climate Change Mitigation and Adaptation

- 2.6.46 The baseline is considered as greenhouse gas (GHG) emissions that would be emitted or sequestered within the existing Site. The Site generally comprises

agricultural fields, divided by hedgerows and ditches across a stream valley. There are also wooded areas which cover some parts of the Site. Such vegetation does absorb carbon dioxide during the daytime, and whilst this may have a small positive effect, this is difficult to quantify and with a conservative assessment, the net emissions from the Site are considered to be negligible. Therefore, for the purposes of the assessment, a zero emissions baseline has been assumed.

- 2.6.47 The above also applies to the Parkland Reserve Site, given that it currently comprises of arable fields and non-agricultural land (i.e. sports pitches and woodland).

Built Heritage and Landscape and Visual

- 2.6.48 The Site lies within the District of Mid Sussex and covers an area of land to the north-east of the settlement of Ansty. The High Weald AONB, a designation of national significance, is located immediately to the west / north-west of the Site. The boundary of the AONB is defined by the A272 corridor, which also forms the north-western boundary of the Site.
- 2.6.49 There are no landscape designations within the Site at the national, regional or local level. Additionally, the Site does not lie within a strategic viewing corridor protected by planning policy. The Site contains approximately 7.3 ha (18 acres) of Ancient Woodland Inventory as 'Ancient and Semi-natural woodland' listed by Natural England. Much of the remaining woodland is identified as deciduous woodland that is in the Priority Habitat Inventory.
- 2.6.50 In terms of landscape related designations, the Great Wood & Copyhold Hanger LWS abuts the south-eastern boundary of the Site. Within the wider area, the LNRs of Blunts and Paiges Wood are located 1.3 km to the west of the Site, and Ashenground Road and Bolnore Woods are located 1.6 km to the west of the Site.
- 2.6.51 There are two listed buildings (Grade II) known as The Old Place and the Barn to the North of Forsyth's Farmhouse. The Barn is now in a separate residential use, having been converted in the 1980s. The Grainloft is also located here but is not listed. These buildings are located outside of the Site boundary but sit centrally to the Site, which covers the surrounding land in all directions.
- 2.6.52 There are a number of other listed buildings situated within the vicinity of the Site. These are as follows:
- Listed Building Group at Ansty Cross: The Old Cottage, the Ancient Farm and Mount Noddy Cottage (Grade II), located to the west of the Site;
 - Highbridge Mill (Grade II), situated to the north-west of the Site;

- Cuckfield Park and its Gatehouse (both Grade II*) and its associated Summerhouse, Gazebo, Walls and Lodge (all Grade II) within its grounds, located to the north of the Site;
 - Numerous listed buildings of varying grades within Cuckfield, situated to the north of the Site. Most notable in relation to the Site is the Grade I listed Parish Church of Holy Trinity;
 - Mackerell Cottage (Grade II) and Lodge Farmhouse (Grade II), located to the east of the Site; and
 - Upper Ridges / Moonhill Place (Grade II) and West Riddens Farmhouse (Grade II), situated to the south of the Site.
- 2.6.53 Cuckfield Conservation Area lies approximately 450 m to the north of the Site and comprises unique features of Sussex villages with Victorian, Regency and medieval architecture. There are numerous listed buildings within the village.
- 2.6.54 Heaselands Grade II listed Registered Park and Garden is located approximately 590 m to the south-east of the Site.
- 2.6.55 The entirety of the Parkland Reserve Site is located within the High Weald AONB.
- 2.6.56 There are a number of other listed buildings situated within the vicinity of the Parkland Reserve Site. These include, but are not limited to, the following:
- Pondtail Cottage (Grade II), located to the west of the Parkland Reserve Site;
 - Old Beech Farmhouse (Grade II) and Barn to the South West of Old Beech Farmhouse (Grade II), situated to the north-west of the Parkland Reserve Site;
 - Cuckfield Park (Grade II*), located to the east of the Parkland Reserve Site;
 - Summerhouse at Cuckfield Park (Grade II), situated to the east of the Parkland Reserve Site;
 - Mizbrooks Farmhouse (Grade II), located to the north of the Parkland Reserve Site;
 - The Old Cottage (Grade II), situated to the north-east of the Parkland Reserve Site;
 - Hoadsherf Farmhouse (Grade II), located to the south-west of the Parkland Reserve Site; and
 - The Ancient Farm (Grade II), situated to the south of the Parkland Reserve Site.
- 2.6.57 Cuckfield Conservation Area lies approximately 175 m to the east of the Parkland Reserve Site.

- 2.6.58 Heaselands Grade II listed Registered Park and Garden is located approximately 1.8 km to the south-east of the Parkland Reserve Site and Borde Hill Grade II* listed Registered Park and Garden is located approximately 1.9 km to the north-east of the Parkland Reserve Site.

2.7 Potential Key Sensitive Receptors

- 2.7.1 The key receptors which are considered potentially sensitive to the construction and operation of the Proposed Development and Parkland Reserve Site have been identified and are summarised in **Table 2.5**.

Table 2.5: Potential Key Sensitive Receptors

Category	Potential Sensitive Receptor / Land Use
Residential	Future residents within the Site (as part of the Proposed Development). Nearby residents.
Commercial	Future workers and businesses. Current workers and businesses.
Community	Primary schools within 2 km road travel distance from the Site. Secondary schools within 4 km road travel distance from the Site. GP surgeries and NHS dentists within 1 km road travel distance from the Site. Government funded libraries, leisure / sports centres, youth and community centres within 1 km road travel distance from the Site. Users of open space within 800 m of the Site.
Pedestrians and transport users	Pedestrians and cyclists on adjacent roads and footways. Bus passengers. Car drivers.
Agriculture and Soils	Grade 1 'excellent' quality of agricultural land. Grade 2 'very good' quality of agricultural land. Grade 3a 'good' quality of agricultural land. Grade 3b 'moderate' quality of agricultural land. Agricultural businesses.
Ecological	Ancient woodland. High Weald AONB. Blunts and Paiges Wood LNR. Ashenground and Bolnore Woods LNR. Great Wood & Copyhold Hanger LWS. Watercourses present within the Site, particularly Copyhold Stream. Badgers.

Category	Potential Sensitive Receptor / Land Use
	Bats. Breeding Birds. Dormice. Great Crested Newts / Amphibians. Reptiles. Riparian Wildlife. Invasive Non-Native Species
Climate Change	Global atmosphere.
Built Heritage Assets	Listed buildings, including (but not limited to): - Listed Building Group at Ansty Cross: The Old Cottage, the Ancient Farm and Mount Noddy Cottage (Grade II), located to the west of the Site. - Highbridge Mill (Grade II), situated to the north-west of the Site. - Cuckfield Park and its Gatehouse (both Grade II*) and its associated Summerhouse, Gazebo, Walls and Lodge (all Grade II) within its grounds, located to the north of the Site. - Numerous listed buildings of varying grades within Cuckfield, situated to the north of the Site. Most notable in relation to the Site is the Grade I listed Parish Church of Holy Trinity. - Mackerell Cottage (Grade II) and Lodge Farmhouse (Grade II), located to the east of the Site. - Upper Ridges / Moonhill Place (Grade II) and West Riddens Farmhouse (Grade II), situated to the south of the Site.
Landscape and Views	Landscape Character Areas (LCAs). Contextual and Site landscape elements (including consideration of Cuckfield Conservation Area and listed buildings). Visual receptors. Receptors using Public Rights of Way (PRoWs).

