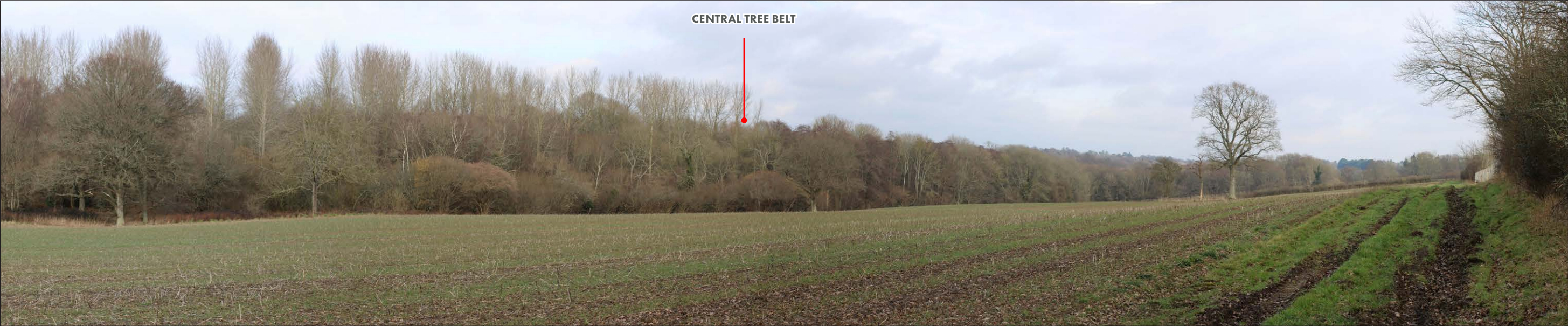




PHOTOGRAPH – VIEWPOINT S29
VIEW FROM THE SOUTHERN BOUNDARY OF THE SITE, LOOKING NORTH ACROSS THE SOUTHERN SECTION OF THE SITE TOWARDS ANSTY. THE EXISTING WOODLAND SEPARATING THE SOUTHERN AND CENTRAL SECTIONS OF THE SITE CREATES A SENSE OF ENCLOSURE AND TRUNCATES VIEWS OF THE REST OF THE SITE. THE BUILT FORM WITHIN ANSTY IS SET DOWN BELOW THE TREE LINE, WITH GLIMPSED VIEWS WHERE GAPS IN THE VEGETATION ALLOWS.



PHOTOGRAPH – VIEWPOINT S30
VIEW FROM THE SOUTHERN BOUNDARY OF THE SITE, LOOKING NORTH EAST ACROSS THE SOUTHERN SECTION OF THE SITE. THE EXISTING WOODLAND SEPARATING THE SOUTHERN AND CENTRAL SECTIONS OF THE SITE TRUNCATES VIEWS OF THE REST OF THE SITE. AN ISOLATED TREE WITHIN THE SITE IS A PROMINENT FEATURE WITHIN THE OPEN FIELDS OF THE SITE.

LEGEND

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



INSET PLAN SHOWING VIEWPOINT LOCATIONS



PHOTOGRAPH – VIEWPOINT S31
VIEW FROM THE SOUTHERN BOUNDARY OF THE SITE, LOOKING NORTH WEST ACROSS THE SOUTHERN SECTION OF THE SITE TOWARDS THE B2036 AND ANSTY. THE GRADE II LISTED WEST RIDDENS FARMHOUSE IS VISIBLE BEYOND THE SITE BOUNDARY TO THE SOUTH. THE OPEN FIELD OF THE SITE IS WELL ENCLOSED BY THE WELL VEGETATED SURROUNDINGS, LIMITING ANY WIDER VISUAL RELATIONSHIP BETWEEN THE SITE AND THE SURROUNDING LANDSCAPE.



PHOTOGRAPH – VIEWPOINT S32
VIEW FROM THE HIGHEST POINT WITHIN THE SOUTHERN SECTION OF THE SITE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD. THERE ARE PARTIAL VIEWS OF THE FIELDS WITHIN THE CENTRAL SECTION OF THE SITE WHERE GAPS IN THE WOODLANDS ALLOW. THE BUILT FORM OF CUCKFIELD IS VISIBLE ON THE HORIZON WITH THE CHURCH SPIRE VISIBLE AGAINST THE SKYLINE. VIEWS OF THE AONB ARE GENERALLY TRUNCATED BY THE WOODLANDS WITHIN THE SITE.

