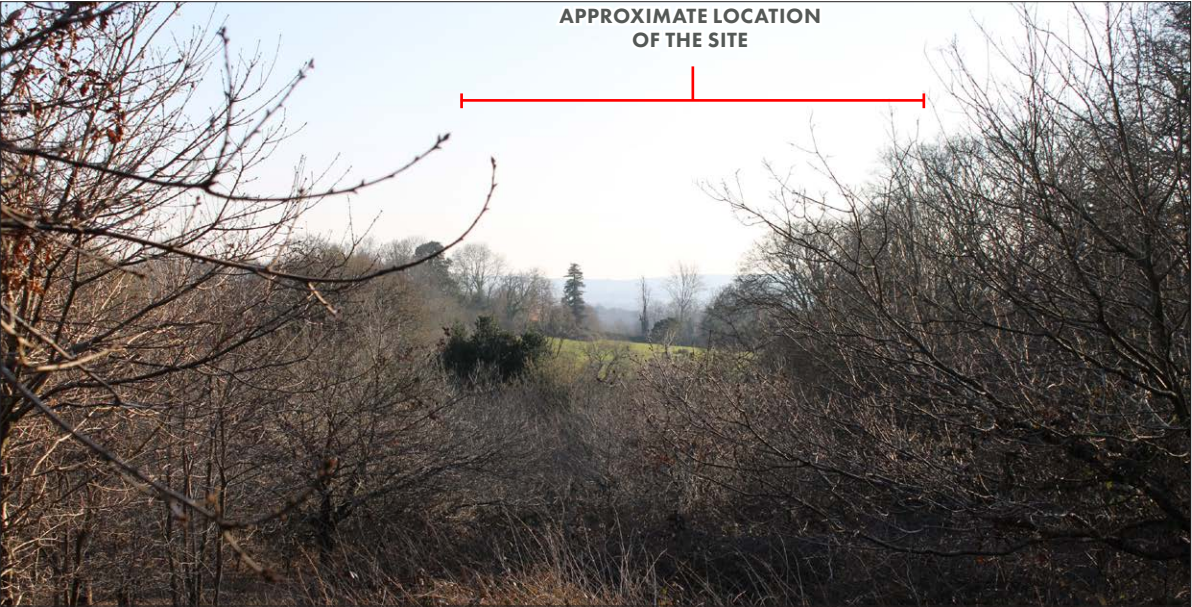




PHOTOGRAPH - VIEWPOINT 45 **VALUE: HIGH**
VIEW FROM PROW 75CR TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. THE EXISTING VEGETATION TRUNCATES VIEWS OF THE SITE FROM THIS LOCATION.



PHOTOGRAPH - VIEWPOINT 46 **VALUE: HIGH**
VIEW FROM PROW 3ACU/HIGH WEALD LANDSCAPE TRAIL LONG DISTANCE WALKING ROUTE TO THE NORTH OF THE SITE ON THE WESTERN EDGE OF CUCKFIELD AND WITHIN THE AONB. THERE ARE GLIMPSED LONG DISTANCE VIEWS WHERE GAPS IN THE VEGETATION ALLOW SOUTH ACROSS THE WIDER LANDSCAPE. THE RIDGE LINE OF THE SOUTH DOWNS NATIONAL PARK IS VISIBLE ON THE HORIZON. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION, BUILT FORM AND TOPOGRAPHY.

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).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS



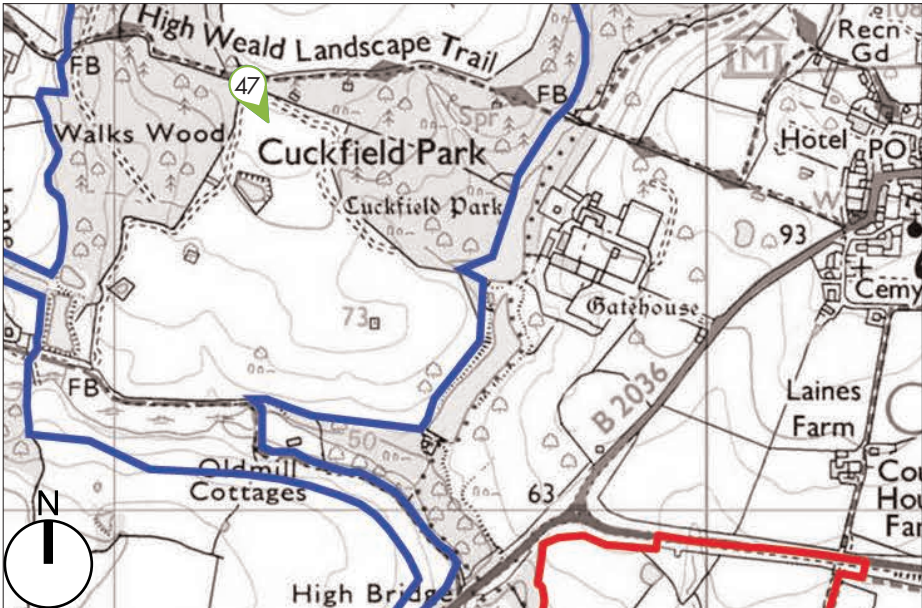
INSET PLAN SHOWING VIEWPOINT LOCATIONS



PHOTOGRAPH - VIEWPOINT 47 **VALUE: HIGH**
VIEW FROM PROW 58CR/HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES TO THE NORTH WEST OF THE SITE WITHIN BEECHY BOTTOM PARKLAND RESERVE AND WITHIN THE HIGH WEALD AONB. THERE ARE DISTANT VIEWS LOOKING SOUTH TOWARDS THE SOUTH DOWNS NATIONAL PARK RIDGELINE, WHICH IS PROMINENT ON THE HORIZON. THE SITE IS LOCATED AMONGST THE LOWER, WELL WOODED GROUND IN THE MID DISTANCE OF THE VIEW. THERE ARE PARTIAL VIEWS OF THE NORTH FACING SLOPE OF THE CENTRAL FIELD PARCEL WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.

