

The background is an aerial photograph of a rural landscape. It shows a mix of green fields, some of which appear to be planted with crops like corn, and areas of dense, dark green trees. A white dashed line is drawn across the image, outlining a large, irregularly shaped area that encompasses a significant portion of the wooded and fielded regions. The overall scene is captured from a high angle, showing the layout of the land and the distribution of vegetation and buildings.

BEECHY BOTTOM PARKLAND RESERVE

ES VOLUME 3: ADDENDUM TO LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR ANSTY GARDEN COMMUNITY
DECEMBER 2023

ISSUE SHEET

JOB NAME: LAND EAST OF ANSTY, HAYWARDS HEATH
JOB NUMBER: D3012
CLIENT: FAIRFAX ACQUISITIONS LTD

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
DRAFT	29.11.2023	DRAFT FOR CLIENT TEAM REVIEW	LS/SR	LS/SR	LS
ISSUE	30.11.2023	CLIENT COMMENTS ADDRESSED	SR	LS/SR	LS
ISSUE	05.12.2023	FRONT COVER UPDATES	SR	SR	SR

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PROJECT NUMBER: D3012
VERSION: 3
VERSION DATE: 05 DECEMBER 2023
COMMENT: ISSUE

1.0 INTRODUCTION AND SCOPE OF THE ASSESSMENT

1.1 INTRODUCTION AND SCOPE OF THE ASSESSMENT

fabrik Chartered Landscape Architects have been appointed by Fairfax Properties Ltd to prepare this Landscape and Visual Impact Assessment (LVIA) relating to the proposed 'Beechy Bottom Parkland Reserve' (the Site) which forms part of the proposed Ansty Garden Community development. This document forms an addendum to, and therefore should be read alongside, the Environmental Statement (ES) Volume 3, which contains the LVIA relating to the Ansty Garden Community development (application reference DM/23/2866).

The following sections of the submitted ES Volume 3 are relevant to the Site and are therefore not repeated in this addendum, unless there is supplementary information or points of clarification relative to the Site:

- 2.0 Key legislation, policy and associated guidance considerations;
- 3.0 Assessment methodology;
- 4.0 Baseline assessment and identification of key receptors (sections 4.1.1 - 4.1.5 inc)
- Appendix V3.1 LVIA Methodology

The structure of this addendum follows that of the LVIA ES Volume 3 and includes information on landscape character and landscape capacity assessment relative to the Site which therefore replaces section 4.1.1 and 4.1.2 of the ES LVIA.

The Site location and extent is shown on Figure 1.1 opposite. It lies wholly within the High Weald 'National Landscape' (the new name for Areas of Outstanding Natural Beauty), to the west of the settlement of Cuckfield and Whiteman's Green and associated Recreation Ground and to the north of Ansty.

The proposals comprise the change of use of farmland and woodland to parkland reserve to include public access and instigation of long term management and rewilding scheme, including establishment of pedestrian and cycle tracks with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides, sports pitches at Beech Farm Field to remain in sports use.

LEGEND

- ASSESSMENT BOUNDARY
- PROPOSED DEVELOPMENT: APPLICATION REF: DM/23/2866

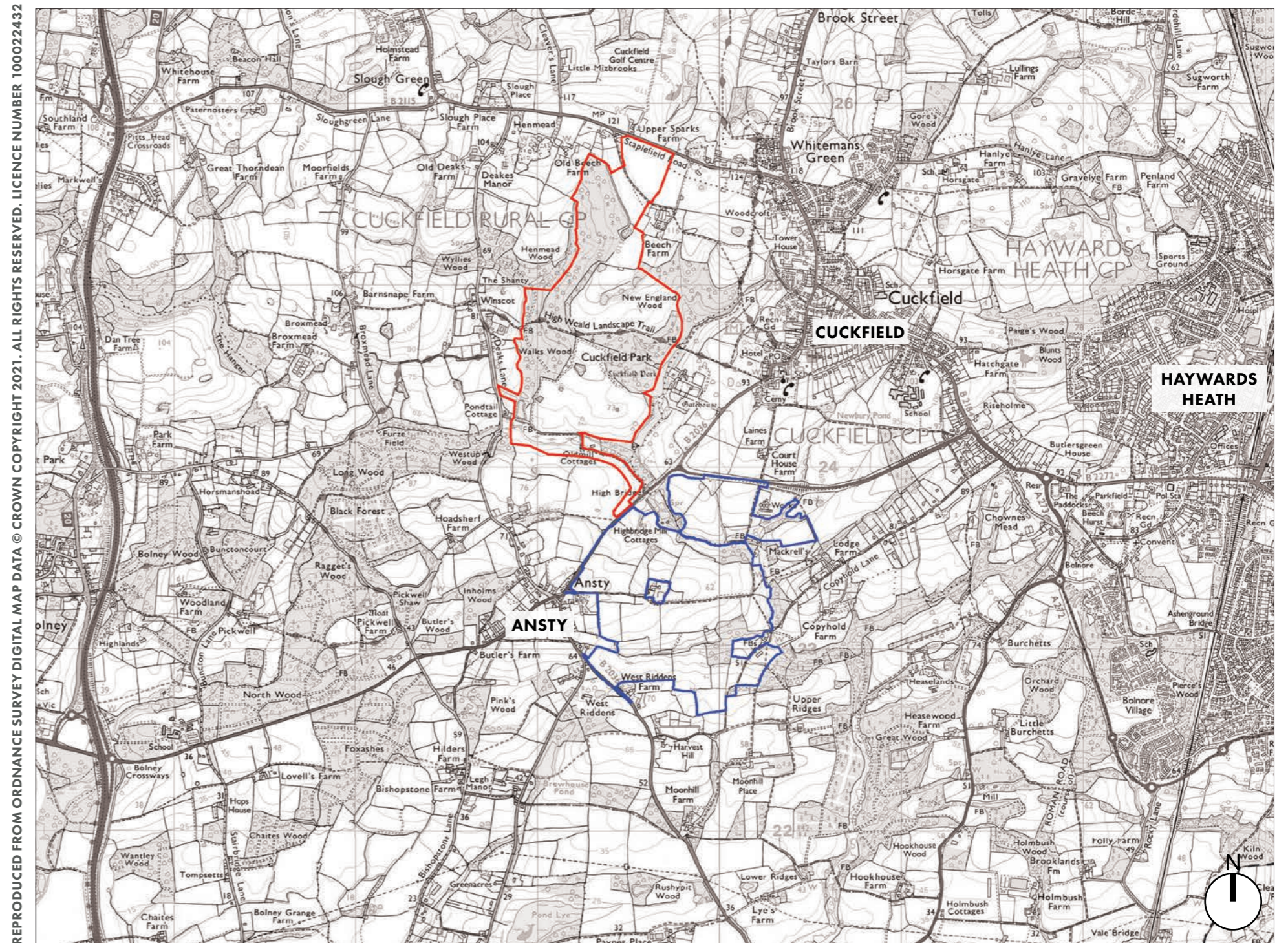


FIGURE 1.1 – EXTRACT FROM ORDNANCE SURVEY PLAN SHOWING THE LOCATION OF THE SITE (FABRIK, 2023)

2.0 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

2.1 LANDSCAPE CHARACTER ASSESSMENT

At the parish level, the northern section of the Site lies within Landscape Character Area 33: Ridge Top Playing Fields, as identified within the Cuckfield Landscape Character Assessment (HDA, 2012). The majority of the Site however lies beyond the parish boundary to the west and therefore outside of the scope of this character assessment.

The landscape analysis of the Landscape Character Area 33 pertinent to the northern part of the Site and the contextual landscape is described as:

- "Part of the main east-west ridge, gradually sloping southwards.
- Bounded by the B2115 road to the north, and by a hedge line with trees along the south and west.
- Adjoins western edge of Whiteman's Green.
- Large parcels of land maintained as playing fields and recreation ground, with sports buildings and car parking.
- Some hedges and tree groups, but generally limited internal boundary vegetation.
- Relatively open aspect, and south facing landform, allows extensive views of the South Downs and wider National Park, from along the B2115 which runs along the ridge top, the playing fields, recreational grounds, and nearby dwellings to the north.
- On similar topography to settlement adjacent to the east, but distant from the centre of Cuckfield and out on a limb from existing settlement pattern.
- No public footpaths internally, but provides significant outdoor recreational resource and is adjacent to the High Weald Landscape Trail.
- Urban influence is relatively low, and diminishes further from the road.
- Although rurality is tempered by land use, character area provides western context to Whiteman's Green (particularly when viewed from the south), which is largely unoccupied by built development.
- No significant function in preventing coalescence between settlements."

The description of the character area goes on to state that it is within the High Weald National Landscape and that it adjoins a Conservation Area to the north east.

The description of the character areas historic landscape characterisation states:

- "Combination of late 20th century sports fields (to the east) and medieval assarts (to the west).
- No boundary loss recorded."

Capacity is summarised within the Cuckfield PC Landscape Character Assessment for LCA 33 as: "Large south facing parcels of land with recreational use; open to wider AONB to the south with extensive views across to the South Downs beyond." It is considered to be of "MODERATE value" with "MAJOR sensitivity" and "NEGLIGIBLE / LOW capacity." Note: AONB is that which is now a 'National Landscape' and the assessment is based on capacity for built development.

LEGEND

- ASSESSMENT BOUNDARY
- PROPOSED DEVELOPMENT: APPLICATION REF: DM/23/2866

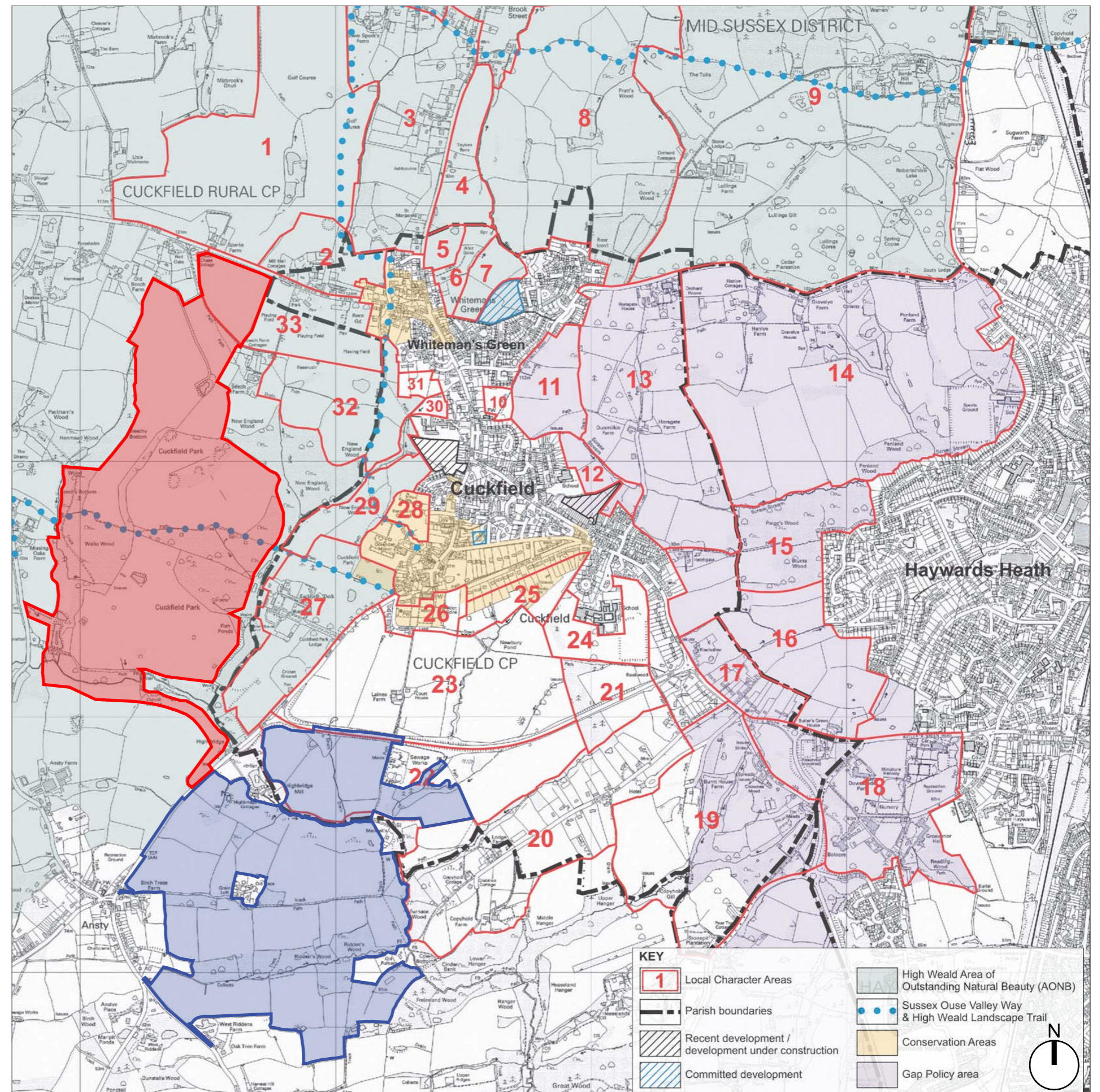


FIGURE 2.1 – EXTRACT FROM THE CUCKFIELD LANDSCAPE CHARACTER ASSESSMENT MAP (HDA, 2012)

2.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

2.2 LANDSCAPE CAPACITY STUDIES

Figures 2.2-2.4 on the following page show that the Site lies outside the scope of the 2007 and 2014 landscape capacity studies.

