

Proposed house at Pickeridge Farm House, Cob Lane, Ardingly, Haywards Heath RH17 6ST

## Appendix 1: LVIA Viewpoints 1 to 12

hla 618 R01

*For Cross Homes (Sussex) Ltd*

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August 2025



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## 1.0 Introduction

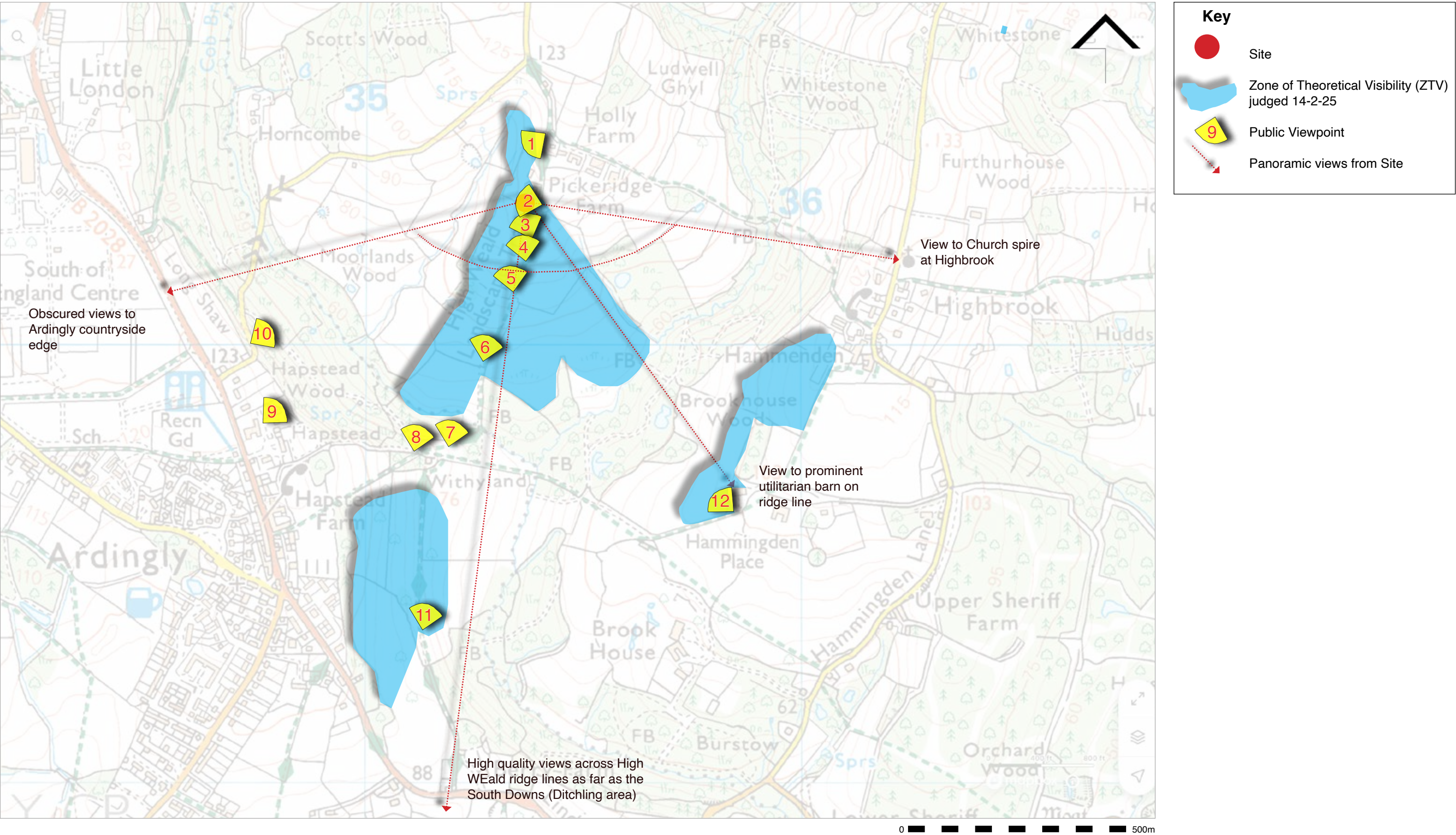
### 1.1 Viewpoints 1 to 12

1.1.1 The Site was visited on the 14th February 2025 to assess the proposed development. The weather allowed clear views and trees were not in leaf. Views were selected to represent the most likely and most sensitive public locations where the development might be seen from.

1.1.2 Each of the 12 no. Viewpoints are described on the following pages.



Figure 1 Viewpoints1 to 12 plan







2.1 Viewpoint 1

2.1 Viewpoint 1 see Figure 1

2.1.1 *Location:* From PRoW 29 WH (in the High Weald National Landscape), north side of Pickeridge Farmhouse, 150m north of the Site.  
GPS ref: Lat 51.05771, Long 0.06921W.

2.1.2 *Photographic Height:* 105m AOD (plus 1.5m photographers view).

2.1.3 *Existing Views Description:* This is a near distance, contained and rural view looking south with a visually detracting wire mesh fence in the foreground, Pickeridge Farmhouse beyond (that predominantly screens the Site beyond), and the Ardingly ridge in the background.

2.1.4 *Visual Value:* **Medium** to **High** (Rural National landscape view with Visual Detractors).

2.1.5 *Visual Susceptibility:* **Low** (Views would be experienced by PRoW users in the High Weald National Landscape although there would be barely discernible visual change so the view could accommodate the development).

2.1.6 *Visual Sensitivity of Receptors:* **Low** to **Medium**.

2.1.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (It is likely that the construction would be partially discernible although it is judged that it would not affect the composition of the view).

2.1.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (It is possible that the new house might be barely, partially discernible beyond the intervening buildings).

2.1.9 *On Completion Visual Effect:* **Negligible Adverse Effect/Not Significant**.

2.1.10 *Landscape Strategy:* Mitigation is not required.

2.1.11 *After establishment of planting (15 years):* **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**.



2.2 Viewpoint 2

## 2.2 Viewpoint 2

- 2.2.1 *Location:* From PRow 29 WH (in the High Weald National Landscape), 25m east of the Site.  
GPS ref: Lat 51.05637 N, Long 0.06938W.
- 2.2.2 *Photographic Height:* 100m AOD (plus 1.5m photographers view).
- 2.2.3 *Existing Views Description:* This is a near distance, contained and rural view from a PRow in the National Landscape. It looks south with various buildings, structures and visually detracting car parking seen in the foreground, with the Ardingly ridge-line in the background.
- 2.2.4 *Visual Value:* **Medium** (This is a High Weald National Landscape, rural view strongly influenced by the existing buildings (and suburbanising elements)).
- 2.2.5 *Visual Susceptibility:* **Medium** (View would be experienced by PRow users in the National Landscape. The new house would be congruous with the existing buildings although it would be a larger footprint to the existing cottage footprint).
- 2.2.6 *Visual Sensitivity of Receptors:* **Medium**.

- 2.2.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (The construction would result in a clear change to the view).
- 2.2.8 *On Completion, Magnitude of Impact:* **Slight Adverse** (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed).
- 2.2.9 *On Completion Visual Effect:* **Minor Adverse Visual Effect/Not Significant**.
- 2.2.10 *Landscape Strategy:* Planting to the intervening land to obscure the car parking and built forms.
- 2.2.11 *After establishment of planting (15 years):* **Slight Adverse Visual Impact/Minor Adverse Visual Effect/Not Significant/Long Term**.





2.3 Viewpoint 3

- 2.3 Viewpoint 3
- 2.3.1 *Location:* PRoW 29 WH (in the High Weald National Landscape), 75m south east of the Site.  
GPS ref: Lat 51.05633 N, Long 0.06963W.
- 2.3.2 *Photographic Height:* 100m AOD (plus 1.5m photographers view).
- 2.3.3 *Existing Views Description:* This is a near distance, relatively wide view looking north, across the rural landscape and towards the Pickeridge Cottage and garage (with visual detractors and suburbanising influences).
- 2.3.4 *Visual Value:* **Medium** (This is a High Weald National Landscape, rural view strongly influenced by the existing buildings (and suburbanising elements)).
- 2.3.5 *Visual Susceptibility:* **Medium** (View would be experienced by PRoW users. The new house would be congruous with the existing buildings although it would be a larger footprint to the existing cottage footprint).
- 2.3.6 *Visual Sensitivity of Receptors:* **Medium**.
- 2.3.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (The new construction would be clearly noticeable change).
- 2.2.8 *On Completion, Magnitude of Impact:* **Slight Adverse** (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed).
- 2.3.9 *On Completion Visual Effect:* **Minor Adverse Visual Effect/Not Significant**.
- 2.3.10 *Landscape Strategy:* New tree planting could be implemented: along the south side boundary of the Pickeridge Cottage plot; and also along the existing hedge (west side of PRoW 29 WH), seen in the foreground, could be managed to grow up to 2m plus in height to screen views of the existing and new built forms, as seen from the PRoW.
- 2.3.11 *After establishment of planting (15 years):* **Negligible Beneficial Visual Impact/Negligible Beneficial Visual Effect/Not Significant/Long Term**.





**2.4 Viewpoint 4**

2.4 Viewpoint 4 see Figure 1

2.4.1 *Location:* PRoW 29 WH (in the High Weald National Landscape), 150m south west of the Site.  
GPS ref: Lat 51.05510 N, Long 0.06981 W.

2.4.2 *Photographic Height:* 100m AOD (plus 1.5m photographers view).

2.4.3 *Existing Views Description:* This is a near distance, relatively wide view looking north, across the rural landscape and towards the Pickeridge Cottage and garage (with Visual Detractors and suburbanising influences).

2.4.4 *Visual Value:* **Medium** (This is a High Weald National Landscape, rural view strongly influenced by the existing buildings (and suburbanising elements)).

2.4.5 *Visual Susceptibility:* **Medium** (View would be experienced by PRoW users. The new house would be congruous with the existing buildings although it would be a larger footprint to the existing cottage footprint).

2.4.6 *Visual Sensitivity of Receptors:* **Medium**.

2.4.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (The new construction would be clearly noticeable change).

2.4.8 *On Completion, Magnitude of Impact:* **Slight Adverse** (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed).

2.4.9 *On Completion Visual Effect:* **Minor Adverse Visual Effect/Not Significant**.

2.4.10 *Landscape Strategy:* New tree planting could be implemented: along the south side boundary of the Pickeridge Cottage plot; and also along the existing hedge (west side of PRoW 29 WH), seen in the foreground, could be managed to grow up to 2m plus in height to screen views of the existing and new built forms, as seen from the PRoW.

2.4.11 *After establishment of planting (15 years):* **Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant/Long Term**.





## 2.5 Viewpoint 5

2.5 Viewpoint 5 see Figure 1

2.5.1 *Location:* PRoW 29 WH (in the High Weald National Landscape), 400m south west of the Site.  
GPS ref: Lat 51.05450 N, Long 0.07020 W.

2.5.2 *Photographic Height:* 85m AOD (plus 1.5m photographers view).

2.5.3 *Existing Views Description:* This is a medium distance, somewhat contained view looking north, across the rural landscape and towards the Pickeridge Cottage and garage just discernible above the hedge. There are also some Visual Detractors and suburbanising influences seen in the view.

2.5.4 *Visual Value:* **Medium** (This is a High Weald National Landscape, rural view strongly influenced by the existing buildings (and suburbanising elements)).

2.5.5 *Visual Susceptibility:* **Medium** (View would be experienced by PRoW users. The new house would be congruous with the existing buildings although it would be a larger footprint to the existing cottage footprint).

2.5.6 *Visual Sensitivity of Receptors:* **Medium**.

2.5.7 *During Construction Magnitude of Impact:* **Slight Adverse** (The new construction would be a perceptible change).

2.5.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed).

2.5.9 *On Completion Visual Effect:* **Negligible Adverse Visual Effect/Not Significant**.

2.5.10 *Landscape Strategy:* New tree planting could be implemented: along the south side boundary of the Pickeridge Cottage plot; and also along the existing hedge (west side of PRoW 29 WH), seen in the foreground, could be managed to grow up to 2m plus in height to screen views of the existing and new built forms, as seen from the PRoW.

2.5.11 *After establishment of planting (15 years):* **Negligible Beneficial Visual Impact/Negligible Beneficial Visual Effect/Not Significant/Long Term**.





## 2.6 Viewpoint 6

2.6 Viewpoint 6, see Figure 1

2.6.1 *Location:* PRoW 29 WH (in the High Weald National Landscape), 350m south west of the Site.  
GPS ref: Lat 51.05264 N, Long 0.07176W.

2.6.2 *Photographic Height:* 70m AOD (plus 1.5m photographers view).

2.6.3 *Existing Views Description:* This is a medium distance, open and framed view looking north, across the a rural pastoral landscape seen in the National Landscape with some minor built forms (including Pickerridge Cottage and other buildings) discernible in the background.

2.6.4 *Visual Value:* **Medium to High** (This is a High Weald National Landscape, rural view. The existing buildings (and suburbanising elements) have a minor influence of the view).

2.6.5 *Visual Susceptibility:* **Low** (View would be experienced by PRoW users. The new house would be congruous with the existing buildings although it would be seen as a slightly larger footprint to the existing cottage footprint, at this range).

2.6.6 *Visual Sensitivity of Receptors:* **Low to Medium.**

2.6.7 *During Construction Magnitude of Impact:* **Slight Adverse** (The new construction would be a perceptible change).

2.6.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed).

2.6.9 *On Completion Visual Effect:* **Negligible Adverse Visual Effect/Not Significant.**

2.6.10 *Landscape Strategy:* New tree planting could be implemented: along the south side boundary of the Pickerridge Cottage plot.

2.6.11 *After establishment of planting (15 years):* **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term.**



Pickeridge Cottage  
barely discernible



2.7 Viewpoint 7

2.7 Viewpoint 7, see Figure 1

2.7.1 *Location:* PRow 29 WH (in the High Weald National Landscape), 550m south west of the Site.  
GPS ref: Lat 51.05113 N, Long 0.08001W.

2.7.2 *Photographic Height:* 75m AOD (plus 1.5m photographers view).

2.7.3 *Existing Views Description:* This is a medium distance and contained view looking north with the intervening wooded vegetation predominantly screening Pickeridge Cottage which is barely discernible, as seen in the winter (entirely screened when in leaf).

2.7.4 *Visual Value:* **High** (Good quality, rural and wooded view).

2.7.5 *Visual Susceptibility:* **Low** (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf).

2.7.6 *Visual Sensitivity of Receptors:* **Medium**.

2.7.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.7.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.7.9 *On Completion Visual Effect:* **Negligible Adverse Effect/Not Significant**.

2.7.10 *Landscape Strategy:* Mitigation is not required.

2.7.11 *After establishment of planting (15 years):* **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**.



Pickeridge Cottage  
barely discernible



2.8 Viewpoint 8

2.8 Viewpoint 8, see Figure 1

2.8.1 *Location:* PRow 10 Ar (in the High Weald National Landscape), 625m south west of the Site.  
GPS ref: Lat 51.05130 N, Long 0.07349W.

2.8.2 *Photographic Height:* 80m AOD (plus 1.5m photographers view).

2.8.3 *Existing Views Description:* This is a medium distance and contained view looking north with the intervening wooded vegetation predominantly screening Pickeridge Cottage which is barely discernible, as seen in the winter (entirely screened when in leaf).

2.8.4 *Visual Value:* **High** (Good quality, rural and wooded view).

2.8.5 *Visual Susceptibility:* **Low** (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf).

2.8.6 *Visual Sensitivity of Receptors:* **Medium**.

2.8.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.8.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.8.9 *On Completion Visual Effect:* **Negligible Adverse Effect/Not Significant**.

2.8.10 *Landscape Strategy:* Mitigation is not required.

2.8.11 *After establishment of planting (15 years):* **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**.



Pickeridge Cottage  
indiscernible



2.9 Viewpoint 9

2.9 Viewpoint 9, see Figure 1

2.9.1 *Location:* From north side of 2-6 Hapstead House (in the High Weald National Landscape), 800m south west of the Site.  
GPS ref: Lat 51.05159 N, Long 0.07791W.

2.9.2 *Photographic Height:* 115m AOD (plus 1.5m photographers view).

2.9.3 *Existing Views Description:* This is a medium distance and contained view looking north east with the intervening built forms and wooded vegetation predominantly screening Pickeridge Cottage which is barely discernible, as seen in the winter (entirely screened when in leaf). The High Weald undulating landscape with its historic field patterns defined by wooded areas and hedges, just discernible through the trees (as seen in winter only).

2.9.4 *Visual Value:* **Medium** (Residential, settlement edge view).

2.9.5 *Visual Susceptibility:* **Low** (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf).

2.9.6 *Visual Sensitivity of Receptors:* **Medium**.

2.9.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.9.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.9.9 *On Completion Visual Effect:* **Negligible Adverse Effect/Not Significant**.

2.9.10 *Landscape Strategy:* Mitigation is not required.

2.9.11 *After establishment of planting (15 years):* **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**.



Pickeridge Cottage  
just discernible



2.10 Viewpoint 10

2.10 Viewpoint 10, see Figure 1

2.10.1 *Location:* From Cob Lane (in the High Weald National Landscape), 725m south west of the Site.  
GPS ref: Lat 51.05350 N, Long 0.07885W.

2.10.2 *Photographic Height:* 110m AOD (plus 1.5m photographers view).

2.10.3 *Existing Views Description:* This is a medium distance and contained view looking north with the intervening wooded vegetation predominantly screening Pickeridge Cottage which is barely discernible, as seen in the winter (entirely screened when in leaf).

2.10.4 *Visual Value:* **High** (Good quality, rural and wooded view).

2.10.5 *Visual Susceptibility:* **Low** (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf).

2.10.6 *Visual Sensitivity of Receptors:* **Medium**.

2.10.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.10.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.10.9 *On Completion Visual Effect:* **Negligible Adverse Effect/Not Significant**.

2.10.10 *Landscape Strategy:* Mitigation is not required.

2.10.11 *After establishment of planting (15 years):* **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**.





**2.11 Viewpoint 11**

2.11 Viewpoint 9, see Figure 1

2.11.1 *Location:* From PRoW 12 Ar (in the High Weald National Landscape), 975m south of the Site.  
GPS ref: Lat 51.04714 N, Long 0.07381W.

2.11.2 *Photographic Height:* 110m AOD (plus 1.5m photographers view).

2.11.3 *Existing Views Description:* This is a medium distance, open and wide view from an elevated position, looking north west, across the a rural pastoral landscape of the High Weald with some minor built forms (including Pickeridge Cottage and other buildings) discernible.

2.11.4 *Visual Value:* **High** (This is a good quality rural, High Weald National Landscape, view. The existing buildings (and suburbanising elements) have a minor influence on the view).

2.11.5 *Visual Susceptibility:* **Low** (View would be experienced by PRoW users. The new house would be congruous with the existing buildings although it would be seen as a slightly larger footprint to the existing cottage footprint, at this range).

2.11.6 *Visual Sensitivity of Receptors:* **Medium.**

2.11.7 *During Construction Magnitude of Impact:* **Slight Adverse** (The new construction would be a perceptible change).

2.11.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed and it would be a minimally perceptible change only, at this range).

2.5.9 *On Completion Visual Effect:* **Negligible Adverse Visual Effect/Not Significant.**

2.5.10 *Landscape Strategy:* New tree planting could be implemented along the south side boundary of the Pickeridge Cottage plot.

2.5.11 *After establishment of planting (15 years):* **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term.**



Pickeridge Cottage  
barely discernible



2.12 Viewpoint 12

2.12 Viewpoint 12, see Figure 1

2.12.1 *Location:* PRoW 31 WH (in the High Weald National Landscape), 850m south east of the Site.

GPS ref: Lat 51.04994 N, Long 0.06330W.

2.12.2 *Photographic Height:* 98m AOD (plus 1.5m photographers view).

2.12.3 *Existing Views Description:* This is a medium distance and contained view looking north west with the intervening wooded vegetation predominantly screening Pickeridge Cottage which is barely discernible, as seen in the winter (entirely screened when in leaf).

2.12.4 *Visual Value:* **Medium to High** (Good quality, rural and wooded view with some visually detracting influences).

2.12.5 *Visual Susceptibility:* **Low** (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf).

2.12.6 *Visual Sensitivity of Receptors:* **Medium.**

2.12.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.12.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view).

2.12.9 *On Completion Visual Effect:* **Negligible Adverse Effect/Not Significant.**

2.12.10 *Landscape Strategy:* Mitigation is not required.

2.12.11 *After establishment of planting (15 years):* **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term.**