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).**



INSET PLAN SHOWING VIEWPOINT LOCATIONS

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

TABLE 4.2 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
1	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD), RESIDENTIAL	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.	78M	65M	LOW
2	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	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.	79M	WITHIN SITE	MEDIUM
3	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	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 SHORT VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE. CUCKFIELD CHURCH IS PROMINENT ON THE SKYLINE.	77M	WITHIN SITE	HIGH
4	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	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.	67M	WITHIN SITE	HIGH
5	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	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.	78M	14M	LOW
6	AONB TO WEST	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ADJACENT TO THE WESTERN BOUNDARY OF THE SITE, LOOKING NORTH EAST ACROSS THE SITE. THERE ARE OPEN VIEWS OF THE WESTERN FIELDS WITHIN THE SITE AGAINST A BACKDROP OF THE EXISTING WOODLANDS AND TREE BELTS WITHIN THE SITE, CREATING AN OPEN, BUT SHORT DISTANCE VIEW. THE BUILT FORM WITHIN CUCKFIELD IS VISIBLE AMONGST THE TREES ON THE HORIZON. THE VEGETATION ALONG THE ROAD CORRIDOR TO THE WEST FORMS THE AONB BOUNDARY AND TRUNCATES VIEWS OF THE AONB ITSELF.	64M	10M	MEDIUM - LOW
7	AONB	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 60CR WITHIN THE HIGH WEALD AONB, LOOKING NORTH EAST TOWARDS THE SITE AND CUCKFIELD PARK. THE LISTED BUILDING WITHIN CUCKFIELD PARK IS VISIBLE AMONGST THE TREES TO THE NORTH WEST OF THE SITE. VIEW OF THE SITE ARE EITHER FILTERED OR TRUNCATED BY THE INTERVENING BOUNDARY VEGETATION ALONG THE A272. THE CHARACTER OF THE VIEW IS OPEN AND AGRICULTURAL, SET AMONGST A WELL TREED FRAMEWORK, WHICH FORMS A WOODED HORIZON.	67M	150M	HIGH
8	BOUNDARY OF AONB	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ALONG THE WESTERN BOUNDARY OF THE SITE, LOOKING SOUTH EAST ACROSS THE SITE. OPEN VIEWS OF THE FIELDS WITHIN THE NORTHERN SECTION OF SITE OCCUR WITH THE TREE BELTS AND HEDGEROWS DEFINING FIELD BOUNDARIES PROMINENT ON THE HORIZON. VIEWS OF THE SOUTHERN SECTION OF THE SITE ARE OBSCURED BY THE INTERVENING TOPOGRAPHY.	62M	11M	MEDIUM - LOW/HIGH FROM AONB
9	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ADJACENT TO THE ENTRANCE TO HIGHBRIDGE MILL, LOOKING SOUTH EAST TOWARDS THE SITE. THERE ARE PARTIAL VIEWS OF THE SITE WHERE GAPS IN THE BOUNDARY VEGETATION ALLOW.	55M	85M	LOW
10	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ADJACENT TO THE NORTH WESTERN BOUNDARY OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE ROAD CORRIDOR AND THE SITE BOUNDARY VEGETATION, WHICH FILTERS VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.	59M	14M	LOW
11	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 ADJACENT TO THE ROUNDABOUT OPPOSITE THE NORTH WESTERN CORNER OF THE SITE, LOOKING SOUTH. THERE ARE OPEN VIEWS OF THE NORTHERN SITE BOUNDARY VEGETATION, WHICH SITS ON EMBANKMENT ABOVE THE ROAD CORRIDOR. THIS VEGETATION TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.	63M	30M	LOW
12	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 TO THE NORTH OF THE A272 ROUNDABOUT, LOOKING SOUTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE NORTH WESTERN SITE BOUNDARY VEGETATION, WHICH TRUNCATES VIEWS OF THE WIDER SITE. THE CHARACTER OF THE VIEW IS OF A ROAD CORRIDOR FLANKED BY MATURE VEGETATION.	66M	95M	LOW
13	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 ADJACENT TO CUCKFIELD CRICKET CLUB, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR AND THE A272 ALONG THE NORTHERN BOUNDARY OF THE SITE. THE ELEVATED POSITION ALLOWS FOR LONGER DISTANCE VIEWS TOWARDS THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK WHERE GAPS IN THE VEGETATION ALLOW.	72M	220M	MEDIUM
14	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 ADJACENT TO THE ENTRANCE TO CUCKFIELD PARK, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR TO THE EAST. VIEWS ARE FOCUSED TO THE WEST, AWAY FROM THE SITE TO CUCKFIELD PARK AND THE AONB.	77M	380M	MEDIUM
15	CONSERVATION AREA AND LISTED MONUMENTS WITHIN CEMETERY	PUBLIC CEMETERY	VIEW FROM THE CEMETERY OF HOLY TRINITY CHURCH, CUCKFIELD, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE AND WIDER LANDSCAPE ARE FILTERED AND TRUNCATED BY THE INTERVENING VEGETATION ALONG THE SOUTHERN EDGE OF THE CEMETERY AND WITHIN THE INTERVENING LANDSCAPE. THE CHARACTER OF THE VIEW IS OF A CEMETERY WITHIN A RURAL SETTING.	89M	540M	HIGH

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BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