LEGEND

 **ASSESSMENT SITE BOUNDARY**

 **VIEWPOINT LOCATION**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



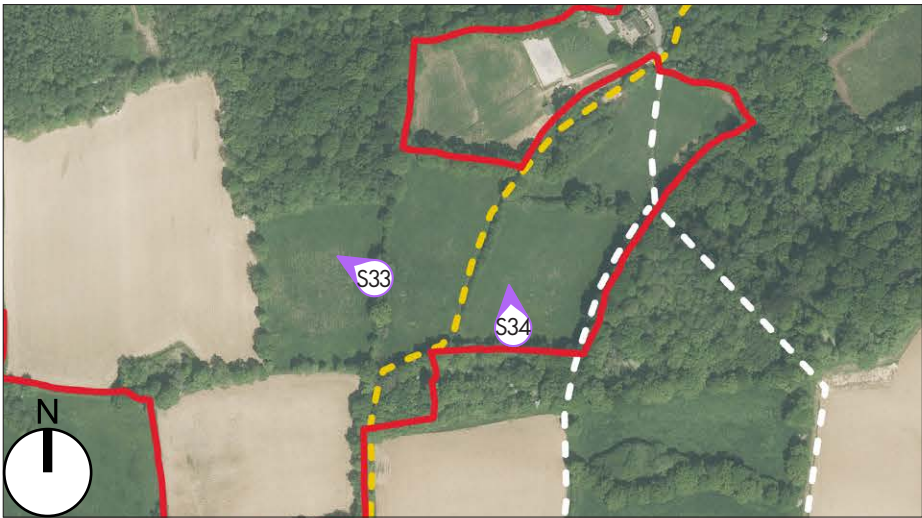
PHOTOGRAPH – VIEWPOINT S33
 VIEW OF THE SOUTHERNMOST FIELD WITHIN THE SITE, LOOKING SOUTH WEST ACROSS THE SITE AND THE WIDER LANDSCAPE. THE FIELD WITHIN THE SITE HAVE A WELL DEFINED FIELD PATTERN THROUGH MATURE TREE BELTS AND HEDGEROWS.



PHOTOGRAPH – VIEWPOINT S34
 VIEW FROM THE SOUTHERN PART OF THE SITE, LOOKING NORTH. RIDDENS WOOD ANCIENT WOODLAND IS PROMINENT IN THE VIEW AND TRUNCATES VIEWS OF THE WIDER SITE AND SURROUNDING AREA. THIS PART OF THE SITE THEREFORE HAS AN ENCLOSED CHARACTER WITH VIEWS RESTRICTED TO THE FIELD AND ITS IMMEDIATE SURROUNDINGS.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 21 VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS



PHOTOGRAPH – VIEWPOINT S35
VIEW FROM PROW 69CR LOOKING NORTH ACROSS THE CENTRAL SECTION OF THE SITE. THE RISING TOPOGRAPHY AND EXISTING WOODLANDS/TREE BELTS CREATE A SENSE OF ENCLOSURE AROUND THE FIELD. THE ANCIENT WOODLAND OF RIDDENS WOOD IS A PROMINENT FEATURE IN THE WEST.

LEGEND

ASSESSMENT SITE BOUNDARY

21

VIEWPOINT LOCATION



INSET PLAN SHOWING VIEWPOINT LOCATIONS

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

4.1.8 VISUAL ASSESSMENT

The extent to which The Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of The Site and its context from roads, public rights of way and private properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The fieldwork was completed on the 9th February and 2nd March 2023 when the deciduous trees were not in leaf, the visual assessment therefore represents the winter or “worst case” scenario in terms of visibility, which is considered to be best practice.

Figure 4.13 illustrates the Zone of Theoretical Visibility (ZTV) based on the maximum building height parameter of 16m. The viewshed is based on the topographical context, without taking into account the screening effects of vegetation and built form and therefore represents the worst case scenario in terms of visibility. In reality, The Site is naturally well contained by virtue of the woodlands and treebelts within and surrounding The Site in combination with the undulating topography.

Figures 4.14 (page 47) and 4.15 (page 81) show the actual visual summary of the existing Site from the immediate environs, which has been determined through additional desktop and field-based analysis. Photographs 1 - 46 have been selected from a wider visual assessment of the study area to provide a representation of the publicly accessible locations within the study area that may have views of The Site. Each representative photograph is accompanied by a description of the view.

