

CUT LINE



PHOTOGRAPH - VIEWPOINT 35 CONTINUED

CUT LINE



PHOTOGRAPH - VIEWPOINT 36 CONTINUED

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



CUT LINE

PHOTOGRAPH - VIEWPOINT 37 **VALUE: MEDIUM - HIGH**
VIEW FROM PROW BRIDLEWAY 78CR TO THE SOUTH OF THE SITE, LOOKING NORTH ACROSS THE FIELDS IN EQUESTRIAN USE TOWARDS THE SOUTHERN SITE BOUNDARY. THERE ARE PARTIAL VIEWS OF THE SOUTHERN BOUNDARY VEGETATION ON THE HORIZON WHERE GAPS IN THE INTERVENING VEGETATION ALLOW, ALTHOUGH THIS IS DIFFICULT TO DISCERN WITHIN THE LANDSCAPE DUE TO THE WELL TREED ENVIRONMENT.



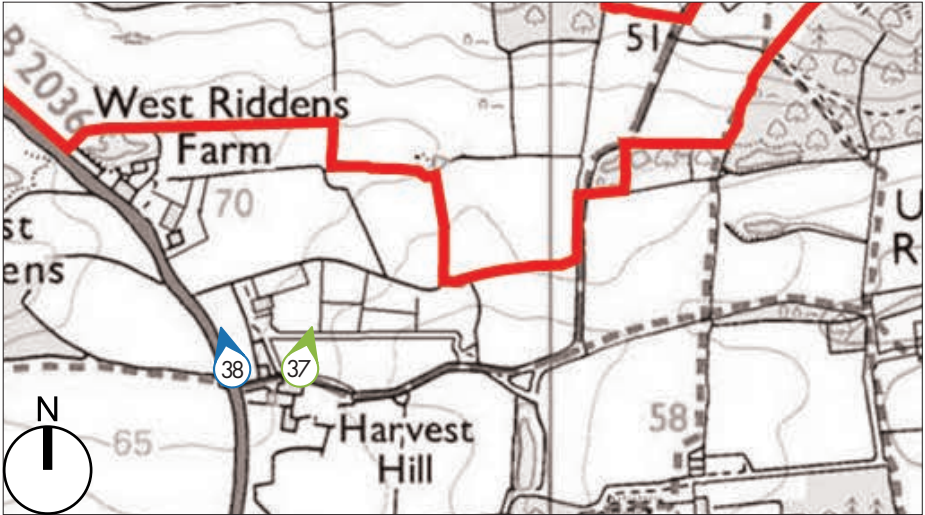
PHOTOGRAPH - VIEWPOINT 38 **VALUE: LOW**
VIEW FROM THE B2036 AT HARVEST HILL, LOOKING NORTH TOWARDS THE SITE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING TOPOGRAPHY, VEGETATION AND BUILT FORM. THE CHARACTER OF THE VIEW IS OF A WELL VEGETATED ROAD CORRIDOR.



PHOTOGRAPH - VIEWPOINT 37 CONTINUED

LEGEND

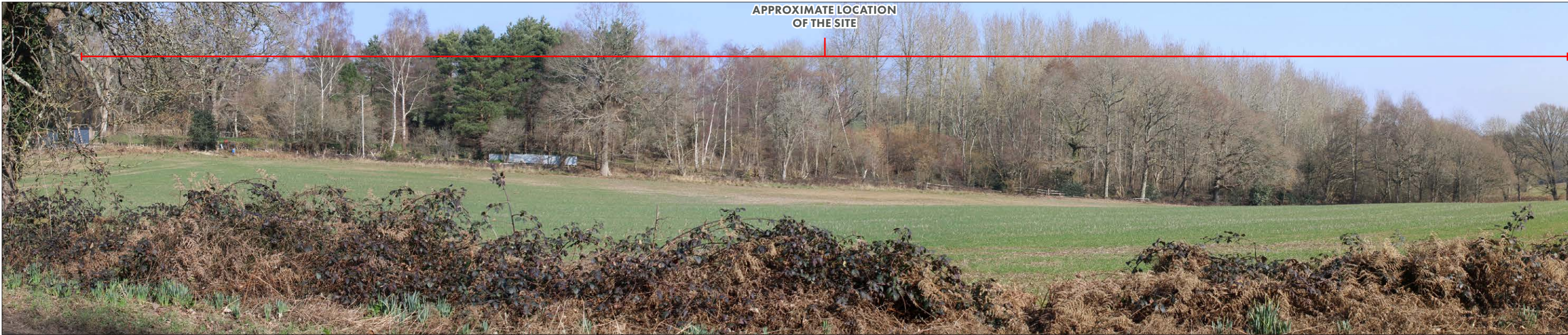
-  **ASSESSMENT SITE BOUNDARY**
-  **LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
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-  **LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 39 **VALUE: LOW**
VIEW FROM THE B2036 ADJACENT TO THE SOUTH WESTERN BOUNDARY OF THE SITE, LOOKING EAST ACROSS THE SOUTHERN SECTION OF THE SITE. THE GRADE II LISTED WEST RIDDENS FARMHOUSE IS VISIBLE TO THE SOUTH OF THE SITE ON THE RISING GROUND ABOVE THE ASSOCIATED GARDEN POND. THERE ARE OPEN VIEWS OF THE SOUTHERN FIELDS WITHIN THE SITE THROUGH THE SITE BOUNDARY VEGETATION, SET AGAINST A WOODED BACKDROP OF THE PLANTATION WOODLAND WITHIN THE SITE.