Primary and secondary constraints

In addition to the landscape capacity assessment, a range of primary and secondary constraints have been mapped relating to environmental designations. The primary constraints are identified as the National Landscape and National Park. The Site lies within the area of primary constraints as it is within the High Weald National Landscape.

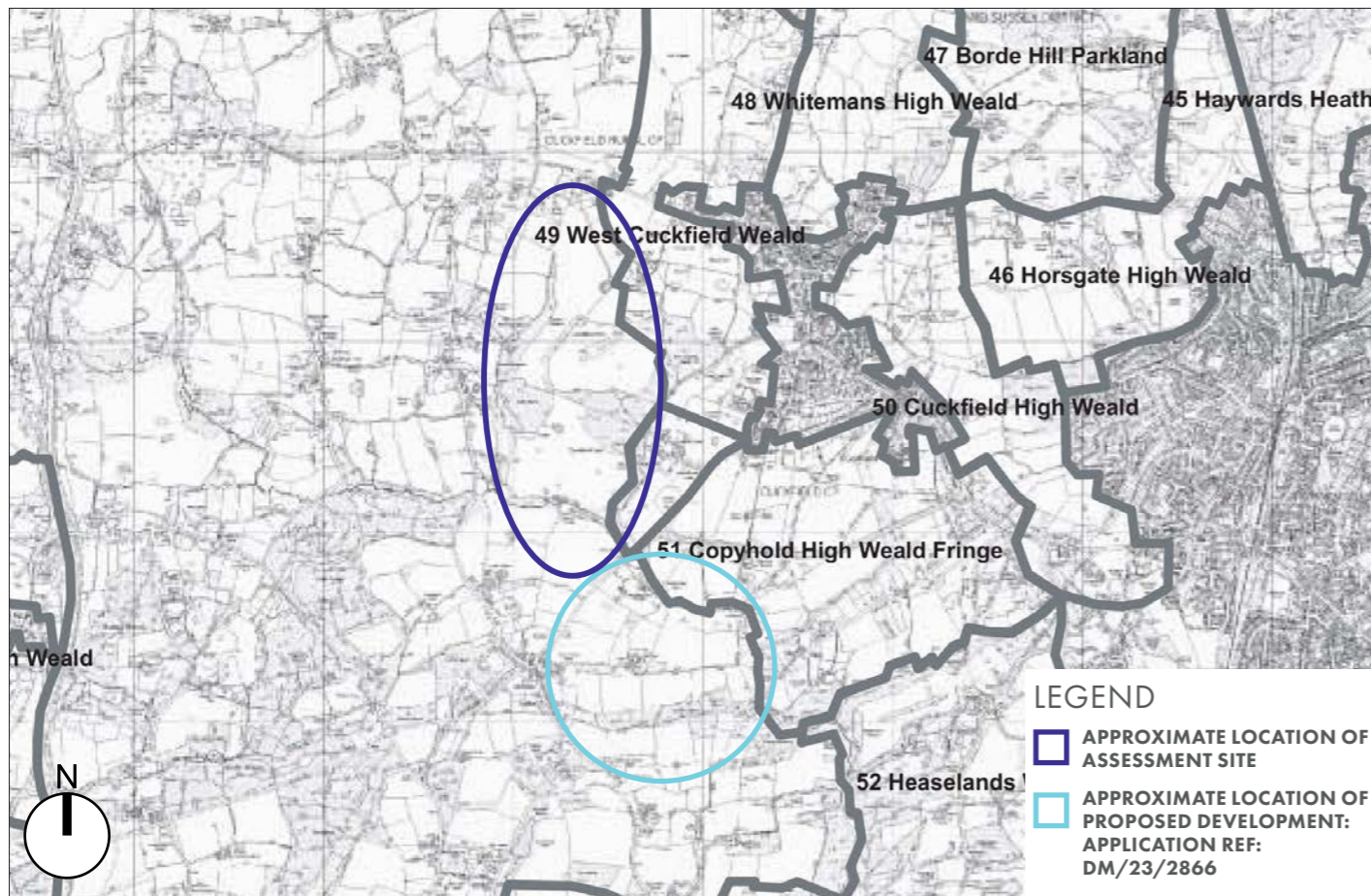


FIGURE 2.2 – EXTRACT FROM LANDSCAPE CHARACTER AREAS MAP - MID SUSSEX LANDSCAPE CAPACITY STUDY (HANKINSON DUCKETT, 2007)

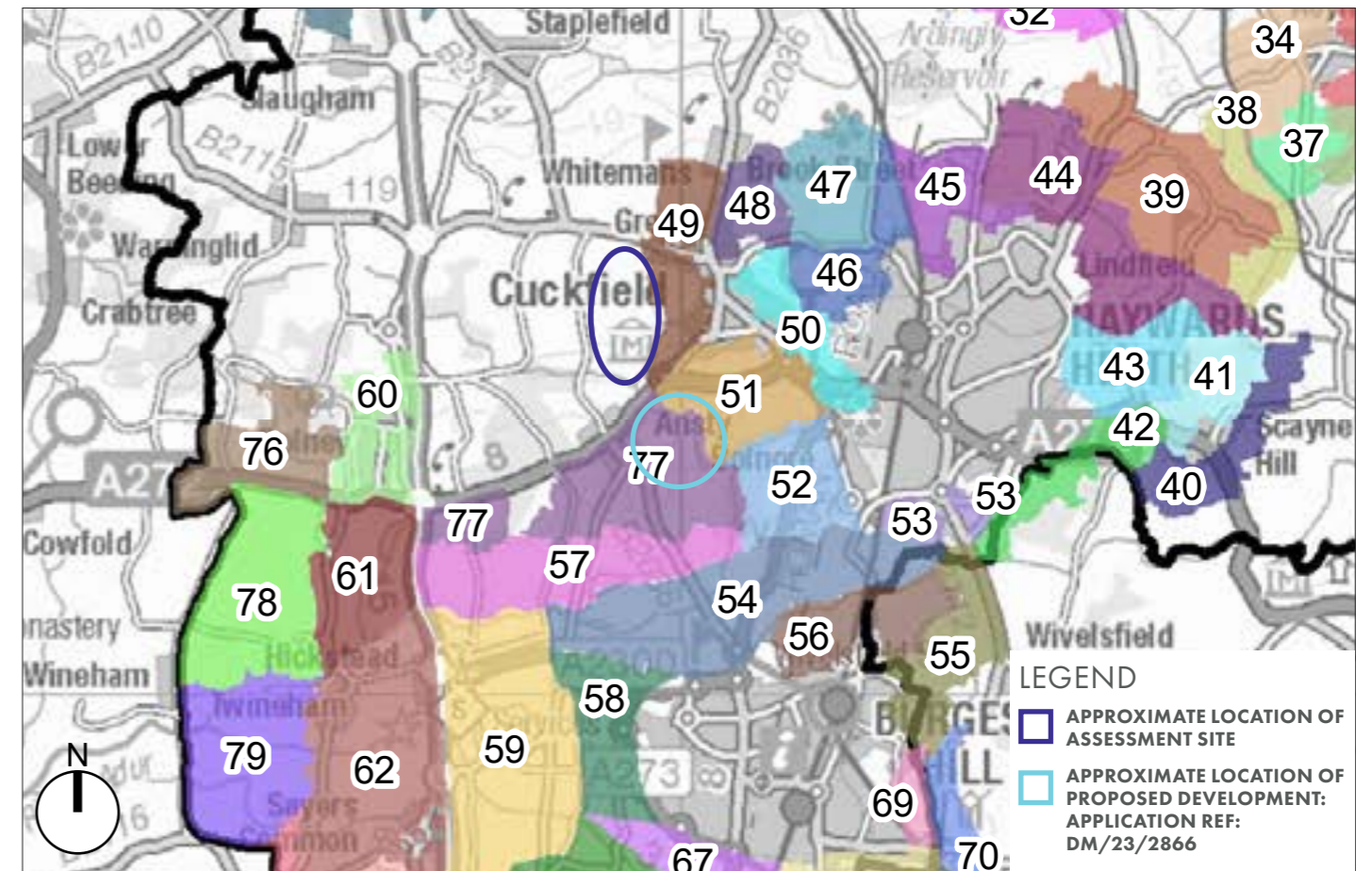


FIGURE 2.3 – EXTRACT FROM DISTRICT LANDSCAPE CHARACTER AREA MAP FIGURE 3.1 - MID SUSSEX CAPACITY STUDY (LUC, 2014)

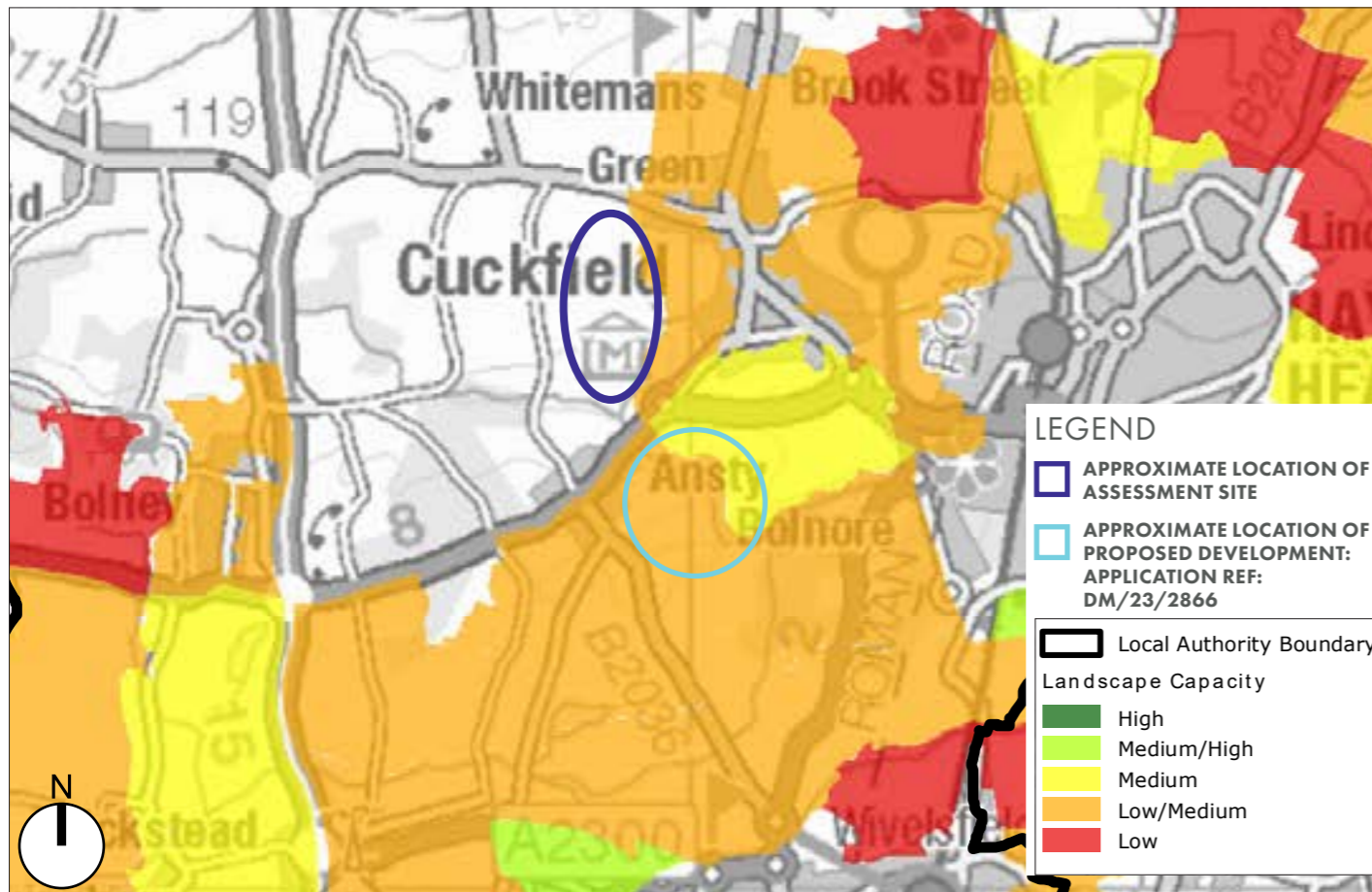


FIGURE 2.4 – EXTRACT OF LANDSCAPE CAPACITY PLAN FIGURE 3.2 - MID SUSSEX CAPACITY STUDY (LUC, 2014)