The photographs have been taken in line with the Landscape Institute’s Technical Guidance Note 6/19 Visual Representation of Development Proposals (Landscape Institute, 2019), using a Full Frame Sensor Digital Single Lens Reflex Camera, within a 50mm Focal Length Lens. The eye level of the photographer was 1.75m.

The Landscape Institute’s Technical Guidance Note 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019) has informed the approach to the assessment of residential visual amenity, within the scope of an LVIA.

LEGEND

ASSESSMENT SITE BOUNDARY

BEECHY BOTTOM PARKLAND RESERVE

ZONE OF THEORETICAL VISIBILITY BASED ON TOPOGRAPHY ONLY



FIGURE 4.13 – PLAN SHOWING ZONE OF THEORETICAL VISIBILITY (ZTV) (GOOGLE EARTH IMAGE, 2023)

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

4.1.9

VISUAL ASSESSMENT FROM LOCAL RECEPTORS

Figure 4.14 on the following page shows the visual summary of the existing Site from the local environs and shows how the degree of openness of the view rapidly changes. The selection of views is based on a range of representative views from within the study area and includes publicly accessible routes within The Site. Open views of The Site boundary vegetation often occur, which in turn often obscures views of the groundplane of The Site.

Views of The Site are experienced by receptors in the immediate local environs, where The Site is visible in the context of the existing vegetation and topography and adjacent built form. Beyond this, due to the combination of topography and vegetation, The Site is not readily discernible or apparent. Table 4.1 summarises the visual receptors.

Residential

The existing residential properties along the A272 in Ansty and accessed via PRoW 62CR within The Site have open or partial views of the western Site boundary vegetation and partial views of the fields within the central western part of The Site (Viewpoints 1, 2 and 5). The Grade II listed buildings of The Place and Barn North of Forsyth’s Farmhouse located centrally to, but outside The Site have open views of the central section of The Site (Viewpoints S5 - S7).

To the south, residential properties along the B2036 in Ansty and including the Grade II listed West Riddens Farmhouse have open views of the southern section of The Site, but where the ridgeline and trees within The Site obscure views of the central and northern section of The Site (Viewpoints 39 and 41).

Highbridge Mill Cottages have open views of the central section of The Site, however, the Grade II listed Highbridge Mill is concealed within the woodland and has limited visual connectivity with The Site due to the topography and intervening woodland (Viewpoint S9). The Grade II Mackerell’s Cottage to the east of The Site is set within woodland and views of The Site are truncated (Viewpoint N/A).

Views of The Site from the properties along Copyhold Lane to the east of The Site are truncated by the intervening topography and vegetation (viewpoints 20, 22).

Views of The Site from Cuckfield Park to the north west of The Site are truncated by the intervening vegetation (Viewpoint 14). Views from the southern edge of Cuckfield are also limited by the existing boundary vegetation and intervening vegetation (Viewpoint N/A).

Transport Corridors

Open views of part of The Site occur from the road corridor of the A272, to the west and northwest of The Site, which partly forms the edge of the High Weald AONB (Viewpoints 5, 6, 8-10). Additionally, there are open and partial views of part of The Site from the road corridor of the A272 to the north of The Site (Viewpoints 18 and 26) and from the B2036, to the southwest of The Site (Viewpoints 39-41). The character and amenity of the view is of a well vegetated road corridor with glimpsed views of agricultural fields and woodlands.

Views of The Site from the surrounding road network are limited to those roads running adjacent to The Site boundaries, or in close proximity to The Site. The A272

runs along the northern and western boundaries of The Site. There are open views of the boundary vegetation from this location, which in turn obscures views of the groundplane of The Site. There are open views of part of the central section of The Site and field parcels where the orientation and elevation of the road allow to the north east (Viewpoint 18). Existing field entrances allow glimpsed views into The Site where PRoWs cross (Viewpoint 26). The western section has a similarly enclosed character to the north west (Viewpoints 9-10) with a more open relationship with The Site where the road corridor/Site boundary is defined by a hedgerow with scattered mature trees (Viewpoints 6 and 8). On approach to Ansty from Cuckfield the route goes into cutting with the elevated, vegetated Site boundary limit views of the internal Site arrangements (Viewpoint 5).