PHOTOGRAPH - VIEWPOINT 40 **VALUE: MEDIUM**
VIEW FROM THE B2036 ADJACENT TO THE SOUTH WESTERN BOUNDARY OF THE SITE, LOOKING EAST ACROSS THE SOUTHERN SECTION OF THE SITE. THERE ARE OPEN VIEWS OF THE SOUTHERN FIELDS WITHIN THE SITE, SET AGAINST A WOODED BACKDROP OF THE PLANTATION WOODLAND WITHIN THE SITE AND OTHER SURROUNDING WOODLANDS TO THE EAST. THE GRADE II WEST RIDDENS FARMHOUSE IS VISIBLE ON THE RISING GROUND TO THE SOUTH OF THE SITE. ISOLATED TREES WITHIN THE OPEN FIELDS ARE PROMINENT FEATURES WITHIN THE SITE.

CUT LINE



PHOTOGRAPH - VIEWPOINT 39 CONTINUED

CUT LINE



PHOTOGRAPH - VIEWPOINT 40 CONTINUED

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 41 **VALUE: LOW**
 VIEW FROM THE B2036 AT THE JUNCTION WITH CUCKFIELD ROAD OPPOSITE THE SOUTH WESTERN BOUNDARY OF THE SITE, LOOKING EAST ACROSS THE SOUTHERN SECTION OF THE SITE. OPEN VIEWS OF THE SITE OCCUR FILTERED BY THE EXISTING VEGETATION ALONG THE ROAD CORRIDOR. THERE ARE PARTIAL VIEWS OF THE FIELDS SET AGAINST A BACKDROP OF WOODLAND.



PHOTOGRAPH - VIEWPOINT 42 **VALUE: LOW**
 VIEW FROM CUCKFIELD ROAD TO THE WEST OF THE SITE, LOOKING EAST. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND PROPERTY BOUNDARIES.

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



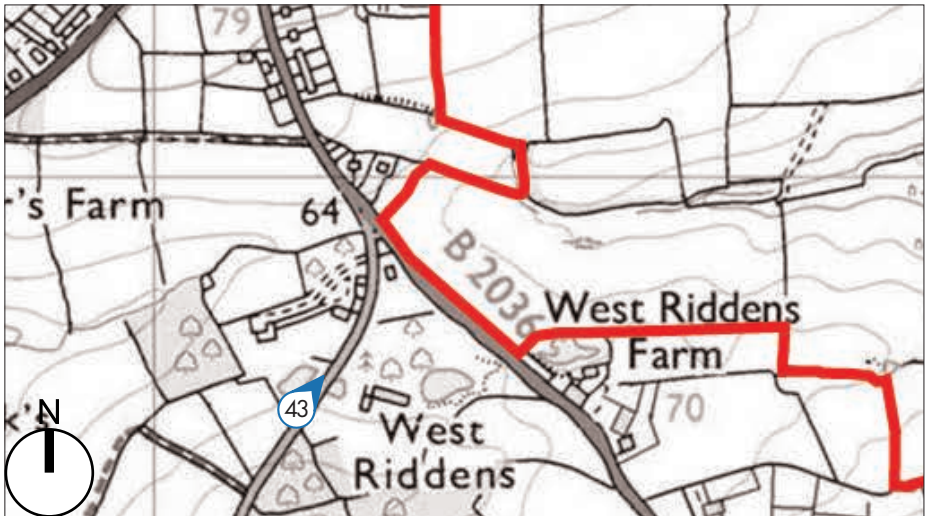
PHOTOGRAPH - VIEWPOINT 43 **VALUE: LOW**
VIEW FROM CUCKFIELD ROAD TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING VEGETATION.