TABLE 4.2 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
16	CONSERVATION AREA AND LISTED MONUMENTS WITHIN CEMETERY	PUBLIC CEMETERY	VIEW FROM THE SOUTHERN PART OF THE CEMETERY OF HOLY TRINITY CHURCH, CUCKFIELD, LOOKING SOUTH TOWARDS THE SITE. VIEWS OF THE SITE AND WIDER LANDSCAPE ARE FILTERED AND TRUNCATED BY THE INTERVENING VEGETATION ALONG THE SOUTHERN EDGE OF THE CEMETERY AND WITHIN THE INTERVENING LANDSCAPE. THE CHARACTER OF THE VIEW IS OF A CEMETERY WITHIN A RURAL SETTING.	87M	465M	HIGH
17	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 6ACU TO THE NORTH EAST OF THE SITE, LOOKING SOUTH WEST TOWARDS THE SITE AND BEYOND. THE ELEVATED POSITION OF THIS ROUTE ALLOWS OPEN, PANORAMIC VIEWS ACROSS THE WIDER LANDSCAPE TOWARDS THE SOUTH DOWNS NATIONAL PARK RIDGELINE. THE RISING GROUND WITHIN THE CENTRAL SECTION OF THE SITE IS PARTIALLY VISIBLE WHERE BREAKS IN THE WOODLAND COVER ALLOW. THE PLACE AND PROPERTIES WITHIN ANSTY ARE DISCERNED SET AMONGST THE TREES ON THE INTERMEDIARY RIDGELINE.	89M	720M	HIGH
18	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE A272 TO THE NORTH EAST OF THE SITE, LOOKING SOUTH WEST ALONG THE ROAD CORRIDOR TOWARDS THE SITE. THE ROAD CORRIDOR VEGETATION FRAMES A LINEAR, LONG DISTANCE VIEW FROM AN ELEVATED POSITION ACROSS THE SITE TO THE WIDER LANDSCAPE BEYOND. THERE ARE PARTIAL VIEWS OF THE RISING GROUND WITHIN THE CENTRAL PART OF THE SITE FROM A SHORT SECTION OF THIS ROUTE.	95M	860M	LOW
19	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD), TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 50BCU/COPYHOLD LANE, LOOKING WEST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING WOODLANDS AND VEGETATION. THE CHARACTER OF THE VIEW IS OF A RURAL LANE SURROUNDED BY AGRICULTURAL FIELDS AND VEGETATION.	72M	305M	MEDIUM - HIGH
20	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 66CR TO THE EAST OF THE SITE, LOOKING NORTH TOWARDS THE EASTERNMOST FIELD WITHIN THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING FIELD BOUNDARY VEGETATION. THE CHARACTER OF THE VIEW IS RURAL AND AGRICULTURAL IN NATURE.	61M	217M	MEDIUM - HIGH
21	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 49CU TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE EASTERN BOUNDARY OF THE SITE. THERE ARE OPEN VIEWS OF THE EASTERN SITE BOUNDARY, WHICH IS DEFINED BY THE WATERCOURSE RUNNING ALONG THE EDGE OF THE WOODLAND, WITHIN AN ENCLOSED, SMALL SCALE RURAL ENVIRONMENT. THE DENSE WOODLAND TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE. THE TOPS OF THE TREES ALONG THE CENTRAL RIDGELINE WITHIN THE SITE ARE VISIBLE ON THE HORIZON.	50M	165M	HIGH
22	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW FOOTPATH 9CU TO THE EAST OF THE SITE, LOOKING WEST. THE VIEW IS CHARACTERISED BY OPEN FIELDS, WOODLANDS AND TREE BELTS, WHICH CREATE A VERDANT SKYLINE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING TOPOGRAPHY AND VEGETATION.	60M	31M	HIGH
23	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 9CU ADJACENT TO THE EASTERN BOUNDARY OF THE SITE, LOOKING WEST ACROSS THE SITE. THERE ARE OPEN VIEWS OF THE EASTERNMOST FIELD WITHIN THE SITE SET AGAINST A BACKDROP OF WOODLAND AND TREE BELTS. THE BOUNDARY VEGETATION AND TOPOGRAPHY TRUNCATE VIEWS OF THE WIDER SITE AND LANDSCAPE.	61M	0M	HIGH
24	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 9CU TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE SITE. THE EXISTING WOODLAND FILTERS AND TRUNCATES VIEWS OF THE SITE FROM THIS LOCATION, CREATING A SENSE OF ENCLOSURE TO THE VIEW. THE GROUNDPLANE OF THE SITE IS DISCERNED FILTERED THROUGH THE TREES.	57M	80M	HIGH
25	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 8ACU TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. LINEAR VIEWS ARE FRAMED BY TALL BOUNDARY VEGETATION ALLOWING PARTIAL VIEWS ALONG THE EASTERN BOUNDARY OF THE SITE BEYOND THE A272.	68M	69M	MEDIUM - HIGH
26	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD), TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 8ACU TO THE NORTH OF THE SITE, LOOKING SOUTH TOWARDS THE SITE. LINEAR VIEWS OPEN UP AS THE BOUNDARY VEGETATION GIVES WAY TO THE A272. THERE ARE OPEN VIEWS OF THE NORTH WESTERN SECTION OF THE SITE SET AGAINST A WOODED BACKDROP.	65M	15M	MEDIUM - HIGH
27	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 8ACU WITHIN THE SITE, LOOKING SOUTH TOWARDS THE WOODLAND DIVIDING THE NORTHERN AND CENTRAL SECTIONS OF THE SITE. THERE ARE OPEN VIEWS OF THE FIELD WITHIN THE SITE, SET AGAINST A BACKDROP OF WOODLAND AND HEDGEROW WHICH LIMITS WIDER VIEWS.	53M	WITHIN SITE	HIGH
28	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 65CR WITHIN THE CENTRAL, EASTERN PART OF THE SITE, LOOKING SOUTH. LINEAR VIEWS ALONG THE PROW CORRIDOR ARE FRAMED BY WOODLAND AND HEDGEROW, FILTERING AND TRUNCATING WIDER VIEWS OF THE CENTRAL SECTION OF THE SITE.	50M	WITHIN SITE	HIGH
29	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 103CR ON THE EASTERN BOUNDARY OF THE SITE, LOOKING WEST INTO THE SITE. THERE ARE OPEN VIEWS OF THE PLANTATION WOODLAND WITHIN THE EASTERN PART OF THE SITE, WHICH TRUNCATES VIEWS OF THE WIDER SITE IN COMBINATION WITH THE RISING TOPOGRAPHY.	39M	0M	MEDIUM
30	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 69CR WITHIN THE EASTERN PART OF THE CENTRAL SECTION OF THE SITE, LOOKING SOUTH WEST TOWARDS RIDDENS WOOD. THERE ARE OPEN VIEWS OF THE EASTERN PART OF THE SITE, SET AGAINST A BACKDROP OF WOODLAND, WHICH CREATES A SENSE OF ENCLOSURE AND TRUNCATES VIEWS OF THE WIDER SITE IN COMBINATION WITH THE TOPOGRAPHY.	48M	WITHIN SITE	HIGH

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

TABLE 4.2 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
31	ANCIENT WOODLAND	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 67CR TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE CENTRAL SECTION OF THE SITE. THERE ARE PARTIAL VIEWS OF THE EASTERNMOST FIELD WITHIN THE CENTRAL SECTION OF THE SITE THROUGH THE EXISTING WOODLAND. THE VIEW HAS AN ENCLOSED CHARACTER SET WITHIN A MATURE WOODLAND.	44M	40M	HIGH
32	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 72CR IN THE SOUTH EASTERN CORNER OF THE SITE, LOOKING NORTH ACROSS THE SITE TOWARDS CUCKFIELD. THE OPEN VIEW IS CHARACTERISED BY THE OPEN FIELDS AND MATURE FIELD BOUNDARY HEDGEROWS, TREE BELTS AND WOODLAND BLOCKS. RIDDENS WOOD ANCIENT WOODLAND IS PROMINENT IN THE INTERMEDIARY VALLEY AND TRUNCATES VIEWS OF THE CENTRAL AND NORTHERN SECTIONS OF THE SITE. THE BUILT FORM WITHIN CUCKFIELD AND THE CHURCH SPIRE ARE VISIBLE ON THE HORIZON SET AMONGST A WELL TREED FRAMEWORK.	61M	WITHIN SITE	HIGH
33	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 84CR TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. THERE ARE OPEN VIEWS OF THE SOUTHERN SITE BOUNDARY VEGETATION, BEYOND THE OPEN FIELDS, TRUNCATING VIEWS OF THE WIDER SITE.	57M	237M	HIGH
34	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 80CR TO THE SOUTH EAST OF THE SITE, LOOKING NORTH WEST TOWARDS THE SITE. THE TREE TOPS OF THE VEGETATION ON THE SOUTHERN BOUNDARY OF THE SITE ARE VISIBLE AGAINST THE SKYLINE, SET BEHIND THE OPEN FIELDS.	53M	230M	HIGH
35	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 79CR TO THE SOUTH OF THE SITE, LOOKING NORTH WEST TOWARDS THE SOUTHERN SITE BOUNDARY. THERE ARE OPEN VIEWS OF THE SOUTHERN BOUNDARY VEGETATION, WHICH IN TURN TRUNCATES VIEWS OF THE INTERNAL SITE ARRANGEMENTS.	54M	115M	HIGH
36	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW BRIDLEWAY 78CR TO THE SOUTH OF THE SITE, LOOKING NORTH WEST 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 THE FOCUS OF THE VIEW IS ALONG THE WELL VEGETATED CORRIDOR WITHIN WHICH THE ROUTE RUNS.	52M	109M	HIGH
37	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	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.	61M	255M	MEDIUM - HIGH
38	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM THE B2036 AT HARVEST HILL, LOOKING NORTH TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING TOPOGRAPHY, VEGETATION AND BUILT FORM. THE CHARACTER OF THE VIEW IS OF A WELL VEGETATED ROAD CORRIDOR.	67M	290M	LOW
39	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	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.	65M	10M	LOW
40	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	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.	63M	10M	MEDIUM
41	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	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. VIEWS OF THE SITE ARE FILTERED BY THE EXISTING VEGETATION ALONG THE ROAD CORRIDOR. THERE ARE PARTIAL VIEWS OF THE OPEN FIELDS SET AGAINST A BACKDROP OF WOODLAND.	64M	10M	LOW
42	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM CUCKFIELD ROAD TO THE WEST OF THE SITE, LOOKING EAST. THERE ARE OPEN VIEWS ALONG THE ROAD CORRIDOR TO THE JUNCTION WITH THE B2036. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND PROPERTY BOUNDARIES.	64M	42M	LOW
43	N/A	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM CUCKFIELD ROAD TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST. THERE ARE OPEN VIEWS ALONG THE ROAD CORRIDOR FRAMED BY MATURE WOODLAND AND HEDGEROW. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.	55M	330M	LOW
44	N/A	VISITOR ATTRACTIONS AND AREAS OF OPEN SPACE	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.	76M	95M	HIGH
45	N/A	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 75CR TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. VIEWS ARE OF AN OPEN FIELD SET AGAINST A BACKDROP OF WOODLAND. THE EXISTING VEGETATION TRUNCATES VIEWS OF THE SITE FROM THIS LOCATION.	57M	835M	HIGH

