

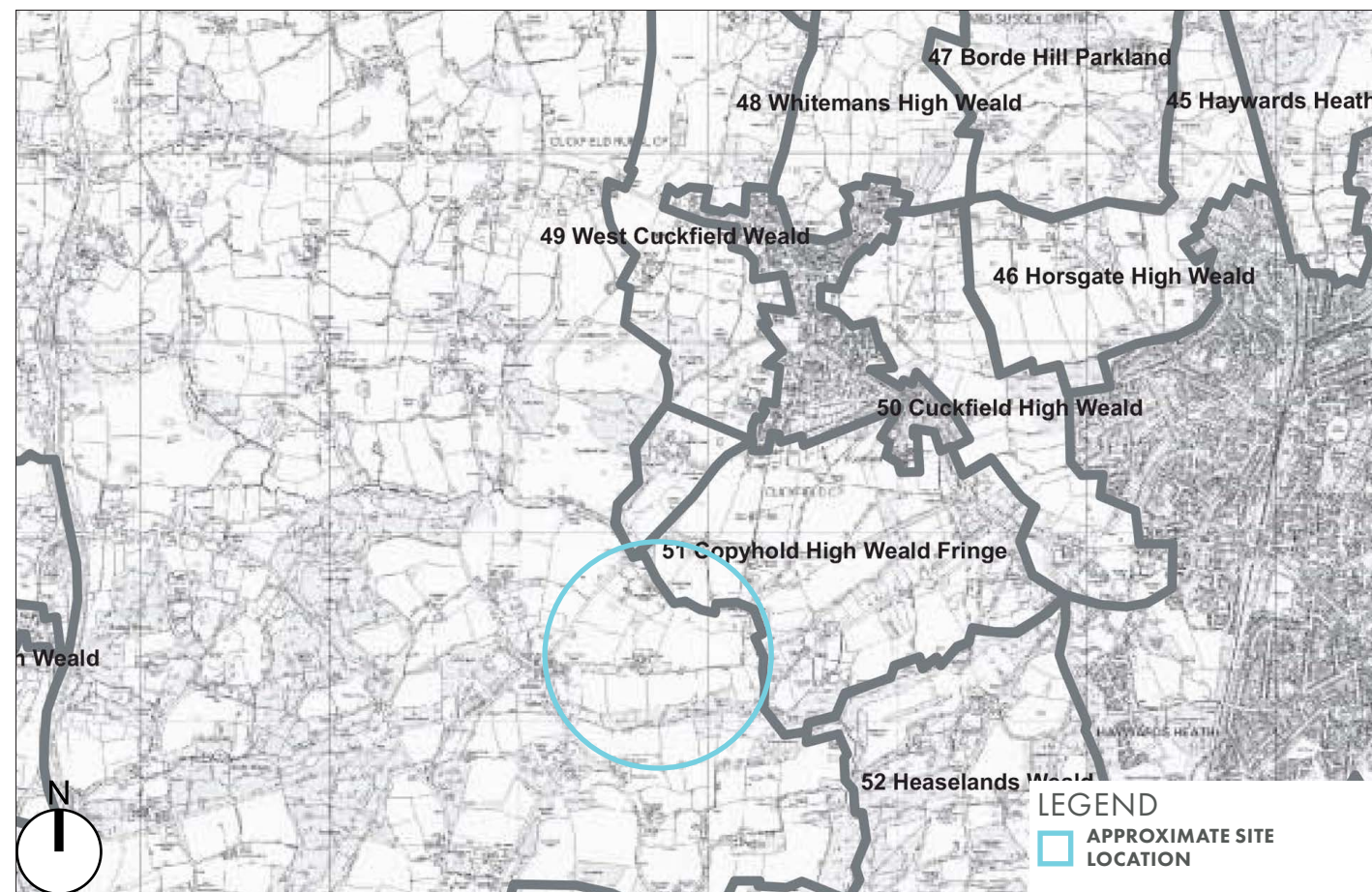


FIGURE 4.5 – EXTRACT FROM LANDSCAPE CHARACTER AREAS MAP - MID SUSSEX LANDSCAPE CAPACITY STUDY (HDA, 2007)