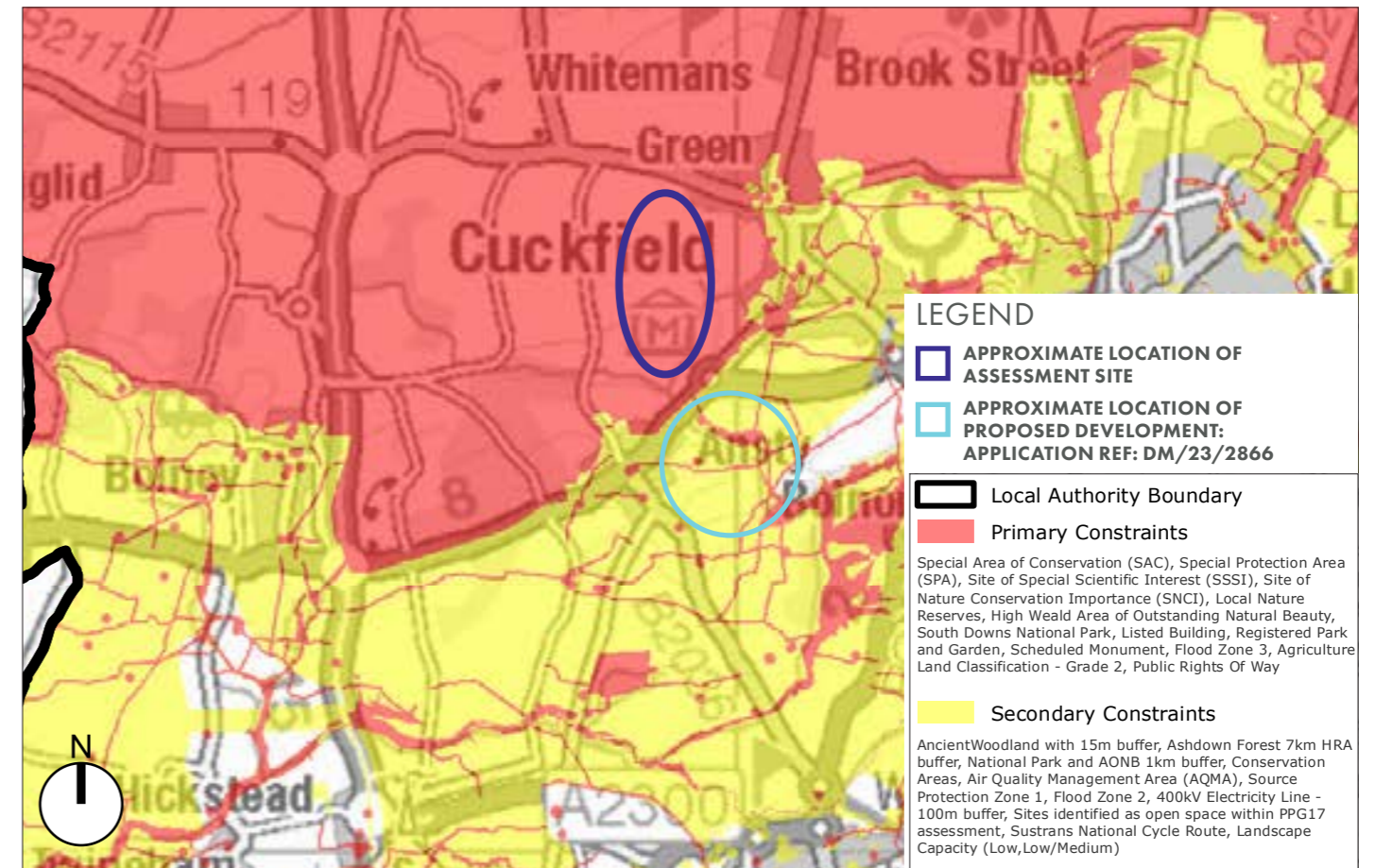


FIGURE 2.5 – EXTRACT OF CONSTRAINTS TO DEVELOPMENT PLAN FIGURE 4.2 - MID SUSSEX CAPACITY STUDY (LUC, 2014)

2.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

2.3 SITE DESCRIPTION

INTRODUCTION

Figure 2.6 on page 10 illustrates the character of the Site.

Public Rights of Way

Three Public Rights of Way (PRoW) cross through the Site, all broadly following an east-west alignment. In the south of the Site, PRoW 59CR connects the A272 to Deak's Lane via the access track to Oldmill Cottages and a track following the brook, within the existing woodland. In the centre of the Site, PRoW 58CR connects Cuckfield Park in the east to Deak's Lane to the west. This route crosses through woodlands and along the edges of fields with low, enclosed sections, and open, higher sections with expansive views to the south in places. This route connects to PRoW 5CU to the east of the Site which provides an onward connection to Cuckfield. Both of these routes form part of the High Weald Landscape Trail long distance route. In the northern section of the Site, PRoW 49CR provides access to the Site from Staplefield Lane. It crosses through the Site on a north west - south east orientation, along the perimeter of the playing fields associated with Haywards Heath Rugby Football Club.

NATURAL

Geology and Soils

The UK Soil Observatory mapping identifies the soils of the study area as a mix of "slightly acid loamy and clayey soils with impeded drainage" and "slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils".

Value: High

Landform and Drainage

The Site predominantly slopes downhill from north to south. The high point of the Site is adjacent to the northern boundary at 120m AOD. Staplefield Road runs along this ridgeline with the sports pitches associated with Haywards Heath Rugby Football Club located to the south of this road. A minor ridgeline descends through the Site from north to south towards the existing brook running east - west past Oldmill Cottages at approximately 50m AOD. The topography also falls to the west and east of this ridgeline, with the extensive woodland of Beechy Bottom and Ancient Woodlands of Walks Wood and New England Wood located within these lower areas around the western and eastern Site boundaries. The southernmost part of the Site slopes in a northerly direction from the brook at 50m AOD to approximately 65m AOD at the southern boundary.

Value: High

Vegetation Cover

The Site is broadly flanked by woodlands to the east and west on the lower lying valley slopes associated with watercourses. New England Wood is located adjacent to the eastern Site boundary, with a significant area of woodland entering the Site broadly along the route of PRoW 58CR. The northern half of New England Wood, outside of the red line boundary, is identified as Ancient Woodland. The western fringes of the

Site are dominated by the woodlands of Beechy Bottom and Walks Wood, the latter including significant areas of Ancient Woodland within the Site, around PRoW 58CR. In the south, mature woodland dominates the lowest lying parts of the Site along the existing watercourse corridor, creating a sense of separation between the land to the north and south of this watercourse. Scattered trees are located throughout the more open areas of the Site, these are often isolated and give an indication of the parkland character once associated with Cuckfield Park. The central parts of the Site are in pastoral agricultural use and appear regularly grazed. The field pattern in the northern part of the Site are defined by hedgerows with isolated trees in places.

Value: High

Key natural elements, features and characteristics

The Site is characterised by its landform and vegetation, which creates areas of both enclosure and openness. The landscape features are generally in good condition and contribute to the scenic quality of the local area. Extensive woodland cover including large areas of Ancient Woodland are characteristic of the High Weald National Landscape, contributing to a well treed skyline. The fields are in agricultural use and form part of a wider rural landscape.

Value: High

CULTURAL / SOCIAL

Land Use

The northern part of the Site is in use for sport and recreation, associated with Haywards Heath Rugby Football Club. It is flanked by extensive woodlands to the east and west, some of which are Ancient. These create a sense of enclosure and frame long distance southerly views where topography allows. The central areas of the Site are currently used for pastoral agriculture and the southerly areas have a parkland-like character.

Value: High

Built Form

There is no built form or listed buildings or structures within the Site, however, there are a number of listed buildings located within close proximity to the Site.

Cuckfield Park is located in close proximity to the eastern boundary of the Site, there are five listed buildings/structures located here, with the Grade II* listed mansion house and gatehouse being the most notable.

Pondtail Cottage is located near to the south western corner of the Site and is Grade II listed. Near to the north western corner of the Site are Old Beech Farmhouse and an associated barn, which are both Grade II listed. To the south east is Highbridge Mill, a Grade II listed building set amongst the woodland and surrounded by the proposed urban extension area of Ansty Garden Community.

Value: High

Enclosure

With reference to the National Historic Landscape Characterisation, the Site predominantly consists of enclosed agriculture, typically of ancient and pre-modern form and field types predominantly considered to be Assart or planned. The modern day enclosure is predominantly defined by a combination of the existing woodlands, tree belts and hedgerows, which define an informal medium - large scale field pattern. The larger field pattern in the south of the Site and sloping topography creates a more open landscape.

Value: High

Time Depth

The landscape within the Site has retained much of its historic field pattern and areas of Ancient Woodland give indications of its time depth and heritage. According to the Sussex Historic Landscape Characterisation (HLC) database curated by WSHER, much of the Site lies on an 'assarted' fieldscape. Assarting was a common practice during the medieval period as a means of clearing forested 'common' lands for use in agriculture or other purposes. The scattered trees throughout the more open landscape in the south of the Site provide evidence of the former Deer Park associated with Cuckfield Park.

Value: High

PERCEPTUAL QUALITIES

The Site is perceived as a rural landscape with open, often long distance views to the south towards the escarpment of the South Downs National Park from the higher points in the north. The extensive woodlands along the eastern and western boundaries foreshorten views in these directions. The northern part of the Site is perceived as a recreational landscape with the central section more agricultural and the southern parts having a parkland character due to the historical association with Cuckfield Park. The views of the South Downs National Park have a scenic quality and there is a tranquil character to the area.

Value: High

LANDSCAPE CHARACTER

The Site's landscape character accords with the findings of the District and Parish level Landscape Character Assessment. Key characteristics include:

- Mature, often ancient woodland in the valley bottoms;
- Medium scale field pattern used for pastoral agriculture;
- Woodlands divide field parcels, with the exception of Haywards Heath RFC playing fields, which are defined by hedgerow;
- The landform slopes predominantly in a southerly direction from the ridgeline in the north at 120m AOD to approximately 50m AOD along the watercourse in the south. Beyond this watercourse, the topography rises again to approximately 65m AOD.
- Three Public Rights of Way cross through the Site on broad east-west alignments.
- The northern parts of the Site are in use for sports and recreation.
- Five listed buildings are located within close proximity to the site boundaries, although visual connectivity is often limited by intervening woodland. The collection of listed buildings at Cuckfield Park have an association with the eastern parts of

2.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

the proposed country park area.

- Views south from the open areas of high ground are often long distance with the escarpment of the South Downs National Park forming the horizon.

The High Weald Management Plan identifies five “defining components of character” for this National Landscape. These are listed as follows:

- 1 Geology, landform and water systems:** a deeply incised, ridged and faulted landform of clays and sandstone with numerous gill streams
- 2 Settlement:** dispersed historic settlement including high densities of isolated farmsteads and late Medieval villages founded on trade and nonagricultural rural industries
- 3 Routeways:** a dense network of historic routeways (now roads, tracks and paths)
- 4 Woodland:** abundance of ancient woodland, highly interconnected and in small holdings
- 5 Fields and heath:** small, irregular and productive fields, bounded by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths, and inned river valleys.

Value: High

The role of The Site in the wider landscape

The Site is representative of the High Weald National Landscape within which it sits. It is well wooded with agricultural fields the predominant land use. Sports pitches in the north of the Site form part of a wider recreation area on the edge of Whitemans Green. The southern and eastern parts of the Site have a parkland character, which provides a sense of time depth and links to Cuckfield Park to the east. The extensive woodland cover within the wider study area provide a continuity to the landscape, integrating the Site into its surroundings.