4.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

TABLE 4.2 – SUMMARY OF VISUAL ASSESSMENT						
REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
46	HIGH WEALD AONB	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 3ACU/HIGH WEALD LANDSCAPE TRAIL LONG DISTANCE WALKING ROUTE TO THE NORTH OF THE SITE ON THE WESTERN EDGE OF CUCKFIELD AND WITHIN THE AONB. THERE ARE GLIMPSED LONG DISTANCE VIEWS WHERE GAPS IN THE VEGETATION ALLOW SOUTH ACROSS THE SITE AND WIDER LANDSCAPE. THE RIDGE LINE OF THE SOUTH DOWNS NATIONAL PARK IS VISIBLE ON THE HORIZON. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION, BUILT FORM AND TOPOGRAPHY.	117M	1.4KM	HIGH
47	HIGH WEALD AONB	TRANSIENT FROM PUBLIC RIGHTS OF WAY	VIEW FROM PROW 58CR/HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES TO THE NORTH WEST OF THE SITE WITHIN BEECHY BOTTOM PARKLAND RESERVE AND WITHIN THE HIGH WEALD AONB. THERE ARE DISTANT VIEWS LOOKING SOUTH TOWARDS THE SOUTH DOWNS NATIONAL PARK RIDGELINE, WHICH IS PROMINENT ON THE HORIZON. THE SITE IS LOCATED AMONGST THE LOWER, WELL WOODED GROUND IN THE MID DISTANCE OF THE VIEW. THERE ARE PARTIAL VIEWS OF THE NORTH FACING SLOPE OF THE CENTRAL FIELD PARCEL WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.	87M	930M	HIGH

4.2

CONCLUSIONS REGARDING BASELINE ENVIRONMENTAL QUALITY AND KEY RECEPTORS

LANDSCAPE BASELINE SUMMARY

The baseline section of this LVIA identifies the key planning policies and designations, landscape character areas and key features and characteristics of The Site and study area. The baseline assessment considers and attaches a value to each of these landscape receptors in order to inform the impact assessment set out in Section 6. Table 4.3 below summaries the types of landscape receptors found within the study area and their value.

TABLE 4.3 – SUMMARY OF LANDSCAPE RECEPTORS	
LANDSCAPE RECEPTOR TYPE	VALUE
NATIONAL CHARACTER AREA 122: HIGH WEALD	LOW-HIGH
COUNTY CHARACTER AREA: LCA GW4: HIGH WEALD FRINGES	MEDIUM-HIGH
DISTRICT CHARACTER AREA: LCA 10: HIGH WEALD FRINGES	MEDIUM-HIGH
PARISH CHARACTER AREA: LCA 22: HIGHBRIDGE TO COPYHOLD SLOPES	MEDIUM
DISTRICT CAPACITY ASSESSMENT: LCA 51: COPYHOLD HIGH WEALD FRINGE	MEDIUM-LOW
DISTRICT CAPACITY ASSESSMENT: LCA 77: ANSTY HIGH WEALD FRINGE	MEDIUM-HIGH

CONTEXTUAL LANDSCAPE ELEMENTS: NATURAL GEOLOGY AND SOILS LANDFORM AND DRAINAGE VEGETATION COVER	MEDIUM HIGH-MEDIUM HIGH
CONTEXTUAL LANDSCAPE ELEMENTS: CULTURAL/SOCIAL LAND USE SETTLEMENT PATTERN/SETTING/BUILDING HEIGHTS/URBAN GRAIN ENCLOSURE TIME DEPTH	HIGH-MEDIUM MEDIUM HIGH HIGH-MEDIUM
CONTEXTUAL LANDSCAPE ELEMENTS: PERCEPTUAL AND AESTHETIC	HIGH
CONTEXTUAL TOWNSCAPE ELEMENTS: HISTORICAL DEVELOPMENT MOVEMENT AND CONNECTIVITY URBAN STRUCTURE AND BUILT FORM GREEN INFRASTRUCTURE AND PUBLIC REALM TRANQUILLITY	MEDIUM LOW MEDIUM HIGH LOW
SITE LANDSCAPE ELEMENTS: NATURAL GEOLOGY AND SOILS LANDFORM AND DRAINAGE VEGETATION COVER	MEDIUM MEDIUM HIGH
SITE LANDSCAPE ELEMENTS: CULTURAL/SOCIAL LAND USE SETTLEMENT PATTERN/SETTING/BUILDING HEIGHTS/URBAN GRAIN ENCLOSURE TIME DEPTH	MEDIUM MEDIUM MEDIUM-HIGH MEDIUM
SITE LANDSCAPE ELEMENTS: PERCEPTUAL AND AESTHETIC	MEDIUM-HIGH
SITE LANDSCAPE ELEMENTS: LANDSCAPE CHARACTER	MEDIUM-HIGH
SITE LANDSCAPE ELEMENTS: NIGHT TIME CHARACTER	MEDIUM-HIGH

VISUAL BASELINE SUMMARY

The visual baseline illustrates the character and amenity associated with the views of The Site as set out in the internal visual survey and the visual assessment from the study area (Section 4.1). The visual baseline identifies the key visual receptors to be assessed in Section 6 of the LVIA. Table 4.2 on the previous pages summarises each of the key representative viewpoints and the values associated with the receptors.

