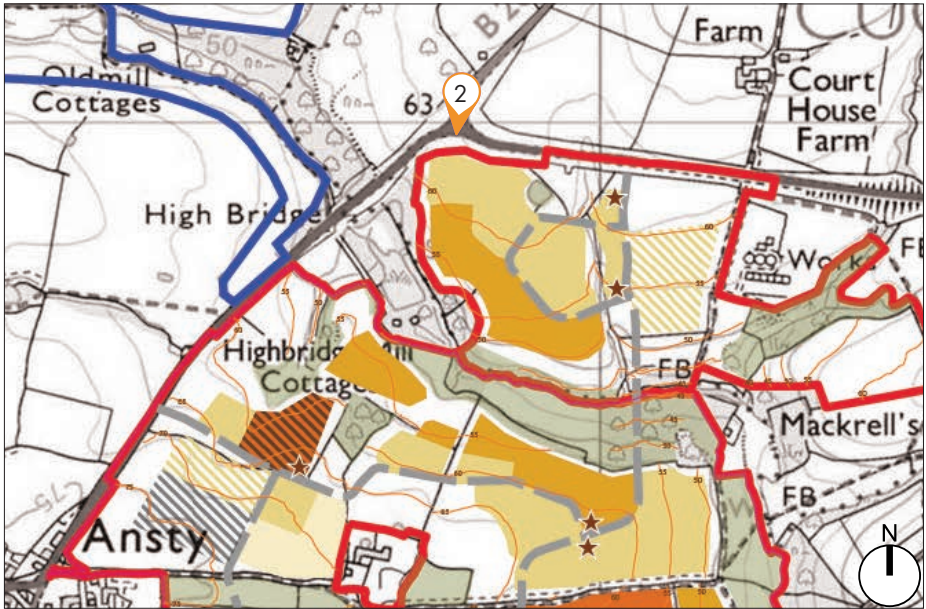




BASELINE SURVEYED PHOTO: VVM VIEWPOINT 2
VIEW FROM CUCKFIELD ROAD, LOOKING SOUTH TOWARDS THE SITE AND THE ROUNDABOUT JUNCTION WITH THE A272.

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)
- 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



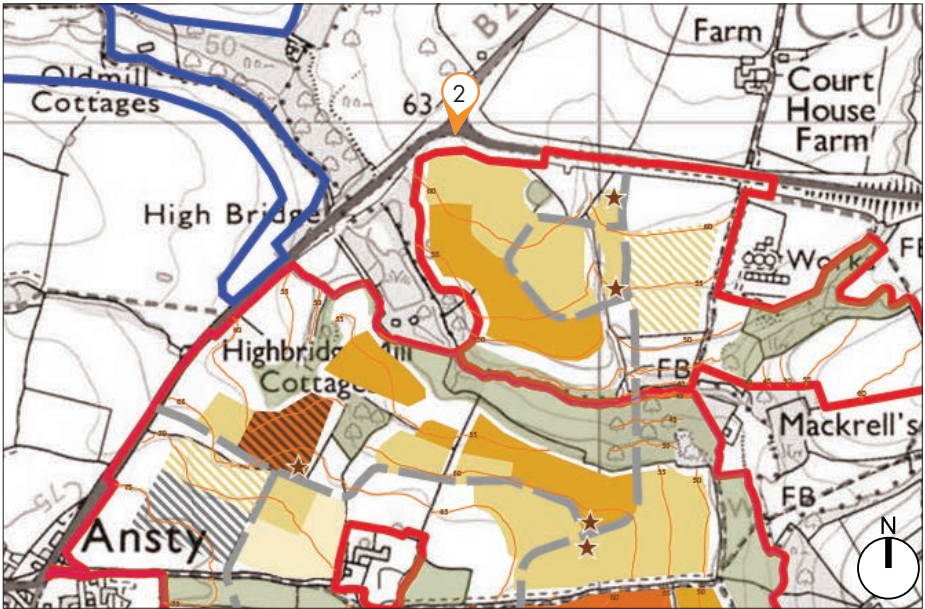
VVM VIEWPOINT 2 LOCATION



VVM VIEWPOINT 2: YEAR 1
VIEW FROM CUCKFIELD ROAD, LOOKING SOUTH TOWARDS THE SITE AND THE ROUNDABOUT JUNCTION WITH THE A272 WITH THE YEAR 1 PROPOSED DEVELOPMENT PARTIALLY VISIBLE BETWEEN THE RETAINED TREES.

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)
- 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
- 60 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



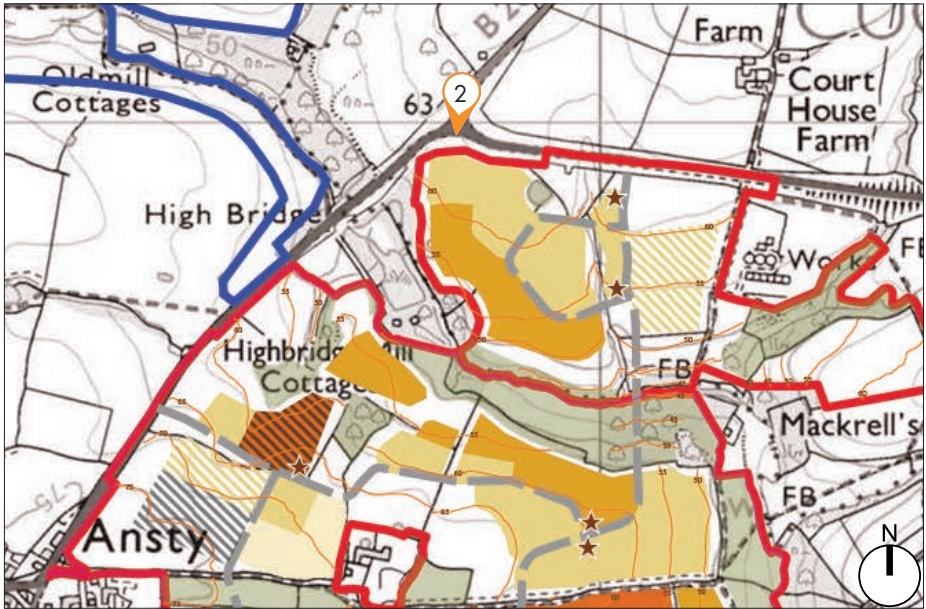
VVM VIEWPOINT 2 LOCATION



VVM VIEWPOINT 2: YEAR 15
VIEW FROM CUCKFIELD ROAD, LOOKING SOUTH TOWARDS THE SITE AND THE ROUNDABOUT JUNCTION WITH THE A272 WITH THE YEAR 15 PROPOSED DEVELOPMENT PARTIALLY VISIBLE, SET BEYOND THE MATURING BOUNDARY VEGETATION.

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)
-  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



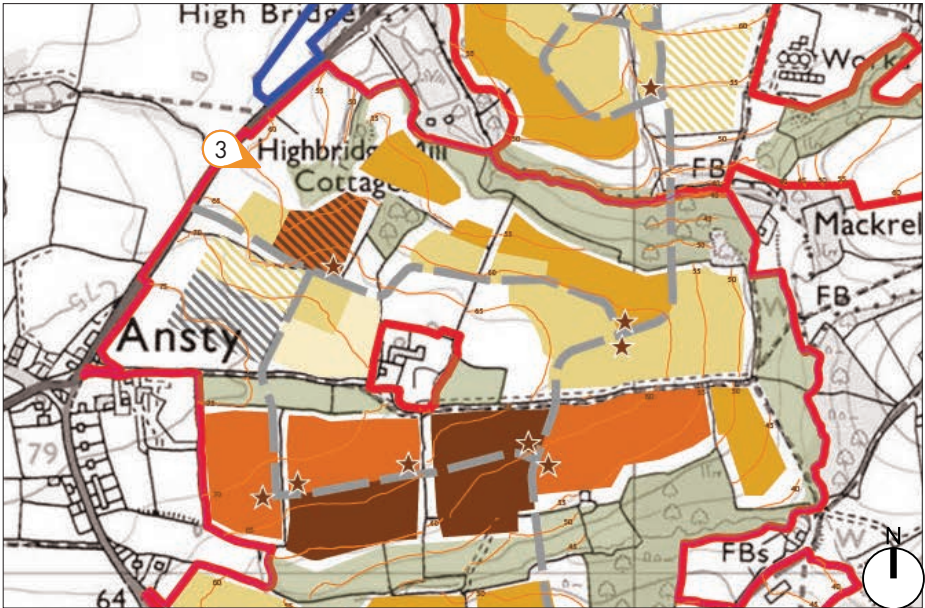
VVM VIEWPOINT 2 LOCATION



BASELINE SURVEYED PHOTO: VVM VIEWPOINT 3
VIEW FROM THE A272 ADJACENT TO THE HIGH WEALD AONB BOUNDARY AND THE WESTERN SITE BOUNDARY, LOOKING EAST ACROSS THE SITE.

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
- 1 LOCATION OF VVM



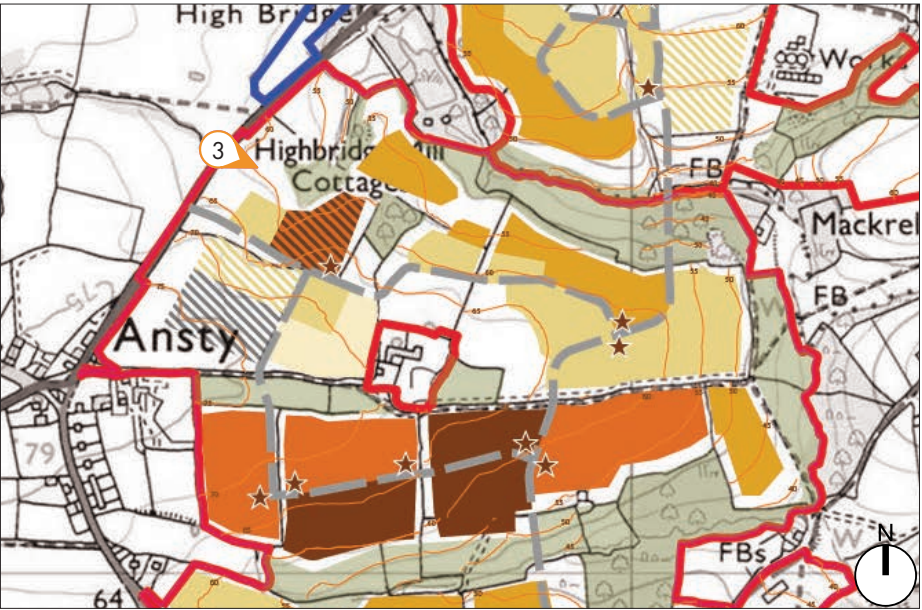
VVM VIEWPOINT 3 LOCATION



VVM VIEWPOINT 3 - YEAR 1
VIEW FROM THE A272 ADJACENT TO THE HIGH WEALD AONB BOUNDARY AND THE WESTERN SITE BOUNDARY, LOOKING EAST ACROSS THE SITE WITH THE YEAR 1 PROPOSED DEVELOPMENT PARTIALLY VISIBLE BEYOND THE GREEN GAP AND NEW PLANTING.

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**



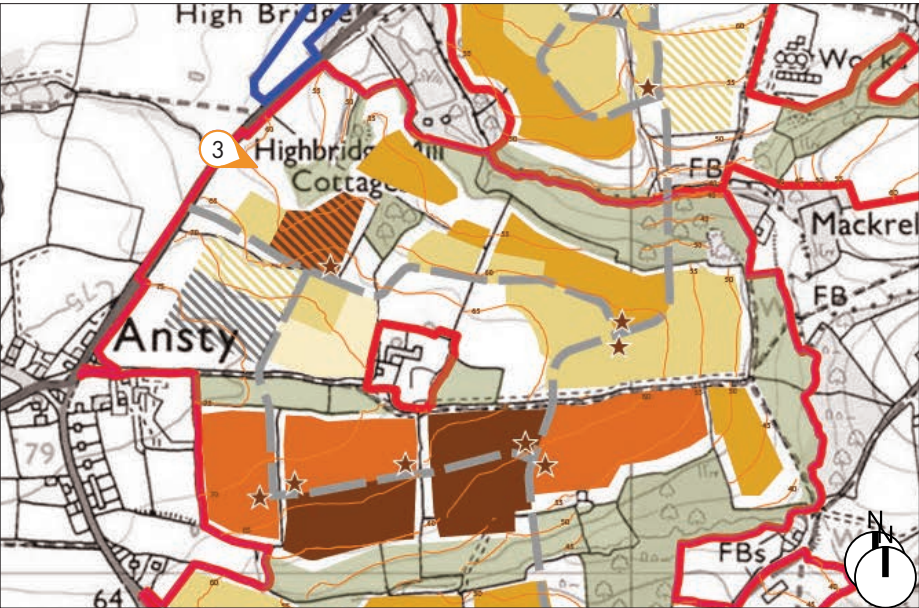
VVM VIEWPOINT 3 LOCATION



VVM VIEWPOINT 3 - YEAR 15
 VIEW FROM THE A272 ADJACENT TO THE HIGH WEALD AONB BOUNDARY AND THE WESTERN SITE BOUNDARY, LOOKING EAST ACROSS THE SITE WITH THE YEAR 15 PROPOSED DEVELOPMENT PARTIALLY VISIBLE, BEYOND THE MATURING PROPOSED PLANTING .

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
- 60 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



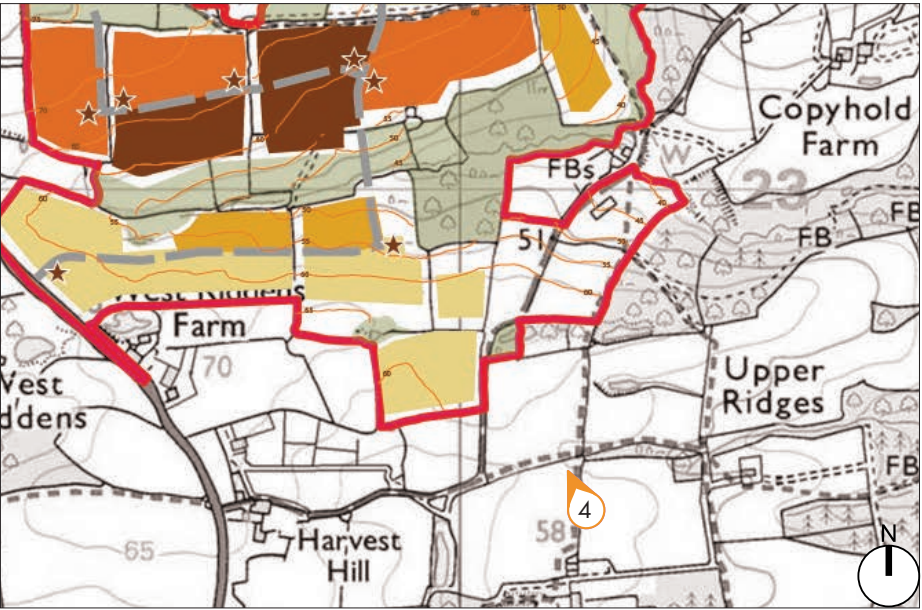
VVM VIEWPOINT 3 LOCATION



BASELINE SURVEYED PHOTO: VVM VIEWPOINT 4
VIEW FROM PROW FOOTPATH 84CR TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SOUTHERN SITE BOUNDARY.

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  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 4 STOREY (16.0 M RIDGE HEIGHT)
-  EXISTING WOODLAND
-  INDICATIVE LANDMARK BUILDING LOCATION
-  60 5 M CONTOUR
-  SPINE & SECONDARY STREET NETWORK
-  1 LOCATION OF VVM



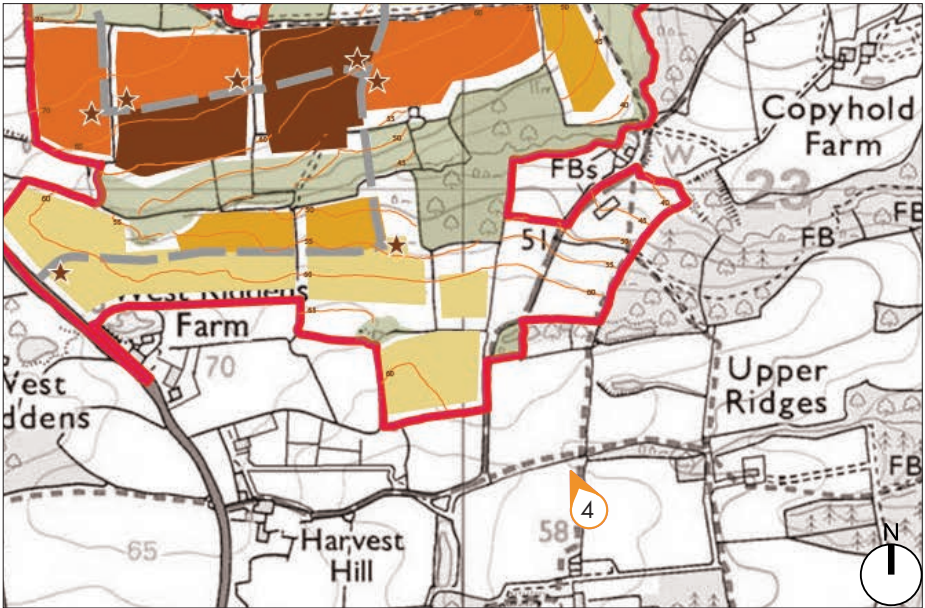
VVM VIEWPOINT 4 LOCATION



VVM VIEWPOINT 4 - YEAR 1
 VIEW FROM PROW FOOTPATH 84CR TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SOUTHERN SITE BOUNDARY. THE YEAR 1 PROPOSED DEVELOPMENT IS NOT VISIBLE FROM THIS LOCATION DUE TO THE MATURE TREES WITHIN THE INTERVENING LANDSCAPE AND ON THE SOUTHERN SITE BOUNDARY.