Value: High

NIGHT TIME CHARACTER:

The night time character of the Site and immediate surroundings is predominantly dark. Vehicles using the road network to the north and east are transient low level temporary light sources. The agricultural and wooded areas of the Site are not lit and therefore are characterised by dark night skies in keeping with the surrounding rural areas of the National Landscape.

Value: High

SUMMARY OF LANDSCAPE RECEPTORS

Table 2.1 provides a summary of the Landscape Receptors within the study area and Site as described within the baseline assessment and their values.

TABLE 2.1 – SUMMARY OF LANDSCAPE RECEPTORS DESCRIBED IN LVIA ES VOLUME 3, APPLICABLE TO THE SITE AND TO BE CONSIDERED IN THE IMPACT ASSESSMENT

CONTEXTUAL LANDSCAPE RECEPTORS	VALUE
NATURAL GEOLOGY AND SOILS/LANDFORM AND DRAINAGE/VEGETATION COVER	MEDIUM - HIGH
CULTURAL / SOCIAL LAND USE/SETTLEMENT/ENCLOSURE/LAND OWNERSHIP/TIME DEPTH	MEDIUM - HIGH
PERCEPTUAL AND AESTHETIC	HIGH
NATIONAL - NCA 122 HIGH WEALD	LOW - HIGH
PARISH - LCA 33 RIDGE TOP PLAYING FIELDS	MEDIUM - HIGH

TABLE 2.2 – SUMMARY OF LANDSCAPE RECEPTORS DESCRIBED IN THIS ADDENDUM, APPLICABLE TO THE SITE AND TO BE CONSIDERED IN THE IMPACT ASSESSMENT

SITE LANDSCAPE	VALUE
PUBLIC RIGHTS OF WAY	HIGH
NATURAL - GEOLOGY AND SOILS	HIGH
NATURAL - LANDFORM AND DRAINAGE	HIGH
NATURAL - VEGETATION COVER	HIGH
NATURAL - ELEMENTS, FEATURES AND CHARACTERISTICS	HIGH
CULTURAL / SOCIAL LAND USE/SETTLEMENT/ENCLOSURE/LAND OWNERSHIP/TIME DEPTH	HIGH
PERCEPTUAL AND AESTHETIC	HIGH
SITE LANDSCAPE CHARACTER	HIGH
SITE ROLE IN LANDSCAPE	HIGH
NIGHT-TIME CHARACTER	HIGH

2.0 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

2.4 INTERNAL VISUAL SURVEY

A visual inspection of the Site was conducted on 8th February 2022 and therefore reflects a winter scene. The photos on the following pages illustrate the existing Site conditions and characteristics.

Views within the Site are generally foreshortened by the existing woodlands and topography, although there are a number of locations within the higher northern and central parts, where open fields allow for far reaching views to the escarpment of the South Downs National Park beyond the Study Area. Of the three PRowWs within this part of the Site, two (PRowWs 49CR and 58CR) have sections with long distance views south to the South Downs National Park.

LEGEND

- ASSESSMENT BOUNDARY
- PROPOSED DEVELOPMENT: APPLICATION REF: DM/23/2866
- ★ LISTED BUILDINGS
- CONTOURS
- ANCIENT WOODLAND
- HIGH WEALD NATIONAL LANDSCAPE
- EXISTING TREES AND WOODLAND PROVIDING SIGNIFICANT VISUAL ENCLOSURE
- EXISTING PASTURE / ARABLE FIELD
- EXISTING SCRUB VEGETATION
- EXISTING HEDGEROWS
- EXISTING WATER COURSES / BODIES
- PUBLIC RIGHT OF WAY - FOOTPATH
- PUBLIC RIGHT OF WAY - BRIDLEWAY
- EXISTING PUBLIC OPEN SPACE
- s VIEWPOINT LOCATION

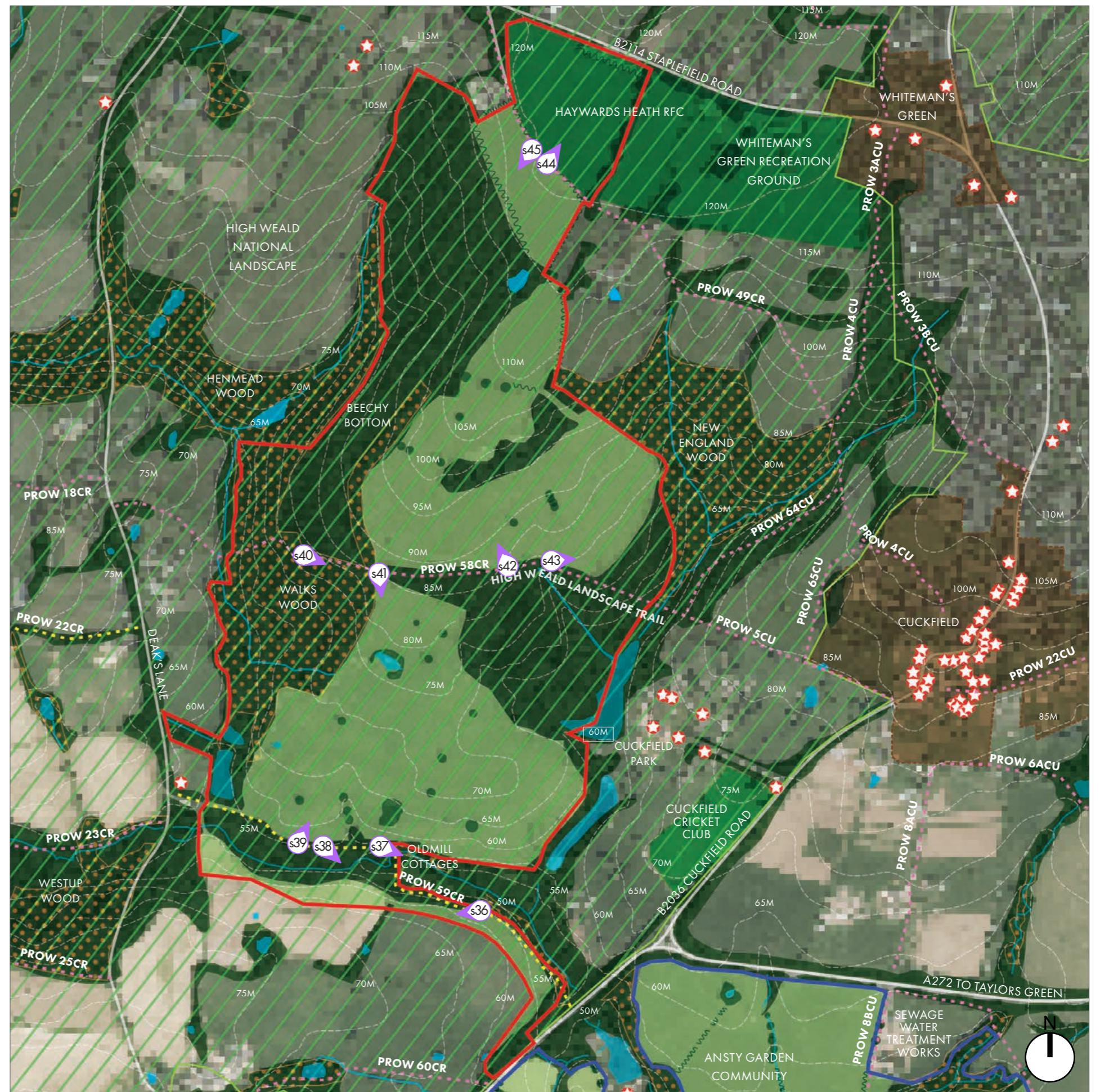


FIGURE 2.6 – SITE DESCRIPTION PLAN (FABRIK, 2023)



PHOTO LOCATION PLAN



PHOTOGRAPH – VIEWPOINT S36 - VIEW FROM PROW 59CR, LOOKING SOUTH WEST TOWARDS THE SOUTHERN BOUNDARY OF THE SITE.



PHOTOGRAPH – VIEWPOINT S37 - VIEW FROM PROW 59CR, LOOKING EAST, TOWARDS OLDMILL COTTAGES IN THE SOUTHERN SECTION OF THE SITE.

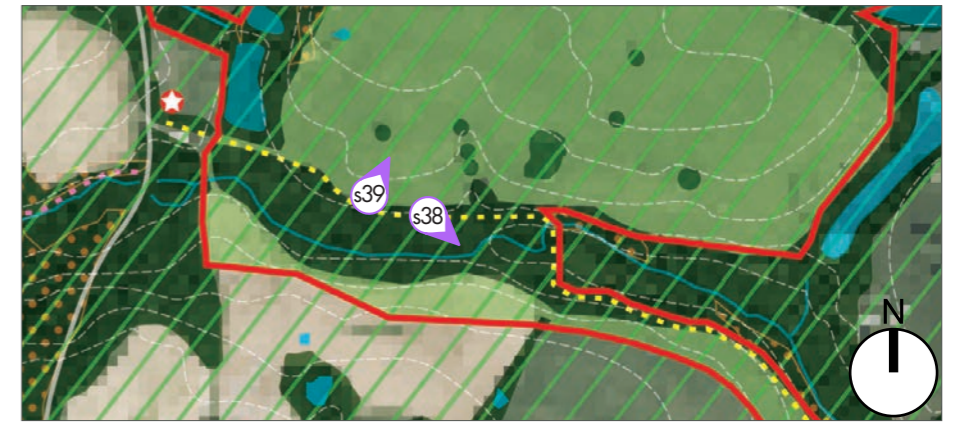


PHOTO LOCATION PLAN



PHOTOGRAPH – VIEWPOINT S38 - VIEW FROM PROW 59CR, LOOKING SOUTH EAST ACROSS THE EXISTING BROOK RUNNING THROUGH THE SOUTHERN SECTION OF THE SITE.



PHOTOGRAPH – VIEWPOINT S39 - VIEW FROM PROW 59CR, LOOKING NORTH ACROSS THE SOUTHERN SECTION OF THE SITE.

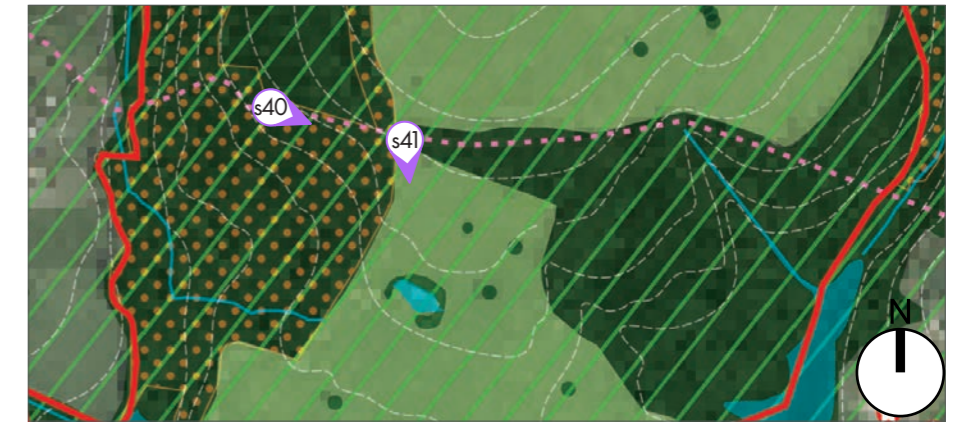


PHOTO LOCATION PLAN



PHOTOGRAPH – VIEWPOINT S40 - VIEW FROM PROW 58CR WITHIN WALKS WOOD, LOOKING EAST.



PHOTOGRAPH – VIEWPOINT S41 - VIEW FROM PROW 58CR, LOOKING SOUTH EAST ACROSS THE SOUTHERN PART OF THE SITE TOWARDS THE SOUTH DOWNS NATIONAL PARK.