The B2036 defines the south western boundary of The Site, where there are open views of the southern section of The Site (Viewpoints 39-41). It also runs north of The Site into Cuckfield, where views of The Site are either open, filtered or truncated by the intervening vegetation along the road corridor (Viewpoints 11-14). The character of this section of the route is influenced more by the land uses of Cuckfield Park and Cuckfield Cricket Club to the west within the AONB than The Site.

Copyhold Lane to the east of The Site has an enclosed character with dense vegetation defining the road corridor, which provides access to a number of private residential properties (Viewpoint 19). Views of The Site are truncated.

Public Rights of Way

There are open views of The Site from the PRoW network within The Site (Viewpoints 2-4, 27-30 and 32), although due to the undulating and well vegetation nature of The Site, these open views are limited to parts of The Site with no location where the whole of The Site is visible. From the surrounding landscape, views from the PRoW network are limited to those in close proximity to The Site boundaries (Viewpoints 21-25 and 31) or from elevated positions to the north (Viewpoint 17, 25 and 26). The character and amenity of these views are generally of an undulating agricultural landscape with a well defined field pattern with mature hedgerows, trees and woodlands.

To the south of The Site, views from the PRoW network are limited to open or partial views of the southern Site boundary vegetation (Viewpoints 33-37) set within an agricultural setting. The southern boundary vegetation truncates views of the internal arrangements of The Site.

Views from the PRoW network within the AONB are limited to PRoW 60CR immediately west of The Site, where there are partial views of the western Site boundary vegetation (Viewpoint 7). Views from the routes within the wider AONB are truncated by the intervening layers of vegetation and topography. Views are characterised by pastoral fields set within a well wooded framework.

There are partial, distant views of The Site from Public Right of Way 6aCU adjacent to Cuckfield Cemetery and Warden Park School, on the southern edge of Cuckfield, to the north of The Site (Viewpoint 17). The character and amenity of these views are informed by the tops of the ridgelines with associated field systems and the well treed horizons. Residential built form forms a discrete component of the view, nestled within the well treed landscape. Partial views of the field parcels located in elevated positions within The Site are apparent, beyond the vegetation in the foreground and set below the distant treed horizon from this route. The ridge line of the South Downs National Park is visible on the distant horizon from this location.

Trees and vegetation filter views of The Site from the Public Right of Way network to the east, at Copyhold Lane. From here, the character and amenity of the view is informed by the undulating arable landform and intervening vegetation and woodland (Viewpoints 19, 20 and 31). Copyhold Lane has an enclosed, green lane character.

Community Buildings/Cemetery

There are open views across the surrounding landscape from the cemetery associated with the Holy Trinity Church, Cuckfield. The elevated position of this cemetery allow for some long distance views between gaps in the boundary vegetation. Views of The Site are truncated from this location (Viewpoints 15 -16).

Places of Employment

Those working in Warden Park Academy in Cuckfield to the north east of The Site have open views across the wider landscape and The Site from the playing fields. The character and amenity of the view is the same as that from PRoW 6aCU (Viewpoint 17). Those working within the wider agricultural landscape also have views of The Site from the higher ground to the north and the immediate surroundings to the east and west.

Visitor Attractions and Areas of Open Space

There are partial, glimpsed views of the western Site boundary vegetation from Ansty Recreation Ground/Cricket Club and Club House to the west of The Site. The intervening vegetation along the A272 limits visual connectivity with the users of these facilities (Viewpoint 44).

Views from within the High Weald AONB

Within the wider landscape, views of The Site are obscured due to the intervening woodland, trees and topography. As such, there is little to no inter-visibility between The Site and the adjacent wider and elevated landscape of the High Weald AONB beyond its immediate eastern edge and setting (Viewpoints 7 and 45).

Table 4.2: Summary of Visual Receptors

TABLE 4.2 – SUMMARY OF VISUAL RECEPTORS		
VISUAL RECEPTOR TYPE	KEY VIEWPOINT REFERENCE	VALUE
RESIDENTIAL	1, 2, 5, 20, 39, S6, S9, S29	HIGH
TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	1, 5, 6, 8, 9, 10, 11, 12, 13, 14, 18, 19, 26, 38, 39, 40, 41, 42, 43	LOW - MEDIUM
TRANSIENT FROM PUBLIC RIGHTS OF WAY (FOOT, BIKE AND HORSEBACK, INCLUDING DEDICATED CYCLE ROUTES, OPEN ACCESS LAND AND REGISTERED COMMON LAND, PUBLIC OPEN SPACE ETC)	2, 3, 4, 7, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37,44, 45, S1, S2, S3, S13, S17, S18, S21, S22, S23, S24, S32, S35	MEDIUM - HIGH
COMMUNITY BUILDINGS/CEMETERY	15, 16	HIGH
PLACES OF EMPLOYMENT	17	LOW
VISITOR ATTRACTIONS AND AREAS OF OPEN SPACE	44	HIGH
VIEWS FROM THE HIGH WEALD AONB	7	HIGH