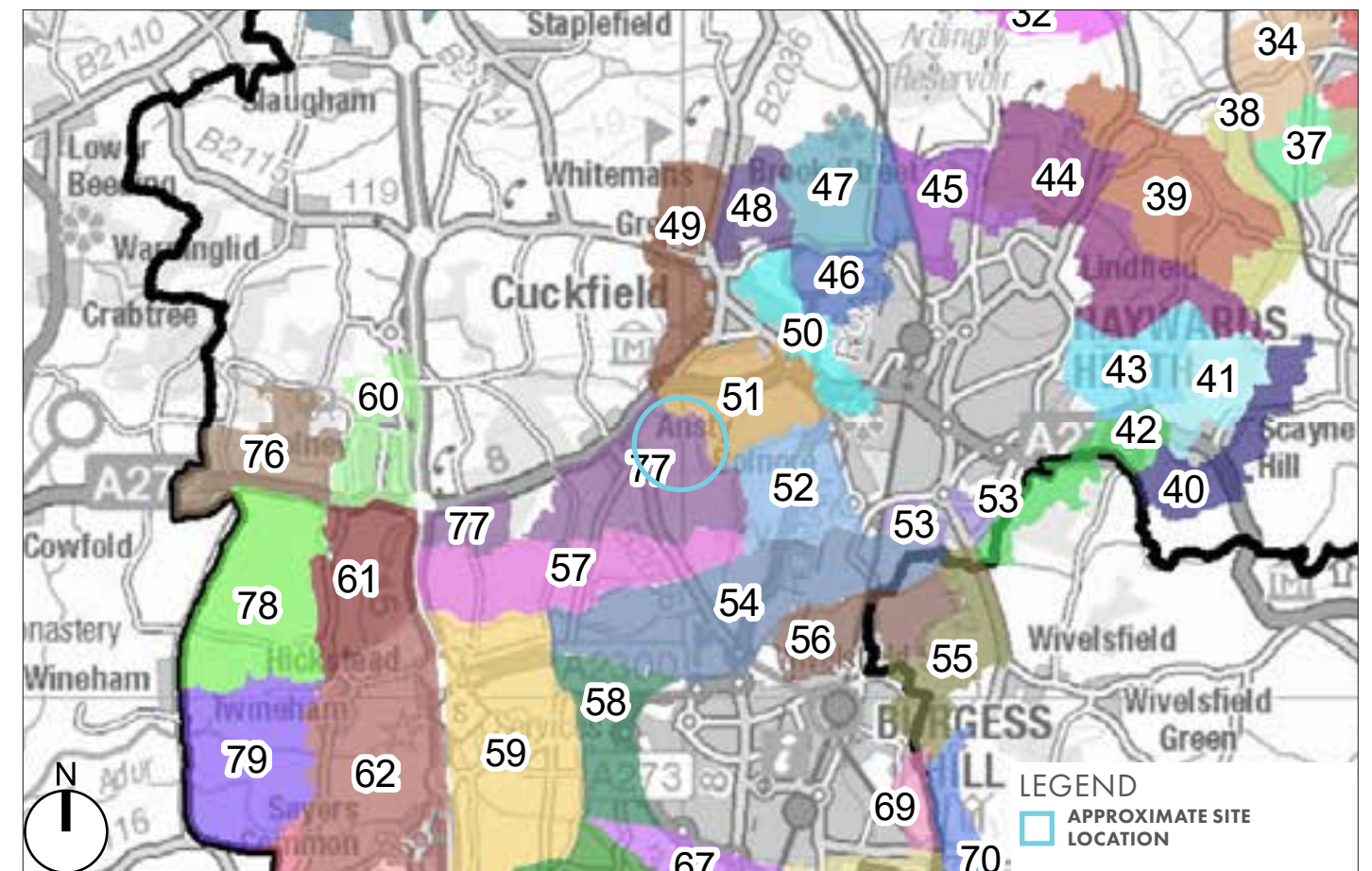


FIGURE 4.6 – EXTRACT FROM DISTRICT LANDSCAPE CHARACTER AREA MAP FIGURE 3.1 - MID SUSSEX CAPACITY STUDY (LUC, 2014)