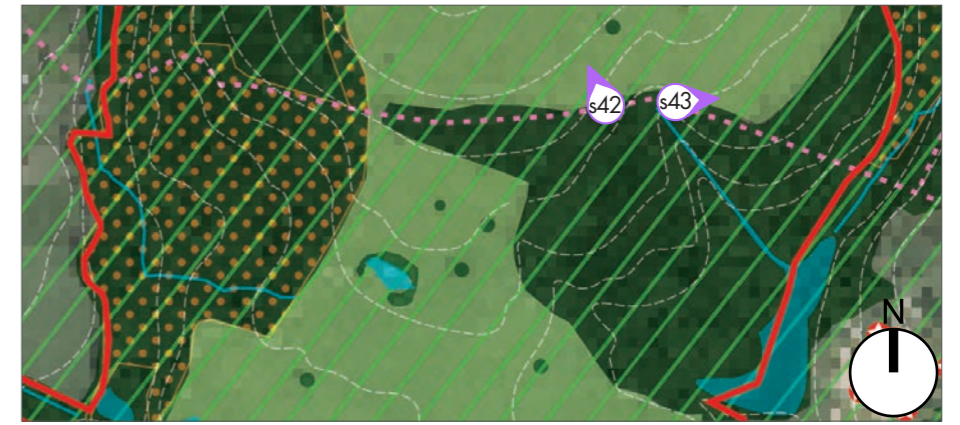


PHOTO LOCATION PLAN



PHOTOGRAPH – VIEWPOINT S42- VIEW FROM PROW 58CR, LOOKING NORTH ACROSS THE CENTRAL SECTION OF THE SITE.



PHOTOGRAPH – VIEWPOINT S43 - VIEW FROM PROW 58CR, LOOKING EAST ACROSS THE EASTERN PART OF THE SITE TOWARDS CUCKFIELD.



PHOTO LOCATION PLAN



PHOTOGRAPH – VIEWPOINT S44 - VIEW FROM PROW 49CR, LOOKING NORTH INTO BEECH FARM FIELD (USED BY CUCKFIELD COSMOS FOOTBALL CLUB AND HAYWARDS HEATH RUGBY CLUB) IN THE NORTHERN PART OF THE SITE



PHOTOGRAPH – VIEWPOINT S45 - VIEW FROM PROW 49CR, LOOKING SOUTH WEST ACROSS THE NORTHERN PART OF THE SITE.

2.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

2.5 VISUAL ANALYSIS OF THE SITE

As set out in the LVIA ES Volume 3, the extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and its context from roads, public rights of way and private properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The fieldwork was completed on the 8th February 2022 when the deciduous trees were not in leaf, the visual assessment therefore represents the winter or “worst case” scenario in terms of visibility, which is considered to be best practice.

Figure 2.7 on the following page shows the actual visual summary of the existing Site from the immediate and local environs based on a range of representative views from within the local area. Each representative photograph that follows is accompanied by a description of the view.

The photographs have been taken in line with the Landscape Institute’s Technical Guidance Note 6/19 Visual Representation of Development Proposals (Landscape Institute, 2019), using a Full Frame Sensor Digital Single Lens Reflex Camera, within a 50mm Focal Length Lens. The eye level of the photographer was 1.75m.

The Landscape Institute’s Technical Guidance Note 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019) has informed the approach to the assessment of residential visual amenity, within the scope of this LVIA.

The Site is flanked by extensive woodlands to the west and east, both within and beyond the Site boundary. Whilst there are open views of part of the wooded or well vegetated edges of the Site, this vegetation in turn, limits views of the groundplane of the Site from the Public Right of Way, road network and the existing settlements within the local area. As such, the woodland areas limit the zone of visibility associated with the Site. Furthermore, the undulating topography of the local area and the ridgeline in the north has a strong influence on the availability of views of the Site. Views therefore are generally confined to Staplefield Road along the northern boundary of the Site (Viewpoint 56); the footpaths beyond the vegetated western edge of Cuckfield (Viewpoints 52 and 53); the A272 and footpath on the south-eastern edge of the Site (Viewpoint 49); the footpath to the south (Viewpoint 50); and from Deaks Lane to the east (Viewpoint 51). Views of the Site from the wider landscape are predominantly limited by the combination of intervening topography, vegetation and built form.

2.6 VISUAL ASSESSMENT FROM LOCAL RECEPTORS

All the views described below are across the High Weald National Landscape. The character and amenity of these views is that of a well treed and undulating, predominantly rural and agrarian landscape. Views of the northern part of the Site are informed by the managed landscape associated with the sports fields. The extent and location of the Site is recognised through an understanding of wooded areas.

Residential

Due to the well treed nature of the landscape beyond the Site, views of the Site and its associated vegetation from residential receptors are predominantly limited to those in the immediate environs and therefore from Oldmill Cottages on the southern edge of the Site; Beech Farm and Cuckfield Park (Grade II* Listed Building) to the east; and properties at Old Beech Farm and on Deak’s Lane to the west. Refer to Viewpoints 51, 52 and internal viewpoint s37.

Transport Corridors

Open, but fleeting and therefore transient views of part of the south-eastern vegetated edge of the Site occur from the A272 road corridor to the south-east of the Site and from Staplefield Road to the north (Viewpoints 49 and 56). Views of the Site from the B2036 between Cuckfield and the A272 are limited due to the intervening layers of trees (Viewpoint 48). Open views of the wooded edge of the Site may occur from short sections of Deak’s Lane, over and between the intervening roadside vegetation (Viewpoint 51).

Public Rights of Way

There are open views across the Site, both the field parcels and wooded areas, from those receptors using the PRoW network that crosses the Site east to west, namely from PRoW 49CR, 58CR and 59CR. Refer to internal viewpoints s36-s39, s40-s43 and s44-s45 respectively.

Open and partial views of either the woodland blocks on the boundaries of the Site, or the fields within the Site (visible over or in the context of the adjacent woodland) occur from those receptors approaching the Site on PRoW 4CU, 5CU, 59CR and 58CR from the east, south-east and west. Refer to Viewpoints 49, 51-53.

Views of the wooded areas of the Site occur from those receptors using PRoW 60CR to the south of the Site. Refer to Viewpoint 50.

Views of the Site from footpath 49CR are predominantly obscured due to the combination of intervening topography and layers of vegetation beyond the Site. Refer to Viewpoints 54 and 55.

Areas of Open Space

There are open views of the northern part of the Site from those visiting and engaged in recreational activities at Haywards Heath Rugby Football Club and Cuckfield Cosmos Football Club within the Site (refer to internal Viewpoint s44). There are open views of the north-eastern vegetated boundary of the Site, with views filtered between gaps in this boundary vegetation to the sports fields beyond, for those receptors visiting and engaged in sport activities at the neighbouring Whitemans Green

Recreation Ground to the east of the Site. **Places of Work**

Those working both the Site and beyond, within the wider agricultural landscape, also have views of the Site as described above.

2.0 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

TABLE 2.3 – SUMMARY OF VISUAL RECEPTORS

VISUAL RECEPTOR TYPE	KEY VIEWPOINT REFERENCE	VALUE
RESIDENTIAL	S37, 51, 52	HIGH
TRANSIENT FROM TRANSPORT CORRIDORS	48, 49, 56	HIGH
TRANSIENT FROM PUBLIC RIGHTS OF WAY (FOOT, BIKE AND HORSEBACK)	S36-S45, 49-55	HIGH
AREAS OF OPEN SPACE	S44	HIGH
PLACES OF WORK	AS ABOVE	HIGH

LEGEND

- ASSESSMENT BOUNDARY
- PROPOSED DEVELOPMENT: APPLICATION REF: DM/23/2866
- - - PUBLIC RIGHT OF WAY - FOOTPATH
- - - PUBLIC RIGHT OF WAY - BRIDLEWAY
- - - HIGH WEALD LANDSCAPE TRAIL
- 📍 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 📍 LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 📍 LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).
- EXISTING WOODLAND AND TREES

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FIGURE 2.7 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM LOCAL AREA (FABRIK, 2022)

LEGEND

- ASSESSMENT BOUNDARY
- PROPOSED DEVELOPMENT: APPLICATION REF: DM/23/2866
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



PHOTO LOCATION PLAN



VIEWPOINT 48 - LOOKING SOUTH-WEST TOWARDS THE SITE ON THE PAVEMENT TO THE B3026 SOUTH STREET AND ADJACENT TO THE LODGE HOUSE AND ENTRANCE TO CUCKFIELD PARK ON THE EDGE OF THE HIGH WEALD AONB. VIEWS OF THE SITE ARE WHOLLY OBSCURED BY THE INTERVENING VEGETATION.



VIEWPOINT 49 - VIEW OFF THE A272, LOOKING NORTH WEST TOWARDS THE SITE AND ALONG THE TRACK THAT LEADS TO OLDMILL COTTAGE AND THE START OF PROW 59CR. OPEN VIEWS OF THE SOUTH-EASTERN EDGE OF THE SITE OCCUR, WITH FILTERED VIEWS THROUGH THE INTERVENING VEGETATION TO THE FIELD WITHIN THE SITE BEYOND. WIDER VIEWS OF THE SITE ARE OBSCURED BY THE COMBINATION OF TOPOGRAPHY AND INTERVENING VEGETATION.

LEGEND

- ASSESSMENT BOUNDARY
- PROPOSED DEVELOPMENT: APPLICATION REF: DM/23/2866
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

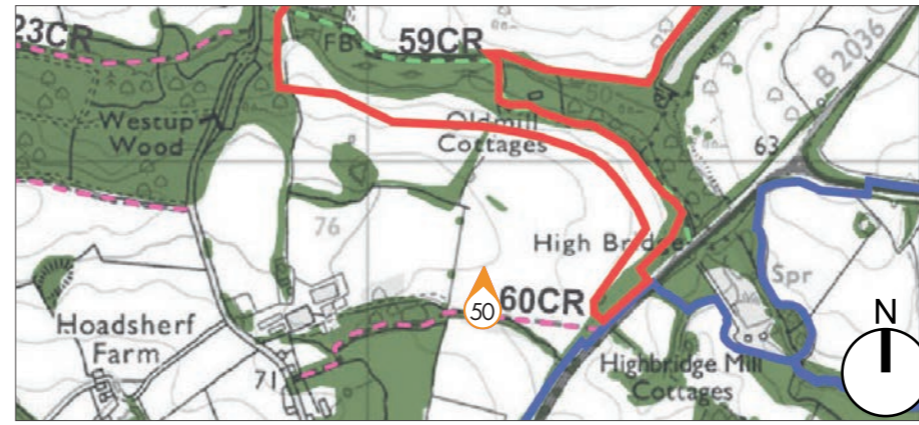


PHOTO LOCATION PLAN

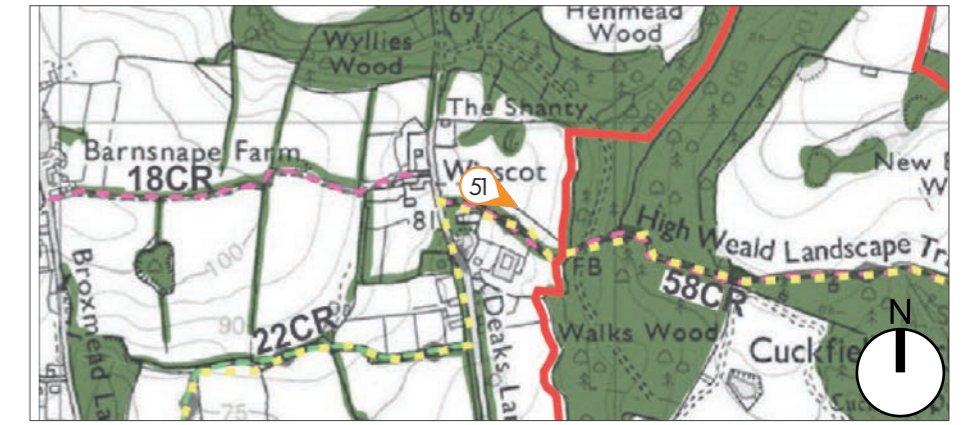


PHOTO LOCATION PLAN



VIEWPOINT 50 - VIEW FROM PROW 60CR, LOOKING NORTH TOWARDS THE SITE. OPEN VIEWS OF THE TREES ON THE SOUTHERN EDGE OF THE SITE OCCUR, WITH PARTIAL VIEWS OF LAYERS OF TREES WITHIN THE WIDER SITE AREA DISCERNED.



VIEWPOINT 51 - VIEW FROM PROW 58CR TO THE WEST OF THE SITE, ACCESSED FROM DEAK'S LANE. VIEW LOOKING EAST TOWARDS THE SITE. VIEWS OF PART OF THE WALKS WOOD WITHIN THE SITE OCCUR ARE DISCERNED, WHICH IN TURN SCREENS WIDER VIEWS OF THE SITE.

LEGEND

- ASSESSMENT BOUNDARY
- PROPOSED DEVELOPMENT: APPLICATION REF: DM/23/2866
- ① LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- ② LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- ③ LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



PHOTO LOCATION PLAN

APPROXIMATE EXTENT OF PARKLAND RESERVE SITE



VIEWPOINT 52 - VIEW FROM PROW 5CU, LOOKING WEST TOWARDS THE SITE. OPEN VIEWS OF THE WOODLAND ON THE EASTERN EDGE OF THE SITE OCCUR FROM THIS LOCATION, WHICH IN TURN OBSCURES VIEWS INTO THE CORE OF THE SITE.

