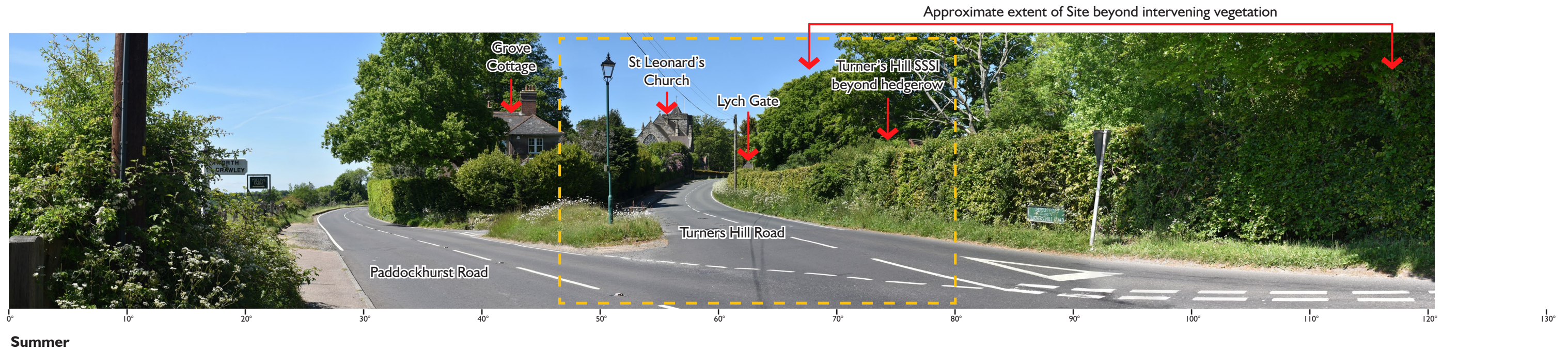


To be viewed digitally at 125% enlargement - see notes below.



Summer

**Panoramic view looking west from where Footpath 67W meets Paddockhurst Road.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

**Instructions for viewing digitally:** All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% enlargement (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

**Viewpoint location**

Panoramic view looking west from where Footpath 67W meets Paddockhurst Road.

<b>Latitude / Longitude</b>	51.102399, -0.088655
<b>Approximate elevation</b>	176m AOD.
<b>Approximate distance to closest edge of Site</b>	365m to the eastern boundary of the Site.
<b>Landscape Designations at viewpoint</b>	On the northern boundary of the High Weald AONB.
<b>Comments</b>	Approximately 10m from Turner's Hill SSSI. St Leonard's Church is Grade II Listed.

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape, and people using roads for local access / commuting. Focus would generally be on the busy road, and will be both transient (cars) and stationary (Footpath users crossing the road), with a moderate number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptors are using designated Public Rights of Way for the enjoyment of the countryside, their **Susceptibility** to Change would be HIGH; and as they are on the boundary of the High Weald AONB (a landscape designated for the preservation of the beauty of the countryside at a national level), the **Value** of the view would be HIGH.

The overall **Sensitivity of Visual Receptors** is therefore **HIGH**.

**NOTE:** The assessments of sensitivity above, and of magnitude below, have been undertaken for receptors using the Public Right of Way (Footpath 67W).

**Description of Existing View**

View overlooking the junction of Turners Hill Road and Paddockhurst Road. Foreground vegetation restricts the view to the immediate left, however the falling ground to the south / southwest of the viewpoint is seen when looking along Paddockhurst Road and the view opens up if the viewer turns to face south towards the AONB.

To the north of Paddockhurst Road, 'Grove Cottage' and its boundary vegetation is seen behind the triangle junction; and looking along Turners Hill Road, St Leonard's Church and a glimpse of the Lych Gate is seen, on slightly higher ground. Turners Hill Road is bounded to the north by a hedgerow and a line of trees, between which is the Turners Hill SSSI (a quarry designated for 'Earth Heritage' - in 'Unfavourable - Declining' condition). A piece of machinery can just be glimpsed over the top of the hedgerow in this location. Utility poles and cables run along the hedgerow parallel to the road.

The Site is located behind the rising ground and the hedgerow and trees seen to the right of the view, and is completely screened from this location in both summer and winter.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

The development would not be visible from this location in either summer or winter.