LEGEND

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

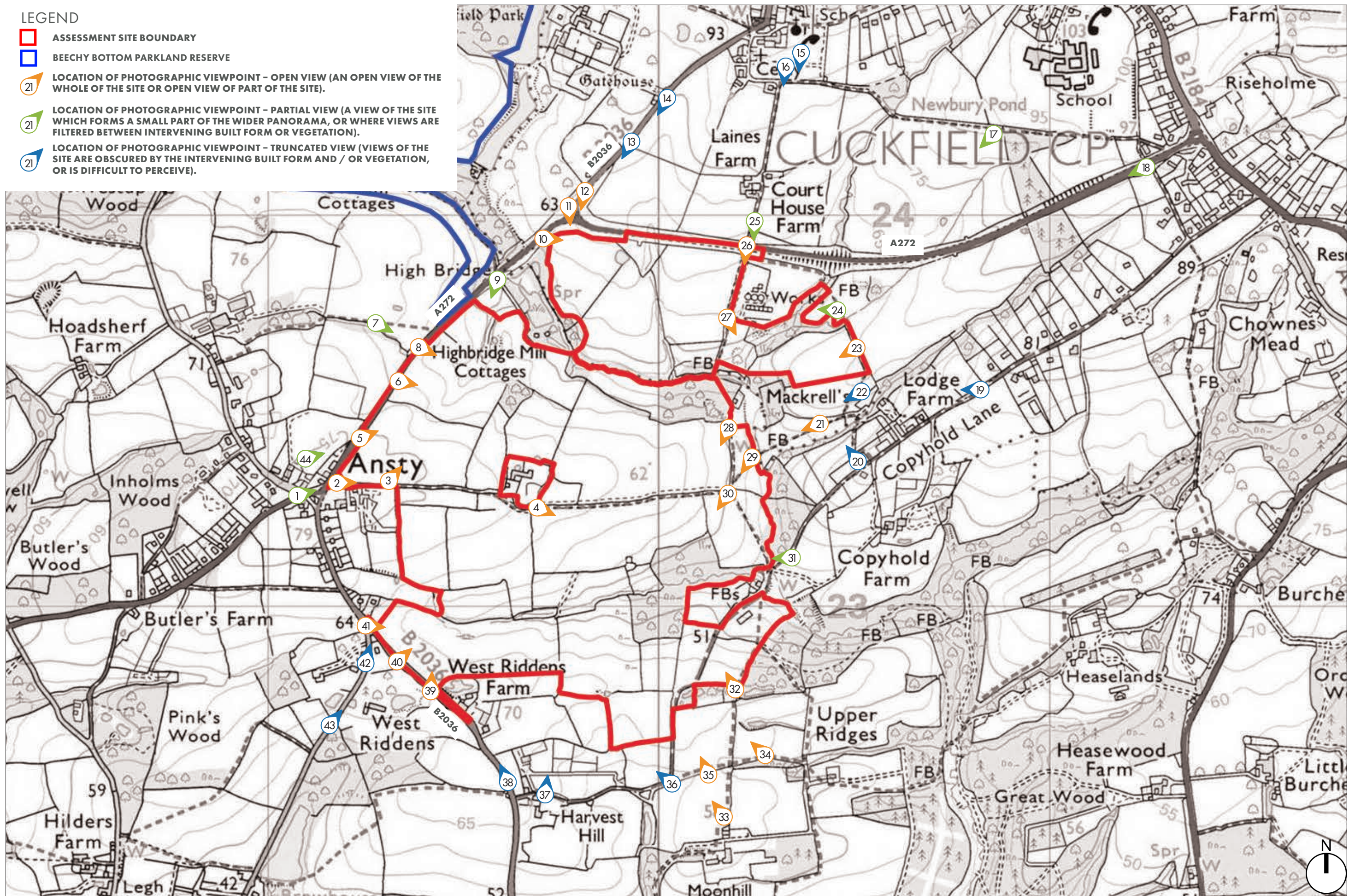


FIGURE 4.14 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM LOCAL AREA (FABRIK, 2023)



PHOTOGRAPH - VIEWPOINT 1 **VALUE: LOW**
VIEW FROM THE A272 BOLNEY ROAD IN THE CENTRE OF ANSTY, LOOKING EAST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE TREE TOPS WITHIN THE SITE BUT VIEWS ARE PRIMARILY TRUNCATED BY THE INTERVENING BUILT FORM.