APPROXIMATE EXTENT OF PARKLAND RESERVE SITE



VIEWPOINT 53 - VIEW FROM PROW 65CU, LOOKING SOUTH WEST TOWARDS THE SITE. OPEN VIEWS OF THE COUNTRY PARK AREA OF THE SITE TO THE WEST OCCUR, BETWEEN AND OVER THE INTERVENING WOODLANDS. THE ESCARPMENT OF THE SOUTH DOWNS NATIONAL PARK IS VISIBLE ON THE HORIZON, IN THE DISTANCE, TO THE SOUTH.

LEGEND

- ASSESSMENT BOUNDARY
- PROPOSED DEVELOPMENT: APPLICATION REF: DM/23/2866
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



PHOTO LOCATION PLAN



VIEWPOINT 54 - VIEW FROM PROW 49CR, LOOKING WEST TOWARDS THE SITE, WHICH IS WHOLLY OBSCURED BY THE INTERVENING WOODLAND.



VIEWPOINT 55 - VIEW FROM PROW 49CR, LOOKING SOUTH WEST TOWARDS THE SITE WHICH CONTINUES TO BE OBSCURED BY THE INTERVENING WOODLAND AND TOPOGRAPHY FROM THIS LOCATION.

LEGEND

- ASSESSMENT BOUNDARY
- PROPOSED DEVELOPMENT: APPLICATION REF: DM/23/2866
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).



PHOTO LOCATION PLAN



PHOTOGRAPH – VIEWPOINT 56 - VIEW FROM STAPLEFIELD ROAD, ON THE NORTHERN BOUNDARY OF THE SITE, LOOKING SOUTH AT THE CAR PARK FOR THE CUCKFIELD COSMOS FC PLAYING FIELDS. OPEN VIEWS OF THE NORTHERN EDGE OF THE SITE OCCUR FROM THIS LOCATION, HOWEVER MORE EXTENSIVE VIEWS ACROSS THE SITE ARE CURTAILED BY THE INTERVENING BUND.

2.0

BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

TABLE 2.4 – SUMMARY OF VISUAL ASSESSMENT

INTERNAL AND REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE THE CHARACTER AND AMENITY OF THE VIEW IS PREDOMINANTLY RURAL AND EITHER AGRARIAN OR WOODED, UNLESS OTHERWISE STATED.	APPROX ELEVATION	DISTANCE (GOOGLE EARTH)	VALUE
S36-39	HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM PUBLIC RIGHT OF WAY; RESIDENTIAL RECEPTOR (OLDMILL COTTAGES)	OPEN VIEWS ACROSS THE SITE FROM PUBLIC RIGHT OF WAY 59CR, INCLUDING THE WOODLAND AREAS AND FIELDS. THE CHARACTER AND AMENITY OF THE VIEWS ARE PREDOMINANTLY RURAL AND AGRARIAN.	55M	WITHIN SITE	HIGH
S40-43	HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM PUBLIC RIGHT OF WAY	OPEN VIEWS ACROSS THE SITE FROM PUBLIC RIGHT OF WAY 58CR, INCLUDING THE WOODLAND AREAS AND FIELDS. THE CHARACTER AND AMENITY OF THE VIEWS ARE PREDOMINANTLY RURAL AND AGRARIAN.	80-85M	WITHIN SITE	HIGH
S44-46	HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM PUBLIC RIGHT OF WAY	OPEN VIEWS ACROSS THE SITE FROM PROW 49CR, INCLUDING THE WOODLAND AREAS AND FIELDS. THE CHARACTER AND AMENITY OF THE VIEWS NORTH (VIEWPOINT 44) RELATE TO THE SPORTS PITCH LAND USE.	120M	WITHIN SITE	HIGH
48	EDGE OF HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND PAVEMENT)	LOOKING SOUTH-WEST TOWARDS THE SITE ON THE PAVEMENT TO THE B3026 SOUTH STREET AND ADJACENT TO THE LODGE HOUSE ENTRANCE TO CUCKFIELD PARK ON THE EDGE OF THE HIGH WEALD AONB. VIEWS OF THE SITE ARE WHOLLY OBSCURED BY THE INTERVENING VEGETATION. THE CHARACTER AND AMENITY OF THE VIEW IS INFORMED BY THE PARKLAND TREES AND LODGE OF CUCKFIELD PARK.	77M	395M	HIGH
49	EDGE OF HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD) AND PUBLIC RIGHT OF WAY	VIEW OFF ADJACENT TO THE A272, LOOKING NORTH WEST TOWARDS THE SITE, ALONG THE TRACK THAT LEADS TO OLD COTTAGES AND THE START OF PROW 59CR. OPEN VIEWS OF THE SOUTH-EASTERN EDGE OF THE SITE OCCUR, WITH FILTERED VIEWS THROUGH THE INTERVENING VEGETATION TO THE FIELD WITHIN THE SITE BEYOND. WIDER VIEWS OF THE SITE ARE OBSCURED BY THE COMBINATION OF TOPOGRAPHY AND INTERVENING VEGETATION.	50M	ON EDGE OF SITE	HIGH
50	HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM PUBLIC RIGHT OF WAY	VIEW FROM PROW 60CR, LOOKING NORTH TOWARDS THE SITE. OPEN VIEWS OF THE TREES ON THE SOUTHERN EDGE OF THE SITE OCCUR, WITH PARTIAL VIEWS OF LAYERS OF TREES WITHIN THE WIDER SITE AREA DISCERNED.	65M	380M	HIGH
51	HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM PUBLIC RIGHT ; RESIDENTIAL RECEPTOR ON DEAKS LANE; TRANSIENT FROM TRANSPORT CORRIDOR (ROAD)	VIEW FROM PROW 58CR TO THE WEST OF THE SITE, ACCESSED FROM DEAK'S LANE. VIEW LOOKING EAST TOWARDS THE SITE. VIEWS OF PART OF THE WALKS WOOD WITHIN THE SITE OCCUR ARE DISCERNED, WHICH IN TURN SCREENS WIDER VIEWS OF THE SITE.	77M	200M	HIGH
52	HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM PUBLIC RIGHT OF WAY; RESIDENTIAL RECEPTOR (CUCKFIELD PARK)	VIEW FROM PROW 5CU, LOOKING WEST TOWARDS THE SITE. OPEN VIEWS OF THE WOODLAND ON THE EASTERN EDGE OF THE SITE OCCUR FROM THIS LOCATION, WHICH IN TURN OBSCURES VIEWS INTO THE CORE OF THE SITE.	85M	235M	HIGH
53	HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM PUBLIC RIGHT OF WAY	VIEW FROM PROW 65CU, LOOKING SOUTH WEST TOWARDS THE SITE. OPEN VIEWS OF THE COUNTRY PARK AREA OF THE SITE TO THE WEST OCCUR, BETWEEN AND OVER THE INTERVENING WOODLANDS. THE ESCARPMENT OF THE SOUTH DOWNS NATIONAL PARK IS VISIBLE ON THE HORIZON, IN THE DISTANCE, TO THE SOUTH.	100M	395M	HIGH
54 AND 55	HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM PUBLIC RIGHT OF WAY; RESIDENTIAL RECEPTOR	VIEWS FROM PROW 49CR, LOOKING WEST TOWARDS THE SITE, WHICH ARE WHOLLY OBSCURED BY THE INTERVENING WOODLAND.	105M	410 - 220M	HIGH
56	HIGH WEALD NATIONAL LANDSCAPE	TRANSIENT FROM TRANSPORT CORRIDORS (ROAD)	VIEW FROM STAPLEFIELD ROAD, ON THE NORTHERN BOUNDARY OF THE SITE, LOOKING SOUTH AT THE CAR PARK FOR THE HAYWARDS HEATH RFC PLAYING FIELDS. OPEN VIEWS OF THE NORTHERN EDGE OF THE SITE OCCUR FROM THIS LOCATION, HOWEVER MORE EXTENSIVE VIEWS ACROSS THE SITE ARE CURTAILED BY THE INTERVENING BUND.	120M	ON EDGE OF SITE	HIGH

3.0

IDENTIFICATION AND DESCRIPTION OF CHANGES LIKELY TO GENERATE EFFECTS

3.1 DESCRIPTION OF THE PROPOSALS AND EMBEDDED MITIGATION

The proposals for the Site are shown on Figure 3.1 on the following page and are to be read alongside the Technical Details Document (November 2023).

As set out earlier, the proposals comprise the change of use of farmland and woodland to parkland reserve to include public access and instigation of long term management and rewilding scheme, including establishment of pedestrian and cycle tracks with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. The sports pitches at Beech Farm Field are to remain in sports use.

The proposals described above will predominantly use materials to reflect the rural nature and character of the National Landscape. All mitigation measures have been embedded into the scheme proposals, as such no additional mitigation measures have been identified.

SUSCEPTIBILITY OF THE SITE TO THE DEVELOPMENT PROPOSALS

The Site has an agricultural character set within a well treed environment and is representative of the High Weald National Landscape. The undulating topography alongside the enclosure provided by the woodland either side of the Site and treebelts and hedgerows on the Site boundaries and crossing the Site means that views of the groundplane of the Site are generally limited to those receptors within the Site and from a limited number of locations in close proximity to the Site.

The Susceptibility of the Site to the specific application proposals is therefore considered to be low.

3.2 CONSTRUCTION PHASE

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

This will involve the erection of protective fencing (to BS5837, 2012, 'Trees in Relation to Construction') to those existing trees, planting areas and ecologically sensitive areas adjacent to the proposed new footpaths and cycleways; and temporary vehicular routes across the Site to enable the delivery of the required materials (such as hoggins, hides and materials for the erection of the viewing platforms and fencing); and potentially setting up the contractors compound. The location, extent and height of the contractors compound / office is yet to be determined. All cabins and associated material storage mounds will be as low as possible to minimise the visual effects of these elements. The contractors cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views. The above is to be agreed with Mid Sussex District Council prior to the commencement of construction as part of a Construction Environmental Management Plan (CEMP).

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

3.3 OPERATIONAL PHASE

The operational stage will see the occurrence of secondary effects. The proposals comprise the following:

- new pedestrian and cycle access routes (with the latter being rolled hoggins), providing circular routes connecting with the existing east to west PRow network;
- new predominantly timber stiles and gates;
- new and repaired post and wire / stock proof fencing;
- new native hedgerows;
- 2 no. timber viewing platforms;
- 2 no. timber hides to enable views across the restricted access areas relating to ecological sensitive areas; and
- rustic timber wayfinding signs; and
- information boards of stainless steel construction with powdercoat finish to standard colour.



FIGURE 3.1 – MASTERPLAN PROPOSALS (DAVIES LANDSCAPE, 2023)

4.0

ASSESSMENT OF LIKELY RESIDUAL SIGNIFICANT EFFECTS

4.1 INTRODUCTION

The detailed assessment of landscape and visual effects arising from the application proposals are set out in a series of impact tables in Appendix A. 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 application proposals and embedded mitigation measures described in Section 3.1 have all been used to inform the assessment of effects, however the assessment takes a precautionary approach and assesses effects as worst case.

The following paragraphs summarise the method of assessing landscape and visual effects, with the full methodology provided at Appendix V3.1 of the LVIA ES Volume 3.

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 the application proposals, in order to identify the landscape sensitivity. 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 application proposals on the particular receptor through the use of the criteria, but also the application of professional judgement and opinion.

Whilst the application proposals would introduce new elements to a green field site and views, these are to be predominantly rural in nature and reflect the characteristics of the High Weald National Landscape.

As no additional mitigation measures have been identified, the effects described therefore are all residual.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT TABLES

A clear and transparent assessment of landscape and visual effects is set out in a series of tables in Appendix A. The assessment of effects has taken into account the embedded mitigation measures. Effects have been assessed during the construction period and at Year 1 and Year 15 of operation. As with the change to any green field site, regardless of whether it is for another green field use, and considering the increased access and therefore activity within the Site, adverse effects will occur, however, these effects are not significant. Whilst the proposals would introduce new hard landscape elements, street furniture, boundary treatments and built elements within the High Weald National Landscape, these elements in their design are predominantly rural in nature and therefore reflect the characteristics of the National

Landscape and thus reduce the effects.

The LVIA Assessment Methodology (appendix in Volume 3 of the LVIA), sets out the criteria for establishing the significance of landscape and visual effects. 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 at construction and operation.