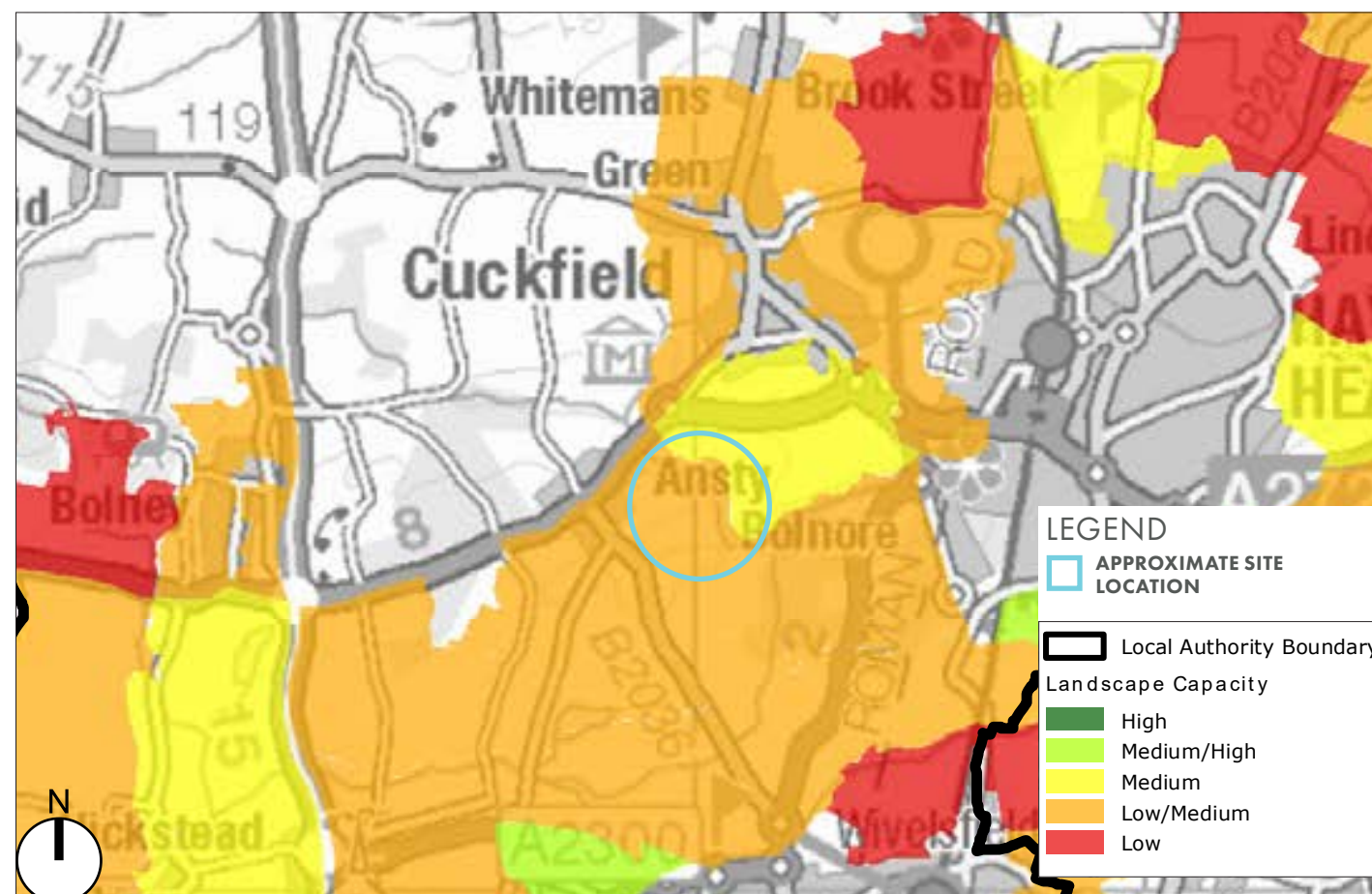


FIGURE 4.7 – EXTRACT OF LANDSCAPE CAPACITY PLAN FIGURE 4.7 - MID SUSSEX CAPACITY STUDY (LUC, 2014)