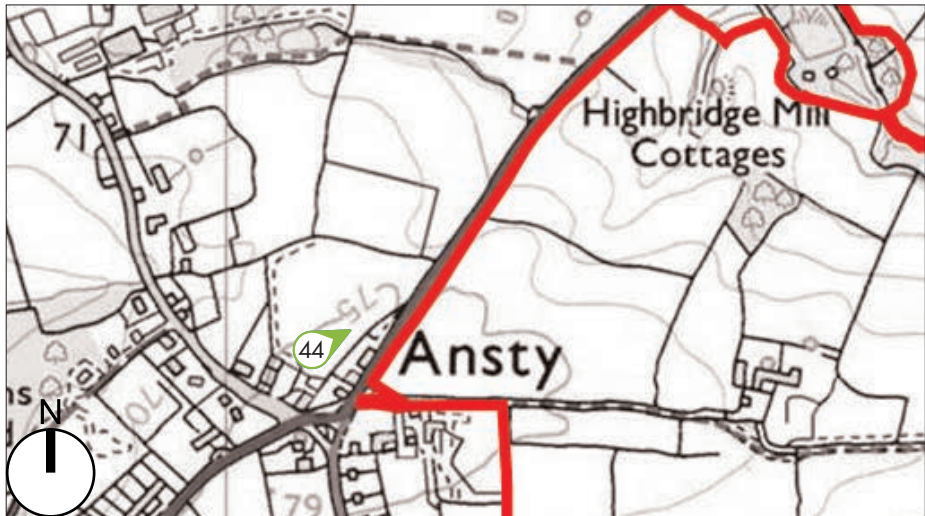
PHOTOGRAPH - VIEWPOINT 44 **VALUE: HIGH**
VIEW FROM ANSTY RECREATION GROUND TO THE WEST OF THE SITE, LOOKING NORTH EAST. THE CHARACTER OF THE VIEW IS OF SPORTS PITCHES SET AGAINST A BACKDROP OF WOODLAND, RESIDENTIAL PROPERTIES AND AGRICULTURAL FIELDS. THERE ARE PARTIAL, GLIMPSED VIEWS OF THE WESTERN SITE BOUNDARY VEGETATION BEYOND THE INTERVENING VEGETATION AND BUILT FORM.

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).**
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- 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 43 LOCATION



INSET PLAN SHOWING VIEWPOINT 44 LOCATION

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

4.1.10 VISUAL ASSESSMENT FROM MID DISTANCE RECEPTORS

Figure 4.15 on the following page shows the visual summary of the existing Site from mid distance receptors. The selection of views is based on a range of representative views from within the study area from publicly accessible locations that were found to have partial views of the Site during the field-based analysis. Due to the intervening topography, vegetation and built form within the study area, there are a limited number of viewpoints considered worthy of inclusion. The following pages present viewpoints 45 - 47 from within the wider study area.

Public Rights of Way and Areas of Public Open Space

Within the landscape to the south east of The Site, views of The Site from the PRoW network are truncated by the intervening vegetation and topography (Viewpoint 45). To the north of The Site and on the western edge of Cuckfield within the AONB, there are long distance views from the PRoW network and recreational spaces where gaps in the intervening vegetation allow. Due to the elevated nature of these viewpoints, there are long distance views to the ridge line of the South Downs National Park from these locations (Viewpoint 46), although views of The Site are truncated due to the intervening layers of vegetation. Within the Beechy Bottom Parkland Reserve Site to the north west of The Site, there are long distance views south to the South Downs National Park from a short section of PRoW Footpath 58CR / High Weald Landscape Trail/Sussex Diamond Way Long Distance Walking Routes within the High Weald AONB. There are partial, distant views of the Site and its existing vegetation from this location on the lower ground in the mid-distance through an understanding of the Site’s location in relation to the viewpoint (Viewpoint 47).