4.3

FUTURE BASELINE (THE “DO NOTHING” SCENARIO)

It is anticipated that, without development taking place, The Site would continue to be used as agricultural land, with continued use of the PRoW network for recreational purposes by the public.

IDENTIFICATION AND DESCRIPTION OF CHANGES LIKELY TO GENERATE EFFECTS

5.1 DESCRIPTION OF THE PROPOSALS AND EMBEDDED MITIGATION

The Proposed Development within The Site is illustrated on the following Parameter Plans:

- D3012-FAB-00-XX-DR-Y-036-DI08 Parameter Plan - Access and Movement
- D3012-FAB-00-XX-DR-Y-037-DI06 Parameter Plan - Green Infrastructure
- D3012-FAB-00-XX-DR-Y-038-DI04 Parameter Plan - Site Boundary
- D3012-FAB-00-XX-DR-Y-039-DI09 Parameter Plan - Land Use
- D3012-FAB-00-XX-DR-Y-040-DI09 Parameter Plan - Building Heights
- D3012-FAB-00-XX-DR-Y-045-DI08 Parameter Plan - Density

LAND USE

Figure 5.1 on the following page illustrates the Land Use Parameter Plan. The proposed land uses are residential dwellings, a mixed-use local centre, primary school and SEND school and sports facility all with associated infrastructure. Areas of public open space with amenity areas, natural-semi natural green space, allotments, play areas and SuDS features and located throughout The Site. The existing treebelts and landscape features within The Site to be retained are shown on the Green Infrastructure Parameter Plan.

BUILDING HEIGHTS

Figure 5.2 illustrates the Building Heights Parameter Plan. Building heights for the residential areas range from up to a maximum height of 1 storey (up to 8m to ridge height) to up to 4 storeys (up to 16m ridge height). The schools zone and sports hub both have a maximum height of 10m ridge height. The community hub has a maximum height parameter of up to 8m. The school zone has an area of height restriction to 6m ridge height on higher ground.

The locations of the maximum building height parameters has been landscape driven in order to limit views to those associated with the existing visual envelope relative to The Site in views from the immediate, local and wider landscape. Building heights are restricted to two storeys in the most visually prominent locations to ensure the built form remains below the existing treed horizon. Areas of 3 - 4 storeys are located on lower ground or in the least visually prominent locations that benefit from a sense of enclosure by the existing woodlands.

GREEN INFRASTRUCTURE

Figure 5.3 illustrates the Green Infrastructure Parameter Plan. The Green Infrastructure network has been designed in a manner that responds to the landscape and visual constraints and opportunities identified within The Site. The existing hedgerows, trees, treebelts and tree groups within The Site have been predominantly retained as far as possible in order to retain a mature landscape setting for the development, that retains the key landscape features and that provides and maintains a degree of visual enclosure and therefore mitigation.

The landscape within The Site along the western boundary and the A272 includes a landscape buffer to the High Weald AONB. This sets development back behind a retained open landscape that maintains the setting to the AONB. This buffer includes part of the open playing fields within the proposed school boundary, which complements the character of Ansty recreation ground to the west, whilst maintaining a sense of openness and separation from the built form within Ansty. Smaller landscape buffers to Ancient Woodlands, and the southern and north western Site boundaries are also retained. A central village green creates a focal green space for the community, set on the rising ground to the north of the Grade II listed The Place. This space retains the existing field pattern and open setting to the listed building, whilst providing a green link to the local centre and schools. This in turn retains views north to Cuckfield Church spire by setting development lower within the landscape.

The Green Infrastructure network incorporates proposed areas of Public Open Space, which includes amenity space, informal play spaces, three LEAPs, a NEAP, teenage areas, allotments and areas of natural and semi-natural greenspace, which all provide opportunities for informal recreation. The DAS sets out the quantum of open space proposed across The Site to serve the new residents. The green infrastructure proposed overall exceeds the requirements set out in SPDs to serve this development.

The masterplan retains as many of the existing trees as possible, recognising their value with regards to visual amenity and the character of the landscape. In addition to the retained trees, it is proposed to introduce 1,200+ new trees . This tree planting is intended to supplement the existing treebelts and hedgerow planting, create new, vegetated green corridors through The Site, linking with the wider context, and to provide a characteristic vegetated setting to the Proposed Development. The tree planting strategy is set out within the DAS and proposes a range of tree species local to the area (including those that are tolerant to a range of climatic circumstances) set within different environments within The Site, including street trees, native buffer trees, parkland trees and wetland trees.

The PRoWs within The Site will be retained within green corridors to retain a green setting to these routes. These routes would become an integral part of the green infrastructure network with surface improvements and proposed planting designed to make these routes as attractive as possible. These routes will be crossed by the proposed road network within The Site, where crossings are proposed, the experience and priority of the pedestrian or cyclist will be prioritised. PRoWs 8bCU and 65CR are proposed to be partially realigned through the Proposed Development to cross the woodland via the proposed bridge to enhance accessibility and usability.

The proposed Green Infrastructure network and location of land uses has been designed to locate areas of open space and school playing fields on the higher ground of the north facing slopes. These locations are visible from receptors to the north and have been designed to sensitively integrate the Proposed Development into the landscape by keeping the proposed built form below the tree line. The location of the school playing fields on the higher ground adjacent to Ansty keeps built form away from the existing settlement and retains the character of PRoW 62CR, which would provide a key walking link between the existing settlement and the Proposed Development.

The key characteristic features of The Site - the steep gill valleys, ridgelines and topography, woodlands, vegetation and field patterns are all retained and integrated into the Proposed Development.

SUSCEPTIBILITY OF THE SITE TO THE DEVELOPMENT PROPOSALS

The Site has an agricultural character with limited built form set within a well treed environment. The Site lies adjacent to the existing settlement of Ansty and south of Cuckfield. Built form and residential uses are characteristic of the local area but within a predominantly open and rural landscape. The Site is considered to be representative of the agricultural landscape within a well treed framework. The undulating topography means that there are areas of openness and enclosure that result in some parts of The Site on higher north facing ground being visually prominent in the local area. The Susceptibility of The Site to the Proposed Development is therefore considered to be Medium-High. We therefore concur with the Mid Sussex Capacity Study findings.

5.2 CONSTRUCTION PHASE

The first effects to occur on the landscape and visual receptors will relate to the enabling works associated with site enabling and construction.