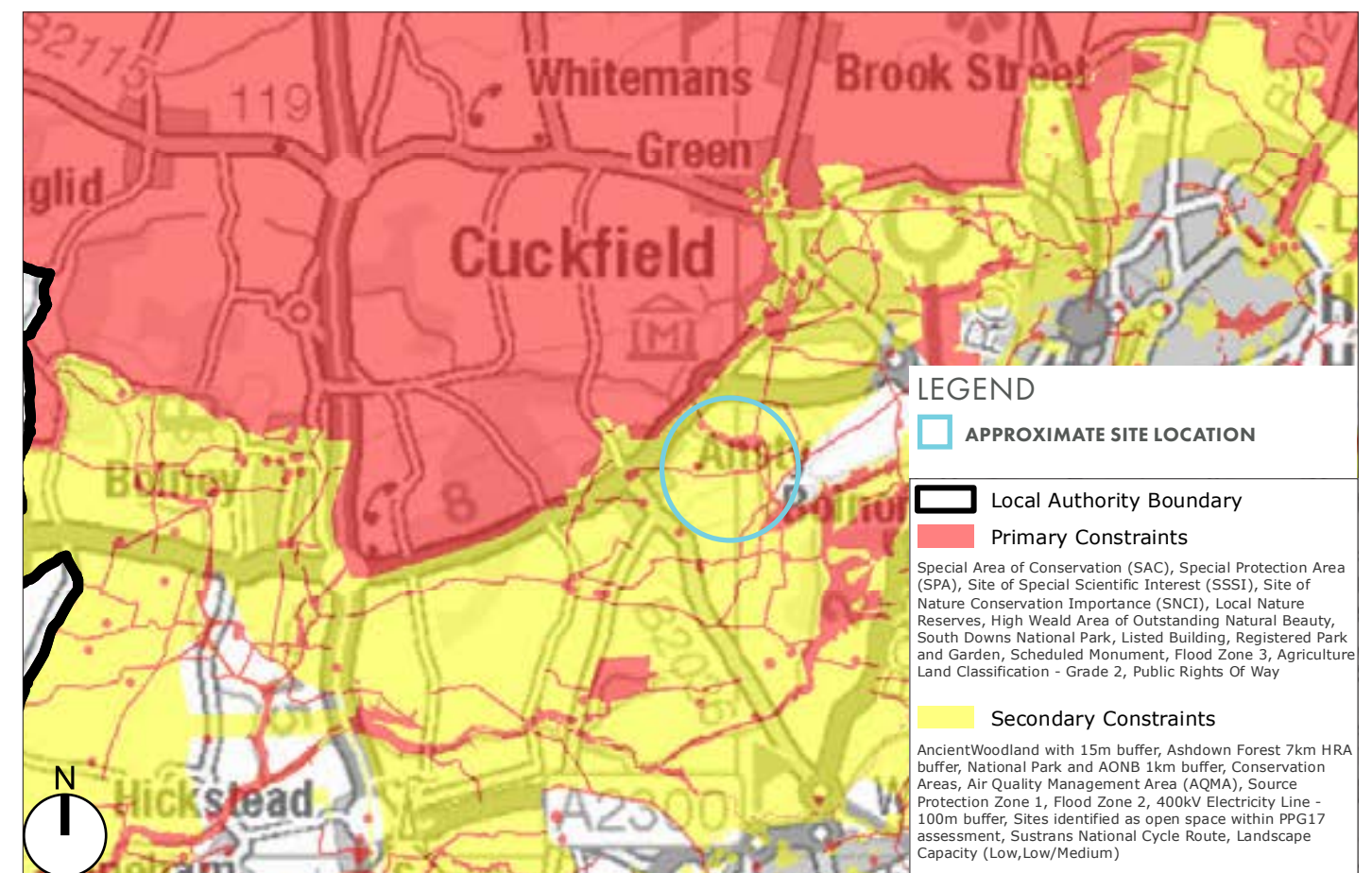


FIGURE 4.8 – EXTRACT OF CONSTRAINTS TO DEVELOPMENT PLAN FIGURE 4.2 - MID SUSSEX CAPACITY STUDY (LUC, 2014)

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BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

4.1.3

CONTEXTUAL LANDSCAPE ELEMENTS

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

NATURAL

Geology and Soils

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

Value: Medium

Landform and drainage

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

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

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

Value: High - Medium

Vegetation Cover

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

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

Value: High

CULTURAL / SOCIAL

Land Use

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

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

Value: High - Medium

Settlement Pattern / Setting / Building Heights / Urban Grain:

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

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

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

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

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

Value: Medium

Enclosure

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

Value: High

Time Depth

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

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

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

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

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

Value: High - Medium

PERCEPTUAL AND AESTHETIC

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

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

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

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

Value: High

SUMMARY OF CONTEXTUAL LANDSCAPE CHARACTER

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

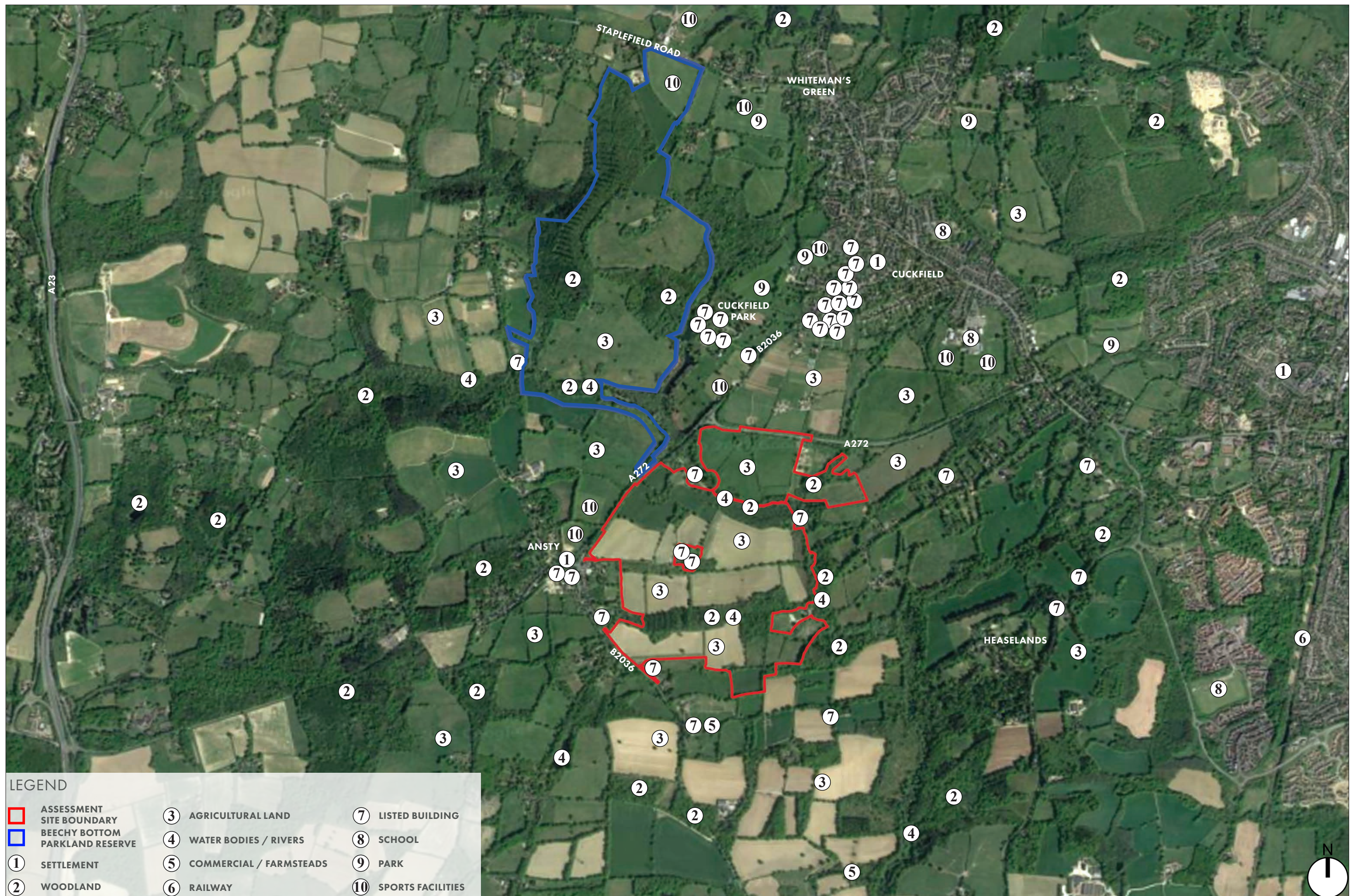


FIGURE 4.9 – LAND COVER (FABRIK, 2023)