LEGEND

- ASSESSMENT SITE BOUNDARY
- 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 4 STOREY (16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK
- 1 LOCATION OF VVM



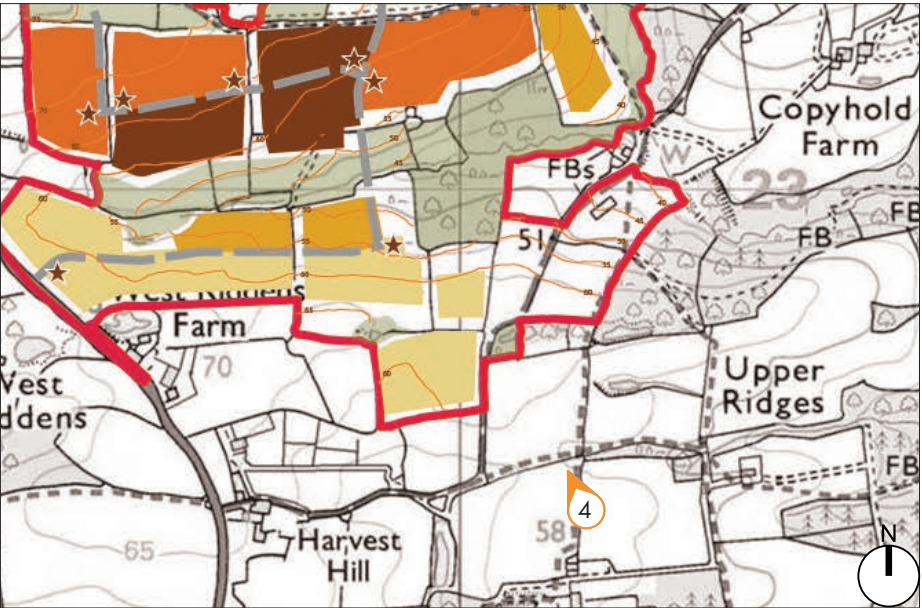
VVM VIEWPOINT 4 LOCATION



VVM VIEWPOINT 4 - YEAR 15
VIEW FROM PROW FOOTPATH 84CR TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SOUTHERN SITE BOUNDARY. THE YEAR 15 PROPOSED DEVELOPMENT CONTINUES TO BE OBSCURED FROM THIS LOCATION.

LEGEND

-  ASSESSMENT SITE BOUNDARY
-  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 4 STOREY (16.0 M RIDGE HEIGHT)
-  EXISTING WOODLAND
-  INDICATIVE LANDMARK BUILDING LOCATION
-  5 M CONTOUR
-  SPINE & SECONDARY STREET NETWORK
-  LOCATION OF VVM



VVM VIEWPOINT 4 LOCATION

6.0

ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

6.1

INTRODUCTION

The detailed assessment of landscape and visual effects arising from the Proposed Development are set out in a series of impact tables in Appendix V3.2. These set out the effects on:

- Contextual landscape receptors (i.e. effects on landscape receptors beyond The Site boundary, for example, direct and indirect effects on landscape character);
- Site landscape receptors (i.e. effects on landscape receptors within The Site boundary only); and
- Visual receptors (effects arising from the changes to the landscape which are perceived by both static and transient receptors).

The description of the Proposed Development and Embedded Mitigation described in Section 5.1, the suite of Parameter Plans, Detailed Plans, DAS and the Inherent Design Mitigation described in Section 5.0 have all been used to inform the assessment of effects on the contextual landscape receptors, Site landscape receptors and visual receptors during the construction and operational phases.

Construction effects are often short term; however, they see the start of a long term and permanent change. The landscape and visual receptors and their values are categorised into receptor types and are assessed alongside the receptor susceptibility to the specific change arising from this Proposed Development in order to identify the landscape sensitivity (refer to Appendix V3.1 for the detailed LVIA methodology). The sensitivity of the landscape and visual receptors is separately combined with the magnitude of change to determine the significance of effect. The magnitude of change is determined relative to the size, scale, geographic extent, duration, permanence and reversibility of the Proposed Development on the particular receptor through the use of the criteria, but also the application of professional judgement and opinion.

The criteria for the significance of landscape and visual effects are defined in the LVIA methodology in Appendix V3.1.

Whilst the Proposed Development would introduce built form to a green field site and views, it is predicted to be high quality and reflect the characteristics of Ansty, Mid Sussex, the High Weald and the surrounding area, which would moderate the adverse significance of effect. As the application is in outline, this LVIA has assessed the maximum parameters for the Proposed Development and the VVMs demonstrate the worst case scenario. In reality, the finer grain of built form associated with the development parcels and the roof lines of the individual buildings will moderate effects to a degree. This has been factored into the professional judgements on the significance of effects where necessary. A Design Code is to be submitted for the Proposed Development to provide further controls to future Reserved Matters applications and will be secured by condition. At the time of writing this LVIA, the Design Code was not available and therefore has not been relied upon in this assessment. The worst case scenario has therefore been assessed.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT TABLES

The assessment of landscape and visual effects is set out in a series of tables in Tables V3.2.1 – V3.2.3 (Appendix V3.2). The assessment of effects has taken into account the embedded mitigation measures and the mitigation measures relevant to

the construction period described in Section 5.0. Effects have been assessed during the construction period and at Year 1 of operation. As with the development of any green field site, adverse effects will occur, however, effects have been moderated wherever possible. Not all effects associated with the Proposed Development are considered to be Significant. The landscape mitigation measures set out in this LVIA and embedded into the masterplan layout are considered to sufficiently mitigate and avoid significant effects on the Natural, Cultural and Perceptual contextual landscape receptors as well as National Character Area 121. Whilst the Proposed Development would introduce new built form and open space to the east of Ansty and the High Weald AONB, the positioning of the proposed school playing fields, retention of open fields alongside the A272 of a minimum 50m in width and the introduction of new tree belts to enhance woodland connectivity are all considered to moderate the effects on the setting of the AONB to a point where it is not considered to be significant in EIA terms. The Proposed Development would see the introduction of a large number and variety of new landscape features, creating new areas of habitat, open space and helping to reduce the visual impacts of the built form.

As set out in the Section 3.0 Assessment Methodology, the criteria for establishing the significance of landscape and visual effects are set out in Table 3.3 of this LVIA. This states that effects judged as Minor Adverse or Negligible are not considered to be significant in EIA terms. The below text summarises the effects during the construction stage and at year 1 of operation, highlighting those that are considered to be significant in EIA terms. The full assessment of effects is set out in Tables V3.2.1-V3.2.3 in Appendix V3.2.

6.2

CONSTRUCTION EFFECTS

SUMMARY OF EFFECTS DURING THE CONSTRUCTION PERIOD

Contextual Landscape Receptors

Table V3.2.1 (Appendix V3.2) provides full details of the impact assessment on the contextual landscape receptors during the construction period. These effects are considered to be temporary and short term but see the commencement of permanent and long term effects. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to four contextual landscape receptors during the construction period. These are the Natural, Cultural/Social, Perceptual/Aesthetic contextual landscape receptors and NCA 122: High Weald, all of which are assessed as experiencing “No Change”. Significant effects are identified to six contextual landscape receptors during the construction period due to the change from a green field site to that of a construction site and emerging built form. These include:

- Moderate – Minor Adverse effects to County LCA HW4: High Weald Fringes and District LCA 10: High Weald Fringes.
- Moderate Adverse effects to District Landscape Capacity Assessment Character Areas 51: Copyhold High Weald Fringe and 77: Ansty High Weald Fringe due to the geographic extent of the proposals within the LCAs.
- Major - Moderate Adverse effects on Parish LCA 22: Highbridge - Copyhold Slopes due to the geographic extent of the proposals within the LCA.
- Major - Moderate Adverse effects on the Contextual Townscape Elements due to the geographic extent of the proposals.

Site Landscape Receptors

Table V3.2.2 (Appendix V3.2) provides full details of the impact assessment on the Site landscape receptors during the construction period. These effects are considered to be temporary and short term but see the commencement of permanent and long term effects. It identifies that there would be no insignificant effects (Negligible or Minor Adverse) to any Site landscape receptors during the construction period. Significant effects are identified to seven Site landscape receptors during the construction period due to the change from a green field site to that of a construction site and emerging built form. These include:

- Moderate – Minor Adverse effects to the Geology and Soils within The Site due to the movement and loss of soils on Site.
- Moderate Adverse effects to the Landform and Drainage due to the formation of development platforms and the creation of attenuation basins.
- Moderate - Minor Adverse effects to the Vegetation Cover within The Site due to the removals to facilitate access and the Proposed Development.
- Major Adverse effects on the Land Use/Settlement/Enclosure/Land Ownership/ Time Depth of The Site due to its change from open fields to a construction site.
- Major Adverse effects on the perceptual and aesthetic qualities of The Site as above.
- Major Adverse effects on the landscape character of The Site and its immediate surroundings, including a reduction in the sense of tranquillity due to its change from open fields to a construction site.
- Moderate Adverse effects on night-time character due to the introduction of additional lighting to a landscape with limited lighting at present.

Visual Receptors

Table V3.2.3 (Appendix V3.2) provides full details of the impact assessment on the visual receptors during the construction period. These effects are considered to be temporary and short term, but again, see the commencement of a long term, permanent effect. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to 20 visual receptors during the construction period. These include residential receptors along the A272 in Ansty, at Harvest Hill, Copyhold Lane, Courthouse Farm and Laines Farm. Transient receptors using Copyhold Lane and Cuckfield Road. Transient receptors using the following PRoW: Footpath 59CR, Footpaths 75-77CR, Footpaths 74CR, 79, 80 and 84CR, Footpath 3aCU, Footpath 8aCU, Footpaths 9CU, 49CU and 66CR, and Footpath 58CR. Receptors using or working at Cuckfield Cricket Club, Warden Park Academy and in the wider agricultural landscape, Holy Trinity Church, Cuckfield and Ansty Sports Club. There are also considered to be insignificant effects on the visual receptors within the High Weald AONB. Significant effects to seventeen local visual receptors / groups of receptors during the construction period due to the change from a green field site to that of a construction site with associated activities / movement and emerging built form. These include:

- Major Adverse effects on the Residents of The Place and the Barn to North of Forsyth’s Farmhouse (both Grade II Listed) and The Grainloft surrounded by The Site and West Riddens Farmhouse (Grade II Listed) on the southern boundary of The Site.
- Major - Moderate Adverse effects on the residents of the properties accessed via PRoW 62CR within The Site.
- Moderate Adverse effects on the residents of Highbridge Mill (Grade II Listed) and

ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

- Highbridge Mill Cottages to the north west of The Site.
- Moderate - Minor Adverse effects on the Residents of the dwellings along the B2036 within Ansty to the west of The Site and Mackerell’s Farmhouse (Grade II Listed) to the east of The Site.
- Moderate Adverse effects on the transient receptors using the A272 and B2036 along the northern and western boundaries of The Site.
- Major Adverse effects on the transient receptors using PRoW 62CR and PRoW 8bCU within The Site.
- Major - Moderate Adverse effects on the transient receptors using PRoW 65CR and PRoW 69CR within The Site and PRoW 6aCU to the north of The Site.
- Moderate - Minor Adverse effects on the transient receptors using PRoWs 71CR, 72CR, 73CR, 103CR and 60CR within and surrounding The Site. PRoW 60CR is within the High Weald AONB.

6.3 OPERATIONAL EFFECTS

Contextual Landscape Receptors

Table V3.2.1 (Appendix V3.2) provides full details of the impact assessment on the contextual landscape receptors ay Year 1 of operation. These effects are considered to be permanent and medium - long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to six contextual landscape receptors during the construction period. These are the Natural, Cultural/Social, Perceptual/Aesthetic contextual landscape receptors and NCA 122: High Weald, all of which are assessed as experiencing “No Change”. County LCA HW4 and District LCA 10 (both named High Weald Fringes) are considered to experience Minor Adverse - Negligible effects. Significant effects are identified to four contextual landscape receptors at Year 1 of operation. These include:

- Moderate – Minor Adverse effects to District Landscape Capacity Assessment Character Area 51: Copyhold High Weald Fringe.
- Moderate Adverse effects to District Landscape Capacity Assessment Character Area 77: Ansty High Weald Fringe and the Contextual Townscape Elements due to the geographic extent of the proposals.
- Major - Moderate Adverse effects on Parish LCA 22 due to the geographic extent of the proposals within the LCA.

Site Landscape Receptors

Table V3.2.2 (Appendix V3.2) provides full details of the impact assessment on the Site landscape receptors at Year 1 of operation. These effects are considered to be permanent and medium - long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to two Site landscape receptors at Year 1 of operation. These are a Minor Adverse effects on the Geology and Soils and Vegetation Cover of The Site. Significant effects are identified to five Site landscape receptors at Year 1 of operation. These include:

- Moderate - Minor Adverse effects to the Landform and Drainage within The Site.
- Moderate - Major Adverse effects on the Land Use/Settlement/Enclosure/ Land Ownership/Time Depth of The Site due to its change from open fields to a residential development with areas of open space.
- Moderate - Major Adverse effects on the perceptual and aesthetic qualities of The Site as above.
- Moderate Adverse effects on the landscape character of The Site as above.

- Moderate Adverse effects on night-time character due to the introduction of additional lighting to a landscape with limited lighting at present.

Visual Receptors

Table V3.2.3 (Appendix V3.2) provides full details of the impact assessment on the visual receptors at Year 1 of operation. These effects are considered to be permanent and medium - long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to 27 visual receptors at Year 1 of operation. These include residential receptors along the B2036 and A272 in Ansty, at Mackrell’s Cottage, Harvest Hill, Copyhold Lane, Courthouse Farm and Laines Farm. Transient receptors using Copyhold Lane and Cuckfield Road. Transient receptors using the following PRoW: Footpath 59CR, Footpath 60CR, Footpaths 71CR and 72CR, Bridleway 73CR, Footpaths 75-77CR, Footpaths 74CR, 79, 80 and 84CR, Footpath 103CR, Footpath 3aCU, Footpath 8aCU, Footpaths 9CU, 49CU and 66CR, and Footpath 58CR. Receptors using or working at Ansty Recreation Ground/Cricket Club/Football Club, Cuckfield Cricket Club, Warden Park Academy and in the wider agricultural landscape, Holy Trinity Church, Cuckfield and Ansty Sports Club. There are also considered to be insignificant effects on the visual receptors within the High Weald AONB. Significant effects are identified to nine local visual receptors / groups of receptors at Year 1 of operation due to the change in the character and amenity of the view from green field to that comprising new built form, associated open space and new planting. These include:

- Moderate - Major Adverse effects on the Residents of The Place and the Barn to North of Forsyth’s Farmhouse (both Grade II Listed) and The Grainloft surrounded by The Site and Moderate Adverse effects on the residents of West Riddens Farmhouse (Grade II Listed) on the southern boundary of The Site.
- Moderate Adverse effects on the residents of the properties accessed via PRoW 62CR within The Site.
- Moderate - Minor Adverse effects on the residents of Highbridge Mill (Grade II Listed) and Highbridge Mill Cottages to the north west of The Site.
- Major - Moderate Adverse effects on the transient receptors using PRoW 62CR within The Site.
- Moderate Adverse effects on the transient receptors using PRoW 8bCU, PRoW 65CR and PRoW 69CR within The Site and PRoW 6aCU to the north of The Site.

These effects would reduce over time considering the maturation of the proposed planting within the areas of green infrastructure as set out in the residual effects Section 8.0.

7.0

SCOPE FOR ADDITIONAL MITIGATION MEASURES

7.1

POTENTIAL ADDITIONAL MITIGATION MEASURES

The design of the Proposed Development has been landscape led and has evolved to minimise the effects. Additional mitigation measures have been identified over and above those designed into the scheme and these are set out below.

HEIGHT AND MASSING

The location and height of the development parcel/s has been landscape driven in order to limit views to the existing visual envelope associated with The Site in views from the immediate, local and wider landscape. The detailed design of the buildings will be informed by the landscape and visual opportunities and constraints, as part of a Reserved Matters Application.

The heights of the Proposed Development parcels range between up to one storey (8m ridge height) and four storeys (16m ridge height) with a tolerance of +/-2m from existing ground levels.

OPEN SPACE

The location is illustrated on the Green Infrastructure Parameter Plan relative to the retention of the existing tree/s / landscape features and is proposed to exceed the policy requirement to serve this development.

It is anticipated that the open space will include tree planting and will be designed to be multi-functional, linking to the wider network of green infrastructure, wherever possible. The details of this would be agreed and secured at Reserved Matters stage in compliance with the Design Code secured via condition.

TREES AND VEGETATION

The specification of trees and shrubs to be planted across The Site is to be agreed through the Reserved Matters Application / by condition. All new primary and secondary streets will be tree lined (in accordance with the NPPF), with existing trees and woodlands retained wherever possible.

MATERIALS

The proposed building facades will comprise of materials, finishes and hues which are evident in the local landscape and townscape (as set out in the DAS). The details of this would be agreed and secured at Reserved Matters stage in compliance with the Design Code secured via condition.

LIGHTING

It is assumed that the Proposed Development will be lit. The lighting is to be designed to be as low as possible, directional into The Site and shielded with no backwards glare.

7.2

LIKELY EFFECTIVENESS OF ADDITIONAL MITIGATION MEASURES

The likely effectiveness of additional mitigation measures is considered to vary depending on the type of mitigation and the timeframes considered. The mitigation measures implemented in relation to height and massing, open space, materials and lighting are all considered to have an immediate impact on the likely landscape and visual effects experienced as a result of the Proposed Development.

In relation to trees and vegetation, the effectiveness of this additional mitigation measure is considered to improve with the passage of time, as new tree planting and vegetation grows and matures. This has a particular influence on the assessment of the residual effects from visual receptors as the potential of the proposed vegetation to screen and filter views of the Proposed Development becomes greater.

RESIDUAL LANDSCAPE AND VISUAL EFFECTS

8.1 SIGNIFICANT RESIDUAL EFFECTS

The additional mitigation measures described in Section 7.0 have been taken into account in the assessment of the Year 15 effects and considering the maturation of the landscape proposals. The Year 15 effects are considered to be the residual effects of the Proposed Development and are set out in detail in Tables V3.2.1 - V3.2.3 in Appendix V3.2. Those considered to be significant in EIA terms as per section A1.6 of the Methodology (Appendix V3.1) are highlighted orange.

As set out in the Assessment Methodology (Section 3.0), the criteria for establishing the significance of landscape and visual effects are listed in Table 3.3. This states that effects judged as Minor Adverse or Negligible are not considered to be significant in EIA terms. The below text summarises the residual effects at year 15 of operation, highlighting those that are considered to be significant in EIA terms as a result of the Proposed Development after the additional mitigation measures in Section 7.0 have been implemented. For full details and descriptions of the effects, please refer to Appendix V3.2.

SUMMARY OF RESIDUAL EFFECTS

Contextual Landscape Receptors

Table V3.2.1 (Appendix V3.2) provides full details of the impact assessment on the contextual landscape receptors at year 15 of operation. These effects are considered to be permanent and long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to seven contextual landscape receptors during the construction period. These are the Natural, Cultural/Social, Perceptual/Aesthetic contextual landscape receptors and NCA 122: High Weald, all of which are assessed as experiencing “No Change”. County LCA HW4 and District LCA 10 (both named High Weald Fringes) are considered to experience Minor Adverse - Negligible effects. District Landscape Capacity Assessment LCA 51: Copyhold High Weald Fringe is considered to experience Minor Adverse effects. Significant effects are identified to three contextual landscape receptors at Year 15 of operation. These include:

- Moderate – Minor Adverse effects to District Landscape Capacity Assessment Character Area 77.
- Moderate Adverse effects on Parish LCA 22 due to the geographic extent of the proposals within the LCA.
- Moderate Adverse effects to the Contextual Townscape Elements due to the geographic extent of the proposals.

Site Landscape Receptors

Table V3.2.2 (Appendix V3.2) provides full details of the impact assessment on the Site landscape receptors at Year 15 of operation. These effects are considered to be permanent and long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to two Site landscape receptors at Year 1 of operation. These are a Minor Adverse effects on the Geology and Soils and Landform and Drainage of The Site. Significant effects are identified to five Site landscape receptors at Year 15 of operation. These include:

- Minor - Moderate Beneficial effects on vegetation cover due to the net gain in landscape features through the planting of new areas of wildflower meadow,

- ornamental and informal planting areas, new hedgerows, trees and woodland blocks within The Site that replace those features removed to facilitate the Proposed Development at a ratio of greater than 1:1.
- Moderate Adverse effects on the Land Use/Settlement/Enclosure/Land Ownership/ Time Depth of The Site due to its change from open fields to a residential development with areas of open space.
- Moderate - Minor Adverse effects on the perceptual and aesthetic qualities of The Site due to its change from open fields on the settlement edge to a residential development with areas of open space.
- Moderate - Minor Adverse effects on the landscape character of The Site due to its change from open fields to a residential development with areas of open space.
- Moderate Adverse effects on night-time character due to the introduction of additional lighting to a landscape with limited lighting at present.

Visual Receptors

Table V3.2.3 (Appendix V3.2) provides full details of the impact assessment on the visual receptors at Year 15 of operation. These effects are considered to be permanent and long term. It identifies that there would be insignificant effects (Negligible or Minor Adverse) to 28 visual receptors at Year 1 of operation. These include residential receptors along the B2036 and A272 in Ansty, at Highbridge Mill and Highbridge Mill Cottages, at Mackrell’s Cottage, Harvest Hill, Copyhold Lane, Courthouse Farm and Laines Farm. Transient receptors using Copyhold Lane and Cuckfield Road. Transient receptors using the following PRoW: Footpath 59CR, Footpath 60CR, Footpaths 71CR and 72CR, Bridleway 73CR, Footpaths 75-77CR, Footpaths 74CR, 79, 80 and 84CR, Footpath 103CR, Footpath 3aCU, Footpath 8aCU, Footpaths 9CU, 49CU and 66CR, and Footpath 58CR. Receptors using or working at Ansty Recreation Ground/Cricket Club/Football Club, Cuckfield Cricket Club, Warden Park Academy and in the wider agricultural landscape, Holy Trinity Church, Cuckfield and Ansty Sports Club. There are also considered to be insignificant effects on the visual receptors within the High Weald AONB. Significant residual effects are identified to eight local visual receptors / groups of receptors at Year 15 of operation. These include:

- Moderate Adverse effects on the Residents of The Place and the Barn to North of Forsyth’s Farmhouse (both Grade II Listed) and The Grainloft surrounded by The Site, on the residents of West Riddens Farmhouse (Grade II Listed) on the southern boundary of The Site and on the residents of the properties accessed via PRoW 62CR within The Site.
- Moderate Adverse effects on the transient receptors using PRoW 62CR within The Site.
- Moderate - Minor Adverse effects on the transient receptors using PRoW 8bCU, PRoW 65CR and PRoW 69CR within The Site and PRoW 6aCU to the north of The Site.

9.0

CUMULATIVE EFFECTS

9.1 CUMULATIVE EFFECTS

The summary of Cumulative Effects relevant to this LVIA gives consideration to other major developments likely to generate significant inter-project effects within approximately 5km of the boundary of The Site. The local development sites considered include:

- Approved but uncompleted projects (i.e. un-implemented or under construction);
- Projects for which an application has been made and which are under consideration by the consenting authorities; and
- Projects for which a request for an EIA Scoping Opinion has been submitted.

A number of allocated schemes are set out within the emerging MSDC Local Plan, for which MSDC are committing to providing housing on as set out in Chapter 3 of this ES. None of the identified sites have a physical or visual relationship with The Site and Proposed Development. In addition to this, the District Plan is not yet adopted and there are no fixed proposals for these schemes. Therefore the identified draft allocations have been scoped out of this LVIA cumulative assessment.

Of the committed and consented developments identified in Section 3 of the ES, none have a physical or visual relationship with The Site with most at least 2km from The Site boundary (See Figure 9.1 opposite). The closest committed development to The Site is the Burgess Hill Northern Arc development, which is approximately 1.5km to the south of The Site. This is a mixed use development of approximately 3,040 dwellings and associated infrastructure and open space.

DESCRIPTION OF CUMULATIVE EFFECTS

Whilst the Northern Arc scheme is close enough to The Site for there to be a visual relationship, the undulating topography and wooded character of the intervening landscape prevents any visual connectivity and therefore the Proposed Development would not be perceived from any location identified in the visual assessment of The Site cumulatively with the Northern Arc development or any of the other cumulative sites considered.

The cumulative sites are located within different Landscape Character Areas to The Site at the National, County, District and Parish levels. Whilst the schemes would cumulatively see an increase in built form within the local area, there would not be cumulative effects on the same Landscape Character Areas or the townscape of the same settlements. The schemes would retain the existing identities of their respective settlements and would not lead to any sense of coalescence.

The landscape and visual receptors assessed within this LVIA would not experience any additional cumulative effects over and above those caused by the Proposed Development within The Site as a result of the identified cumulative sites.

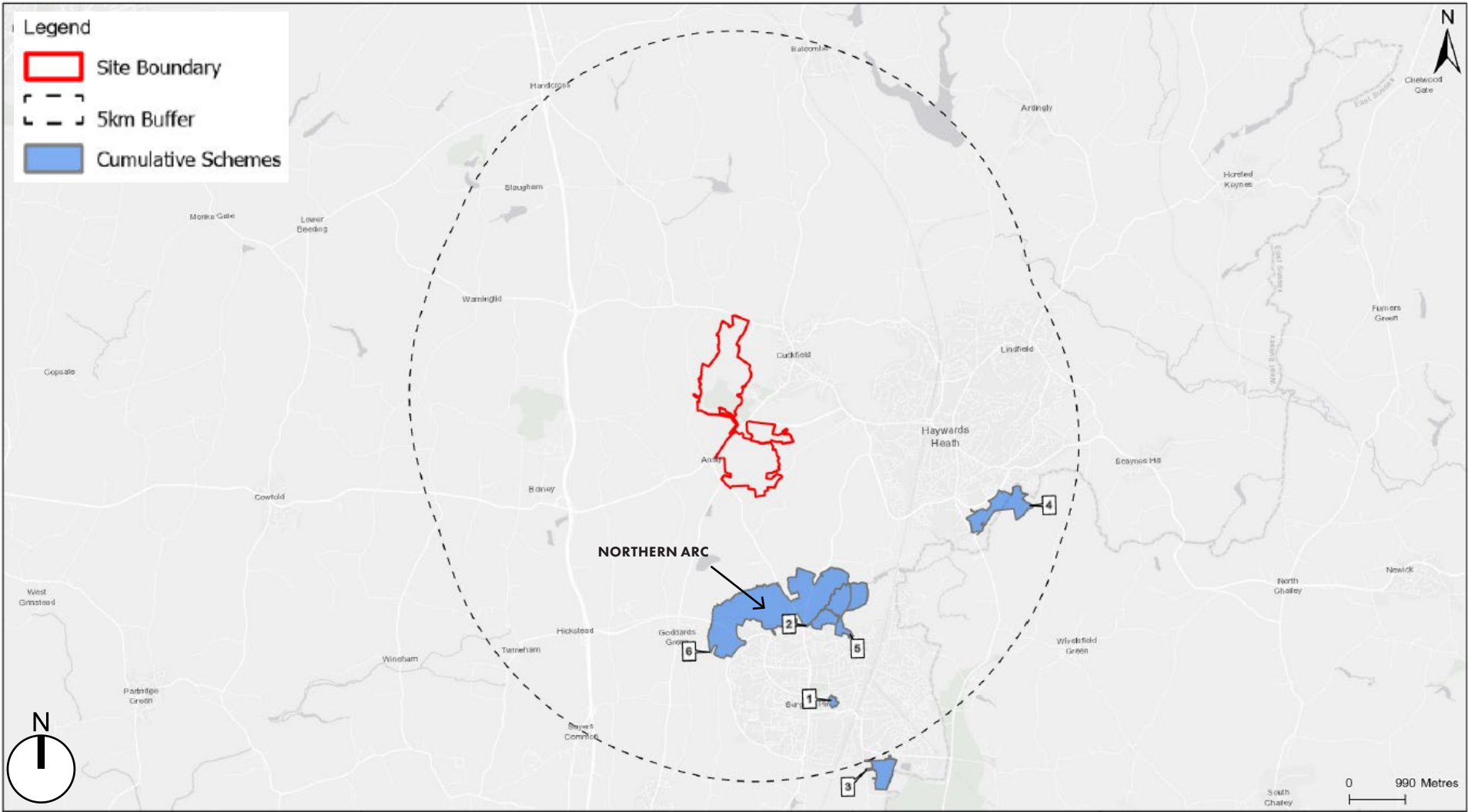


FIGURE 9.1 – PLAN ILLUSTRATING THE LOCATIONS OF THE COMMITTED AND CONSENTED SCHEMES FOR THE CUMULATIVE ASSESSMENT (TEMPLE, 2023)

10.0

SUMMARY AND CONCLUSIONS

10.1 SUMMARY AND CONCLUSIONS

SUMMARY OF THE BASELINE

The Site lies within the District of Mid Sussex and includes land to the east of the settlement of Ansty. The High Weald Area of Outstanding Natural Beauty (AONB), a designation of national significance, is located immediately to the north-west of The Site. The boundary of which is defined by the A272 corridor, which also forms the north western boundary of The Site. There are no landscape designations within The Site at the national, regional or local level. Additionally, The Site does not lie within a strategic viewing corridor covered by planning policy. The Site contains approximately 7.3 ha (18 acres) of Ancient Woodland Inventory as 'Ancient and Semi-natural woodland' listed by Natural England. Much of the remaining woodland is identified as deciduous woodland that is in the Priority Habitat Inventory. A Local Wildlife Site (LWS) abuts the south eastern boundary of The Site. There are no Listed Buildings within The Site, although there are five Grade II listed buildings in close proximity to The Site boundaries.

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. 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 their ecological and heritage importance.

The Site is representative of the character of the LCA within which it sits. Its topographical profile and wooded character are in keeping with the surrounding landscape which limit its perceptual relationship with the wider area. The Site contributes 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 to the north is prominent within the local area. The A272 is a strong linear feature within the landscape that severs the landscape and forms the boundary of 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.

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. 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.

SUMMARY OF THE METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the

Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for The Site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed in to the scheme. The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The criteria for establishing the significance of landscape and visual effects are set out in Table 3.3. This states that effects judged as Minor Adverse or Negligible are not considered to be significant in EIA terms.

SUMMARY OF EMBEDDED MITIGATION

Mitigation has been embedded into the masterplan from an early stage of the design development. Landscape and visual analysis has informed the locations of the development parcels, green and blue infrastructure networks and land uses to create a framework for development that helps to minimise effects as far as possible. The locations of the maximum building height parameters has been landscape driven in order to limit views to the existing visual envelope associated with 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 three - four storeys are located on lower ground or in the least visually prominent locations that benefit from a sense of enclosure by the existing woodlands.

SUMMARY OF THE IMPACTS OF THE CONSTRUCTION PHASE, INCLUDING CUMULATIVE EFFECTS

The detailed assessment of landscape and visual effects arising from the Proposed Development are set out in a series of impact tables in Appendix V3.2. These set out the effects on:

- Contextual landscape receptors (i.e. effects on landscape receptors beyond The Site boundary, for example, direct and indirect effects on landscape character);
- Site landscape receptors (i.e. effects on landscape receptors within The Site boundary only); and
- Visual receptors (effects arising from the changes to the landscape which are perceived by both static and transient receptors).

During the construction phase significant adverse effects are considered to occur to six contextual landscape receptors, seven Site landscape receptors and 17 visual receptors in the immediate local environs to The Site. A further four contextual landscape receptors, no Site landscape receptors and 20 visual receptors would experience adverse effects that are not considered to be significant. These effects are considered to be temporary and short term but see the start of long term change.

The landscape and visual receptors assessed within this LVIA would not experience any additional cumulative effects over and above those caused by the Proposed Development within The Site as a result of the identified cumulative sites during the construction period.

SUMMARY OF THE IMPACTS OF THE OPERATIONAL PHASE, INCLUDING CUMULATIVE EFFECTS

At Year 1 of operation significant adverse effects are considered to occur to four contextual landscape receptors, five Site landscape receptors and nine visual receptors in the immediate local environs to The Site. A further six contextual landscape receptors, two Site landscape receptors and 27 visual receptors would experience adverse effects that are not considered to be significant. These effects are considered to be permanent and medium - long term.

The landscape and visual receptors assessed within this LVIA would not experience

SUMMARY AND CONCLUSIONS

any additional cumulative effects over and above those caused by the Proposed Development within The Site as a result of the identified cumulative sites at Year 1 of operation.

SUMMARY OF ANY ADDITIONAL MITIGATION PROPOSED AND RESIDUAL EFFECTS

Additional mitigation measures would be implemented in relation to building heights and massing, open spaces, trees and vegetation, materials and lighting. The likely effectiveness of the additional mitigation measures is considered to vary depending on the type of mitigation and the time frames considered. The mitigation measures implemented in relation to height and massing, open space, materials and lighting are all considered to have an immediate impact on the likely landscape and visual effects experienced as a result of the Proposed Development. In relation to trees and vegetation, the effectiveness of this additional mitigation measure is considered to improve with the passage of time, as new tree planting and vegetation grows and matures. This has a particular influence on the assessment of the residual effects from visual receptors as the potential of the proposed vegetation to screen and filter views of the Proposed Development becomes greater.

At Year 15 of operation the landscape proposals are considered to have matured and the assessed effects are therefore considered to be the residual effects of the Proposed Development. Significant adverse residual effects are considered to remain to three contextual landscape receptors, five Site landscape receptors including Minor - Moderate Beneficial effects to landscape features due to the scale of the landscape proposals, and eight visual receptors. A further seven contextual landscape receptors, two Site landscape receptors and 28 visual receptors would experience adverse effects that are not considered to be significant. These effects are considered to be permanent and long term.

The landscape and visual receptors assessed within this LVIA would not experience any additional cumulative effects over and above those caused by the Proposed Development within The Site as a result of the identified cumulative sites at Year 15 of operation.

SUMMARY

This LVIA considers that, as with the development of any green field site, there would be some significant adverse landscape and visual effects arising as a result of the Proposed Development during construction, at Year 1 and Year 15, which are considered to be the residual effects.

The Proposed Development is considered to form an easterly extension of Ansty and is confined to the south of the A272 behind retained vegetation and a green corridor. Therefore the Proposed Development does not lead to any actual or perceived coalescence with Cuckfield due to the intervening agricultural landscape on rising ground remaining open and undeveloped. A number of receptors within the High Weald AONB have been assessed to inform an overall judgement of the effects of the Proposed Development on setting to the AONB. This LVIA concludes that there would be Minor Adverse residual visual effects on the setting of the AONB due to the role of the topography and vegetation in filtering and screening views of the Proposed

Development from publicly accessible locations within the AONB.

The Site is visually well contained and overall, the assessed landscape and visual receptors are not considered to experience residual effects of major adverse significance as a result of the Proposed Development.

APPENDIX V3.1

FABRIK LVIA METHODOLOGY

A1.1 INTRODUCTION

The methodology employed in carrying out this LVIA is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment’s ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and is proportionate to the proposals. It is considered to be best practice.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

An LVIA provides a description of the baseline conditions and sets out how the study area and site appears, or would appear, prior to the Proposed Development. The baseline assessment is then used to predict the landscape and visual impacts arising from the Proposed Development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the stages of the Proposed Development:

- Baseline/Future Baseline
- Baseline/Future Baseline + Proposed Development
- Baseline/Future Baseline + Proposed Development + Committed Development

The photography and preparation of any Verified Visual Montages (VVMs) will be prepared in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

A1.2 SUMMARY OF LVIA METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed in to the scheme.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The emphasis is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance, with tables and matrices used to support and summarise the descriptive text. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. Ranges of criteria and thresholds are used in the assessment where appropriate for example a National Character Area as a receptor covers a large geographic extent and may contain areas of low and high landscape value. Whilst the terms “low” and “high” are defined in the Methodology the assessment may consider the value of this receptor to be “low - high” to account for this variation. Whilst a “low-high” range is not specifically defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

Cumulative effects of all other known development will also be considered.

The following sections set out in more detail the assessment process employed.

A1.3 ESTABLISHING THE LANDSCAPE BASELINE

DESK AND FIELD STUDIES

The initial step is to identify the existing landscape and visual resource in the vicinity of the Proposed Development – the baseline landscape and visual conditions. The purpose of the baseline study is to record and analyse the existing landscape in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the site or its setting.

A desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google Street View will be used to supplement OS information. At this stage, any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage.

Landscape character assessment is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, will be described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape, including tranquillity.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

LANDSCAPE VALUE

Value is concerned with the relative value or importance that is attached to different landscapes. Landscape value is inherent, considered independently of the development proposals. The baseline assessment considers any natural and cultural heritage, landscape condition, associations with notable people, events and the arts, distinctiveness, recreational opportunities, and perceptual qualities (including scenic quality, wilderness, tranquillity and / or dark skies). These environmental, historical and cultural aspects, physical and visual components are considered together with any statutory and non-statutory designations, taking into account other values to society, which may be expressed by the local community or consultees. Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

Landscape value is not always signified by designation. When considering an undesignated area, landscape value will be determined through a review of existing assessments, policies, strategies and guidelines. Where appropriate, new survey and analysis will inform judgements about landscape value. Any landscape designation will be considered in terms of their ‘meaning’ to today’s context.

The tables relating to landscape value and the value attached to views are a starting point for consideration in the field. Table A1.1 overleaf sets out the criteria and definitions used in the baseline assessment to determine landscape value (in addition to condition / quality). Figure 5.1 set out within ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3) Third Edition (Routledge 2013), along with Technical Guidance Note 02/21 ‘Assessing landscape value outside national designations’ (Landscape Institute, May 2021) have been used to inform these criteria.

Not all of the criteria within Table A1.1 need to be met for a landscape to be assigned a value of high, medium or low.

The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall ‘weight of evidence’ in coming to an overall judgement on landscape value.

There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.

While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate value. Deliberately neglecting an area of landscape and allowing its condition to deteriorate should not be allowed to diminish its value in a planning context.

When assessing the landscape value of a site it is important to consider not only the Site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site’s context. Value is best appreciated at the

scale at which a landscape is perceived – rarely is this on a field-by-field basis.

Landscape function can influence value, but the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value. The presentation of information about landscape value should be proportionate to the task at hand.

Landscape value, and the way in which landscapes are valued by people, is a dynamic process, and can change over time. Any value assessment will be a snapshot in time.

More about tranquillity can be found in Landscape Institute Technical Information Note 01/2017 (Landscape Institute, 2017).

NIGHT TIME CHARACTER ASSESSMENT

During the field survey stage it may be considered appropriate to carry out a baseline night time ‘darkness’ assessment to understand whether the Site is currently influenced by lighting at night. This will assist in understanding the likely effects of the proposal on the night-time character and visual experience gained, especially considering those receptors immediately adjacent to the Site or those travelling past the Site.

A night time lux level assessment is that which is carried out by lighting engineers and may be used to inform the night time character assessment.

TABLE A1.1 - LANDSCAPE VALUE CRITERIA

HIGH		MEDIUM		LOW
Natural Heritage • Unique components relating to ecology, geology, topography, soils and water. • Components may be nationally / internationally designated, including: • Sites of Important Nature Conservation • Heritage Coasts • Special Protection Areas • Ancient Woodland Cultural Heritage • Rare or distinct components relating to built history that positively contribute to landscape character including: • drove roads / salt ways / packhorse trails • sunken lanes • ridge and furrow fields • relic farmsteads • Nationally / internationally designated component/s including: • UNESCO World Heritage Sites • Listed buildings / structures and their associated setting. • Historic Parks ad Gardens (included within the Register by Historic England) • Registered Battlefield • Scheduled Ancient Monuments Landscape Condition • Landscape area or components in a very good - good physical condition / intact, with appropriate management. • Absence of detracting/ incongruous features (or features are present but are not prominent). Associations • Many or significant connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape. Distinctiveness • Unique components that make a strong and multifaceted positive contribution to landscape character e.g. the whalebone arch in Whitby. • Landscape area that is recognised nationally / internationally for its scenic beauty, including areas within: • National Parks • Area of Outstanding Natural Beauty • Landscape areas that have a strong visual or functional link with adjacent designated landscapes and their special qualities. Recreational • Prominence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths), plus high quality public open space. • Areas with very good or good accessibility with opportunities for the enjoyment of the outdoors. Perceptual • Unique landscape areas or components, particularly regarding scale, form, colour, texture, diversity or contrasts that positively contribute to landscape character. • High levels of tranquillity and relative wildness, including sense of remoteness, dark skies, presence of wildlife / bird song and relative peace and quiet. Functional • Unique landscape areas or components that contribute to the healthy functioning of the landscape and make a strong and multi-facated positive contribution to landscape character e.g. areas that form carbon sinks such as peat bogs		Natural Heritage • Common components relating to ecology, geology, topography, soils and water. • Components may be designated at the local or borough level, including: • TPO's • Nature Reserve's Cultural Heritage • Common components relating to built history that positively contribute to landscape character such as vernacular architecture typical of the locality. • Locally designated component/s including: • Conservation Areas • Scenic Trails / Scenic Routes • Locally listed buildings and monuments • Un-designated components but acknowledge locally for their heritage importance or expressed through non-statutory designations. Landscape Condition • Landscape area or components in a good - ordinary condition, with scope to improve. • Some detracting / incongruous features. Associations • Some connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape. Distinctiveness • Some components that are unique and contribute positively to landscape character. • Recognised locally, including designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps. Recreational • Some open access land, common land and public rights of way. • Areas with good or ordinary accessibility with opportunities for the enjoyment of the outdoors. Perceptual • Demonstrates some wildness and tranquillity. • Some detracting features. Functional • Landscape areas or components which make some contribution to the healthy functioning of the landscape.		Natural Heritage • Inconsequential components relating to ecology, geology, topography, soils and water. • Generally un-designated. Cultural Heritage • Few or no components relating to built history that positively contribute to landscape character. • Generally un-designated. Landscape Condition • Landscape area or components in a poor condition, with scope to improve. • Many detracting / incongruous features. • Disturbed or derelict land. Associations • Few or no connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape. Distinctiveness • Few landscape areas that are unique and contribute positively to landscape character. • Certain individual components identified in landscape character assessments may be worthy of conservation. • Frequent dominant detracting features. Recreational • A limited quantum of open access land, common land and public rights of way. • Poor accessibility with opportunities for the enjoyment of the outdoors. Perceptual • Limited or no sense of wildness and tranquillity. • Frequent / multiple detracting features. Functional • Limited or no contribution to the healthy functioning of the landscape.

A1.4 ESTABLISHING IN THE VISUAL BASELINE

DESK AND FIELD STUDIES

The visual baseline will establish the area in which the Site and the Proposed Development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the site is determined through either manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold) or digital mapping based on bare earth modelling, (which do not take account of features such as vegetation or built form) constructing a map showing the area where the proposal may theoretically be visible. The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - National Parks, Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;

Views from the following are to be included in the visual assessment:

- Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
- Key public buildings, where relevant (i.e. libraries, hospitals, churches, community halls etc);
- Transient views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land,

- recreation grounds, country parks, visitor attractions, tourist destinations or scenic viewpoints); and
- Places of employment,

The final selection of the key viewpoints for inclusion in the LVIA will be based proportionately in relation to the scale and nature of the development proposals and likely significant effects and in agreement with the LPA.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
- The type of view, whether oblique or direct; panoramic or vistas.
- The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site (truncated) to fully open views. Views are recorded, even if views are truncated of the existing site, as the Proposed Development may be visible in these views. To indicate the degree of visibility of the site from any location, three categories are used:
 - a **Open View:**
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.
 - b **Partial View:**
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
 - c **Truncated View:**
No view of the site or the site is difficult to perceive.

Following the field survey (which covers winter views) the extent to which the site is visible from the surrounding area will be mapped. A Photographic Viewpoint Plan will be prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the site noted. This Plan will be included in a Key Views document for agreement with the Local Planning Authority and any other statutory consultees as part of the consultation process. The visual assessment will include a series of annotated photographs, the location and extent of the site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

VALUE OF VISUAL RECEPTORS

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
HIGH	Views from and to landscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park or AONB).
MEDIUM	Views from and to landscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
LOW	Views from and to landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

A1.5 ASSESSMENT OF LANDSCAPE AND VISUAL SUSCEPTIBILITY AND MAGNITUDE

The assessment of landscape and visual effects is obtained through assessing susceptibility, combining this with the judgement on value, to form the sensitivity of receptors. Sensitivity is then linked with a judgement of magnitude of effect experienced to form the assessment of effect.

Susceptibility, sensitivity and magnitude of change are explained further within this section.

LANDSCAPE SUSCEPTIBILITY

The susceptibility of the landscape is a measure of its vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

The overall susceptibility for each landscape receptor is categorised as High, Medium or Low as set out in Table A1.3.

Table A1.3 – Landscape Susceptibility Criteria

SUSCEPTIBILITY	CRITERIA
HIGH	The receptor has a well-defined composition with a direct relationship to adjacent key characteristics. The type of development proposed is likely to alter the overall integrity of the receptor and is very unlikely to be able to accommodate recommendations as set out in published guidelines.
MEDIUM	The receptor has a varied composition with some links to adjacent key characteristics. The type of development proposed may potentially alter the overall integrity of the receptor and could incorporate recommendations as set out in published guidelines.
LOW	The receptor has a disjointed composition with little - no links to adjacent key characteristics. The type of development proposed is unlikely to alter the overall integrity of the receptor and is capable of incorporating recommendations as set out in published guidelines. .

LANDSCAPE SENSITIVITY

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor (at the baseline stage) and the susceptibility of the landscape receptor to the proposed change using the matrix as set out in Table A1.5.

VISUAL SUSCEPTIBILITY

The susceptibility of each visual receptor is a measure of their receptiveness to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Visual susceptibility considers; the extent to which the viewers attention is focused on the landscape; the extent to which the view contributes to the amenity experience; and the nature of the activity the viewer is involved in.

The overall susceptibility for each visual receptor is categorised as High, Medium or Low as set out in Table A1.4.

Table A1.4 – Visual Susceptibility Criteria

Susceptibility	Criteria
HIGH	People engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view.
MEDIUM	People engaged in an activity and/or at a location where they are not especially focused on the landscape; where the view contributes in part to the amenity experience; and where there is some opportunity to appreciate the view.
LOW	People engaged in an activity and/or at a location where they are not focused on the landscape; where the view does not contribute to the amenity experience; and where there is little - no opportunity to appreciate the view.

SENSITIVITY JUDGEMENTS

The assessment of landscape/visual sensitivity is then combined through a judgement on the value attributed to that receptor (at the baseline stage) and the susceptibility of the receptor to the proposed change using the criteria as set out in Table A1.3 and A1.4.

Table A1.5 below sets out the sensitivity matrix, with criteria set out as High, Medium, Medium and Low.

Table A1.5 - Landscape and Visual Sensitivity Matrix

		LANDSCAPE / VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE / VISUAL VALUE	HIGH	HIGH	HIGH	MEDIUM
	MEDIUM	HIGH	MEDIUM	MEDIUM
	LOW	MEDIUM	MEDIUM	LOW

LANDSCAPE MAGNITUDE OF EFFECT

Scale

Factors contributing to the scale of the change to be experienced by the landscape receptor (as set out in Table A1.6) include the extent of the receptor that will be altered (with reference to their wider contribution to the landscape); the degree to which aesthetic of perceptual aspects will be altered; and the geographical area that will be directly and indirectly altered.

Table A1.6 - Landscape Scale Criteria

EXTENT	DESCRIPTION
SUBSTANTIAL	Likely be a whole scale change to the landscape receptor, which will result in change in the integrity of the receptor of a wide geographic area.
SIZEABLE	Likely be change to a high proportion of the landscape receptor, which will result in a noticeable change in the integrity of the receptor of an extended geographic area.
MODEST	Likely be change to a moderate proportion of the landscape receptor, which will be perceptible and have some effect on the integrity of the receptor within a localised geographic area.
COMPACT	Likely be change to a limited proportion of the landscape receptor, which will not be discernible or have no - limited effect on the integrity of the receptor within its immediate setting (very localised geographic area).

Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the landscape receptor (as set out in Table A1.8) include whether the change is wholly reversible, permanent or temporary. Construction impacts are likely to be short term, temporary, but see the start of a permanent change. Operational effects are likely to be long term, permanent and either irreversible or reversible, depending on the nature of the project.

Table A1.7 - Landscape Duration and Reversibility Criteria

DURATION	DESCRIPTION
LONG	Likely to be of permanence with limited prospect of being reinstated and is deemed irreversible.
MEDIUM	Likely to be of permanence (between 10-25 years) and is potentially, or theoretically reversible.
SHORT	Likely to last for up to 10 years and is wholly or partially reversible / receptors can be reinstated.
VERY SHORT	Likely to be temporary (up to 2 years) and readily reinstated / reversed. Includes construction effects (unless these are for an extended period).

VISUAL MAGNITUDE OF EFFECT

Scale
Factors contributing to the scale of the change to be experienced by the visual receptor (as set out in Table A1.8) include the angle of view in relation to the main activity of the receptor; the distance of the viewer from the Proposed Development; the extent of the area over which the changes will be visible; and the degree of visual intrusion of the Proposed Development in the view.

Table A1.8 - Visual Scale Criteria

EXTENT	DESCRIPTION
SUBSTANTIAL	Likely be a distinct change in the composition of the view, close to the viewer and occupying a wide extent of the view.
SIZEABLE	Likely be a noticeable change in the composition of the view, which may be close to the viewer and / or occupying a sizeable extent of the view.
MODEST	Likely be a perceptible change in the composition of the view, which may be at some distance from the viewer, or nearby but only glimpsed and/or occupying a discrete extent of the view.
COMPACT	Likely be a barely perceptible change in the composition of the view, which is likely to be at a considerable distance from the viewer and only glimpsed and / or occupying a limited extent of the view.

Duration and Reversibility
Factors contributing to the duration of the change to be experienced by the visual receptor (as set out in Table A1.9) include whether the view is experienced in fixed or transient views; and the nature of transient views - being intermittent, glimpsed or continuous.

Table A1.9 - Visual Duration and Reversibility Criteria

DURATION	DESCRIPTION
LONG	Likely to be of permanence and visible for a continuous period.
MEDIUM	Likely to be of permanence and intermittently visible.
SHORT	Likely to be temporary and visible for a continuous period.
VERY SHORT	Likely to be temporary and intermittently visible.

MAGNITUDE OF EFFECT JUDGEMENTS

The assessment of size / scale / geographic extent plus duration and reversibility is then combined based on the matrix as set out in Table A1.10 below, with criteria set out as High, Medium, Small and Negligible.

Table A1.10 - Magnitude Matrix

		DURATION AND REVERSIBILITY			
		LONG	MEDIUM	SHORT	VERY SHORT
SCALE	SUBSTANTIAL	HIGH	HIGH / MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	SIZEABLE	HIGH / MEDIUM	MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	MODEST	MEDIUM	MEDIUM	LOW	NEGLIGIBLE
	COMPACT	LOW / NEGLIGIBLE	LOW / NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

A1.6 SIGNIFICANCE OF EFFECTS

Sensitivity and magnificence of effect are considered alongside one another for each receptor, in line with Table A1.11 below, to draw conclusions on the significance of landscape and visual effects. The nature of the Proposed Development is a residential-led, mixed-use Garden Community with associated infrastructure, open space, sports facilities, community uses and landscaping. The significance of effects are considered at different stages of the project life cycle (e.g. during construction; at Year 1 of operation; and at Year 15 of operation).

The assessment of significance is subject to professional judgement and is rated on a scale of Negligible through to Major. Table A1.12 sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation as set out in the detailed impact assessment tables in Appendix V3.2.

Table A1.11 - Significance Matrix

		LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
		HIGH	MEDIUM	LOW
MAGNITUDE	HIGH	MAJOR	MAJOR	MODERATE
	MEDIUM	MAJOR	MODERATE	MODERATE - MINOR
	LOW	MODERATE	MODERATE - MINOR	MINOR
	NEGLIGIBLE	MINOR	MINOR - NEGLIGIBLE	NEGLIGIBLE

The judgement of significance indicates how important the effect is likely to be from a landscape and visual perspective. Effects of Major or Moderate significance are deemed 'significant'. These are highlighted in orange in Table 3.3 above. The lighter orange shade for "Moderate - Minor" effects denotes highlights that effects within this category may either be significant (Moderate/Moderate-Minor) or insignificant (Minor) depending on the professional judgement applied. The significance of the assessment is described where necessary.

Table A1.12 - Significance Description

SIGNIFICANCE	DESCRIPTION
MAJOR	An effect that is likely to be very important from a landscape and visual perspective.
MODERATE	An effect that is potentially important from a landscape and visual perspective.
MINOR	An effect that is unlikely to be important from a landscape and visual perspective.
NEGLIGIBLE	An effect that has minimal importance from a landscape and visual perspective.
NEUTRAL OR NO CHANGE	No effect and therefore of no importance from a landscape and visual perspective.

A1.6.1 NATURE OF EFFECTS

Effects are defined as beneficial, adverse, or neutral, as defined in Table A1.13 This consideration is termed the ‘balance of effects’, factoring in both the potentially beneficial and adverse aspects associated with a given change and its resultant effect. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative/positive effects quantified, using four categories of effects, indicating a gradation from high to low.

Table A1.13 - Nature of Effect Criteria

SIGNIFICANCE	DESCRIPTION
BENEFICIAL	An effect that will on balance result in an improvement to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
ADVERSE	An effect that will on balance result in damage to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
NEUTRAL	An effect that will on balance maintain the condition, integrity or key characteristics / composition of the landscape receptor or viewing experience and may incorporate a combination of positive and negative aspects.

A1.7 EFFECTS DURING SITE ENABLING AND CONSTRUCTION

It is recognised that project characteristics and hence sources of effects, will vary through time. The initial effects arise from the site enabling and construction works. Sources of landscape and visual effects may include:

- The location of the site access and haulage routes;
- The origin and nature of materials stockpiles, stripping of material and cut and fill operations / disposal and construction compounds;
- The construction equipment and plant (and colour);
- The provision of utilities, including lighting and any temporary facilities;
- The scale, location and nature of any temporary parking areas and on-site accommodation;
- The removal of vegetation to facilitate site access and establish the development platforms;
- The measures for the temporary protection of existing features (such as vegetation, trees, ponds, etc) and any temporary screening (such as hoarding lines); and
- The programme of work and phasing of construction.

A1.8 EFFECTS DURING OPERATION (AT YEAR 1)

At the operational stage, the sources of landscape and visual effects may include:

- The location, scale, height, mass and design of buildings in terms of elevational treatment; structures and processes, including any other features;
- Details of service arrangements such as storage areas or infrastructure elements and utilities and haulage routes;
- Access arrangements and traffic movements;
- Lighting;
- Car parking;
- The noise and movement of vehicles in terms of perceived effects on tranquillity;
- Visible plumes from chimneys;
- Signage and boundary treatments;
- Outdoor activities that may be visible;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features;
- Land management operations and objectives; and
- The enhancement or restoration of any landscape resource of particular view.

A1.10 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape

and visual receptors arising from the Proposed Development. Mitigation is thus not solely concerned with ‘damage limitation’, but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Standard construction and operational management practices for avoiding and reducing environmental effects (tertiary mitigation); and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

A1.11 RESIDUAL EFFECTS

The residual effects of the Proposed Development are to be assessed. Residual effects consider any additional mitigation measures required to address specific landscape and visual sensitivities in place over and above the primary mitigation measures proposed and those already included and designed in to the scheme. The process of assessing residual effects is the same as assessing the primary effects. The Residual Effects are considered to be the effects assessed at Year 15, when the landscape proposals are considered to have matured.

A1.12 CUMULATIVE EFFECTS

Cumulative effects are defined as effects which result from additional changes to the landscape and visual receptors by the Proposed Development in conjunction with other developments (associated with or separate to it) or actions that occurred in the past, present or likely to occur in the foreseeable future.

The scope of the developments to be included in the cumulative assessment have been defined by a 5km radius from the Proposed Development within The Site relative to the developments identified to be assessed.

Cumulative effects arise from the intervisibility of a range of developments and/or from the combined effects of individual components of the Proposed Development occurring in the different locations over a period of time. The separate effects of such individual components or developments may not be significant, but together they may create an unacceptable degree of adverse effect on landscape and visual receptors.

Whilst the assessment of effects are to be assessed on the same basis as set out previously in this methodology, visual effects occur by combined visibility which occurs where the observer is able to see two or more developments from one viewpoint and / or, where sequential effects which occur when the observer has to move to another viewpoint to see different developments.

APPENDIX V3.2

LANDSCAPE AND VISUAL IMPACT ASSESSMENT TABLES

APPENDIX V3.2

Table V3.2.1 Contextual Landscape Receptors

Table V3.2.2 Site Landscape Receptors

Table V3.2.3 Visual Impact Table

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE V3.2.1 CONTEXTUAL LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
THE CONTEXTUAL LANDSCAPE												
NATURAL GEOLOGY AND SOILS LANDFORM AND DRAINAGE VEGETATION COVER	MEDIUM-HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLECTIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLECTIBLE		YEAR 15	NO CHANGE
CULTURAL / SOCIAL LAND USE SETTLEMENT ENCLOSURE LAND OWNERSHIP TIME DEPTH	MEDIUM-HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLECTIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLECTIBLE		YEAR 15	NO CHANGE
PERCEPTUAL AND AESTHETIC	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLECTIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLECTIBLE		YEAR 15	NO CHANGE
LANDSCAPE CHARACTER												
NATIONAL - NCA 122 HIGH WEALD	LOW - HIGH	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	THE PROPOSED DEVELOPMENT WOULD NOT ALTER THE KEY CHARACTERISTICS OF THE NATIONAL LEVEL CHARACTER AREA (WHICH INCLUDES NUMEROUS SETTLEMENTS).	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLECTIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLECTIBLE		YEAR 15	NO CHANGE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE V3.2.1 CONTEXTUAL LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
COUNTY - LCA HW4: HIGH WEALD FRINGES	MEDIUM - HIGH	MEDIUM-LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE SITE IS LOCATED IN THE EAST OF THIS CHARACTER AREA AND FORMS A SMALL PARCEL OF LAND TO THE WEST OF HAYWARDS HEATH. CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD SEE THE INTRODUCTION OF ADDITIONAL RESIDENTIAL USES IN A PART OF THE LCA WHERE SETTLEMENT IS CHARACTERISTIC. IT THEREFORE WOULD NOT ALTER THE KEY CHARACTERISTICS OF THIS COUNTY LEVEL CHARACTER AREA.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
DISTRICT - LCA 10: HIGH WEALD FRINGES	MEDIUM - HIGH	MEDIUM - LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INTRODUCE ADDITIONAL BUILT FORM AND VEGETATION WITHIN THE EASTERN PART OF THIS CHARACTER AREA. THE PROPOSALS WOULD INCREASE THE SCALE AND CHARACTER OF THE EXISTING SETTLEMENT IN THE IMMEDIATE SURROUNDING AREA BUT WOULD REMAIN SET WITHIN A WOODED LANDSCAPE AND RETAIN THE VERDANT SKY LINE.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
DISTRICT - LANDSCAPE CAPACITY ASSESSMENT LCA 51: COPYHOLD HIGH WEALD FRINGE	MEDIUM - LOW	MEDIUM - LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INTRODUCE ADDITIONAL BUILT FORM AND VEGETATION WITHIN THE WESTERN PART OF THE CHARACTER AREA. THE PROPOSALS WOULD INCREASE THE SCALE AND CHARACTER OF THE EXISTING SETTLEMENT IN THE IMMEDIATE SURROUNDING AREA BUT THIS IS CONTAINED WITHIN THE NORTHERN PART OF THE SITE, WHICH HAS WELL DEFINED BOUNDARIES WITH TREEBELTS AND WOODLANDS, WHICH RETAIN THE KEY CHARACTERISTICS OF THE LANDSCAPE, THE LANDSCAPE PATTERN AND THE VERDANT SKY LINE.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE - MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
DISTRICT - LANDSCAPE CAPACITY ASSESSMENT LCA 77: ANSTY HIGH WEALD FRINGE	MEDIUM - HIGH	MEDIUM	MEDIUM	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INTRODUCE ADDITIONAL BUILT FORM AND VEGETATION WITHIN THE NORTHERN PART OF THE CHARACTER AREA. THE PROPOSALS WOULD INCREASE THE SCALE AND CHARACTER OF THE EXISTING SETTLEMENT IN THE IMMEDIATE SURROUNDING AREA AS AN EASTERN EXTENSION OF ANSTY. THE BUILT FORM IS SET WITHIN A RETAINED FRAMEWORK OF EXISTING WOODLANDS AND TREEBELTS.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE - MINOR ADVERSE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE V3.2.1 CONTEXTUAL LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
PARISH - LCA 22: HIGHBRIDGE - COPYHOLD SLOPES	MEDIUM	HIGH	MEDIUM - HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INTRODUCE BUILT FORM AND VEGETATION WITHIN THE WESTERN PART OF THE CHARACTER AREA. THE PROPOSALS WOULD INCREASE THE SCALE AND CHARACTER OF THE EXISTING SETTLEMENT IN THE IMMEDIATE SURROUNDING AREA BUT THIS IS CONTAINED WITHIN THE NORTHERN PART OF THE SITE, WHICH HAS WELL DEFINED BOUNDARIES WITH TREEBELTS AND WOODLANDS, WHICH RETAIN THE KEY CHARACTERISTICS OF THE LANDSCAPE, THE LANDSCAPE PATTERN AND THE VERDANT SKY LINE.	CONSTRUCTION	MODERATE - MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE - MAJOR ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE ADVERSE
CONTEXTUAL TOWNSCAPE ELEMENTS HISTORICAL DEVELOPMENT MOVEMENT AND CONNECTIVITY URBAN STRUCTURE AND BUILT FORM GREEN INFRASTRUCTURE AND PUBLIC REALM TRANQUILLITY	MEDIUM - LOW	HIGH	MEDIUM - HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - HIGH	CONSTRUCTION ACTIVITIES INCLUDING LANDFORM CHANGES TO CREATE DEVELOPMENT PLATFORMS AND ATTENUATION BASINS, SECURITY FENCING AND COMPOUNDS, AND THE CONSTRUCTION OF NEW AREAS OF BUILT FORM WOULD BE A TEMPORARY EFFECT ON THIS RECEPTOR. THE PROPOSED DEVELOPMENT WOULD INCREASE THE SCALE AND FORM OF THE EXISTING SETTLEMENT BY INTRODUCING A SIGNIFICANT URBAN EXTENSION TO THE EAST OF ANSTY. THE CHARACTER, FORM AND SCALE OF THE EXISTING SETTLEMENT WOULD BE RETAINED. THE PROPOSED URBAN STRUCTURE, LAND USES AND GREEN INFRASTRUCTURE WOULD INTEGRATE THE PROPOSED DEVELOPMENT INTO THE LANDSCAPE AND TOWNSCAPE, ENSURING BUILT FORM IS OF A SIMILAR SCALE AND IS SET BELOW THE EXISTING TREED HORIZON, RETAINING THE KEY CHARACTERISTICS OF A SETTLEMENT NESTLED WITHIN A WELL VEGETATED SETTING. THE GEOGRAPHIC EXTENT OF THE PROPOSALS IN COMPARISON TO THE EXISTING SETTLEMENT HAVE INFORMED THE ASSESSMENT OF THE MAGNITUDE OF EFFECTS, ALTHOUGH THE CHARACTER AND SCALE OF THE PROPOSALS ARE CONSIDERED TO MODERATE THEIR SIGNIFICANCE. THE PROPOSED DEVELOPMENT DOES NOT ADJOIN CUCKFIELD TO THE NORTH AND DEVELOPMENT IS CONFINED TO THE SOUTH OF THE A272, SET BEHIND RETAINED VEGETATION AND A GREEN CORRIDOR. THE AGRICULTURAL LANDSCAPE WITHIN THE INTERVENING LAND RETAINS A SENSE OF SEPARATION TO CUCKFIELD.	CONSTRUCTION	MODERATE - MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM		YEAR 15	MODERATE ADVERSE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE V3.2.2 SITE LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
NATURAL												
GEOLOGY AND SOILS	MEDIUM	MEDIUM - HIGH	MEDIUM	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	NO CHANGES ARE PROPOSED TO THE UNDERLYING GEOLOGY OF THE SITE. THE PROPOSED DEVELOPMENT WILL INTRODUCE AREAS OF NON-PERMEABLE AND PERMEABLE SURFACING AS PART OF THE PROPOSED RESIDENTIAL AREAS WITH SOME REGRADING AND MOVING OF SOILS TO CREATE DEVELOPMENT PLATFORMS AND AREAS OF LANDSCAPE. SOILS ARE PROPOSED TO BE MANAGED AND REUSED ON SITE WHICH WOULD NOT RESULT IN AN OVERALL CHANGE TO THE SOILS CHARACTER OF THE SITE.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
LANDFORM AND DRAINAGE	MEDIUM	HIGH	MEDIUM - HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	THE DRAINAGE AND SUDS STRATEGY WORKS WITH THE NATURAL TOPOGRAPHY OF THE SITE AND RETAINS THE EXISTING WATERCOURSES WITHIN THE SITE. SOME MINOR REGRADING WORKS WOULD BE REQUIRED TO CREATE APPROPRIATE DEVELOPMENT PLATFORMS WITHIN THE SITE. THROUGHOUT THE SITE THERE WOULD BE LOCALISED LANDFORMING WORKS TO CREATE SUDS ATTENUATION BASINS AND MOUNDING WITHIN AREAS OF PUBLIC OPEN SPACE AND PLAY. THESE ARE CONSIDERED TO BE MINOR CHANGES WITHIN THE SITE, MOSTLY EXPERIENCED AT THE SITE LEVEL DURING THE CONSTRUCTION PERIOD.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	LOW		YEAR 1	MODERATE - MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
VEGETATION COVER	HIGH	HIGH	HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE EXISTING VEGETATION WITHIN THE SITE IS BROADLY CONFINED TO THE SITE BOUNDARIES AND EXISTING FIELD BOUNDARIES WITHIN THE SITE, WHICH GENERALLY CONSIST OF HEDGEROWS AND MATURE TREE LINES. SUBSTANTIAL AREAS OF WOODLAND ARE PRESENT WITHIN THE SITE INCLUDING AREAS OF ANCIENT WOODLAND, MIXED BROADLEAVED WOODLAND AND PLANTATION WOODLAND. THESE WOULD BE RETAINED AND ENHANCED AS FAR AS POSSIBLE. THE PROPOSALS REQUIRE THE REMOVAL OR PARTIAL REMOVAL OF 113 TREES, GROUPS OF TREES OR HEDGES TO ALLOW OR FACILITATE DEVELOPMENT. OF THESE, 16 ARE 'B' (MODERATE QUALITY) CATEGORY, 89 ARE 'C' (LOW-QUALITY CATEGORY), AND 8 ARE 'U' (UNSUITABLE FOR RETENTION QUALITY) CATEGORY. TREE REMOVALS WOULD HAPPEN DURING THE CONSTRUCTION PHASE, WITH NEW TREES PLANTED AS THE WORKS NEAR COMPLETION OF EACH OF THE DEVELOPMENT PHASES. THE LANDSCAPE PROPOSALS AS SHOWN ON THE ILLUSTRATIVE MASTERPLAN WOULD RESULT IN A SIGNIFICANT INCREASE IN TREES, ALONGSIDE NEW AREAS OF WILDFLOWER GRASSLAND, MIXED GRASSLAND, SHRUBS AND HEDGEROWS. THIS WOULD RESULT IN THE SITE HAVING A NET GAIN IN LANDSCAPE FEATURES, WHICH IS CONSIDERED TO BE A BENEFICIAL RESIDUAL EFFECT.	CONSTRUCTION	MODERATE-MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - MEDIUM		YEAR 15	MODERATE - MINOR BENEFICIAL

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE V3.2.2 SITE LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
CULTURAL / SOCIAL												
LAND USE BUILT FORM ENCLOSURE LAND OWNERSHIP TIME DEPTH	MEDIUM - HIGH	MEDIUM - HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	HIGH	THE LAND USE WITHIN THE SITE WOULD CHANGE FROM OPEN FIELDS TO A RESIDENTIAL-LED MIXED USE DEVELOPMENT WITH AREAS OF PUBLIC OPEN SPACE, ALLOTMENTS, PLAY, SPORTS PITCHES, SUDS ATTENUATION BASINS A LOCAL CENTRE, PRIMARY SCHOOL AND SEND SCHOOL. THE BUILT FORM IS SET WITHIN THE EXISTING FIELD BOUNDARY FRAMEWORK WITHIN THE SITE AND WOULD CREATE AN URBAN EXTENSION IMMEDIATELY EAST OF THE EXISTING SETTLEMENT EDGE. THE RETAINED VEGETATION WITHIN THE SITE AND ON THE BOUNDARIES CREATES A MATURE LANDSCAPE SETTING FOR THE PROPOSED DEVELOPMENT AND CREATES A DEGREE OF ENCLOSURE TO THE LOWER LYING PARTS OF THE SITE. THE INTRODUCTION OF UP TO 1450 NEW HOMES SIGNIFICANTLY ALTERS THE LEVEL OF BUILT FORM IN THE AREA. THE RETENTION OF EXISTING LANDSCAPE FEATURES AND INTRODUCTION OF AREAS OF OPEN SPACE IN THE NORTH AND SOUTH OF THE SITE RETAIN A DEGREE OF OPENNESS WITHIN PARTS OF THE SITE. BUILDING HEIGHTS HAVE BEEN LOCATED TO ENSURE THAT BUILT FORM DOES NOT BREAK THE WOODED SKYLINE. EFFECTS ARE THEREFORE CONSIDERED ON BALANCE.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM - HIGH		YEAR 1	MODERATE - MAJOR ADVERSE
								YEAR 15	MEDIUM		YEAR 15	MODERATE ADVERSE
PERCEPTUAL AND AESTHETIC												
MEMORIES, PREFERENCES, SENSORY, FORMS, PATTERN, TEXTURE, COLOUR, SENSE OF ENCLOSURE, REMOTENESS, NATURAL BEAUTY	MEDIUM - HIGH	MEDIUM - HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	HIGH	THE PERCEPTUAL AND AESTHETIC NATURE OF THE SITE IS EXPERIENCED AS A SERIES OF OPEN FIELDS SET WITHIN A MATURE, VEGETATED LANDSCAPE TO THE EAST OF ANSTY. THE UNDULATING TOPOGRAPHY OF THE SITE EITHER SIDE OF THE CENTRAL RIDGELINE ON WHICH THE PLACES SITS CREATES AREAS OF ENCLOSURE AND OPENNESS WITHIN THE SITE. THE EXISTING WOODLANDS AND BOUNDARY VEGETATION ASSOCIATED WITH THE A272/B2036 TO THE NORTH AND WEST LIMIT THE PERCEPTION OF THE INTERNAL ARRANGEMENTS OF THE SITE FROM THE WIDER AREA. CONSTRUCTION ACTIVITY WOULD HAVE A MAJOR ADVERSE EFFECT, THE PROPOSED DEVELOPMENT WOULD RESULT IN THE INTRODUCTION OF A RESIDENTIAL-LED MIXED USE DEVELOPMENT WITHIN THE SITE, WHICH WOULD BE PERCEIVED AS A MAJOR EXTENSION OF THE EXISTING SETTLEMENT EDGE INTO THE LANDSCAPE TO THE EAST OF ANSTY. THE PROPOSALS WITHIN THE SITE COMPRISE PUBLIC OPEN SPACE, ALLOTMENTS, SPORTS PITCHES, SUDS FEATURES, PLAY AREAS, A LOCAL CENTRE, SEND SCHOOL AND PRIMARY SCHOOL. THE PERCEPTUAL QUALITIES OF THE SITE WOULD CHANGE FROM OPEN FIELDS SURROUNDED BY WOODLAND AND TREES TO A RESIDENTIAL DEVELOPMENT AND OPEN SPACE SURROUNDED BY WOODLAND AND TREES. THESE EFFECTS WOULD ONLY BE FELT AT SITE LEVEL AND THE IMMEDIATE SURROUNDINGS DUE TO THE WELL DEFINED AND VEGETATED SITE BOUNDARIES. WHICH WOULD REDUCE OVER TIME AT COMPLETION AND UPON MATURITY OF THE LANDSCAPE PROPOSALS.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE - MINOR ADVERSE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE V3.2.2 SITE LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		LANDSCAPE SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	LANDSCAPE VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
LANDSCAPE CHARACTER												
SITE	MEDIUM - HIGH	MEDIUM - HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	HIGH	THE LANDSCAPE CHARACTER OF THE SITE WOULD WHOLLY CHANGE FROM OPEN GRASSLAND TO A SEMI-ENCLOSED, RESIDENTIAL ENVIRONMENT WITH DWELLINGS, A LOCAL CENTRE, A PRIMARY SCHOOL, A SEND SCHOOL, AMENITY SPACE, ALLOTMENTS, PLAY AREAS, NEW PLANTING AND SUDS ATTENUATION BASINS. THE CHARACTER OF THE BUILT DEVELOPMENT WITHIN THE SITE HAS A CLOSE ASSOCIATION IN LOCATION AND STYLE WITH THE EXISTING RESIDENTIAL AREAS OF ANSTY AND THE HIGH WEALD AREA TO THE WEST AND NORTH. THE EXISTING VEGETATION ON THE SITE BOUNDARIES AND WITHIN THE SITE WOULD BE RETAINED AS FAR AS POSSIBLE, PRESERVING THE SENSE OF ENCLOSURE TO THE SITE AND ITS INTERFACE WITH THE SURROUNDING LANDSCAPE. THE LANDSCAPE PROPOSALS ARE CONSIDERED TO BE IN KEEPING WITH THE CHARACTER OF THE SITE AND WOULD HELP TO REDUCE EFFECTS UPON MATURITY AT YEAR 15. EFFECTS ARE THEREFORE CONSIDERED ON BALANCE.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE - MINOR ADVERSE
NIGHT-TIME CHARACTER	MEDIUM - HIGH	MEDIUM - HIGH	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	THE NIGHT-TIME CHARACTER OF THE SITE IS CURRENTLY DARK NIGHT SKIES WITH EXISTING LIGHT SOURCES LIMITED TO THOSE ASSOCIATED WITH PRIVATE RESIDENTIAL PROPERTIES AND ROADS ON THE IMMEDIATE BOUNDARIES OF THE SITE. THE PROPOSED DEVELOPMENT WOULD INTRODUCE DOMESTIC SCALE LIGHTING ASSOCIATED WITH THE INFRASTRUCTURE, DWELLINGS, COMMUNITY FACILITIES, SCHOOLS AND SPORTS HUB WITHIN THE SITE. LIGHTING WOULD BE DESIGNED TO BE ECOLOGICALLY SENSITIVE AND DIRECTIONAL TO MINIMISE LIGHT POLLUTION WHEREVER POSSIBLE.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MODERATE ADVERSE
								YEAR 15	MEDIUM		YEAR 15	MODERATE ADVERSE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
RESIDENTIAL RECEPTORS												
RESIDENTS OF PROPERTIES ALONG THE B2036 WITHIN ANSTY (VP40-41)	HIGH	MEDIUM	MEDIUM - HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	THE PROPERTIES ALONG THE B2036 IN ANSTY GENERALLY EITHER BACK OR SIDE ON TO THE SITE, WITH INTERVENING VEGETATION AND GARDEN BOUNDARIES FILTERING VIEWS OF THE SITE. DURING THE CONSTRUCTION PERIOD, THE WORKS IN THE CENTRAL AND SOUTH WESTERN PARTS OF THE SITE WOULD BE PARTIALLY VISIBLE WHERE GAPS IN THIS INTERVENING VEGETATION ALLOW. UPON COMPLETION THERE WOULD BE A CHANGE TO A PARTIAL VIEW OF A RESIDENTIAL ENVIRONMENT SET WITHIN A GREEN INFRASTRUCTURE FRAMEWORK.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
RESIDENTS OF PROPERTIES ALONG THE A272 IN ANSTY (VP1,5)	HIGH	LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE PROPERTIES ALONG THE A272 ARE EITHER SET DOWN IN CUTTING ALONG THE ROAD CORRIDOR OR ARE SET BACK AWAY FROM THE SITE BOUNDARY WITH INTERVENING BUILT FORM LIMITING VIEWS OF THE SITE. THE PROPOSED DEVELOPMENT LOCATES THE SCHOOL PLAYING FIELDS IN CLOSEST PROXIMITY TO THESE RECEPTORS, WHICH WOULD RETAIN A SENSE OF OPENNESS TO THE LANDSCAPE IN CLOSE PROXIMITY, FURTHER MODERATING EFFECTS. THE WOULD POTENTIALLY BE PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE SCHOOL AND PLANTING OF TREES ALONG THE WESTERN BOUNDARY OF THE SITE. UPON COMPLETION IT IS CONSIDERED THAT THERE WOULD BE PARTIAL VIEWS OF THE PROPOSED DEVELOPMENT FOR THESE RECEPTORS.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE
RESIDENTS OF PROPERTIES ACCESSED VIA PROW 62CR IN ANSTY (VP2,3)	HIGH	HIGH	HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	THE PROPERTIES ACCESSED VIA PROW 62CR ARE LOCATED ADJACENT TO THE CENTRAL WESTERN BOUNDARY OF THE SITE ON THE EDGE OF ANSTY. MATURE GARDEN BOUNDARY VEGETATION LIMITS INTERVISIBILITY WITH THE SITE TO THE LAND IN THE CENTRAL WESTERN PART OF THE SITE, WHICH IS PROPOSED TO BECOME SCHOOL PLAYING FIELDS. THIS WOULD RETAIN THE EXISTING SENSE OF OPENNESS WITH LIMITED BUILT FORM VISIBLE BEYOND. THE CONSTRUCTION ACTIVITIES WOULD THEREFORE BE LIMITED IN CLOSE PROXIMITY TO THESE RECEPTORS. UPON COMPLETION, THE CHARACTER OF THESE VIEWS WOULD BE BROADLY RETAINED WITH SCHOOL FENCING SET BEHIND THE EXISTING HEDGEROW ALONG PROW 62CR AND ROOFTOPS BEYOND.	CONSTRUCTION	MAJOR - MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE ADVERSE
RESIDENTS OF THE PLACE AND THE BARN TO NORTH OF FORSYTH'S FARMHOUSE (BOTH GRADE II LISTED) AND THE GRAINLOFT (VP S5 - S7)	HIGH	HIGH	HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - HIGH	THE PLACE AND SURROUNDING DWELLINGS SIT CENTRALLY TO THE SITE ON THE RIDGELINE. THE BUILDINGS ARE ORIENTATED NORTH - SOUTH AND THE NORTHERN ELEVATIONS HAVE VIEWS ACROSS THE CENTRAL AND NORTHERN PARTS OF THE SITE TOWARDS CUCKFIELD. THE PROPOSED DEVELOPMENT WOULD SEE THE INTRODUCTION OF A VILLAGE GREEN AND LANDSCAPE PROPOSALS SURROUNDING THE PLACE TO THE NORTH AND EAST, WITH RESIDENTIAL DWELLINGS BEYOND. THIS VILLAGE GREEN RETAINS AN OPEN SETTING TO THE DWELLING WITH THE EXISTING MATURE TREES RETAINING A MATURE LANDSCAPE FRAMEWORK. BUILT FORM IS SET DOWN WITHIN THE LANDSCAPE, RETAINING VIEWS TO THE WOODLAND AND CUCKFIELD BEYOND. TO THE WEST IS AN AREA OF PROPOSED SINGLE STOREY BUILDINGS WITH THE SCHOOLS AND LOCAL CENTRE BEYOND. THE CHARACTER OF THE VIEW WOULD RETAIN A SENSE OF OPENNESS WITH THE INTRODUCTION OF BUILT FORM BEYOND. THE CONSTRUCTION ACTIVITIES IN CLOSE PROXIMITY WOULD BE PERCEIVED.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MAJOR - MODERATE ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MODERATE ADVERSE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
RESIDENTS OF HIGHBRIDGE MILL AND HIGHBRIDGE MILL COTTAGES (VP S9, S14)	HIGH	MEDIUM	MEDIUM - HIGH	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	VIEWS FROM HIGHBRIDGE MILL (GRADE II LISTED) AND HIGHBRIDGE MILL COTTAGES TO THE WEST OF THE SITE ARE LIMITED BY THE INTERVENING VEGETATION AND TOPOGRAPHY, WITH THE EXCEPTION OF THE SOUTHERN FACADE OF HIGHBRIDGE MILL COTTAGES (NOT LISTED) WHICH HAS OPEN VIEWS OF THE WESTERN PART OF THE SITE. PARTIAL AND OPEN VIEWS OF THE CONSTRUCTION ACTIVITY WOULD BE POSSIBLE FROM THE COTTAGES WITH THE GRADE II LISTED HIGHBRIDGE MILL HAVING LIMITED VIEWS. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	LOW		YEAR 1	MODERATE - MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
RESIDENTS OF WEST RIDDENS FARMHOUSE (VP39)	HIGH	HIGH	HIGH	SUBSTANTIAL	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	WEST RIDDENS FARMHOUSE (GRADE II LISTED) FRONTS ONTO THE SOUTH WESTERN PART OF THE SITE, SET ON ELEVATED GROUND BEHIND A POND AND BOUNDARY VEGETATION. THE CHARACTER OF THE EXISTING VIEW IS OF OPEN FIELDS SET AGAINST A WOODED BACKDROP. THERE WOULD BE OPEN VIEWS OF PARTS OF THE CONSTRUCTION ACTIVITY WITHIN THE SOUTH WEST OF THE SITE, LEADING TO OPEN VIEWS OF A RESIDENTIAL DWELLINGS SET BEHIND A LANDSCAPE BUFFER, WHICH WOULD CONSIST OF NEW TREE AND HEDGEROW PLANTING. AT YEAR 15, EFFECTS WOULD BE MODERATED SLIGHTLY BY THE MATURING VEGETATION.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE ADVERSE
RESIDENTS OF MACKERELL'S COTTAGE (VP28)	HIGH	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS FROM MACKERELL'S COTTAGE (GRADE II LISTED) TO THE EAST OF THE SITE ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION AND TOPOGRAPHY. PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY MAY BE POSSIBLE DURING THE WINTER MONTHS FROM THE PROPERTY BUT WOULD BE READILY PERCEIVED FROM THE ACCESS VIA PROW 62CR. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
RESIDENTS OF HARVEST HILL (VP38)	HIGH	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS FROM THE PROPERTIES ON HARVEST HILL TO THE SOUTH OF THE SITE ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION AND TOPOGRAPHY. PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY MAY BE POSSIBLE DURING THE WINTER MONTHS. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE. THE EXISTING OPEN CHARACTER OF THE VIEW ACROSS INTERVENING FIELDS AND HORSE PADDOCKS WOULD BE RETAINED.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
RESIDENTS OF PROPERTIES ON COPYHOLD LANE (VP19, 20)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	VIEWS FROM THE PROPERTIES ON COPYHOLD LANE TO THE EAST OF THE SITE ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION AND TOPOGRAPHY, WHICH DOMINATE THE IMMEDIATE LANDSCAPE AND CREATE AN ENCLOSED CHARACTER. PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY MAY BE POSSIBLE DURING THE WINTER MONTHS. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	NEGLIGIBLE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
RESIDENTS OF COURTHOUSE FARM AND LAINES FARM	HIGH	LOW	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS FROM LAINES FARM AND COURTHOUSE FARM TO THE NORTH OF THE SITE ARE LIMITED BY THE INTERVENING VEGETATION DEFINING FIELD BOUNDARIES AND ALONG THE A272 CORRIDOR. PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY MAY BE POSSIBLE DURING THE WINTER MONTHS. UPON COMPLETION THE LANDSCAPE PROPOSALS AND INTERVENING VEGETATION WOULD LIMIT VIEWS OF THE SITE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
TRANSIENT FROM TRANSPORT CORRIDORS												
A272 TO THE WEST AND NORTH OF THE SITE (VP1,5,6,8-11, 18, 26)	LOW	MEDIUM - LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	VIEWS OF THE SITE FROM THE A272 ARE MOSTLY FILTERED BY THE INTERVENING BOUNDARY VEGETATION ASSOCIATED WITH THE SITE ALONG THE ROAD CORRIDOR TO THE NORTH OF THE SITE, WITH THE EXCEPTION OF A LONG DISTANCE VIEW ALONG THE ROAD CORRIDOR TOWARDS THE CENTRAL SECTION OF THE SITE. THERE ARE OPEN VIEWS OF THE WESTERN PARTS OF THE CENTRAL SECTION OF THE SITE FROM THE SECTION OF THE A272 ADJACENT TO THE WESTERN BOUNDARY OF THE SITE. USERS OF THE A272 WOULD EXPERIENCE EFFECTS DURING THE CONSTRUCTION OF THE TWO NEW ACCESSSES ONTO THE ROUTE IN THE NORTH AND WEST AS WELL OF PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY WITHIN THE SITE WHERE GAPS IN BOUNDARY VEGETATION ALLOW. ADDITIONAL BUILT FORM AND TREE PLANTING WOULD BE PARTIALLY VISIBLE UPON COMPLETION FROM SECTIONS OF THE ROUTE ALLOW. THE LANDSCAPE MITIGATION PLANTING WOULD SEE THESE VIEWS REDUCE OVER TIME AS THE PLANTING MATURES.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM		YEAR 1	MINOR ADVERSE
								YEAR 15	MEDIUM - LOW		YEAR 15	MINOR ADVERSE
B2036 TO THE WEST, SOUTH WEST AND NORTH WEST OF THE SITE (VP11-14, 38,40,41)	LOW	MEDIUM - LOW	MEDIUM - LOW	MODEST	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	VIEWS OF THE SITE FROM THE B2036 ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION ALONG THE ROAD CORRIDOR WITH THE EXCEPTION OF THE SECTION OF THE ROUTE THAT RUNS ADJACENT TO THE SOUTH WESTERN BOUNDARY OF THE SITE. FROM HERE THERE ARE OPEN VIEWS OF THE SOUTHERN SECTION OF THE SITE THROUGH GAPS IN THE BOUNDARY VEGETATION. THE CONSTRUCTION ACTIVITY WOULD BE VISIBLE FROM THIS SECTION OF THE ROUTE INCLUDING FOR THE CONSTRUCTION OF THE PROPOSED SITE ACCESS. UPON COMPLETION THE VIEW WOULD CHANGE FROM AGRICULTURAL FIELDS TO A RESIDENTIAL DEVELOPMENT FRONTAGE, SET BEHIND A GREEN CORRIDOR WITH NEW TREE AND HEDGEROW PLANTING.	CONSTRUCTION	MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
COPYHOLD LANE TO THE EAST OF THE SITE (VP19)	LOW	MEDIUM	MEDIUM - LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	VIEWS OF THE SITE FROM COPYHOLD LANE ARE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLIGIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLIGIBLE		YEAR 15	NEUTRAL

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
CUCKFIELD ROAD TO THE WEST OF THE SITE (VP42,43)	LOW	MEDIUM - LOW	LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	VIEWS OF THE SITE FROM CUCKFIELD ROAD ARE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLIGIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLIGIBLE		YEAR 15	NEUTRAL
TRANSIENT FROM PUBLIC RIGHTS OF WAY												
USERS OF PROW FOOTPATH 62CR WITHIN THE SITE (VP2,3,4,30)	HIGH	HIGH	HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	THE USERS OF PROW 62CR EXPERIENCE VIEWS OF THE SITE AS PART OF AN OPEN AGRICULTURAL LANDSCAPE FROM THE INTERMEDIARY RIDGELINE WITHIN THE CENTRE OF THE SITE. THE WESTERN HALF FOLLOWS A RURAL FARM TRACK, FLANKED BY HEDGEROWS, WHICH LIMITS VIEWS TO THE SOUTH AND NORTH TO GAPS IN THE HEDGEROW AND FIELD ENTRANCES. THE EASTERN HALF HAS A MORE OPEN CHARACTER, FOLLOWING THE MATURE TREEBELT. LONG DISTANCE VIEWS NORTH TO CUCKFIELD ARE POSSIBLE FROM NUMEROUS LOCATIONS, WITH THE CHURCH SPIRE A LOCAL LANDMARK. DURING THE CONSTRUCTION PERIOD THE ROUTE WOULD BE RETAINED ALONG ITS EXISTING ALIGNMENT BUT WOULD BECOME SURROUNDED BY FENCING AND CONSTRUCTION ACTIVITY. UPON COMPLETION THE ROUTE WOULD BE RETAINED ALONG ITS EXISTING ALIGNMENT ALONGSIDE THE EXISTING HEDGEROWS AND TREES. THE ROUTE WOULD BECOME A KEY STRATEGIC PEDESTRIAN AND CYCLE LINK WITHIN A GREEN CORRIDOR THROUGH THE DEVELOPMENT. THE OPEN NATURE OF THE WESTERN HALF WOULD BE RETAINED BY VIRTUE OF THE SCHOOL PLAYING FIELDS BEING LOCATED ALONGSIDE IT. THE EASTERN HALF WOULD ALSO RETAIN A SENSE OF OPENNESS WITH THE VILLAGE GREEN TO THE NORTH AND DEVELOPMENT SET BACK TO THE SOUTH. SELECT VIEWS TO CUCKFIELD CHURCH SPIRE WOULD BE RETAINED. NEW PLANTING WOULD SOFTEN THE INTERFACE WITH THE PROPOSED DEVELOPMENT.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MAJOR - MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE ADVERSE
USERS OF PROW FOOTPATH 65CR WITHIN THE SITE (VP28)	HIGH	HIGH	HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	VIEWS FROM PROW 65CR ARE LIMITED TO THE IMMEDIATE SURROUNDINGS OF THE ROUTE DUE TO THE RISING TOPOGRAPHY TO THE WEST AND THE WOODLAND TO THE EAST. THE ROUTE FOLLOWS THE RURAL TRACK ACCESS TO MACKERELL'S COTTAGE AND IS WELL DEFINED BY A SUBSTANTIAL HEDGEROW, WHICH WOULD BE RETAINED. THE PROPOSED DEVELOPMENT IS SET BACK FROM THIS HEDGEROW BEHIND A GREEN CORRIDOR WITH A SUDS ATTENUATION BASIN. THE CONSTRUCTION ACTIVITY THEREFORE WOULD BE SET BACK BEHIND THIS AREA, LIMITING THE SENSE OF ENCLOSURE CREATED BY THE BUILT FORM FOR USERS OF THIS ROUTE. THE CONSTRUCTION ACTIVITIES AND PROPOSED DEVELOPMENT WOULD BE PARTIALLY VISIBLE FROM THIS ROUTE BUT THE LANDSCAPE PROPOSALS WOULD SOFTEN THE VIEW UPON MATURITY AT YEAR 15.	CONSTRUCTION	MAJOR - MODERATE ADVERSE
								YEAR 1	LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE - MINOR ADVERSE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW FOOTPATH 69CR WITHIN THE SITE (VP S35)	HIGH	HIGH	HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM - LOW	VIEWS FROM PROW 69CR ARE LIMITED TO THE IMMEDIATE SURROUNDINGS OF THE ROUTE DUE TO THE RISING TOPOGRAPHY TO THE WEST AND THE WOODLAND TO THE EAST. THE ROUTE FOLLOWS THE EDGE OF THE OPEN FIELD BUT IS WELL DEFINED BY WOODLAND TO THE EAST, WHICH WOULD BE RETAINED. THE PROPOSED DEVELOPMENT IS SET BACK FROM THIS ROUTE BEHIND A GREEN CORRIDOR AMENITY SPACES AND MIXED GRASSLAND. A SUDS ATTENUATION BASIN IS LOCATED IN THE SOUTH EASTERN CORNER OF THE FIELD ADJACENT TO THE ROUTE. THE CONSTRUCTION ACTIVITY THEREFORE WOULD BE SET BACK BEHIND THIS AREA, RETAINING A SENSE OF OPENNESS. THE CONSTRUCTION ACTIVITIES AND PROPOSED DEVELOPMENT WOULD BE VISIBLE FROM THIS ROUTE BUT THE LANDSCAPE PROPOSALS WOULD FILTER AND GREEN THE VIEW UPON MATURITY AT YEAR 15.	CONSTRUCTION	MAJOR - MODERATE ADVERSE
								YEAR 1	LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE - MINOR ADVERSE
USERS OF PROW FOOTPATHS 71CR AND 72CR WITHIN THE SITE (VP32)	HIGH	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROWS 71CR AND 72CR ARE LOCATED IN THE SOUTH-EAST OF THE SITE THROUGH FIELDS OF OPEN GRASSLAND AND SURROUNDED BY WOODLAND. THE NORTH SLOPING TOPOGRAPHY ALLOWS FOR LONG DISTANCE VIEWS TOWARDS CUCKFIELD FROM THE SOUTHERN SECTION OF PROW 72CR. THE MAJORITY OF THE SITE IS SCREENED FROM THESE ROUTES BY THE INTERVENING TOPOGRAPHY AND VEGETATION. NO DEVELOPMENT IS PROPOSED WITHIN THE FIELDS IMMEDIATELY SURROUNDING THESE ROUTES. CONSTRUCTION ACTIVITY AND THE BUILT FORM WITHIN THE PROPOSED DEVELOPMENT WOULD BE PARTIALLY VISIBLE TO THE WEST. THE FIELDS IN THE IMMEDIATE SURROUNDINGS WOULD BE RETAINED AS NATURAL AND SEMI- NATURAL OPEN SPACE WITH AREAS OF ECOLOGICAL ENHANCEMENT AND NEW TREE PLANTING. THE EXISTING CHARACTER OF THE VIEW WOULD BE RETAINED WITH SOME ADDITIONAL BUILT FORM VISIBLE BEYOND.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
USERS OF PROW BRIDLEWAY 73CR WITHIN AND OUTSIDE THE SITE (VP S32, S34)	HIGH	HIGH	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROW 73CR IS LOCATED IN THE SOUTH EAST OF THE SITE AND WEST OF PROWS 71CR AND 72CR. WITHIN THE SITE IT RUNS THROUGH FIELDS OF OPEN GRASSLAND BEFORE BECOMING ENCLOSED BY WOODLAND AND HEDGEROW AS IT LEAVES THE SITE AND CONTINUES SOUTH. THE NORTH SLOPING TOPOGRAPHY ALLOWS FOR LONG DISTANCE VIEWS TOWARDS CUCKFIELD FROM THE NORTHERN SECTION OF THE ROUTE. THE MAJORITY OF THE SITE IS SCREENED FROM THESE ROUTES BY THE INTERVENING TOPOGRAPHY AND VEGETATION. NO DEVELOPMENT IS PROPOSED WITHIN THE FIELDS THE ROUTE RUNS THROUGH. CONSTRUCTION ACTIVITY AND THE BUILT FORM WITHIN THE PROPOSED DEVELOPMENT WOULD BE PARTIALLY VISIBLE TO THE WEST. THE FIELDS IN THE IMMEDIATE SURROUNDINGS WOULD BE RETAINED AS NATURAL AND SEMI- NATURAL OPEN SPACE WITH AREAS OF ECOLOGICAL ENHANCEMENT AND NEW TREE PLANTING. THE EXISTING CHARACTER OF THE VIEW WOULD BE RETAINED WITH SOME ADDITIONAL BUILT FORM VISIBLE BEYOND.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW FOOTPATH 103CR WITHIN THE SITE (VP29)	HIGH	MEDIUM - LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROW 103CR DESCENDS THROUGH WOODLAND FROM ITS CONNECTION WITH PROW 65CR TO THE EASTERN SITE BOUNDARY. THE COMBINATION OF TOPOGRAPHY AND WOODLAND LIMITS VIEWS OF THE PROPOSED DEVELOPMENT TO THE WESTERNMOST END OF THE ROUTE AS IT JOINS PROW 65CR. FROM THIS LOCATION THERE WOULD BE VIEWS OF THE CONSTRUCTION ACTIVITY AND THEN THE BUILT FORM OF THE PROPOSED DEVELOPMENT WITHIN THE EASTERN PART OF THE SITE, SET BEHIND GREEN CORRIDORS AND NEW TREE PLANTING. THE EXISTING CHARACTER OF THE ROUTE AS IT PASSES THROUGH THE WOODLAND WOULD BE RETAINED.	CONSTRUCTION	MODERATE-MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	MINOR ADVERSE
USERS OF PROW FOOTPATH 8BCU WITHIN THE SITE (VP26, 27)	HIGH	HIGH	HIGH	SIZEABLE	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	PROW 8BCU RUNS ALONG THE NORTH EASTERN BOUNDARY OF THE SITE WITH OPEN VIEWS ACROSS THE NORTHERN SECTION OF THE SITE. DURING THE CONSTRUCTION PERIOD THE ROUTE WOULD BE RETAINED ALONG ITS CURRENT ALIGNMENT WITH FENCING DEMARKING THE CONSTRUCTION ZONE. THE PROPOSED LAND USE IMMEDIATELY ADJACENT TO THE ROUTE IS FOR A SPORTS HUB WHICH WOULD CONSIST OF TWO, TERRACED ARTIFICIAL, ALL WEATHER SPORTS PITCHES. THESE WOULD BE FENCED AND FLOOD LIT. THE PROW WOULD BE RETAINED WITHIN A GREEN CORRIDOR AND THE LANDSCAPE PROPOSALS INTRODUCE NEW PLANTING TO SOFTEN THE FENCING AND TO STRENGTHEN THE GREEN CHARACTER OF THE ROUTE. THE LAND WITHIN THE SITE TO THE EAST WOULD BE RETAINED AS OPEN FIELDS, RETAINING SOME OF THE EXISTING CHARACTER OF THE ROUTE.	CONSTRUCTION	MAJOR ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE - MINOR ADVERSE
USERS OF PROW BRIDLEWAY 59CR OUTSIDE THE SITE (VP9)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLIGIBLE	VIEWS OF THE SITE FROM PROW 59CR ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLIGIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLIGIBLE		YEAR 15	NEUTRAL
USERS OF PROW FOOTPATH 60CR OUTSIDE THE SITE AND WITHIN THE HIGH WEALD AONB (VP7)	HIGH	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROW 60CR IS LOCATED WITHIN THE HIGH WEALD AONB TO THE WEST OF THE SITE. THE EXISTING VEGETATION ALONG THE A272 CORRIDOR TRUNCATES OR HEAVILY FILTERS VIEWS OF THE WESTERN PART OF THE SITE FOR USERS OF THIS ROUTE. THERE MAY BE FILTERED GLIMPSED VIEWS OF THE CONSTRUCTION ACTIVITIES WITHIN THE SITE AND THE ACCESS PROPOSALS AND BUILT FORM UPON COMPLETION WHERE GAPS IN THE INTERVENING VEGETATION ALLOW. THE LANDSCAPE PROPOSALS RETAIN A SENSE OF OPENNESS TO THE WESTERN BOUNDARY OF THE SITE, WITH BUILT FORM AND WOODLAND BLOCK PLANTING SET BACK A MINIMUM OF 50M FROM THE ROAD CORRIDOR. THIS FURTHER REDUCES VIEWS OF THE BUILT FORM, PARTICULARLY IN COMBINATION WITH THE INTERVENING A272 VEGETATION FOR USERS OF PROW 60CR. EFFECTS WOULD BE MOST SIGNIFICANT AT THE END OF THE ROUTE AS IT JOINS THE A272, WITH EFFECTS REDUCING FURTHER WESTWARDS.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

APPENDIX V3.2

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW BRIDLEWAY 67CR AND 50BCU (COPYHOLD LANE) OUTSIDE THE SITE (VP19, 31)	HIGH	MEDIUM-LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROW 67CR AND 50BCU ARE MOSTLY TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY WITH THE EXCEPTION OF THE SOUTH WESTERLY END OF PROW 67CR, WHERE THERE ARE FILTERED VIEWS OF THE EASTERN FIELD WITHIN THE SITE THROUGH INTERVENING WOODLAND. CONSTRUCTION EFFECTS ARE THEREFORE CONSIDERED TO BE MINOR ADVERSE - NEGLECTIBLE BUT ON BALANCE COMPLETION EFFECTS ARE NEGLECTIBLE	CONSTRUCTION	MINOR ADVERSE - NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATHS 75CR, 76CR AND 77CR OUTSIDE THE SITE (VP44)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROWS 75CR, 76CR AND 77CR ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLECTIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLECTIBLE		YEAR 15	NEUTRAL
USERS OF PROW BRIDLEWAY 78CR OUTSIDE THE SITE (VP37)	HIGH	MEDIUM - LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLECTIBLE	VIEWS OF THE SITE FROM THIS ROUTE ARE GENERALLY TRUNCATED BY THE INTERVENING TOPOGRAPHY AND FIELD BOUNDARY VEGETATION. THE WESTERN SECTION OF THE ROUTE HAS SOME OPEN VIEWS ACROSS FIELDS IN EQUESTRIAN USE TOWARDS THE SOUTHERN BOUNDARY OF THE SITE, WHERE PARTIAL VIEWS OF THE SITE BOUNDARY VEGETATION ARE POSSIBLE. THERE MAY BE PARTIAL OR GLIMPSED VIEWS OF THE CONSTRUCTION ACTIVITY ON THE SOUTHERN EDGE OF THE SITE FROM THIS LOCATION. THE PROPOSED BUILT FORM WILL BE SET BACK FROM THE BOUNDARY BEHIND A PLANTED GREEN CORRIDOR. THE CHARACTER OF THE VIEWS FOR RECEPTORS USING THIS ROUTE IS THEREFORE NOT CONSIDERED TO CHANGE AS A RESULT OF THE PROPOSED DEVELOPMENT.	CONSTRUCTION	MINOR ADVERSE - NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATHS 74CR, 79CR, 80CR AND 84CR OUTSIDE THE SITE (VP33-36)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROWS 74CR, 79CR, 80CR AND 84CR ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLECTIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLECTIBLE		YEAR 15	NEUTRAL
USERS OF PROW FOOTPATH 3ACU/ HIGH WEALD LANDSCAPE TRAIL LDWR OUTSIDE THE SITE (VP45)	HIGH	LOW	MEDIUM-LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	VIEWS OF THE SITE FROM PROWS 74CR, 79CR, 80CR AND 84CR ARE TRUNCATED BY INTERVENING VEGETATION AND TOPOGRAPHY. EFFECTS ARE THEREFORE CONSIDERED TO BE NEUTRAL.	CONSTRUCTION	NEUTRAL
								YEAR 1	NEGLECTIBLE		YEAR 1	NEUTRAL
								YEAR 15	NEGLECTIBLE		YEAR 15	NEUTRAL

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ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
USERS OF PROW FOOTPATH 6ACU OUTSIDE THE SITE (VP17)	HIGH	MEDIUM	MEDIUM - HIGH	MODEST	SITE AND WIDER SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	MEDIUM	THE ELEVATED POSITION OF THIS ROUTE TO THE NORTH EAST OF THE SITE ALLOWS FOR LONG DISTANCE, PANORAMIC VIEWS ACROSS THE SITE TO THE WIDER LANDSCAPE BEYOND. THE RIDGE LINE OF THE SOUTH DOWNS NATIONAL PARK FORMS THE HORIZON IN THE DISTANCE. THE SITE IS PARTIALLY VISIBLE AS PART OF THE INTERMEDIARY LANDSCAPE WITH THE CENTRAL TREEBELT FORMING PART OF THE WOODED SKYLINE. THE CONSTRUCTION ACTIVITIES AND BUILT FORM IN THE CENTRAL SECTION OF THE SITE WOULD BE PARTIALLY VISIBLE FROM THIS LOCATION WITHIN A WELL TREED FRAMEWORK. UPON COMPLETION THERE WOULD BE A SIGNIFICANT INCREASE IN BUILT FORM WITHIN THE VIEW AS A RESULT OF THE PROPOSED DEVELOPMENT, ALTHOUGH THE BUILT FORM WOULD SIT BELOW THE WOODED SKYLINE IN KEEPING WITH THE EXISTING CHARACTER OF THE BUILT FROM WITHIN ANSTY. THIS IS CONSIDERED TO MODERATE EFFECTS SLIGHTLY.	CONSTRUCTION	MAJOR - MODERATE ADVERSE
								YEAR 1	MEDIUM - LOW		YEAR 1	MODERATE ADVERSE
								YEAR 15	LOW		YEAR 15	MODERATE - MINOR ADVERSE
USERS OF PROW FOOTPATH 8ACU OUTSIDE THE SITE (VP25)	HIGH	MEDIUM-LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	PROW 8BCU RUNS TO THE NORTH OF THE SITE WITHIN A WELL DEFINED CORRIDOR BY TALL HEDGEROWS. VIEWS OF THE SITE ARE BROADLY TRUNCATED BY THE INTERVENING HEDGEROWS AND VEGETATION ALONG THE A272. THERE MAY BE GLIMPSED, PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY AND BUILT FORM WITHIN THE NORTHERN PART OF THE SITE WHERE GAPS IN THE INTERVENING VEGETATION ALLOW AS THE ROUTE APPROACHES THE A272. THE EXISTING CHARACTER OF THE VIEW IS BROADLY CONSIDERED TO BE RETAINED.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	NEGLIGIBLE
USERS OF PROW FOOTPATH 9CU, 49CU AND 66CR OUTSIDE THE SITE (VP20-24)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	PROWS 9CU, 49CU AND 66CR ARE LOCATED TO THE EAST OF THE SITE. THERE ARE OPEN VIEWS OF THE NORTH EASTERN FIELD AND THE EASTERN BOUNDARY VEGETATION FOR RECEPTORS USING THESE ROUTES. NO DEVELOPMENT IS PROPOSED WITHIN THE NORTH EASTERN FIELD AND THE EXISTING WOODLANDS TRUNCATE VIEWS OF THE CENTRAL AND NORTHERN PARTS OF THE SITE WHERE CONSTRUCTION ACTIVITY AND BUILT FORM WOULD BE LOCATED. THERE MAY BE SOME GLIMPSED VIEWS OF ROOFTOPS IN WINTER MONTHS BUT THE CHARACTER OF THE VIEWS FROM THESE ROUTES IS NOT CONSIDERED TO CHANGE.	CONSTRUCTION	MINOR ADVERSE - NEGLIGIBLE
								YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE

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ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
PROW 58CR/ HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES OUTSIDE THE SITE (VP47)	HIGH	MEDIUM	HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	NEGLECTIBLE	PROW 58CR (ALSO PART OF THE HIGH WEALD LANDSCAPE TRAIL/SUSSEX DIAMOND WAY LONG DISTANCE WALKING ROUTES) IS LOCATED TO THE NORTH WEST OF THE SITE ON THE RISING GROUND WITHIN THE BEECHY BOTTOM PARKLAND RESERVE SITE. THE MAJOIRTY OF THE ROUTE IS EITHER ENCLOSED BY, OR HAS VIEWS FORESHORTENED BY THE EXISTING WOODLANDS AND INTERVENING VEGETATION. WHERE THERE ARE GAPS IN THIS VEGETATION FROM A SHORT CENTRAL SECTION OF THE ROUTE, THERE ARE LONG DISTANCE VIEWS SOUTH ACROSS THE WIDER LANDSCAPE OF THE STUDY AREA AND BEYOND TO THE SOUTH DOWNS RIDGELINE ON THE HORIZON. THE SITE FORMS A SMALL PART OF THE WELL WOODED LOWER LYING MIDDLE DISTANCE IN THE VIEW WITH ONE PARTIAL VIEW OF A FIELD WITHIN THE SITE. THE INTERVENING VEGETATION TRUNCATES VIEWS OF THE THE NORTHERN AND SOUTHERN PARTS OF THE SITE FROM THIS LOCATION. THERE WOULD BE PARTIAL, DISTANT VIEWS OF THE CONSTRUCTION ACTIVITY WITHIN THE CENTRAL PART OF THE SITE WHERE GAPS IN THE INTERVENING VEGETATION ALLOW. UPON COMPLETION THE SECTION OF FIELD VISIBLE FROM THIS LOCATION WOULD FORM PART OF THE PUBLIC OPEN SPACE NETWORK AND VILLAGE COMMON. THERE WOULD BE PARTIAL VIEWS OF SOME ROOFTOPS SURROUNDING THIS OPEN SPACE BUT THIS IS CONSIDERED TO BE A MINOR CHANGE TO A DISTANT, PANORAMIC VIEW. BUILT FORM WOULD REMAIN SET BELOW THE TREE LINE AND THE EXISTING CHARACTER OF THE VIEW IS NOT CONSIDERED TO BE SIGNIFICANTLY ALTERED. AT YEAR 15 UPON MATURITY OF THE LANDSCAPE PROPOSALS, THE PARTIAL VIEWS OF THE BUILT FORM WOULD BECOME LESS VISIBLE FROM THIS LOCATION.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	NEGLECTIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	NEGLECTIBLE		YEAR 15	MINOR ADVERSE - NEGLECTIBLE
RECEPTORS USING VISITOR ATTRACTIONS AND AREAS OF OPEN SPACE												
ANSTY RECREATION GROUND/ CRICKET CLUB/ FOOTBALL CLUB (VP44)	HIGH - MEDIUM	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE USERS OF ANSTY RECREATION GROUND AND THE CRICKET/ FOOTBALL CLUB EXPERIENCE PARTIAL VIEWS OF THE CENTRAL WESTERN SITE BOUNDARY VEGETATION, WHICH ARE FILTERED BY THE INTERVENING VEGETATION AROUND THE BOUNDARY OF THE RECREATION GROUND AND ALONG THE A272. THERE WOULD BE PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY ALONG THE A272 WHERE GAPS IN THE BOUNDARY VEGETATION ALLOW ALTHOUGH THIS BOUNDARY VEGETATION WOULD TRUNCATE VIEWS OF THE WIDER CONSTRUCTION WORKS. UPON COMPLETION THERE MAY BE GLIMPSED VIEWS OF THE PROPOSED DEVELOPMENT THROUGH THE INTERVENING VEGETATION IN THE WINTER MONTHS. THE EXISTING CHARACTER OF THE VIEW IS BROADLY CONSIDERED TO BE RETAINED.	CONSTRUCTION	MODERATE - MINOR ADVERSE
								YEAR 1	LOW - NEGLECTIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLECTIBLE		YEAR 15	MINOR ADVERSE
CUCKFIELD CRICKET CLUB (VP13)	HIGH -MEDIUM	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLECTIBLE	THE USERS OF CUCKFIELD CRICKET CLUB HAVE OPEN VIEWS FROM THE PITCHES SOUTH TOWARDS ANSTY. HOWEVER, VIEWS OF THE SITE ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION ALONG THE B2036 AND A272 CORRIDORS. THE EXISTING OPEN CHARACTER OF THE PITCHES SET WITHIN AN AGRICULTURAL LANDSCAPE WOULD BE RETAINED. THERE MAY BE PARTIAL, GLIMPSED VIEWS OF THE CONSTRUCTION ACTIVITY DURING THE WINTER MONTHS BUT THE SPORTS GROUND IS NOT AS WELL USED DURING THE OFF SEASON. UPON COMPLETION THE LANDSCAPE PROPOSALS WOULD PROVIDE A FURTHER LAYER OF INTERVENING VEGETATION.	CONSTRUCTION	MINOR ADVERSE - NEGLECTIBLE
								YEAR 1	LOW - NEGLECTIBLE		YEAR 1	MINOR ADVERSE - NEGLECTIBLE
								YEAR 15	LOW - NEGLECTIBLE		YEAR 15	MINOR ADVERSE - NEGLECTIBLE

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TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
RECEPTORS AT THEIR PLACE OF WORK												
EMPLOYEES OF WARDEN PARK ACADEMY, CUCKFIELD (VP17) + AGRICULTURAL WORKERS IN THE WIDER LANDSCAPE	LOW	LOW	LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	WARDEN PARK ACADEMY IS PROMINENT ON THE RISING GROUND IN CUCKFIELD TO THE NORTH WITH PROW 6ACU RUNNING ALONG ITS SOUTHERN EDGE. THERE ARE OPEN VIEWS TOWARDS THE SITE FROM THE PLAYING FIELDS WITHIN THE SCHOOL GROUNDS FROM WHICH THERE WOULD BE OPEN VIEWS OF THE CONSTRUCTION ACTIVITY AND PROPOSED DEVELOPMENT FROM DISTANCE. WORKERS WITHIN THE WIDER AGRICULTURAL LANDSCAPE WOULD ALSO EXPERIENCE SIMILAR VIEWS FROM HIGHER GROUND TO THE NORTH OF THE SITE AND FROM THE AREAS IN CLOSE PROXIMITY TO THE SITE BOUNDARIES TO THE EAST AND WEST. THE PROPOSED DEVELOPMENT REMAINS BELOW THE EXISTING TREE LINE AND WHILST THERE WOULD BE AN INCREASE IN BUILT FORM WITHIN THE VIEW, THIS IS NOT CONSIDERED TO RESULT IN SIGNIFICANT EFFECTS TO THIS RECEPTOR WHOSE FOCUS IS NOT ON THE VIEWS.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
RECEPTORS USING COMMUNITY BUILDINGS/CEMETERY												
HOLY TRINITY CHURCH, CUCKFIELD (VP15,16)	HIGH	MEDIUM	MEDIUM - HIGH	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW - NEGLIGIBLE	WHILST THE SPIRE OF THE CHURCH IS A PROMINENT FEATURE VISUALLY WITHIN THE LOCAL AREA, VIEWS OF THE SITE FROM THE CEMETERY ARE BROADLY TRUNCATED BY THE VEGETATION WITHIN AND ON THE BOUNDARIES OF THE CEMETERY. THERE ARE PARTIAL VIEWS OF THE SITE BOUNDARY VEGETATION AND HIGHER GROUND WITHIN THE CENTRAL PARTS OF THE SITE FROM SELECT LOCATIONS. THERE WOULD BE PARTIAL, GLIMPSED VIEWS OF AREAS OF CONSTRUCTION ACTIVITY AND BUILT FORM/OPEN SPACE UPON COMPLETION BUT THIS IS NOT CONSIDERED TO SIGNIFICANTLY ALTER THE CHARACTER OF THE VIEW, WHICH IS DEFINED BY UNDULATING, AGRICULTURAL LAND AND WOODLAND.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE - NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE
ANSTY SPORTS CLUB (VP1)	MEDIUM	LOW	MEDIUM -LOW	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	THE USERS OF ANSTY SPORTS CLUB EXPERIENCE PARTIAL VIEWS OF THE CENTRAL WESTERN SITE BOUNDARY VEGETATION, WHICH ARE FILTERED BY THE INTERVENING VEGETATION AROUND THE BOUNDARY OF THE RECREATION GROUND AND ALONG THE A272. THE WOULD BE PARTIAL VIEWS OF THE CONSTRUCTION ACTIVITY ALONG THE A272 WHERE GAPS IN THE BOUNDARY VEGETATION ALLOW ALTHOUGH THIS BOUNDARY VEGETATION WOULD TRUNCATE VIEWS OF THE WIDER CONSTRUCTION WORKS. UPON COMPLETION THERE MAY BE GLIMPSED VIEWS OF THE PROPOSED DEVELOPMENT THROUGH THE INTERVENING VEGETATION IN THE WINTER MONTHS. THE EXISTING CHARACTER OF THE VIEW IS BROADLY CONSIDERED TO BE RETAINED.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE

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TABLE V3.2.3 VISUAL IMPACT TABLE												
VISUAL RECEPTOR	LANDSCAPE SENSITIVITY CRITERIA		RECEPTOR SENSITIVITY	MAGNITUDE OF EFFECT CRITERIA				MAGNITUDE OF EFFECT		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
	RECEPTOR VALUE	SUSCEPTIBILITY TO THE PROPOSED CHANGE		SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY					
VIEWS FROM WITHIN THE HIGH WEALD AONB												
VIEWS FROM PROWS, ROADS AND PUBLICLY ACCESSIBLE LOCATIONS WITHIN THE AONB AS WELL AS PRIVATE RESIDENTIAL DWELLINGS WITHIN THE AONB (VP7, 13 AND 45)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	IRREVERSIBLE	CONSTRUCTION	LOW	VIEWS FROM THE HIGH WEALD AONB ARE LIMITED TO THOSE LOCATIONS WITHIN THE IMMEDIATE SURROUNDINGS OF THE SITE INCLUDING PROWS 58CR AND 60CR ASSESSED EARLIER IN THIS TABLE. OTHER PUBLICLY ACCESSIBLE LOCATIONS WITHIN THE AONB THAT ARE NOT CONSIDERED TO HAVE VIEWS OF THE SITE INCLUDE PROW FOOTPATH 3ACU/HIGH WEALD LANDSCAPE TRAIL LDWR AND CUCKFIELD CRICKET CLUB (ALSO PREVIOUSLY ASSESSED). VIEWS ARE EITHER FILTERED OR TRUNCATED BY THE INTERVENING TOPOGRAPHY AND VEGETATION WITHIN THE AONB AND ALONG THE B2036/A272 ROAD CORRIDORS. THERE MAY BE FILTERED GLIMPSED VIEWS OF THE CONSTRUCTION ACTIVITIES WITHIN THE SITE AND THE ACCESS PROPOSALS AND BUILT FORM UPON COMPLETION WHERE GAPS IN THE INTERVENING VEGETATION ALLOW. THE LANDSCAPE PROPOSALS RETAIN A SENSE OF OPENNESS TO THE WESTERN BOUNDARY OF THE SITE, WITH BUILT FORM AND WOODLAND BLOCK PLANTING SET BACK A MINIMUM OF 50M FROM THE ROAD CORRIDOR. THIS FURTHER REDUCES VIEWS OF THE BUILT FORM, PARTICULARLY IN COMBINATION WITH THE INTERVENING A272 VEGETATION FOR USERS OF PROWS 60CR. EFFECTS WOULD BE MOST SIGNIFICANT AT THE END OF THE ROUTE AS IT JOINS THE A272, WITH EFFECTS REDUCING FURTHER WESTWARDS. EFFECTS ON VIEWS FROM THE OTHER RECEPTORS WITHIN THE AONB IDENTIFIED ARE NOT CONSIDERED TO BE SIGNIFICANT. THEREFORE EFFECTS ON THE HIGH WEALD AONB AS A WHOLE ARE CONSIDERED TO BE NO GREATER THAN MINOR ADVERSE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	MINOR ADVERSE - NEGLIGIBLE