This will involve the erection of Site security hoarding or fencing to the perimeter of the enabling work area, together with protective fencing (to BS5837, 2012, 'Trees in Relation to Construction') to the existing trees and planting areas to be retained; creating a haul route, which will also form the proposed access roads; setting up the contractors compound; removal of the existing vegetation; and the stripping of grass and topsoil from the Proposed Development platforms. The location, extent and height of the contractors compound / office is yet to be determined in consultation with the contractor and landscape consultant, in order to reduce the landscape and visual impact of these elements as much as possible.

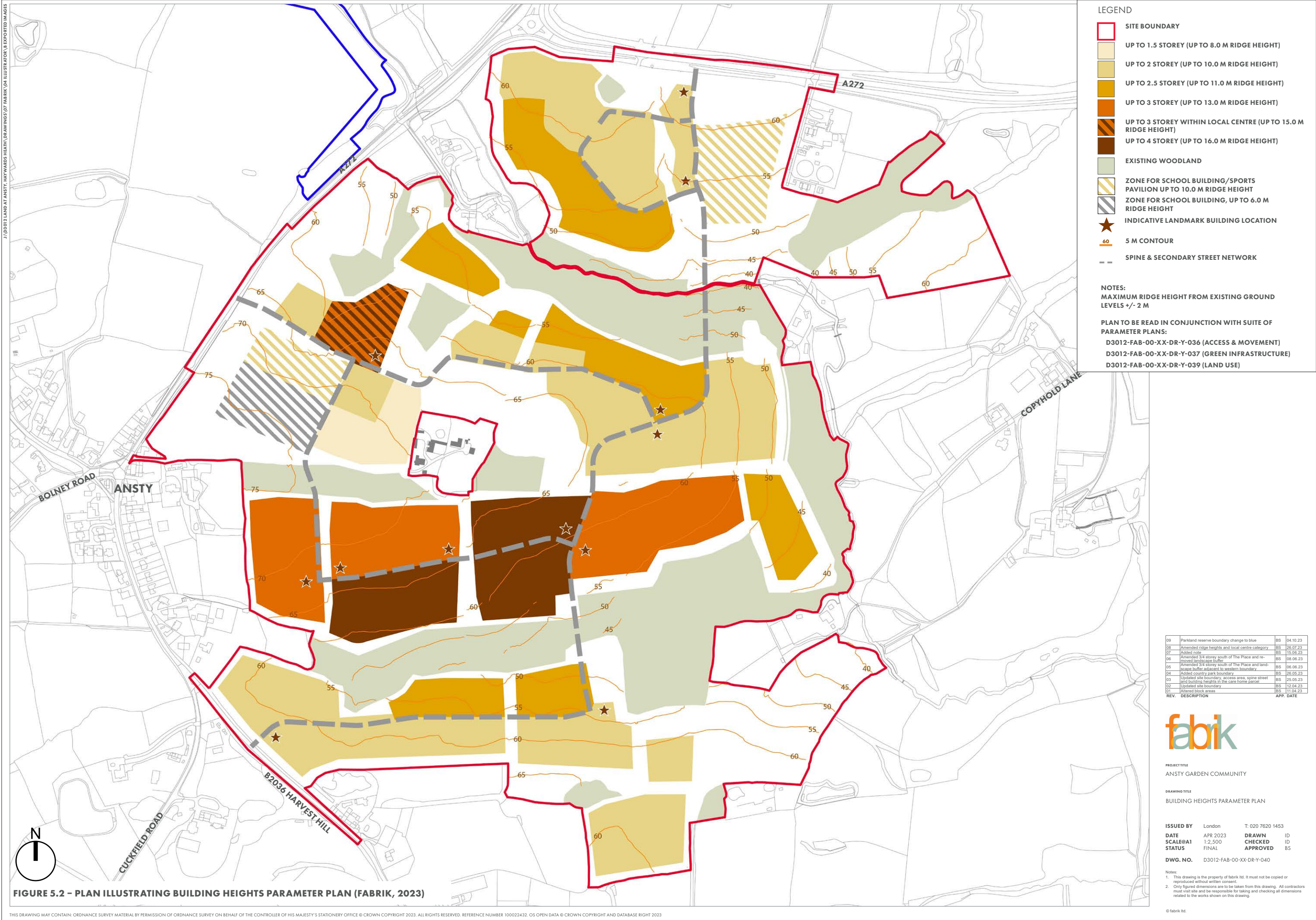
All cabins and storage mounds will be as low as possible to minimise the visual effects of these elements. The contractors cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views. The above is to be agreed with Mid Sussex District Council prior to the commencement of construction as part of a Construction Environmental Management Plan (CEMP).

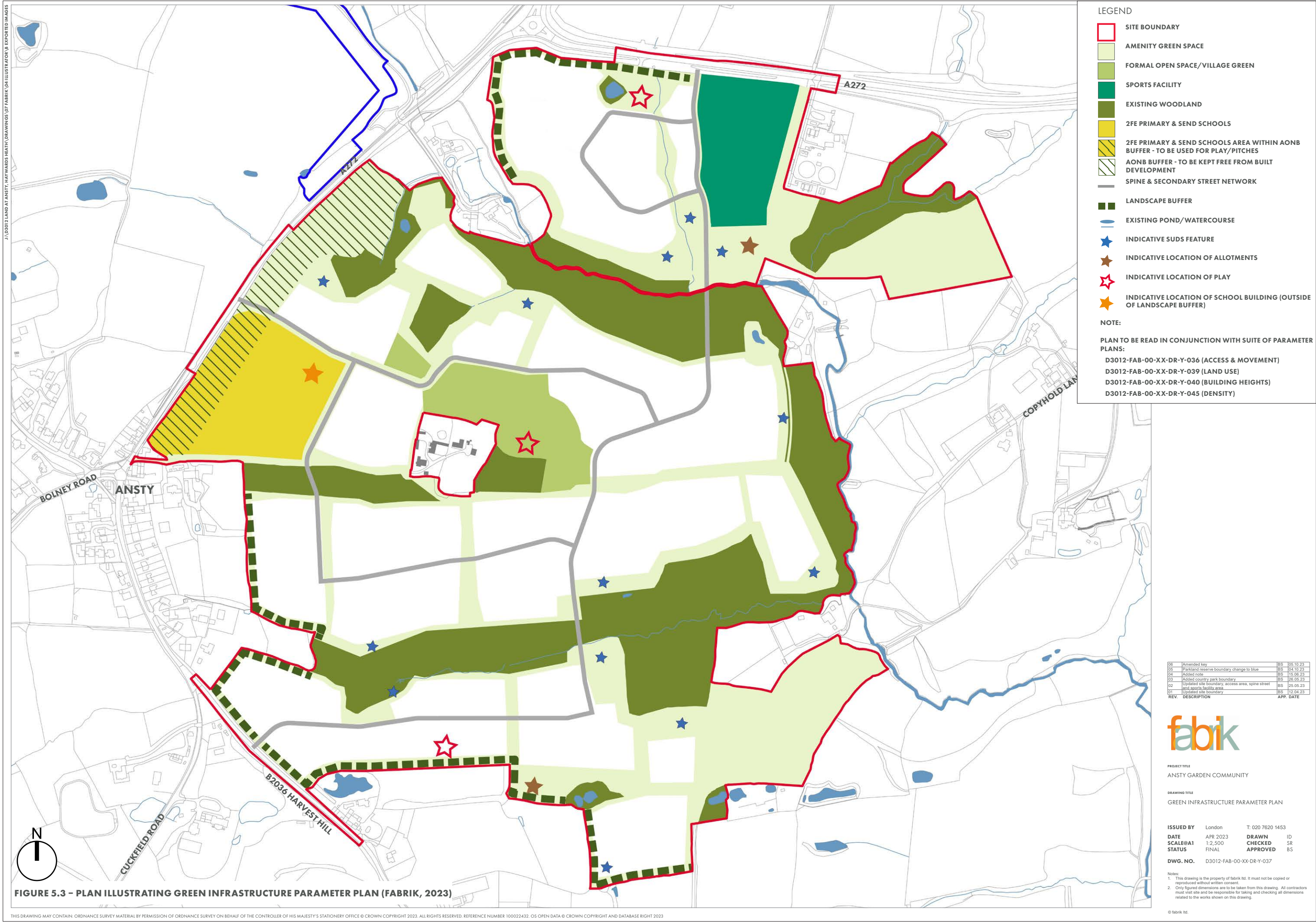
It is anticipated that the contractors compound and working area would be lit. The lighting of the compound is to be low level and directional into the working area.