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

4.1.4 TOPOGRAPHIC CONTEXT

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

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

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

Value: High - Medium

4.1.5 CONTEXTUAL TOWNSCAPE ELEMENTS

Historical Development

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

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

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

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

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

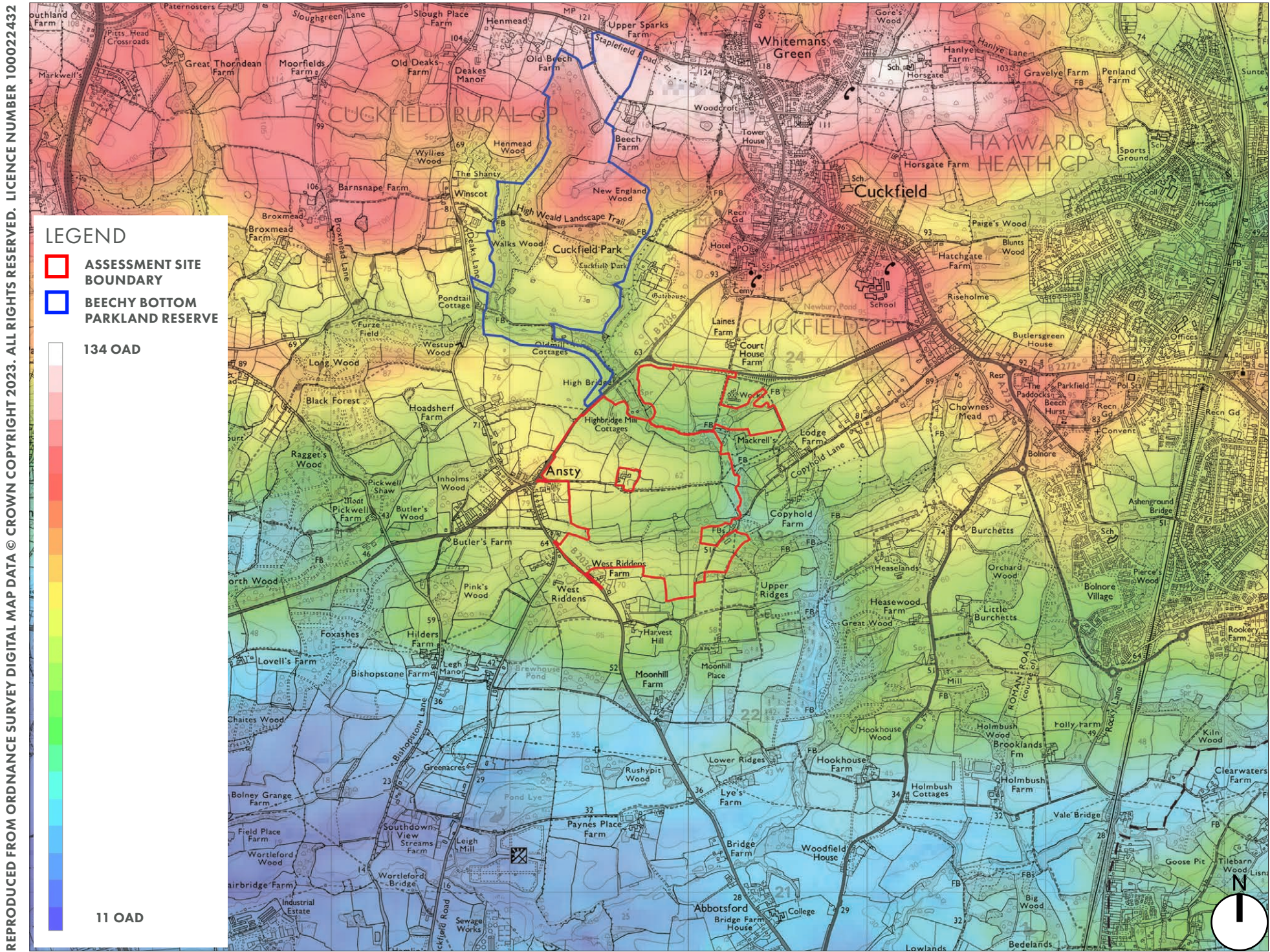


FIGURE 4.10 – PLAN ILLUSTRATING TOPOGRAPHY AND DRAINAGE (FABRIK, 2023)

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

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

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

Value: Medium

Movement and Connectivity

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

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

Value: Low

Urban Structure and Built Form

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

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

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

Value: Medium

Green Infrastructure and Public Realm

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

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

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

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

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

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

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

Value: High

Tranquillity

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

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

Value: Low

Overall contextual townscape value: Medium-Low

4.1.6 SITE DESCRIPTION

INTRODUCTION

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

NATURAL

Geology and Soils

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

Value: Medium

Landform and drainage

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

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

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

Value: Medium

Vegetation Cover

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

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BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

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

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

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

Value: High

Key natural elements, features and characteristics

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

Value: High

CULTURAL / SOCIAL

Land Use

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

Value: Medium

Built form / Scale / Mass / Height / Grain:

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

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

surroundings sit below the verdant character on the treed horizon.

Value: Medium

Enclosure

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

Value: Medium-High

Time Depth

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

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

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

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

Value: High

PERCEPTUAL AND AESTHETIC

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

Value: Medium-High

LANDSCAPE CHARACTER

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

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

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

The role of The Site in the wider landscape

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

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

Value: Medium-High

NIGHT TIME CHARACTER:

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

Value: Medium-High

4.1.7 SUMMARY OF LANDSCAPE RECEPTORS

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

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

Table 4.1 Summary of Landscape Receptors

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

LEGEND

ASSESSMENT SITE BOUNDARY

BEECHY BOTTOM PARKLAND RESERVE

EXISTING WOODLAND / VEGETATION

EXISTING HEDGEROWS

PROW - FOOTPATH

PROW - BRIDLEWAY

WATERCOURSE

ANCIENT WOODLAND

AONB

LISTED BUILDING

ROADS

CONTOURS



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

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

4.1.8 INTERNAL VISUAL SURVEY

A visual inspection of The Site was conducted on 9th February and 2nd March 2023. Photos S1-S35 on the following pages illustrate the existing Site conditions and characteristics. The viewpoint locations from within the Site are illustrated on Figure 4.12 opposite and have been selected to provide a general overview of the existing character of The Site.