4.2 CONSTRUCTION EFFECTS

SUMMARY OF EFFECTS DURING THE CONSTRUCTION PERIOD

Contextual Landscape Receptors

There are no significant adverse effects predicted to occur on the range of contextual landscape receptors at this stage. Effects range from no change to at worst minor adverse, with the latter relating to effects on parish level landscape character (and with that being a small change relating to disturbance within a wider character area).

Site Landscape Receptors

Again, no significant adverse effects are predicted to occur on the range of landscape receptors within the Site. Effects range from no change, to negligible and minor adverse, with the latter relating to effects on geology and soils, perceptual and aesthetic factors, site and night time character.

Visual Receptors

No significant adverse effects are predicted on the range of visual receptors. Again, the effects range, with those at worst being minor adverse on those residential receptors immediately adjacent to the Site (Oldmill Cottages); those receptors using the PRoW that cross the Site; those receptors visiting the Whitemans Green Recreation Ground within the Site; and those receptors working in the landscape of the Site.

4.3 OPERATIONAL EFFECTS

Contextual Landscape Receptors

There are no significant effects predicted to occur on the range of contextual landscape receptors at this stage. Effects range from no change to at worst minor adverse, with the latter relating to effects on parish level landscape character (and with that being a small, discrete change within a wider character area and one that reflects the movement pattern in the wider character area).

Site Landscape Receptors

Adverse effects range from no change, to negligible and minor adverse, with the latter relating to effects on perceptual and aesthetic factors and landscape character. Minor beneficial effects are predicted to occur as a result of the proposed new hedgerow planting. Moderate beneficial effects are predicted to occur on the PRoW network with the proposed introduction of a new cycle route and more pedestrian routes and areas to roam free, providing improved north to south connectivity and allowing greater opportunities for circular walks.

Visual Receptors

No significant adverse effects are predicted on the range of visual receptors. Again, the effects range, with those at worst being minor adverse on those receptors using the PRoW that cross the Site; those receptors visiting the Whitemans Green Recreation Ground within the Site; and those receptors working in the landscape of the Site. These effects will moderate over time as the built elements weather.

5.0 CUMULATIVE EFFECTS

5.1 CUMULATIVE EFFECTS

Cumulative effects for the proposals within the Site have been incorporated into the main assessment of cumulative effects within the LVIA ES Volume 3. Therefore there are no additional cumulative effects identified over and above those already assessed as part of the proposed development.

6.0

SUMMARY AND CONCLUSIONS

6.1 SUMMARY OF THE LANDSCAPE AND VISUAL BASELINE

The Beechy Bottom Parkland Reserve site (the Site) is located to the north of Ansty and the west of Cuckfield. Its boundaries are defined by Staplefield Road to the north, existing woodlands to the west and east, and agricultural land to the south. It is located entirely within the High Weald National Landscape area.

The Site slopes predominantly in a southerly direction and comprises woodland and agricultural land. In the north are the existing sports fields associated with Haywards Heath RFC and Cuckfield Cosmos FC. Three PRowS cross through the Site on broad west to east alignments, one of which (PRow 58CR) is the High Weald Landscape Trail. An existing watercourse flows from west to east through the lowest lying part of the Site in the south. This watercourse crosses the A272 into the Ansty Garden Community Site.

The Site is apparent from its immediate setting, including Staplefield Road, the A272, the B2036 and PRow 60CR. The playing fields in the north of the Site and PRow 58CR through the centre have long distance views south to the South Downs National Park in places.

6.2 RESPONSE TO LANDSCAPE CHARACTER

The application proposals have been informed by the assessments and guidance on landscape character set out in National, County, District and Parish level assessments, as well as the High Weald Management Plan, High Weald Design Guide and Mid Sussex Design Guide.

The Site is considered to be representative of the character areas within which it is identified as well as being consistent with the key characteristics of the High Weald National Landscape. The proposals within the Site comprise the change of use of farmland and woodland to parkland reserve to include public access and instigation of long term management and rewilding scheme, including establishment of pedestrian and cycle tracks with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two Hides. The sports pitches at Beech Farm Field are to remain in sports use.

The proposals described above will use materials to reflect the rural nature and character of the National Landscape and are considered to be in keeping with the key characteristics and management objectives of the High Weald National Landscape. The proposals therefore are wholly consistent with the existing rural character of this part of this part of the High Weald.

6.3 CONCLUSION

Effects have been assessed during the construction period and at Year 1 and Year 15 of operation. As with the change to any green field site, regardless of whether it is for another green field use, considering the increased access and therefore activity, adverse effects will occur, however, these effects are not considered to be significant. Whilst the proposals would introduce new hard landscape elements, street furniture,

boundary treatments and built elements within the High Weald National Landscape, these elements in their design are predominantly rural in nature and therefore reflect the characteristics of the National Landscape. As such effects on the contextual landscape receptors, site landscape receptors and visual receptors are predicted to be no worse than Minor Adverse. Minor beneficial effects are predicted to occur as a result of the proposed new hedgerow planting. Moderate beneficial effects are predicted to occur on the PRow network with the proposed introduction of a new cycle route and more pedestrian routes and areas to roam free, providing improved north to south connectivity and allowing greater opportunities for circular walks.

APPENDIX A

LANDSCAPE AND VISUAL IMPACT ASSESSMENT TABLES

APPENDIX A

Table A.1 Contextual Landscape Receptors

Table A.2 Site Landscape Receptors

Table A.3 Visual Impact Table

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE A.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	REVERSIBLE	CONSTRUCTION	NEGLIGIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE APPLICATION PROPOSALS	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLIGIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLIGIBLE		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	REVERSIBLE	CONSTRUCTION	NEGLIGIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE APPLICATION PROPOSALS	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLIGIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLIGIBLE		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	REVERSIBLE	CONSTRUCTION	NEGLIGIBLE	NO CHANGES ARE PROPOSED TO THE CONTEXTUAL LANDSCAPE OUTSIDE THE SITE BOUNDARY AS A RESULT OF THE APPLICATION PROPOSALS.	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLIGIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLIGIBLE		YEAR 15	NO CHANGE

APPENDIX A

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE A.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		
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	REVERSIBLE	CONSTRUCTION	NEGLECTIBLE	THE APPLICATION PROPOSALS WOULD NOT ALTER THE KEY CHARACTERISTICS OF THE NATIONAL LEVEL CHARACTER AREA.	CONSTRUCTION	NO CHANGE
								YEAR 1	NEGLECTIBLE		YEAR 1	NO CHANGE
								YEAR 15	NEGLECTIBLE		YEAR 15	NO CHANGE
PARISH - LCA 33 RIDGE TOP PLAYING FIELDS	MEDIUM - HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	THE NORTHERN PART OF THE SITE LIES WITHIN THE WESTERN SECTION OF THIS CHARACTER AREA. THE PROPOSALS IN THIS AREA INCLUDE THE FORMATION OF A NEW COMPACTED HOGGIN CYCLEWAY ADJACENT TO THE EXISTING EASTERN BOUNDARY OF THE SITE, WITH ASSOCIATED GATE TO THE NORTH. THE CONSTRUCTION OPERATIONS WILL RESULT IN INCREASED ACTIVITY AND MOVEMENT IN THIS PART OF THE SITE, WHICH IS ALREADY USED AS A SPORTS FIELD WITH ASSOCIATED PARKING. NORTH TO SOUTH ROUTES, SUCH AS THE SINGLE TRACK ACCESS ROUTE TO BEECH FARM MILL TO THE EAST OF THE SITE, ARE CHARACTERISTIC OF THIS PART OF THE CHARACTER AREA.	CONSTRUCTION	MINOR ADVERSE - NEGLECTIBLE
								YEAR 1	LOW - NEGLECTIBLE		YEAR 1	MINOR ADVERSE - NEGLECTIBLE
								YEAR 15	LOW - NEGLECTIBLE		YEAR 15	NEGLECTIBLE

APPENDIX A

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE A.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												
PUBLIC RIGHTS OF WAY	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	THERE WILL BE NO CHANGE TO THE ALIGNMENT OF THE EXISTING RIGHTS OF WAY THAT CROSS THE SITE DURING THE CONSTRUCTION STAGE. AT THE OPERATIONAL STAGE THERE WILL BE AN INCREASE IN THE NETWORK OF BOTH FORMAL AND INFORMAL PUBLIC RIGHTS OF WAY AND AREAS TO ROAM.	CONSTRUCTION	NO CHANGE
								YEAR 1	MEDIUM		YEAR 1	MODERATE BENEFICIAL
								YEAR 15	LOW		YEAR 15	NO FURTHER CHANGE
GEOLOGY AND SOILS	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	NO CHANGES ARE PROPOSED TO THE UNDERLYING GEOLOGY OF THE SITE. THE PROPOSALS WILL INTRODUCE LINEAR AREAS OF PERMEABLE SURFACING. SOILS ARE PROPOSED TO BE MANAGED AND REUSED ON SITE WHICH WOULD NOT RESULT IN AN OVERALL CHANGE TO THE SOIL PROFILE AND CHARACTER OF THE SITE. EFFECTS ARE LIMITED TO THE SPECIFIC AREAS OF CHANGE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	NO FURTHER CHANGE
								YEAR 15	LOW		YEAR 15	NO FURTHER CHANGE
LANDFORM AND DRAINAGE	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	NO CHANGE	PERMEABLE SURFACE MATERIALS ARE PROPOSED FOR THE NEW CYCLE ROUTE ACROSS THE SITE. NO OTHER TOPOGRAPHIC OR DRAINAGE INTERVENTIONS ARE PROPOSED.	CONSTRUCTION	NEGLIGIBLE
								YEAR 1	NO CHANGE		YEAR 1	NEGLIGIBLE
								YEAR 15	NO CHANGE		YEAR 15	NEGLIGIBLE
VEGETATION COVER	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	NO CHANGES ARE PROPOSED TO THE EXISTING VEGETATION WITHIN THE SITE, WHICH WILL BE PROTECTED DURING THE CONSTRUCTION PHASE. A NEW NATIVE HEDGE IS PROPOSED ALONG THE SOUTH-EASTERN BOUNDARY OF THE SITE, PROVIDING VEGETATION CONNECTIVITY BETWEEN EXISTING WOODLAND BLOCKS, WEST OF ONE OF THE LAKES IN CUCKFIELD PARK.	CONSTRUCTION	NO CHANGE
								YEAR 1	LOW		YEAR 1	MINOR BENEFICIAL
								YEAR 15	LOW		YEAR 15	MINOR BENEFICIAL

APPENDIX A

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE A.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	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	NO CHANGE	DURING THE CONSTRUCTION STAGE THERE WILL BE CHANGES TO POCKETS OF THE SITE, INTRODUCING CONCENTRATED AREAS OF CONSTRUCTION OPERATIONS AND ASSOCIATED VEHICLE MOVEMENTS. AT THE OPERATIONAL STAGE, THE APPLICATION PROPOSALS RETAINS THE NORTHERN PART OF THE SITE AS SPORTS FIELDS AND RETAINS ALL THE WOODLAND BLOCKS ACROSS THE SITE. AT THE OPERATIONAL STAGE, THE NORTHERN SECTION OF THE SITE WILL SEE INCREASED PEDESTRIAN ACCESS, WITH THE CENTRAL AND SOUTHERN PARTS OF THE SITE CONTINUING TO HAVE RESTRICTED ACCESS FOR ECOLOGICAL REWILDING PURPOSES. AS SUCH THE CENTRAL AND SOUTHERN PART OF THE SITE WILL COME OUT OF AGRICULTURAL PRODUCTION, REPLACING ONE RURAL GREEN FIELD USE FOR ANOTHER. HOWEVER, ENCLOSURE AND TIME DEPTH WILL STILL BE READILY DISCERNABLE.	CONSTRUCTION	NO CHANGE
								YEAR 1	LOW - NEGLIGIBLE		YEAR 1	NEGLIGIBLE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	NEGLIGIBLE
PERCEPTUAL AND AESTHETIC												
MEMORIES, PREFERENCES, SENSORY, FORMS, PATTERN, TEXTURE, COLOUR, SENSE OF ENCLOSURE, REMOTENESS, NATURAL BEAUTY	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	AGAIN, DURING THE CONSTRUCTION STAGE THERE WILL BE CHANGES TO POCKETS OF THE SITE, INTRODUCING CONSTRUCTION OPERATIONS AND ASSOCIATED VEHICULAR MOVEMENTS. AT THE OPERATIONAL STAGE, THE APPLICATION PROPOSALS WILL RETAIN THE EXISTING KEY CHARACTERISTICS OF THE LANDSCAPE, THE FORMS AND PATTERNS, COLOUR, SENSE OF ENCLOSURE AND NATURAL BEAUTY, BUT WILL INTRODUCE NEW ACCESS ROUTES AND STREET FURNITURE IN A WAY THAT REFLECTS THE RURAL CHARACTER OF THE SITE, BUT INCREASING ACTIVITY AND MOVEMENT ACROSS THE SITE AND REDUCING THE SENSE OF REMOTENESS. THESE EFFECTS WILL MODERATE OVER TIME.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW - NEGLIGIBLE		YEAR 15	NEGLIGIBLE