5.3 OPERATIONAL PHASE

The operational stage will see the occurrence of secondary effects. The setting and spatial arrangement of the built form has been located to enable the provision of open space and space for structure planting.







5.0

IDENTIFICATION AND DESCRIPTION OF CHANGES LIKELY TO GENERATE EFFECTS

5.4 VISUALLY VERIFIED MONTAGES OF THE PROPOSED DEVELOPMENT

The following pages present four VVMs of the Proposed Development demonstrating existing view and the maximum built form parameters and landscape proposals at Year 1 and Year 15. Four VVMs has been considered an appropriate number as a proportionate response to the extent of visiblity of the Site from the study area as determined during the field-based analysis. The locations of the VVMs have been chosen to represent views of the Site from the rising ground to the north (viewpoint 1), the AONB boundary to the west (viewpoints 2 and 3) and from the wider landscape to the south (viewpoint 4) and are shown on Figure 5.4 opposite.

LEGEND

- ASSESSMENT SITE BOUNDARY
- BEECHY BOTTOM PARKLAND RESERVE
- UP TO 1.5 STOREY (8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- LOCATION OF VVM

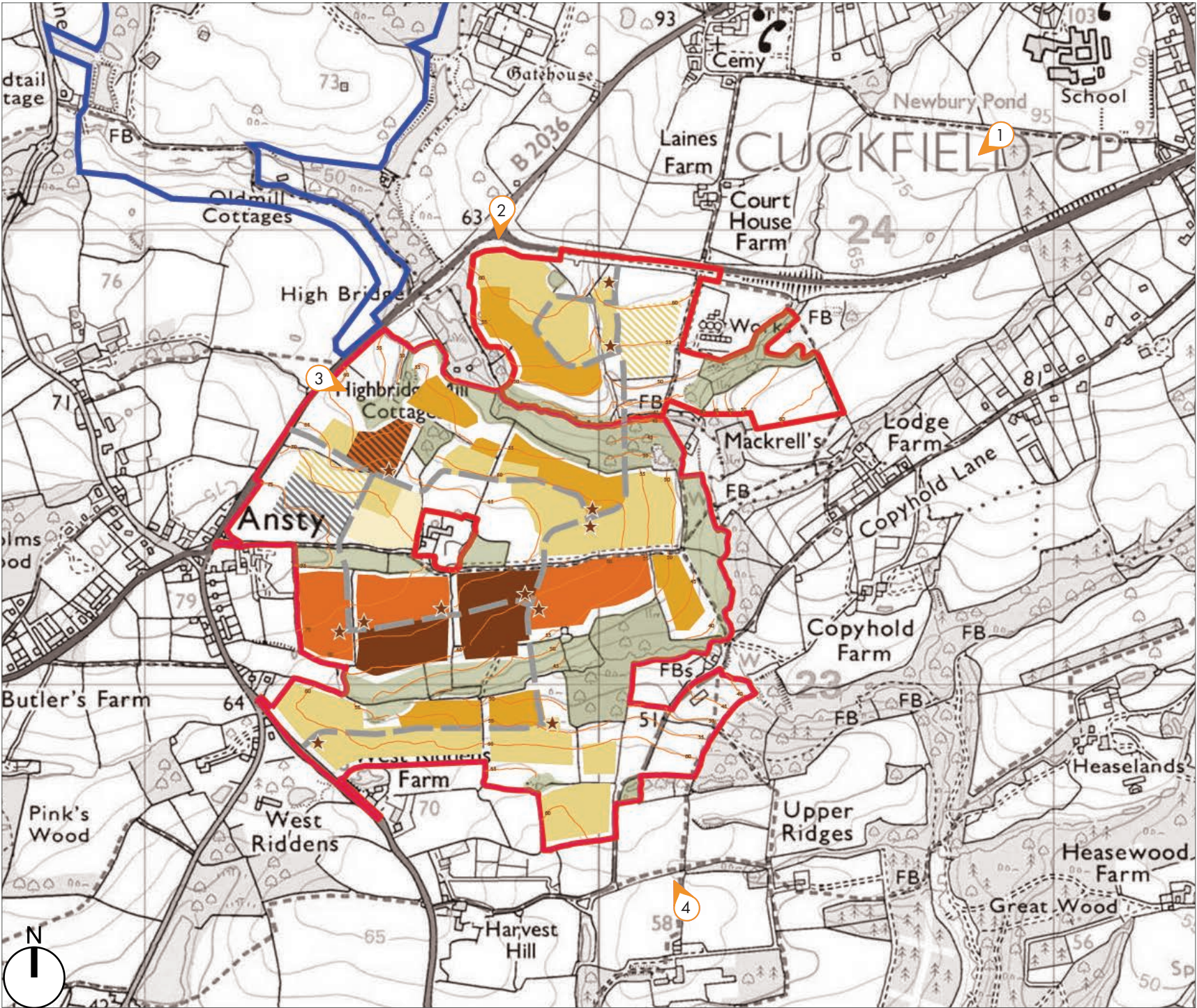


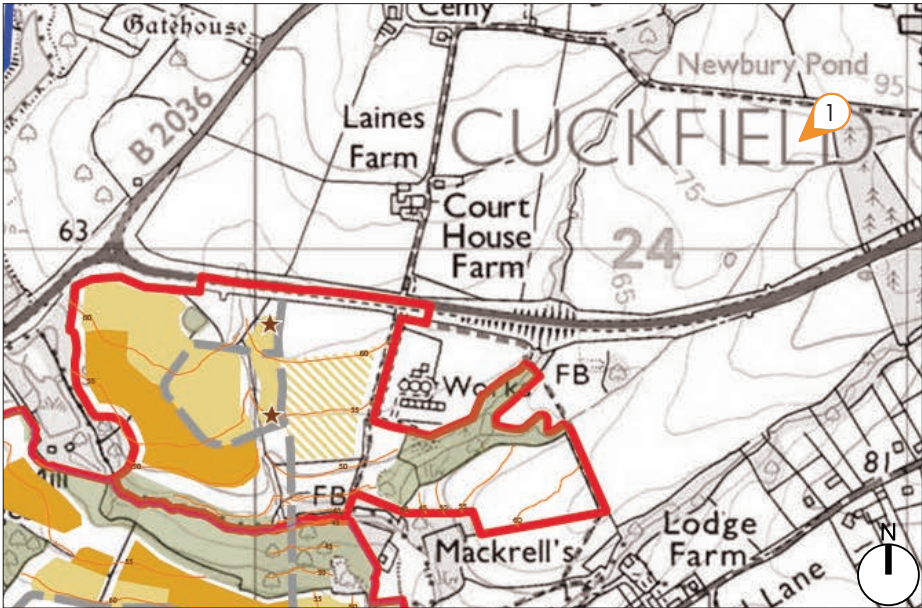
FIGURE 5.4 – PLAN ILLUSTRATING VVM LOCATIONS (FABRIK, 2023)