Summary of Visual Assessment

Table 4.3 follows the photographic survey and provides a summary of the visual assessment.

LEGEND

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ASSESSMENT SITE BOUNDARY
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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).
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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).
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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).

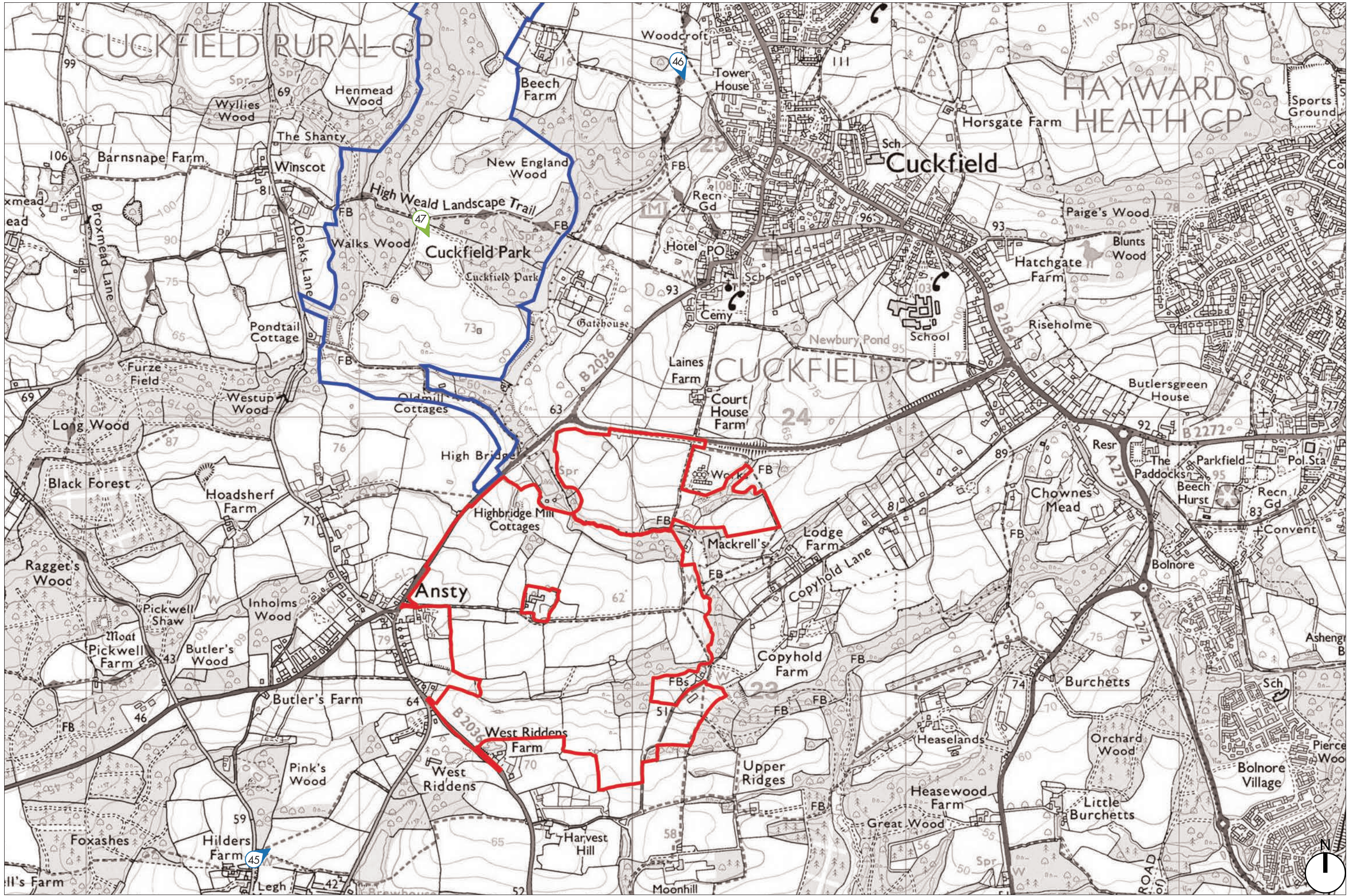


FIGURE 4.15 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM MIDDLE DISTANCE RECEPTORS (FABRIK, 2023)