PHOTOGRAPH - VIEWPOINT 2 **VALUE: MEDIUM**
VIEW FROM PROW 62CR AT THE WESTERN BOUNDARY OF THE SITE, LOOKING EAST INTO THE SITE. EXISTING VEGETATION DEFINING PROPERTY BOUNDARIES CREATES A LINEAR VIEW CORRIDOR ALONG THE ROUTE WITH VIEWS OF THE WIDER SITE TRUNCATED.



PHOTOGRAPH - VIEWPOINT 3 **VALUE: HIGH**
VIEW FROM PROW 62CR WITHIN THE WEST OF THE SITE, LOOKING NORTH EAST. THERE ARE OPEN VIEWS ACROSS THE WIDER LANDSCAPE ABOVE THE HEDGEROW, WHICH TRUNCATES THE IMMEDIATE VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE. CUCKFIELD CHURCH IS PROMINENT ON THE SKYLINE.

LEGEND

-  **ASSESSMENT SITE BOUNDARY**
-  **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
-  **LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
-  **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



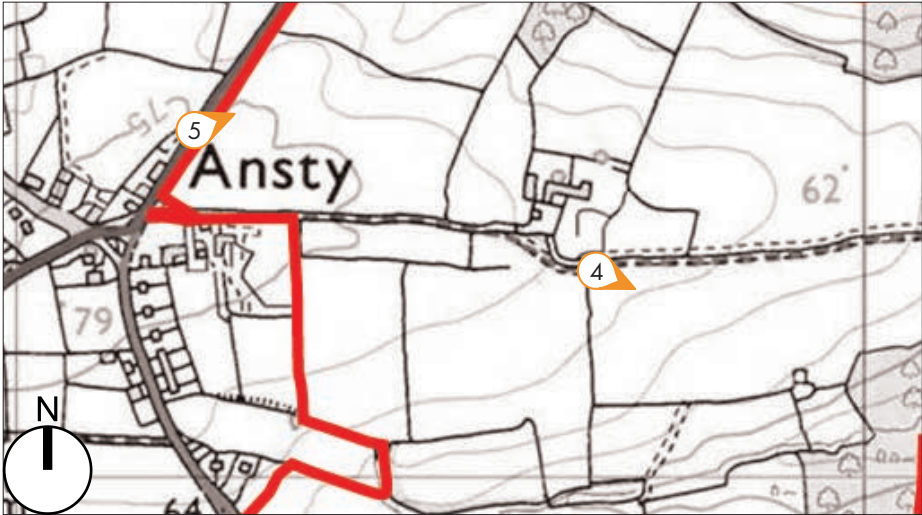
PHOTOGRAPH - VIEWPOINT 4 **VALUE: HIGH**
 VIEW FROM PROW 62CR WITHIN THE CENTRE OF THE SITE, LOOKING SOUTH EAST ACROSS THE SITE. THERE ARE OPEN VIEWS ACROSS THE CENTRAL SECTION OF THE SITE, SET AGAINST A BACKDROP OF WOODLANDS ACROSS AN UNDULATING LANDSCAPE. VIEWS OF THE WIDER LANDSCAPE ARE TRUNCATED BY THE TOPOGRAPHY AND WOODLANDS.



PHOTOGRAPH - VIEWPOINT 5 **VALUE: LOW**
 VIEW FROM THE A272 ADJACENT TO THE WESTERN BOUNDARY OF THE SITE. VIEWS ARE LINEAR AND WELL DEFINED BY THE BOUNDARY VEGETATION ALONG THE ROAD CORRIDOR. THERE ARE OPEN VIEWS OF THE SITE BOUNDARY VEGETATION ON THE EMBANKMENT TO THE EAST, ALTHOUGH THIS BOUNDARY VEGETATION AND TOPOGRAPHY CHANGE TRUNCATES ANY OPEN VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.

LEGEND

- ASSESSMENT SITE BOUNDARY**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- 21 **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS