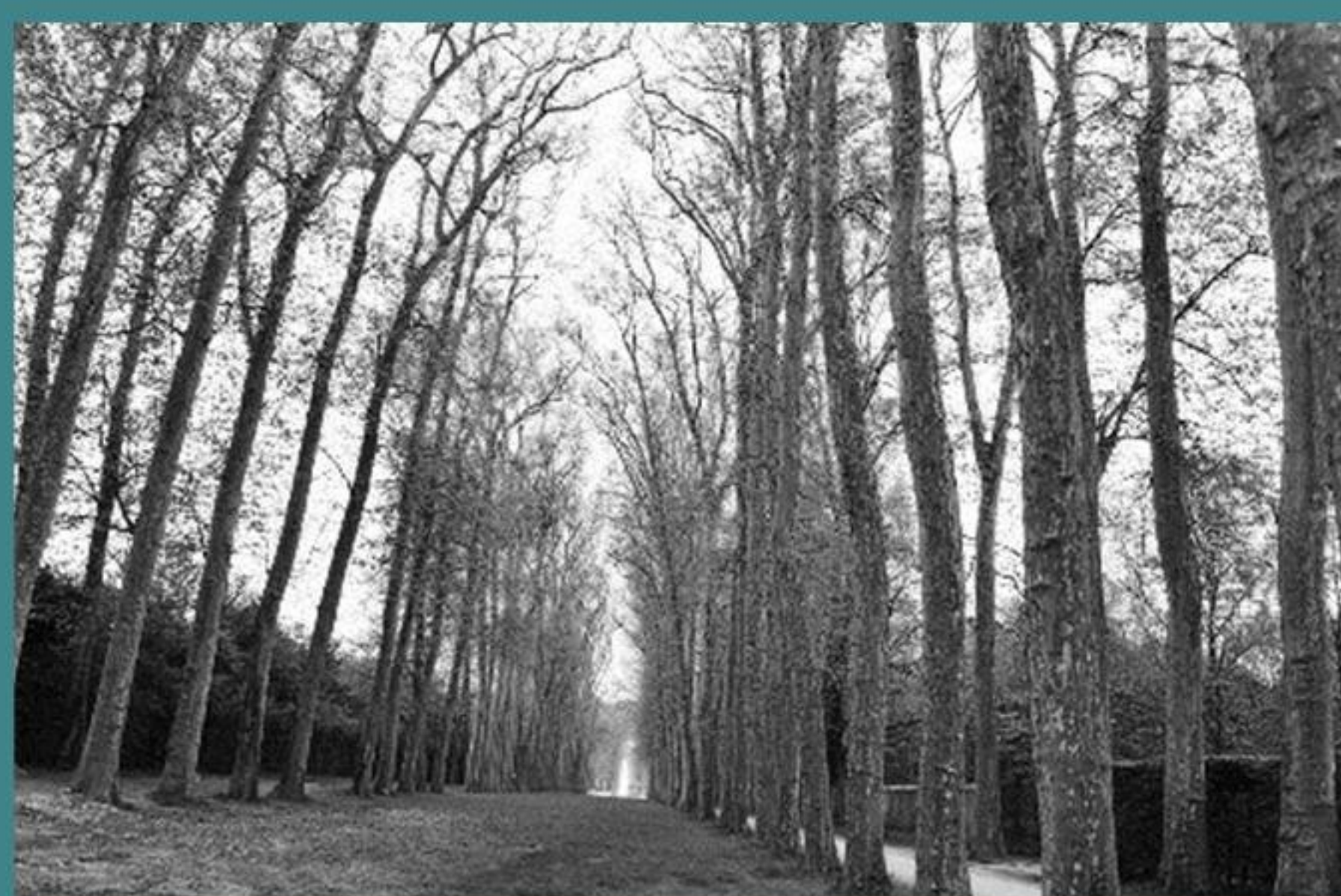
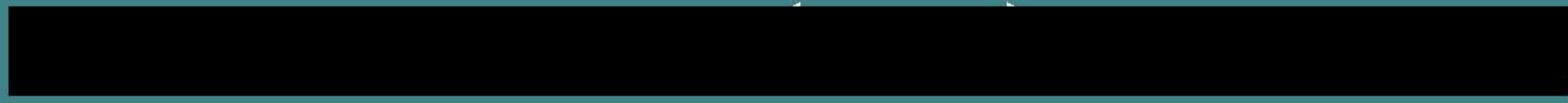


**FPCR** | environment  
& design



# APPENDIX - PROOF OF EVIDENCE

## Landscape and Visual Matters



APPEAL REF: APP/D3830/W/24/3350075  
LPA REF: DM/24/0446

Client

**Gladman Developments Ltd**

Project

**Land off Scamps Hill, Lindfield**

Date

**13 November 2024**



## **APPENDICES**

### Appendix 1: Figures and Photographs

Figure 1: Site Location

Figure 2: Aerial Photograph

Figure 3: Landscape Character

Figure 4: Designations

Figure 5: Topography

Figure 6: Visual Appraisal

Figures 7 to 18: Photo Viewpoints

### Appendix 2: Annotated Illustrative masterplan

Appendix 1: Figures and Photographs

Figure 1: Site Location

Figure 2: Aerial Photograph

Figure 3: Landscape Character

Figure 4: Designations

Figure 5: Topography

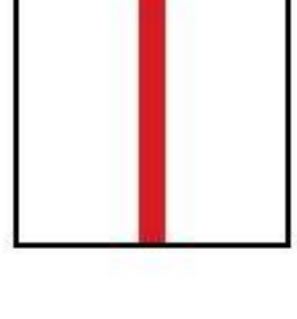
Figure 6: Visual Appraisal

Figures 7 to 18: Photo Viewpoints

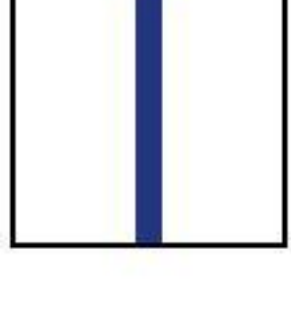


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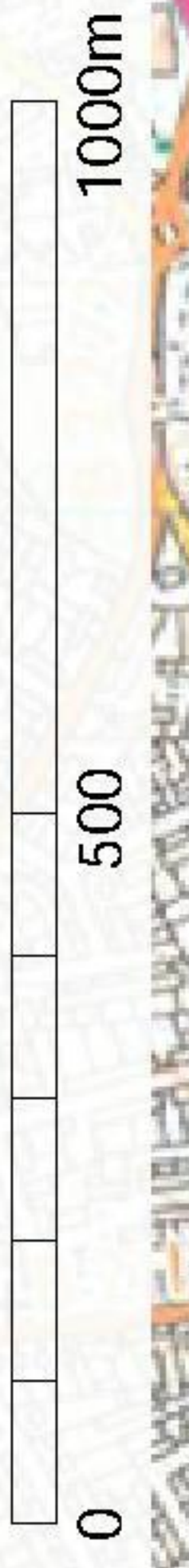
Site Boundary



Other Land under Applicant's Control



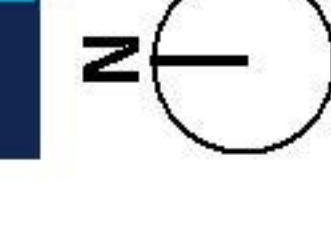
Scale: 1:12500 @ A3



client Gladman Developments Ltd  
 project Land off Scamps Hill  
 Lindfield

drawing title LOCATION PLAN

scale 1:12500@ A3  
 drawing /figure number JP  
 drawn JP



issue date February 2024  
 rev

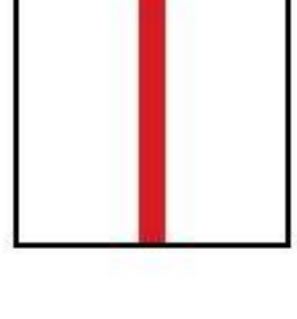
Figure 1

B

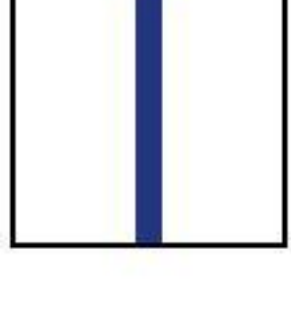


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Aerial imagery © 2019 Bluesky, DigitalGlobe, Getmapping plc, Infoterra Ltd and Bluesky. Map data © 2019 Google



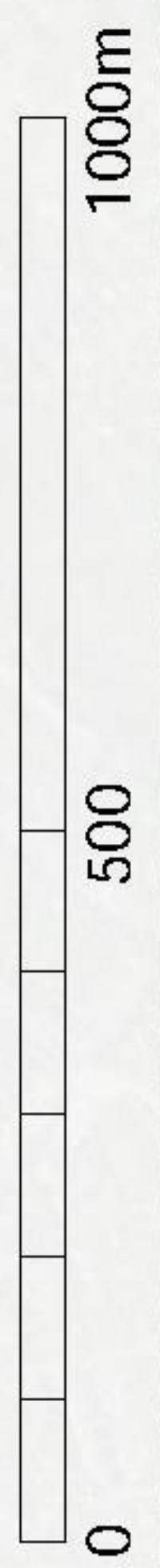
Site Boundary



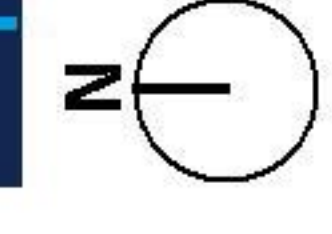
Other Land under Applicant's Control



Scale: 1:12500 @ A3



client Gladman Developments Ltd  
 project Land off Scamps Hill  
 Lindfield  
 drawing title AERIAL



scale 1:12500 @ A3  
 drawing / figure number JP  
 issue date February 2024  
 rev

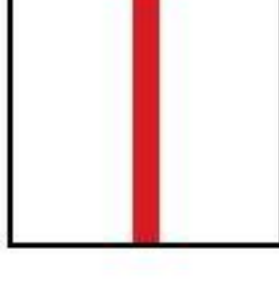
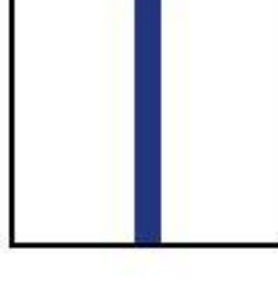
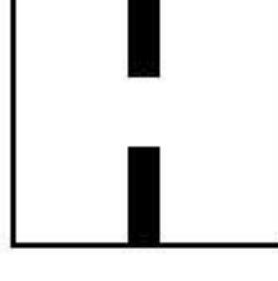
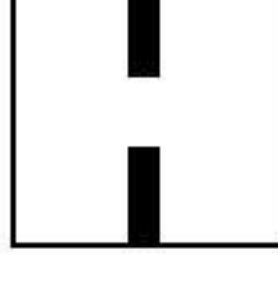

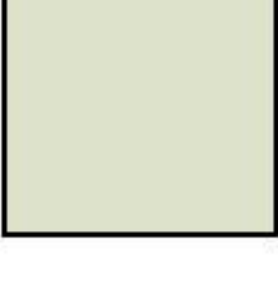
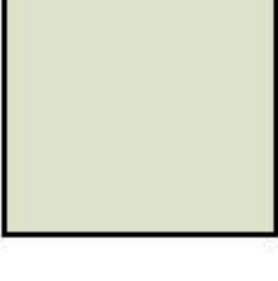
**Figure 2**

**B**

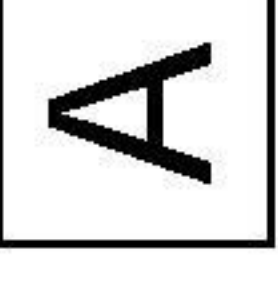



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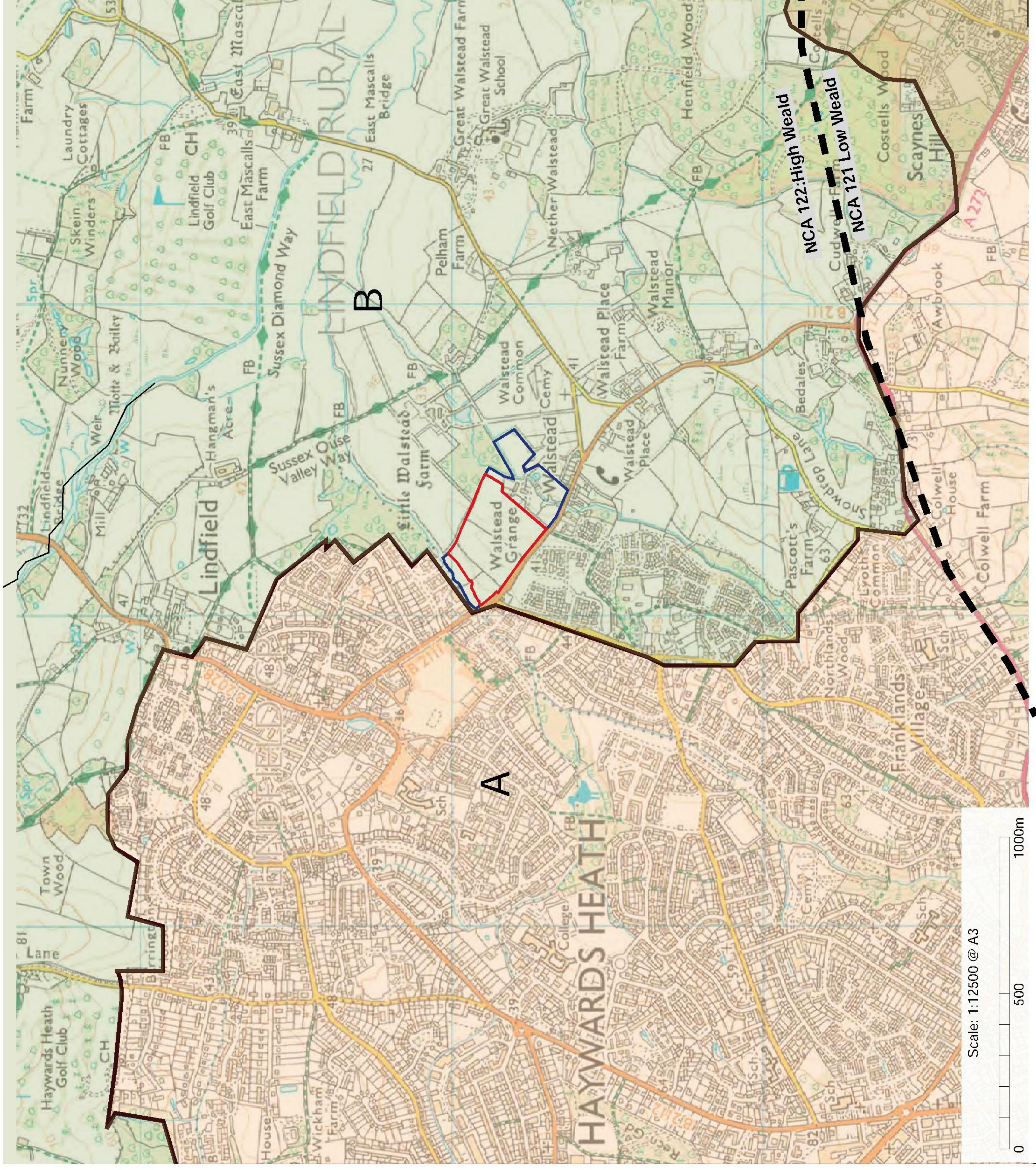
-  Site Boundary
-  Other Land under Applicant's Control
-  \*Site falls entirely within NCA:122 High Weald
-  NCA: 122 High Weald Boundary
-  A strategy for the West Sussex Landscape (West Sussex County Council, October 2005)
-  High Weald Fringes
-  Ouse Valley

A Landscape Character Assessment for Mid Sussex (2005)

-  A
-  B

High Weald Fringes (LCA 10)

Ouse Valley (LCA 9)



Scale: 1:12500 @ A3



client Gladman Developments Ltd

project Land off Scamps Hill Lindfield

drawing title LANDSCAPE CHARACTER

scale 1:12500 @ A3  
 drawing /figure number JP

issue date February 2024  
 rev



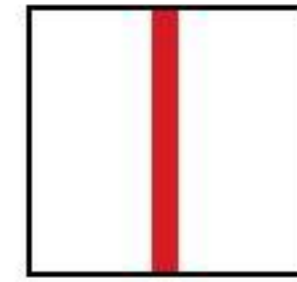
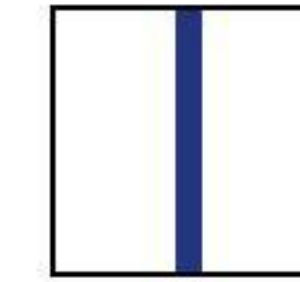

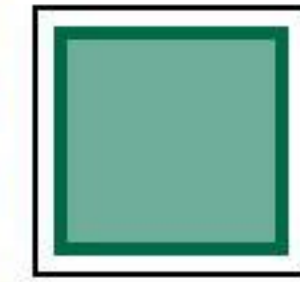
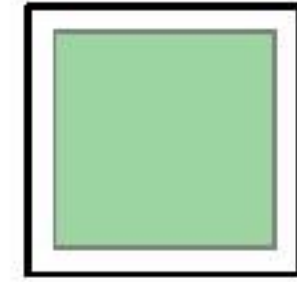
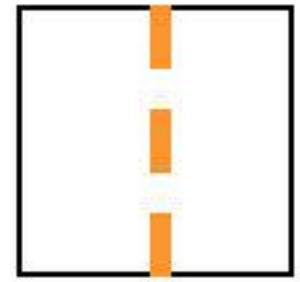
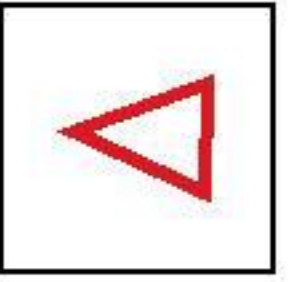
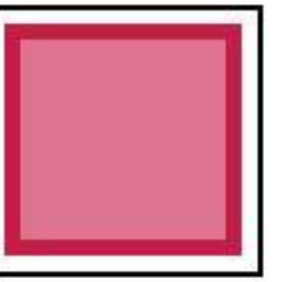
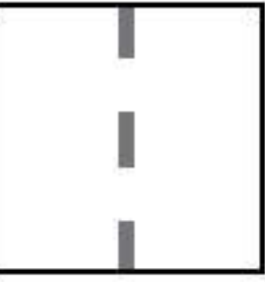
Figure 3

B



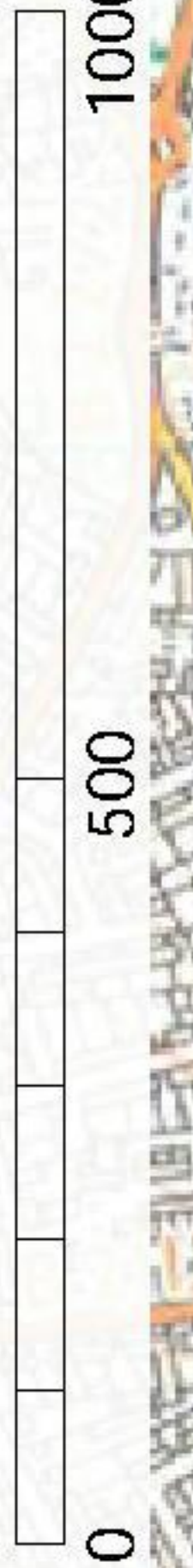
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-  Site Boundary
-  Other Land under Applicant's Control
-  National Landscape (High Weald)
-  Site of Special Scientific Interest
-  Ancient & Semi-Natural Woodland
-  Lindfield Conservation Area
-  Listed Buildings (within 1km radius of the site)
-  Scheduled Monuments
-  1km Radius from Site



Scale: 1:12500 @ A3



client Gladman Developments Ltd  
 project Land off Scamps Hill Lindfield  
 drawing title DESIGNATIONS

scale 1:12500 @ A3  
 drawing /figure number JP  
 issue date February 2024  
 rev

**Figure 4**

**B**

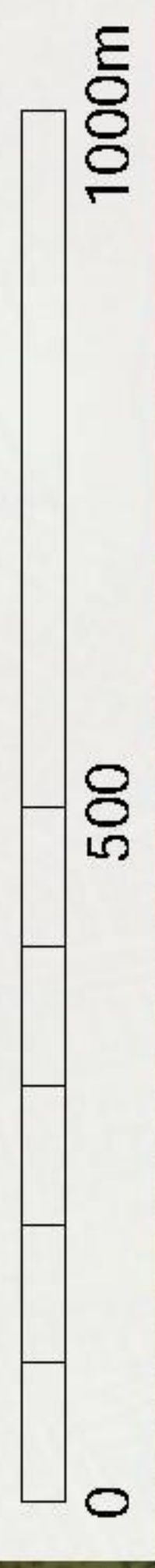


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Scale: 1:12500 @ A3



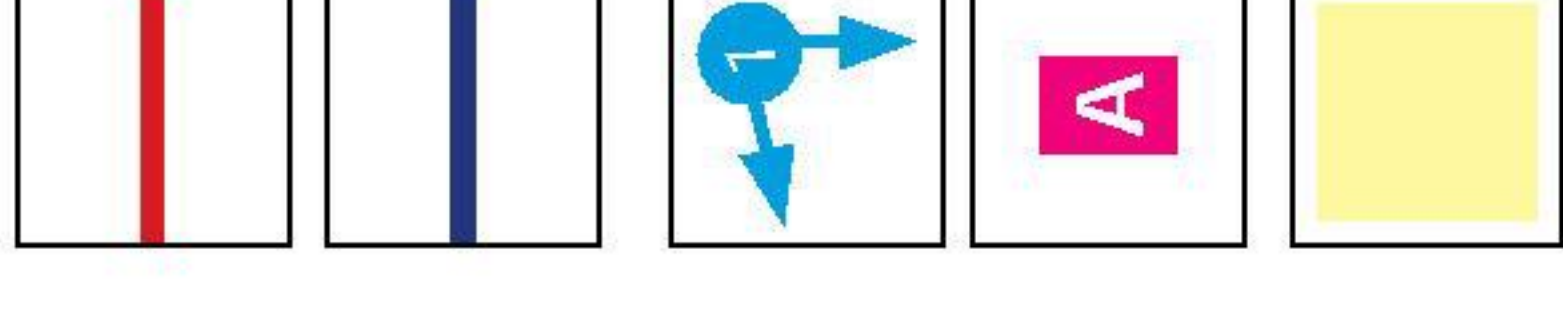
client Gladman Developments Ltd  
 project Land off Scamps Hill Lindfield  
 drawing title TOPOGRAPHY

scale 1:12500 @ A3  
 drawing /figure number JP  
 issue date February 2024  
 rev

# Figure 5

**B**





\*Note:-

The Visual Envelope provides a representative boundary and representative area of visual influence. Within the envelope, existing landscape and / or physical features such as woodland planting and topography, provide localised screening effects. Further distant views may occur outside the Envelope boundary, although the significance of these views is considered to be negligible as a result of the distance and intervening screening effects.

**Visual Receptor List**

**Residential**

- A - Noths Ark Lane and East Wick (North)
- B - Gravelly Lane and Kidbrook (South)
- C - Honeysuckle Drive, Bay Road, Blackberry Drive (South)
- D - Scamps Hill (South)
- E - Walstead Grange and Tyth Cottage (Adjacent East)

**PRoWs**

- F - PRoW - 2LR - Sussex Ouse Valley Way (North East)
- G - PRoW - 5LR (South)

**Road**

- H - Noths Ark Lane and East Wick (North)
- I - Scamps Hill (Adjacent, South)
- J - Gravelly Lane (South)
- K - East Mascalls Lane (East)

**Other**

- L - Walstead Burial Ground (South East)
- M - Lindfield Common (North)
- N - Lindfield Enterprise Park (North)

client  
**Gladman Developments Ltd**  
project  
**Land off Scamps Hill  
Lindfield**

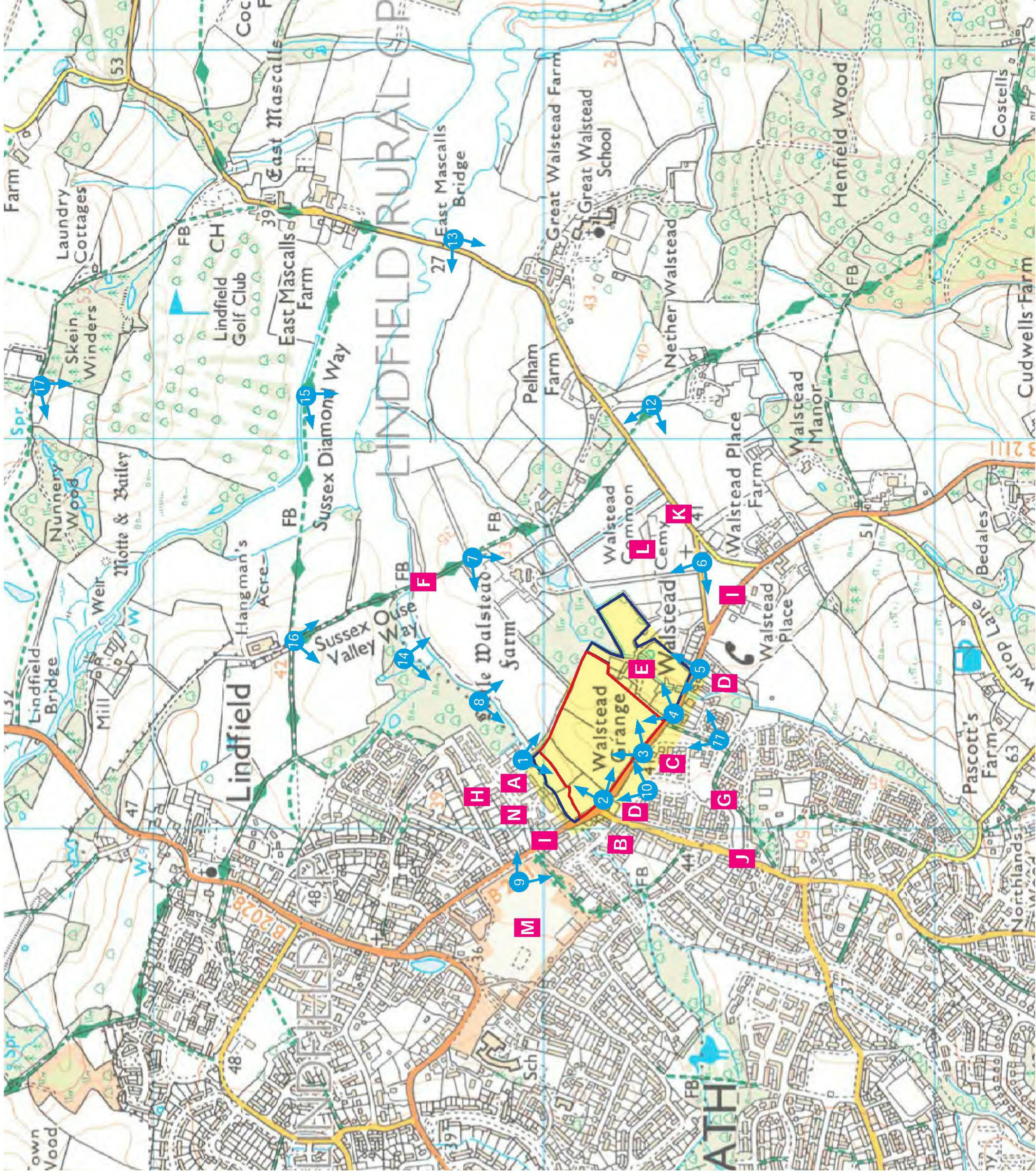


drawing title  
**VISUAL APPRAISAL**

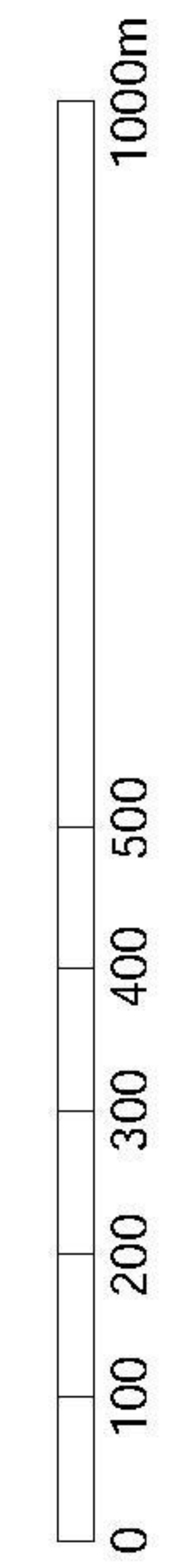
scale  
1:10,000 @ A3  
drawing /figure number  
MPS

issue date  
February 2024  
rev

**Figure 6**



Scale: 1:10000 @ A3





Site located beyond  
intervening vegetation

Noahs Ark Lane

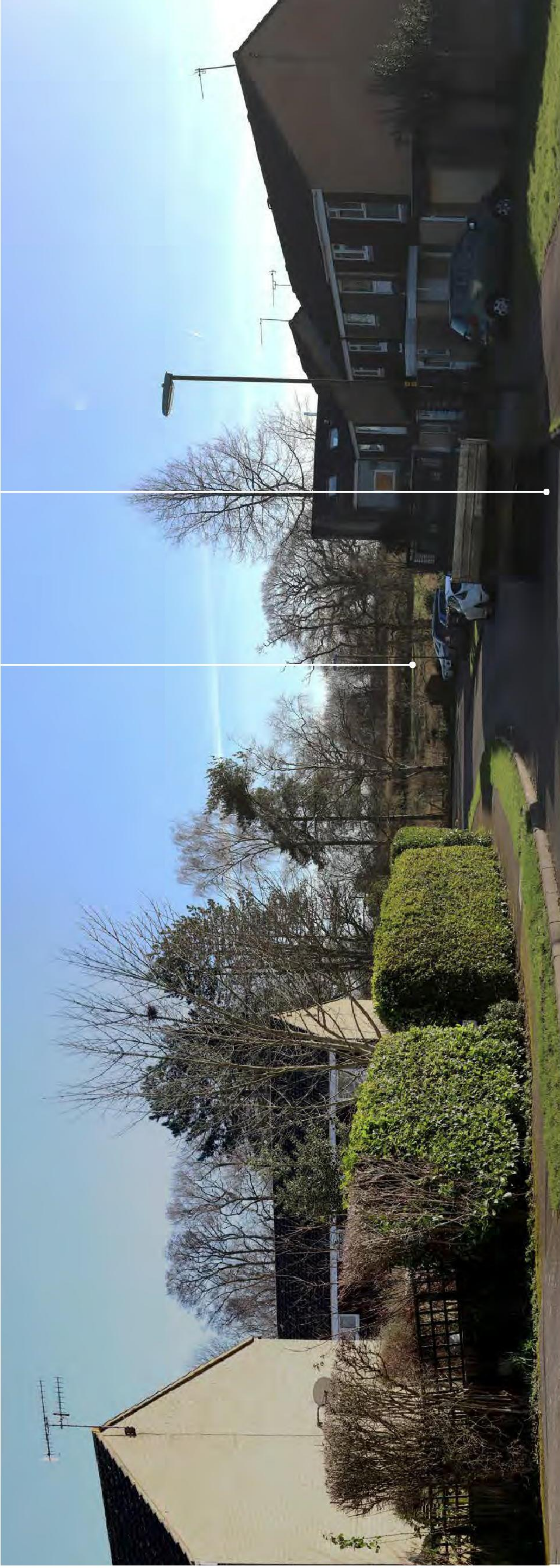


Photo Viewpoint 1: View south east from Noahs Ark Lane.



**Photo Viewpoint 1**  
 Date & time of photo: 26 January 2024, 14:42  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 68°  
 Direction of View: 120°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

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Lindfield Enterprise Park

Scamps Hill

Site located beyond intervening vegetation



Photo Viewpoint 2: View north east from Scamps Hill and Gravelye Lane Junction.

Site located beyond intervening vegetation

Scamps Hill

Scamps Hill and Gravelye Lane Junction



Photo Viewpoint 2: Continued.



**Photo Viewpoint 2**  
 Date & time of photo: 26 January 2024, 15:01  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 169°  
 Direction of View: 45°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

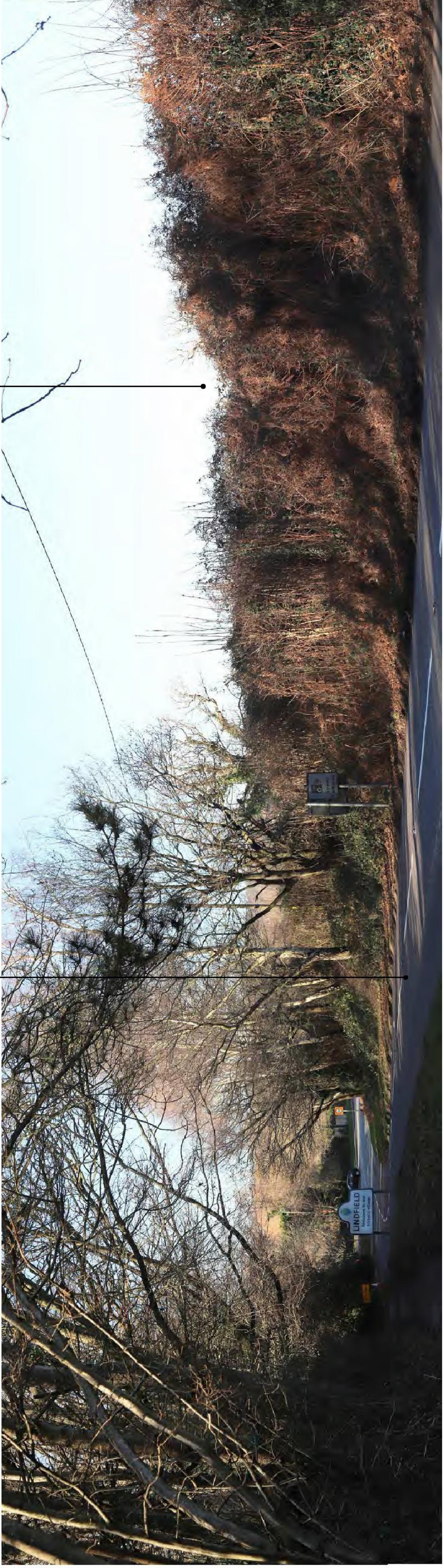
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Gladman Developments Ltd  
 Land off Scamps Hill,  
 Lindfield  
 PHOTO VIEWPOINT 2  
 JP / LP 06 February 2024  
 drawing figure number



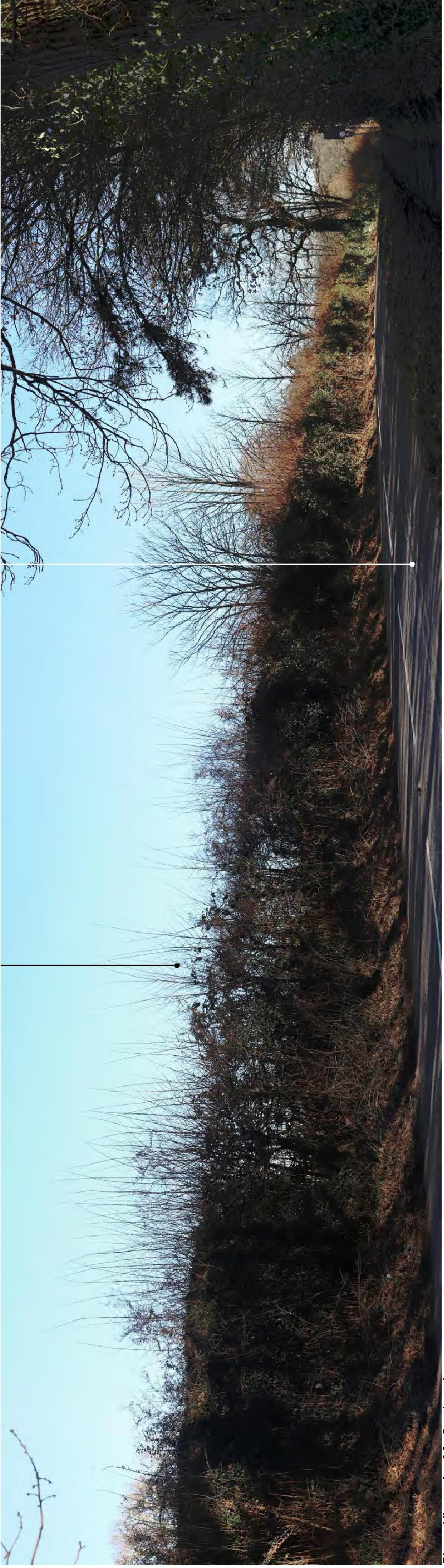
Site located beyond intervening vegetation



Scamps Hill

Photo Viewpoint 3: View north from Scamps Hill.

Site located beyond intervening vegetation



Scamps Hill

Photo Viewpoint 3A: Continued.

Photo Viewpoint 3  
Date & time of photo: 26 January 2024, 14:56  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 169°  
Direction of View: 45°, bearing from North



Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Walstead Grange and Tyth Cottage located beyond intervening vegetation

Site located beyond intervening vegetation

Scamps Hill



Photo Viewpoint 4: View north from Scamps Hill.

Walstead Grange and Tyth Cottage located beyond intervening vegetation

Site located beyond intervening vegetation

Scamps Hill



Photo Viewpoint 5: View north from Scamps Hill.



**Photo Viewpoint 4**  
Date & time of photo: 26 January 2024, 11:28  
Camera make & model: & sensor format: Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 45°, bearing from North



**Photo Viewpoint 5**  
Date & time of photo: 26 January 2024, 11:45  
Camera make & model: & sensor format: Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Approximate location of Site  
beyond intervening vegetation

Walstead Cemetery

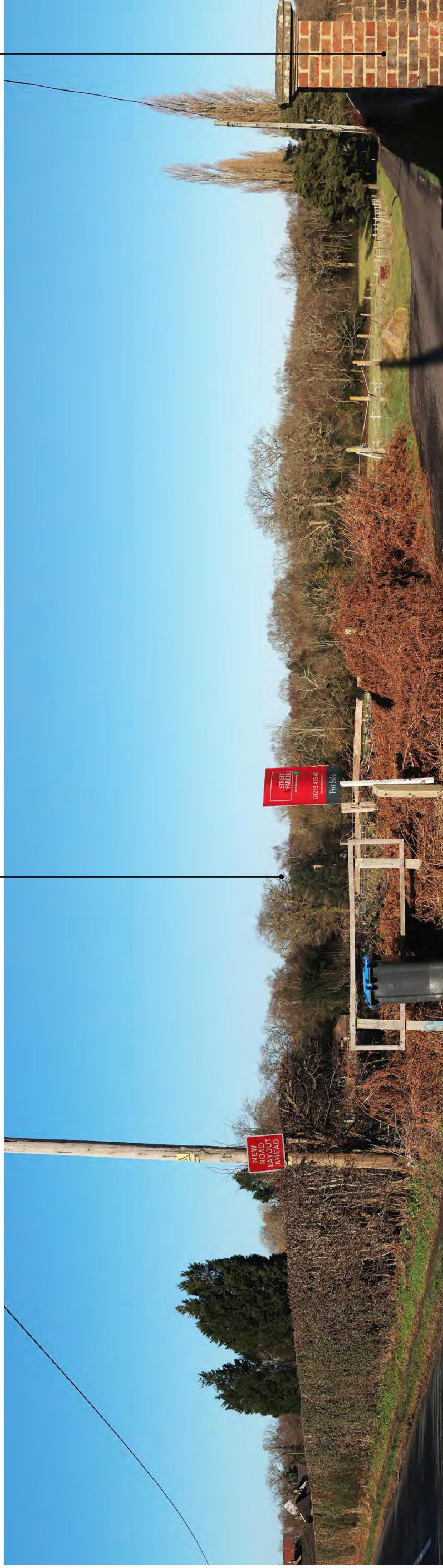


Photo Viewpoint 6: View north west from East Mascalls Lane, Walstead Cemetery.



**Photo Viewpoint 6**  
 Date & time of photo: 26 January 2024, 11:57  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 315°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
 Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

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Gladman Developments Ltd  
 Land off Scamps Hill,  
 Lindfield  
 PHOTO VIEWPOINT 6  
 JP / LP 06 February 2024  
 drawing figure number  
**Figure 11** P01



Little Walstead Farm

Site located beyond intervening vegetation



Photo Viewpoint 7: View south west from PRoW - 2LR - Sussex Ouse Valley Way.

PRoW - 2LR

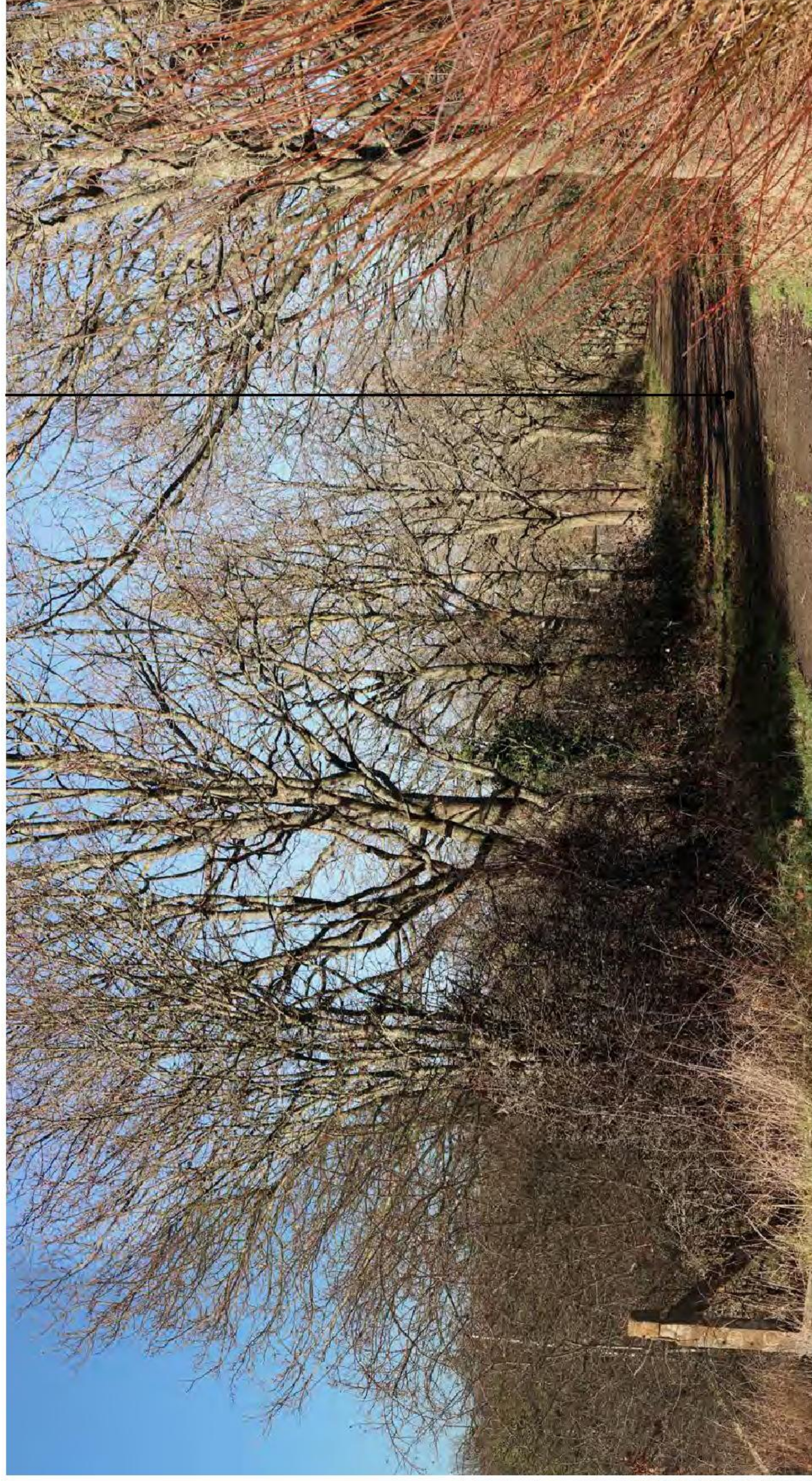


Photo Viewpoint 7: Continued.

**Photo Viewpoint 7**  
 Date & time of photo: 26 January 2024, 13:41  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 131°  
 Direction of View: 235°, bearing from North



Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

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Site located beyond intervening vegetation

Scrase Stream

Housing Located off Noahs Ark Lane



Photo Viewpoint 8 : View south west from from the edge of Scrase Stream, Eastern Road Nature Reserve.

Lewes Road

Approximate location of site

West View

Lindfield Common

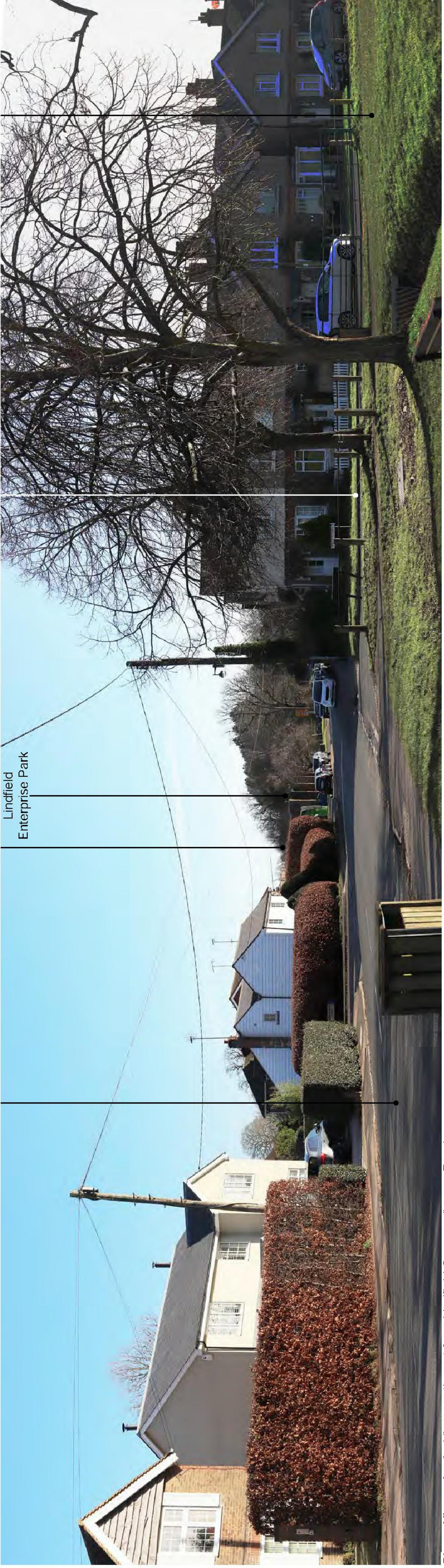


Photo Viewpoint 9 : View south east from Lindfield Common/Lewes Road.

Photo Viewpoint 8  
Date & time of photo, 26 January 2024, 14:28  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 225°, bearing from North

Photo Viewpoint 9  
Date & time of photo, 26 January 2024, 14:46  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 125°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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fpcr





Photo Viewpoint 10: View north east from Honeysuckle Drive.

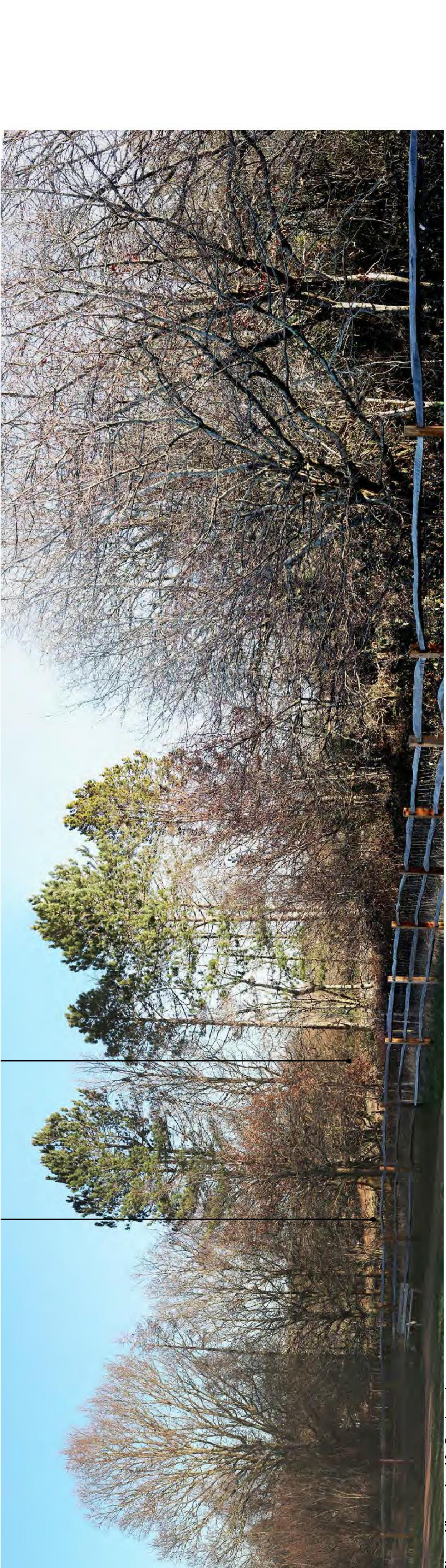


Photo Viewpoint 10: Continued

**Photo Viewpoint 10**  
 Date & time of photo: 26 January 2024, 10:43  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 111°  
 Direction of View: 45°, bearing from North



Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
 Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

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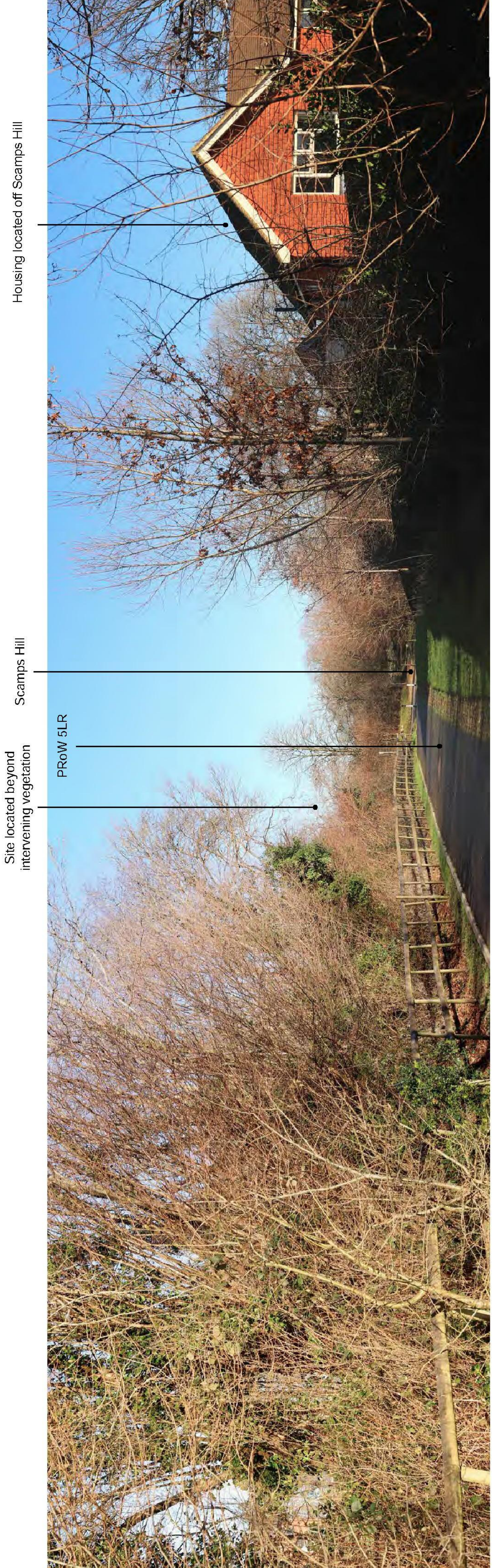


Photo Viewpoint 11: View north east from the PRoW 5LR located off Langmore Lane.

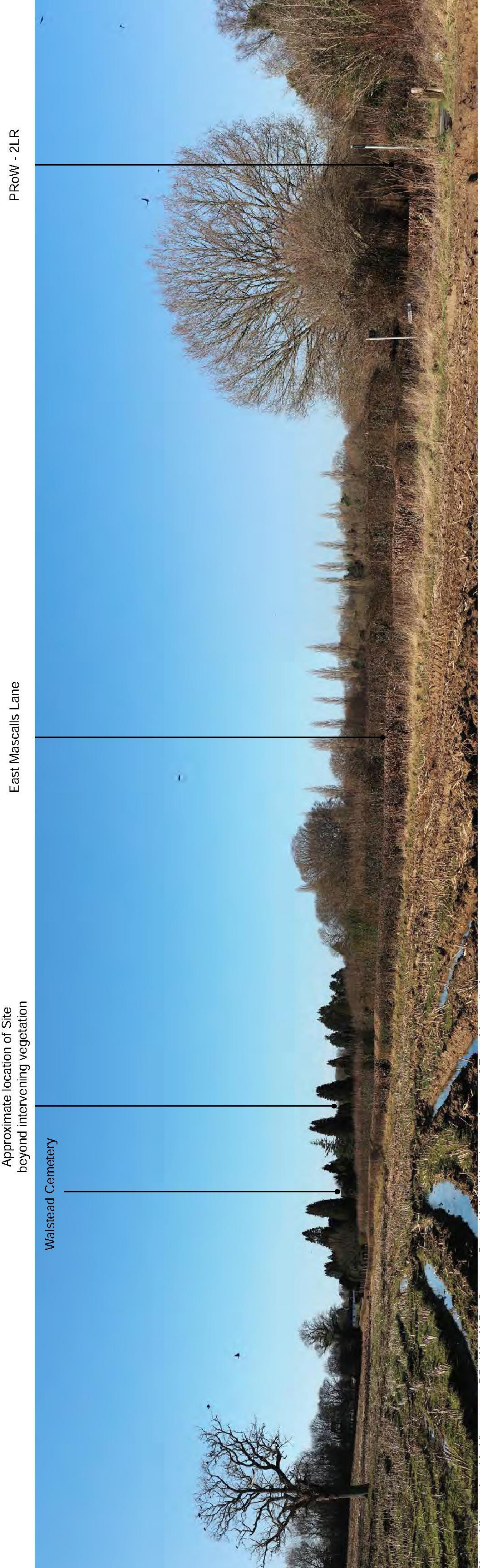


Photo Viewpoint 12: View west PRoW - 2LR - Sussex Ouse Valley located east of East Mascalls Lane.

**Photo Viewpoint 11**  
 Date & time of photo: 26 January 2024, 11:32  
 Camera make & model, & sensor format: Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 45°, bearing from North



**Photo Viewpoint 12**  
 Date & time of photo: 26 January 2024, 12:03  
 Camera make & model, & sensor format: Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 270°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
 Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

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Great Waistead Farm

East Mascalls Lane

Approximate location of Site beyond intervening vegetation



Photo Viewpoint 13: View south west from East Mascalls Lane.

Approximate location of Site beyond intervening vegetation

Eastern Road Nature Reserve



Photo Viewpoint 14: View south west from Eastern Road Nature Reserve.



**Photo Viewpoint 13**  
 Date & time of photo: 26 January 2024, 12:51  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 235°, bearing from North



**Photo Viewpoint 14**  
 Date & time of photo: 26 January 2024, 13:57  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 180°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
 Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

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Approximate location of Site beyond intervening vegetation

PRoW 1LR

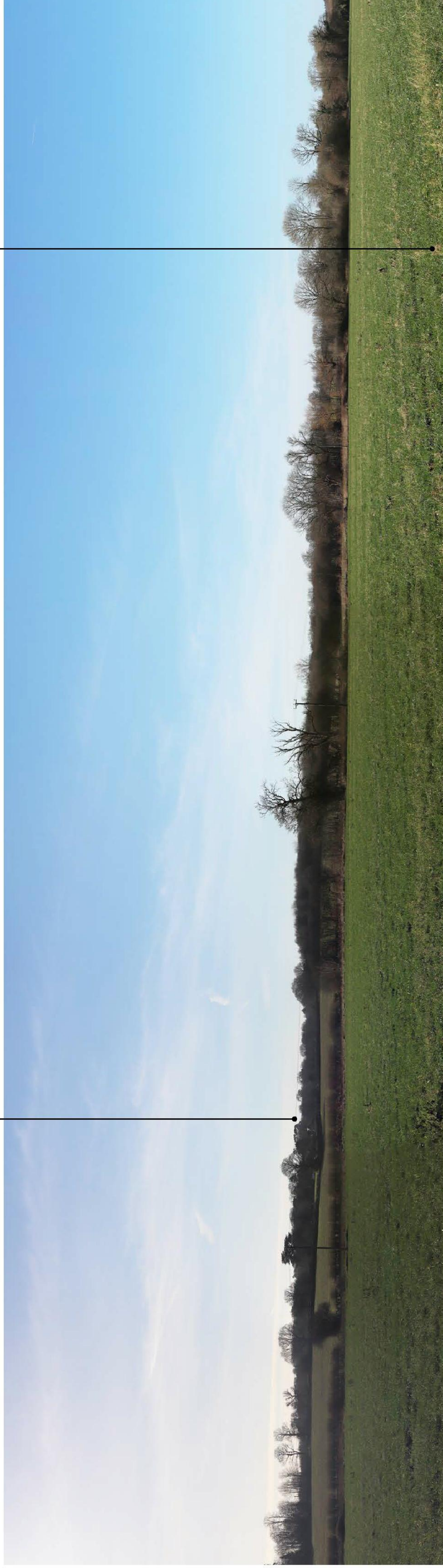


Photo Viewpoint 15: View south from PRoW 1LR, Sussex Diamond Way.

Eastern Road Nature Reserve

Approximate location of Site beyond intervening vegetation

PRoW 40bCU

Housing located off Barncroft Drive

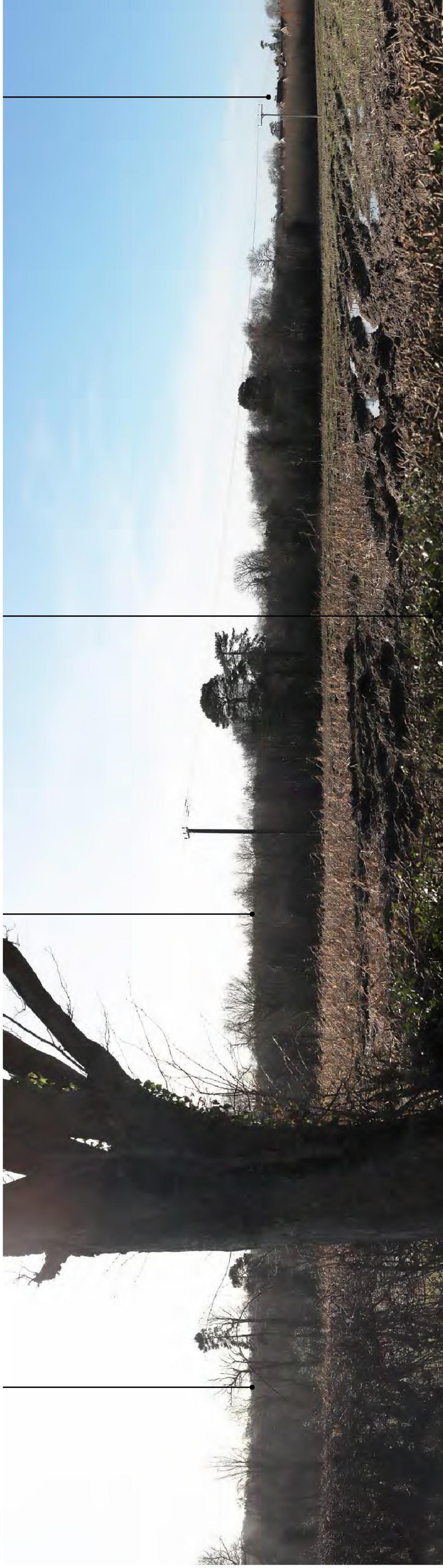


Photo Viewpoint 16: View south from PRoW 40bCU near Hangman's Acre Farm.



**Photo Viewpoint 15**  
 Date & time of photo: 26 January 2024, 13:00  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 0°, bearing from North



**Photo Viewpoint 16**  
 Date & time of photo: 26 January 2024, 13:31  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
 Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

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Gladman Developments Ltd

Land off Scamps Hill, Lindfield

PHOTO VIEWPOINTS 15 & 16

JP / LP 06 February 2024

Figure 17 P01



Approximate location of Site  
beyond intervening vegetation



Photo Viewpoint 17: View south west from PRoW 32LR near Skein Winders.



**Photo Viewpoint 17**  
Date & time of photo: 26 January 2024, 12:34  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 230°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Land off Scamps Hill,  
Lindfield

PHOTO VIEWPOINT 17

JP / LP 06 February 2024  
drawing figure number






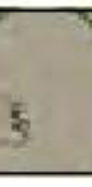
Figure 18 P01



Appendix 2: Annotated Illustrative masterplan





-  Site Boundary
-  Proposed Residential Development
-  Proposed Public Open Space
-  Existing and Proposed Vegetation (indicative only refer to Illustrative Framework Masterplan)\*
-  Potential Location for SUDs Basin
-  Indicative Mown Grass Pathways
-  Proposed Local Equipped Area for Play (LEAP)

\*Proposed planting within open space to be predominately native species with a good variety of species used. Trees to be 10-12cm girth or larger. Specimen trees to be of species with a long-life expectancy where possible. Details of tree pit design and root barriers to be submitted at detailed stage.

Proposed planting to site boundary

Proposed planting and open space adjacent to off site ancient woodland

No access proposed to off site ancient woodland

date 16/09/24  
drawn/checked KAD / MGH

client Gladman Developments Ltd.  
project Land off Scamps Hill, Lindfield

scale 1:1000 @ A3  
this ANNOTATED ILLUSTRATIVE MASTERPLAN

number 9432-L-07  
rev -



Potential to explore alternative turning head arrangement at detailed stage.

Proposed SUDs Basin to be planted with wet/dry tolerant species and trees (subject to adopting authority's approval).

Opportunity to incorporate seating adjacent to the SUDs basin and within open spaces near proposed dwellings.

Open Spaces to incorporate wildflower meadows.

Opportunity to incorporate natural play features within open space.

Opportunity for verges to be used as rain gardens/bioretention areas.

Vegetation removal for pedestrian access to be kept to a minimum. Protection to be implemented either side of removal area to protect adjacent vegetation.

Green Lanes and parking areas to be permeable block paving wherever possible.

Vegetation removal for site access to be kept to a minimum. Protection to be implemented either side of removal area to protect adjacent vegetation.

Proposed 3m wide shared cycleway/footpath to be provided outside of roof protection areas of adjacent existing vegetation.

Opportunity to enhance the existing boundary vegetation.



Inset of Illustrative Framework Masterplan (NTS)



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