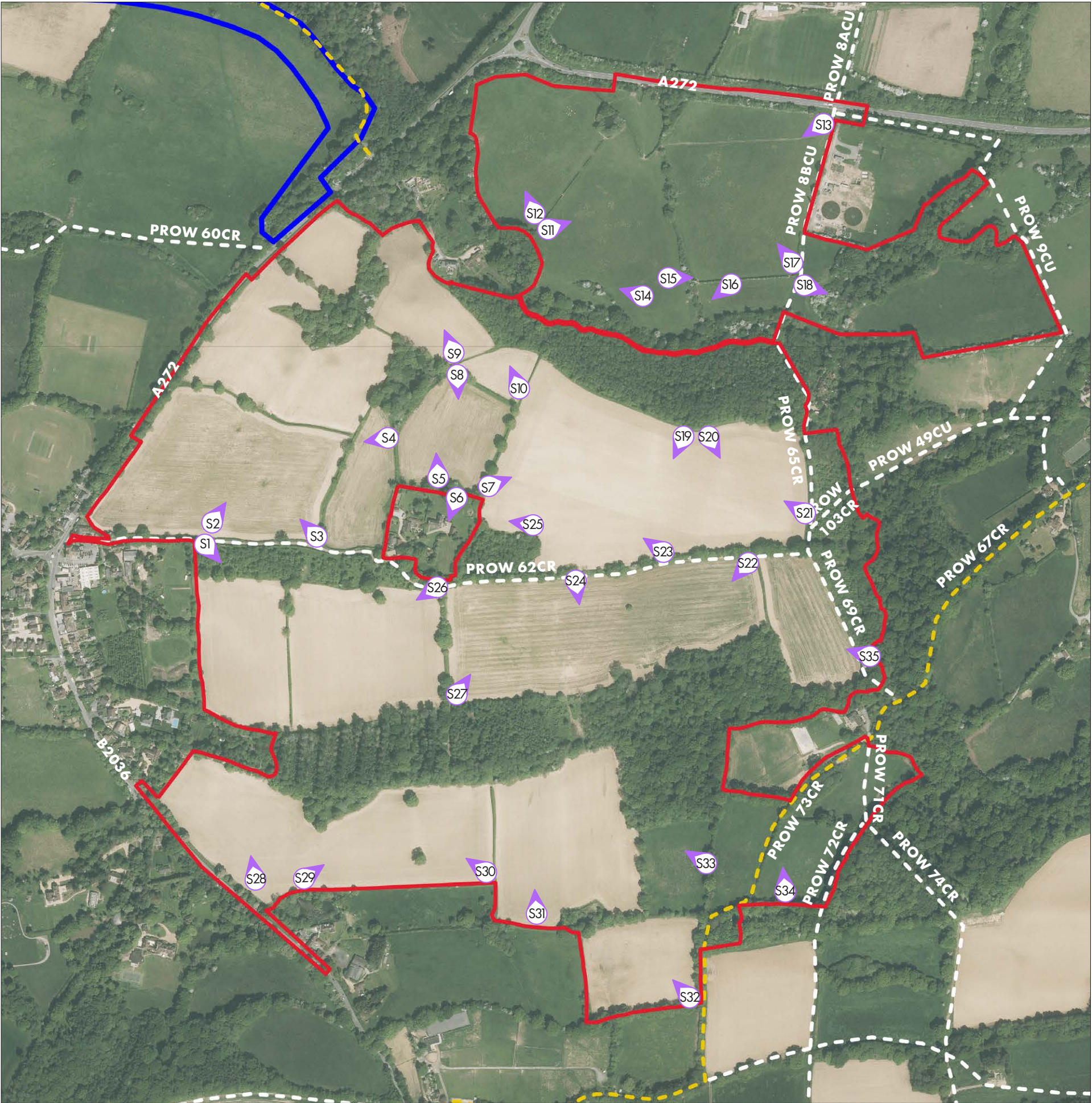
Views of the AONB from The Site are limited in location due to the well vegetated nature of the field boundaries and valleys. There are some partial views of the AONB boundary and small parts of the closest agricultural fields from the western parts of The Site, on the north facing slope of the ridgeline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

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

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

LEGEND

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





PHOTOGRAPH – VIEWPOINT S1
VIEW FROM PROW FOOTPATH 62CR LOOKING SOUTH ACROSS THE SITE. THE HEDGEROW OF THE WESTERN SITE BOUNDARY IS VISIBLE ALONGSIDE THE EXISTING FIELD ACCESS TRACK. THE WOODLAND BLOCK IN THE FOREGROUND CREATES A SENSE OF ENCLOSURE AND FILTERS VIEWS OF THE SITE BEYOND.



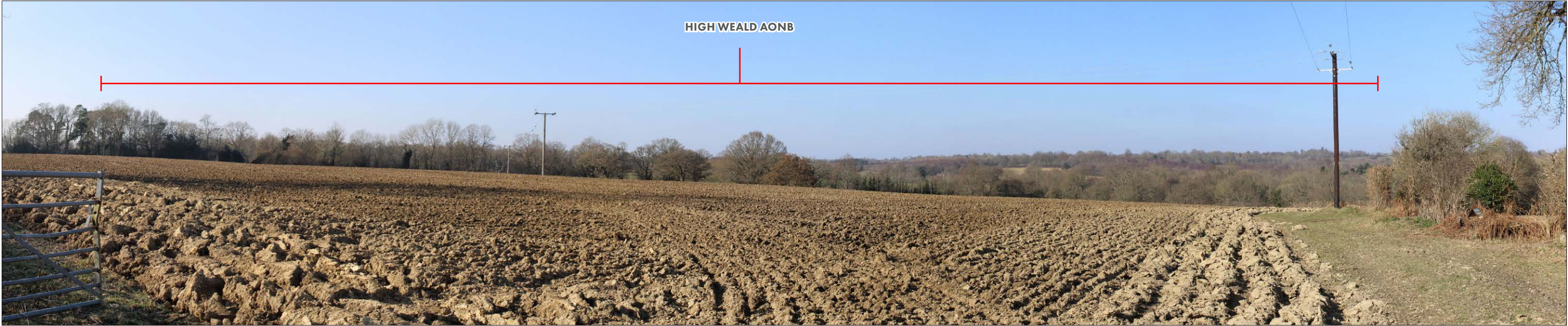
PHOTOGRAPH – VIEWPOINT S2
VIEW FROM PROW FOOTPATH 62CR, LOOKING NORTH ACROSS THE SITE. THE WESTERN SITE BOUNDARY VEGETATION ALONG THE A272 FILTERS VIEWS OF THE AONB IN THE IMMEDIATE SETTING TO THE SITE. CUCKFIELD AND THE CHURCH SPIRE ARE VISIBLE ON THE RISING GROUND TO THE NORTH OF THE SITE AGAINST THE SKYLINE.

LEGEND

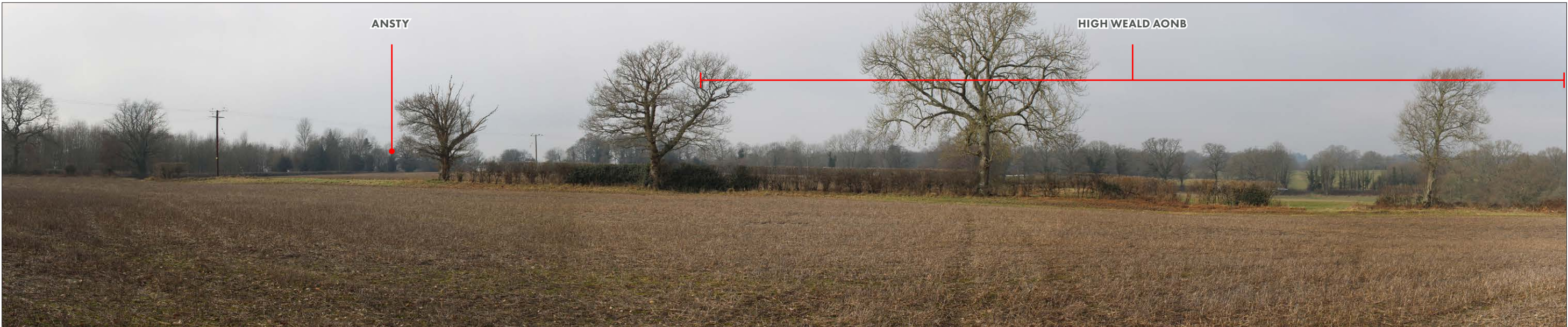
- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



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



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

LEGEND

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



INSET PLAN SHOWING VIEWPOINT LOCATIONS



PHOTOGRAPH – VIEWPOINT S5
VIEW FROM THE SOUTHERN EDGE OF THE PLACE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD. THERE ARE OPEN VIEWS ACROSS THE SITE AND SURROUNDING LANDSCAPE. THE TREE BELTS AND WOODLANDS WITHIN THE SITE AND SURROUNDING AREA FILTER VIEWS AND CREATE A WOODED CHARACTER TO THE VIEW.



PHOTOGRAPH – VIEWPOINT S6
VIEW OF THE NORTHERN ELEVATION OF THE GRADE II LISTED THE PLACE.

LEGEND

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



INSET PLAN SHOWING VIEWPOINT LOCATIONS