BASELINE SURVEYED PHOTO: VVM VIEWPOINT 1
VIEW FROM PROW FOOTPATH 8ACU, LOOKING SOUTH WEST TOWARDS THE SITE

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
-  UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
-  EXISTING WOODLAND
-  ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
-  INDICATIVE LANDMARK BUILDING LOCATION
-  60 5 M CONTOUR
-  SPINE & SECONDARY STREET NETWORK
-  1 LOCATION OF VVM



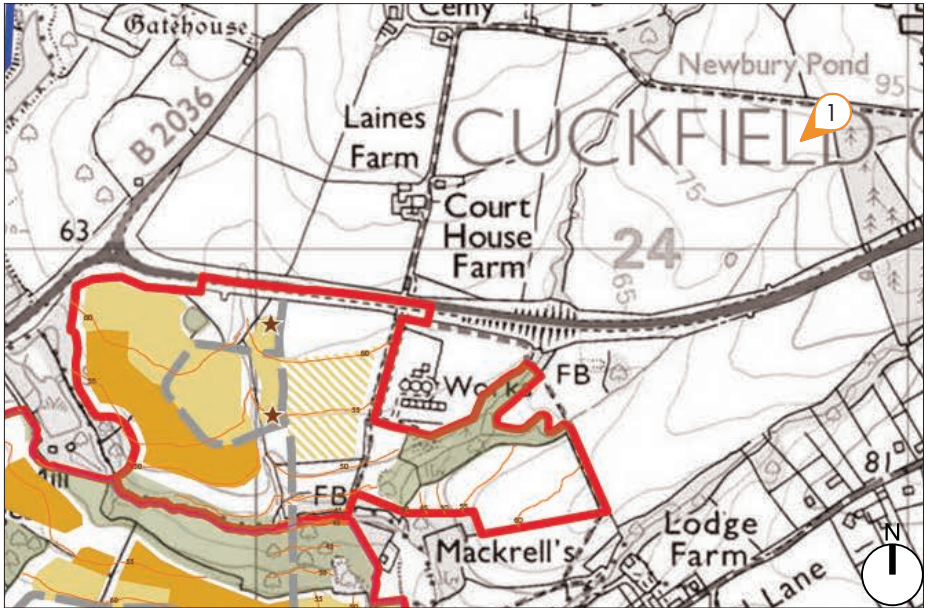
VVM VIEWPOINT 1 LOCATION



VVM VIEWPOINT 1: YEAR 1
VIEW FROM PROW FOOTPATH 8ACU, LOOKING SOUTH WEST TOWARDS THE SITE WITH THE YEAR 1 PROPOSED DEVELOPMENT PARTIALLY VISIBLE AND SET DOWN IN THE LANDSCAPE BELOW THE TREED VISUAL HORIZON.

LEGEND

- ASSESSMENT SITE BOUNDARY
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ★ INDICATIVE LANDMARK BUILDING LOCATION
- 60 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



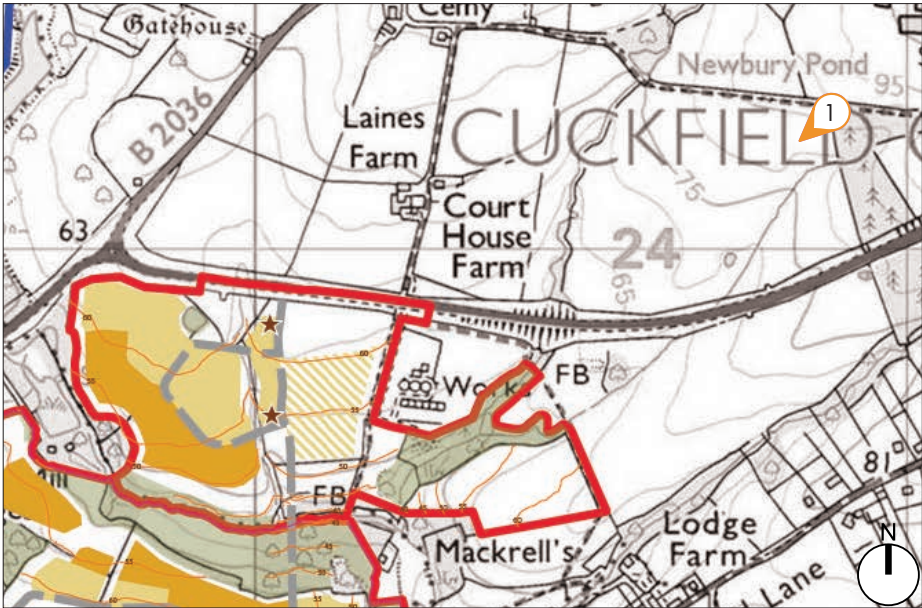
VVM VIEWPOINT 1 LOCATION



VVM VIEWPOINT 1: YEAR 15
 VIEW FROM PROW FOOTPATH 8ACU, LOOKING SOUTH WEST TOWARDS THE SITE WITH THE YEAR 15 PROPOSED DEVELOPMENT PARTIALLY VISIBLE AND SET DOWN IN THE LANDSCAPE BELOW THE TREED VISUAL HORIZON.

LEGEND

- ASSESSMENT SITE BOUNDARY
- UP TO 2 STOREY (10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (11.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



VVM VIEWPOINT 1 LOCATION