APPENDIX A

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

LANDSCAPE IMPACT TABLES

TABLE A.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	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	AGAIN, DURING THE CONSTRUCTION STAGE THERE WILL BE CHANGES TO POCKETS OF THE SITE, INTRODUCING CONSTRUCTION OPERATIONS AND ASSOCIATED VEHICULAR MOVEMENTS. THE APPLICATION PROPOSALS WILL RETAIN THE EXISTING KEY CHARACTERISTICS OF THE LANDSCAPE, BUT WILL INTRODUCE NEW ACCESS ROUTES AND STREET FURNITURE AND TIMBER STRUCTURES IN A WAY THAT REFLECTS THE RURAL CHARACTER OF THE SITE, BUT INCREASING ACTIVITY AND MOVEMENT ACROSS THE SITE. SIMILARLY, THE REPLACEMENT OF ONE GREENFIELD USE (FARMLAND) WITH ANOTHER (REWILDING) WILL RETAIN THE RURAL CHARACTER OF THE SITE, SET WITHIN A WELL TREED LANDSCAPE.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	LOW		YEAR 15	NEGLIGIBLE
NIGHT-TIME CHARACTER	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	THE NIGHT-TIME CHARACTER OF THE SITE IS CURRENTLY DARK. THE CONSTRUCTION STAGE IS LIKELY TO SEE THE INTRODUCTION OF LIGHTING ASSOCIATED WITH THE CONTRACTORS COMPOUND, BUT ALSO POTENTIALLY WITH VEHICLES MOVING ACROSS THE SITE. AT THE OPERATIONAL STAGE, NO LIGHTING IS PROPOSED AND THEREFORE NO EFFECTS ARE PREDICTED.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	NO CHANGE		YEAR 1	NO CHANGE
								YEAR 15	NO CHANGE		YEAR 15	NO CHANGE

APPENDIX A

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE A.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 IN OLDMILL COTTAGES TO THE SOUTH OF THE SITE (VPS37)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	AT THE CONSTRUCTION STAGE, THE INCREASED ACTIVITY ASSOCIATED WITH THE IMPLEMENTATION OF THE PROPOSED WAYFINDING SIGN / INFORMATION BOARDS, HIDE AND FENCING TO THE NORTH OF THE COTTAGES MAY BE PERCEIVED THROUGH THE INTERVENING TREEBELT. ON COMPLETION, THE NEW FOOTPATH WILL RESULT IN INCREASED PEDESTRIAN ACTIVITY BEYOND THE INTERVENING VEGETATION. THE CHANGE IN LAND USE FROM AGRICULTURAL TO REWILDING WILL NOT BE PERCEIVED. OVER TIME, THE NEW STREET FURNITURE ELEMENTS WILL WEATHER OVER TIME, ASSIMULATING INTO THE LANDSCAPE. OVERALL THE CHARACTER AND AMENITY OF THE VIEW FROM THESE COTTAGES WILL REMAIN UNALTERED, THAT OF A RURAL LANDSCAPE FILTERED THROUGH THE INTERVENING TREES.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
RESIDENTS OF PROPERTIES ALONG DEAK'S LANE TO THE WEST OF THE SITE (VP51) RESIDENTS OF CUCKFIELD PARK (VP52) LISTED BUILDING	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	NEGLECTIBLE	THE CHARACTER AND AMENITY OF THE VIEW FROM THE PROPERTIES ON DEAK'S LANE AND FROM CUCKFIELD PARK IS THAT OF THE WOODLAND ON THE WESTERN AND EASTERN EDGES OF THE SITE. OTHER THAN THE IMPLEMENTATION OF WAYFINDING SIGNS / INFORMATION BOARDS ON THE EDGES OF THE EXISTING WOODLAND, NO FURTHER INTERVENTIONS ARE PROPOSED IN PROXIMITY TO THESE DWELLINGS. IT IS PREDICTED THAT THE IMPLEMENTATION OF THESE ELEMENTS WILL BE PREDOMINANTLY OBSCURED BY INTERVENING VEGETATION AND WILL THEREFORE NOT ALTER THE SETTING TO THESE BUILDINGS. THE CHARACTER AND AMENITY OF THE VIEWS FROM THESE PROPERTIES IS THEREFORE NOT PREDICTED TO CHANGE WITH THE SCHEME PROPOSALS IN PLACE.	CONSTRUCTION	NEGLECTIBLE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE

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ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE A.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					
TRANSIENT FROM TRANSPORT CORRIDORS												
THE B3026 SOUTH STREET TO THE WEST (VP48); THE A272 (VP49); AND DEAK'S LANE (VP56)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	NEGLECTIBLE	THERE ARE LIMITED VIEWS OF THE SITE FOR THOSE RECEPTORS USING THE B3026 SOUTH STREET. THE CHARACTER AND AMENITY OF THE VIEW IS INFORMED BY THE PARKLAND TREES, LODGE BUILDING AND WOODLAND BACKDROP. THE CHARACTER AND AMENITY OF THE VIEW FROM THE A272 IS THAT PREDOMINANTLY OF TREES WITH FIELDS BEYOND. THE INCREASED ACTIVITY AT THE CONSTRUCTION STAGE MAY BE PERCEIVED, BUT BEYOND THE INTERVENING TREES. SIMILARLY, VIEWS OF THE SITE FROM DEAK'S LANE ARE THAT OF THE EXISTING WOODLAND ON THE WESTERN EDGE OF THE SITE. WITH THE PROPOSALS IN PLACE, THERE WILL BE NO CHANGE TO THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS	CONSTRUCTION	NEGLECTIBLE
								YEAR 1	NO CHANGE		YEAR 1	NO CHANGE
								YEAR 15	NO CHANGE		YEAR 15	NO CHANGE
TRANSIENT FROM PUBLIC RIGHTS OF WAY												
USERS OF PROW FOOTPATHS WITHIN THE SITE (VP S36-46)	HIGH	LOW	MEDIUM	MODEST	SITE	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	THERE WILL BE AN INCREASE IN ACTIVITY PERCEIVED, AND WHERE THE RANGE OF NEW STREET FURNITURE ELEMENTS AND STRUCTURES WILL BE APPARENT, FOR THOSE RECEPTORS CROSSING THE SITE ON THE EXISTING PROW DURING THE CONSTRUCTION PERIOD. AT THE OPERATIONAL STAGE, THE OVERALL CHARACTER AND AMENITY OF THE VIEW WILL NOT SIGNIFICANTLY ALTER, PREDOMINANTLY THAT OF A VIEW ACROSS A RURAL LANDSCAPE SET WITHIN A WELL TREED FRAMEWORK. THERE WILL BE THE PERCEPTION OF INCREASED ACTIVITY AS A RESULT OF THE NEW MOVEMENT CORRIDORS ACROSS THE SITE. THE PROPOSED STREET FURNITURE ELEMENTS AND STRUCTURES WILL BE APPARENT AS NEW ELEMENTS IN THE LANDSCAPE. THESE ELEMENTS WILL BECOME MORE RECESSIVE OVER TIME AS THEY WEATHER.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATH 59CR (VP49) ADJACENT TO THE A272	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	THE CHARACTER AND AMENITY OF THE VIEW FROM FOOTPATH 59CR OFF THE A272 IS THAT PREDOMINANTLY OF TREES WITH FIELDS BEYOND. THE INCREASED ACTIVITY AT THE CONSTRUCTION STAGE MAY BE PERCEIVED, BUT FILTERED THROUGH THE INTERVENING TREES. WITH THE PROPOSALS IN PLACE, THERE WILL BE NO CHANGE TO THE CHARACTER AND AMENITY OF THE VIEW FOR THIS GROUP OF RECEPTORS	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	NEGLECTIBLE		YEAR 1	NEGLECTIBLE
								YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE
USERS OF PROW FOOTPATH 60CR, 88CR, 5SU, 65SU, 49CR (VP50-55)	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, DIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	NO CHANGE	WHILST THERE ARE A RANGE OF VIEWS OF THE SITE FROM THE PUBLIC RIGHTS OF WAY BEYOND THE SITE, THE CHARACTER AND AMENITY OF THE VIEW FROM THIS GROUP OF RECEPTORS ARE INFORMED PREDOMINANTLY BY THE TREES BOTH WITHIN AND OUTSIDE THE SITE. WHILST THERE ARE VIEWS OF THE WOODED AREAS OF THE SITE, THESE IN TURN OBSCURE VIEWS OF THE GROUND PLANE OF THE SITE. AS SUCH, DUE TO THIS WELL WOODED SCENE, VIEWS OF THE CONSTRUCTION OPERATIONS AND THE APPLICATION PROPOSALS ARE PREDICTED TO BE WHOLLY OBSCURED.	CONSTRUCTION	NO CHANGE
								YEAR 1	NO CHANGE		YEAR 1	NO CHANGE
								YEAR 15	NO CHANGE		YEAR 15	NO CHANGE

APPENDIX A

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

VISUAL IMPACT TABLES

TABLE A.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					
AREAS OF OPEN SPACE												
WHITEMANS GREEN RECREATION GROUND (VPS44)	HIGH	LOW	MEDIUM	COMPACT	SITE	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	THERE WILL BE AN INCREASE IN ACTIVITY PERCEIVED BY THOSE ENGAGED IN SPORT AND THOSE VISITING THE SPORTS FIELDS WHERE THE NEW STREET FURNITURE ELEMENTS AND CYCLE ROUTE WILL BE APPARENT DURING THE CONSTRUCTION PERIOD. AT THE OPERATIONAL STAGE, THE OVERALL CHARACTER AND AMENITY OF THE VIEW WILL NOT SIGNIFICANTLY ALTER, PREDOMINANTLY THAT ACROSS THE SPORTS FIELD SET WITHIN A WELL TREED FRAMEWORK. THERE WILL BE THE PERCEPTION OF INCREASED ACTIVITY AS A RESULT OF THE NEW CYCLE ROUTE ACROSS THIS PART OF THE SITE. THE PROPOSED STREET FURNITURE ELEMENTS WILL BE APPARENT AS NEW ELEMENTS IN THE LANDSCAPE. THESE ELEMENTS WILL BECOME MORE RECESSIVE OVER TIME AS THEY WEATHER.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
RECEPTORS AT THEIR PLACE OF WORK												
AGRICULTURAL WORKERS AND GROUNDS PERSONNEL AT WHITEMANS GREEN RECREATION GROUND	HIGH	LOW	MEDIUM	COMPACT	SITE AND IMMEDIATE SETTING	TEMPORARY, INDIRECT, VERY SHORT TERM DURING CONSTRUCTION LEADING TO PERMANENT, LONG TERM FROM YEAR 1	REVERSIBLE	CONSTRUCTION	LOW	THERE WILL BE AN INCREASE IN ACTIVITY PERCEIVED, AND WHERE THE RANGE OF NEW STREET FURNITURE ELEMENTS AND STRUCTURES WILL BE APPARENT, FOR THOSE RECEPTORS WORKING WITHIN THE LANDSCAPE OF THE SITE DURING THE CONSTRUCTION PERIOD. AT THE OPERATIONAL STAGE, THE OVERALL CHARACTER AND AMENITY OF THE VIEW WILL NOT SIGNIFICANTLY ALTER, PREDOMINANTLY THAT ACROSS A RURAL OR SPORTING LANDSCAPE SET WITHIN A WELL TREED AND VEGETATED FRAMEWORK. THERE WILL BE THE PERCEPTION OF INCREASED ACTIVITY AS A RESULT OF THE PROPOSED INCREASED ROUTES ACROSS THE SITE. THE PROPOSED STREET FURNITURE ELEMENTS AND STRUCTURES WILL BE APPARENT AS NEW ELEMENTS IN THE LANDSCAPE. THESE WILL BECOME MORE RECESSIVE OVER TIME AS THEY WEATHER.	CONSTRUCTION	MINOR ADVERSE
								YEAR 1	LOW		YEAR 1	MINOR ADVERSE
								YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE

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