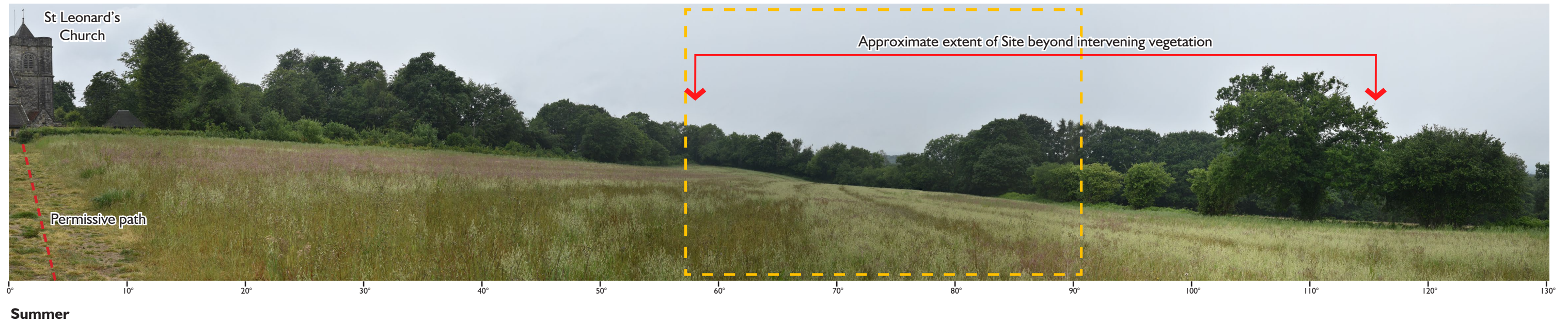
The **Magnitude of Visual Effects** would be **NEUTRAL in all periods**.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
<b>Summer</b>	<b>NEUTRAL</b>	<b>NEUTRAL</b>	<b>NEUTRAL</b>
<b>Winter</b>	<b>NEUTRAL</b>	<b>NEUTRAL</b>	<b>NEUTRAL</b>



To be viewed digitally at 125% enlargement - see notes below.



**Panoramic view looking northwest from the permissive footpath which runs from Lion Lane to St Leonard's Church.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

**Instructions for viewing digitally:** All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% enlargement (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

**Viewpoint location**

Panoramic view looking northwest from the permissive footpath which runs from Lion Lane to St Leonard’s Church.

<b>Latitude / Longitude</b>	51.102923, -0.090444
<b>Approximate elevation</b>	176m AOD.
<b>Approximate distance to closest edge of Site</b>	230m to the eastern boundary of the Site.
<b>Landscape Designations at viewpoint</b>	None.
<b>Comments</b>	St Leonard’s Church is Grade II Listed. Approximately 50m from Turner’s Hill SSSI.

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the permissive footpath for the experience and enjoyment of the landscape. Focus would generally be on the path and on the views of the surrounding landscape, and will be transient, with a low number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on the landscape setting, their Susceptibility to Change would be HIGH; and as they are within landscapes judged to be of good strength of character the **Value** of the view would be MEDIUM.

The overall Sensitivity of Visual Receptors is therefore **HIGH**.

**Description of Existing View**

View from the permissive path which crosses the field immediately east-southeast of the Site, as it climbs towards St Leonard’s Church. The Church and the rooftop of the Lych Gate is seen to the left of the view, behind the hedgerow which runs along the northern side of Turners Hill Road. Further down the road, some shrubs and trees appear within this hedgerow. A collection of trees are seen to the west of the Church, blending seamlessly into the tree line / hedgerow which bounds the southern edge of Turners Hill Road. The western boundary of the foreground field (and the southeastern boundary of the Site) is marked by the line of trees seen in the centre of the view. The land falls northwards into ‘Butcher’s Wood’, which stretches across the right half of the view presented. In front of ‘Butcher’s Wood’ some shrubs and trees are seen, which mark the boundary between the foreground field and the neighbouring field to the north.

The Site is located behind ‘Butcher’s Wood’ and the line of trees seen in the centre of the view and is completely screened in summer. In winter, there may be filtered views into Site through a very short section of the Site’s southeastern boundary.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

**Year 1:**

In year 1, the proposed crematorium building would sit down the hillside, approximately 280m from the viewpoint and some 12m below the viewpoint (to FFL), and would be screened the trees in the southern end of Butcher’s Wood in both **summer** and **winter**.

In **winter** a glimpse of the parking area to the south of the crematorium building may just be seen through the trees along the southeastern-most Site boundary, however, if seen at all only a tiny part of the development would be visible. The majority of the scheme would be screened by the foreground vegetation.

The foreground field would continue to dominate the scene, there would be no change to the skyline profile, and no change to the complexity of the scene (as built form is already part of the view). The general composition of the view would remain one of a field surrounded by vegetation and a path leading to the church.

Visual scale and enclosure would not be affected.

At this stage the new hedgerows and tree planting proposed on Site would be immature and from this viewpoint would provide no additional screening / filtering of views towards the building – the new planting would have no effect on any changes to the view.

Overall, although a glimpse of the parking area may just be seen in winter, the proposals would scarcely be appreciated in the view and would have little effect on the scene.

The **Magnitude of Visual Effects at Year 1** would be NEUTRAL in both summer and winter.

**Year 7:**

By year 7 the planting proposed within the Site would have had time to become well established. Hedgerows would provide dense screening / filtering at low level, particularly in summer; individual trees would be well established with greater height (5.5 – 7.5m) and increased density of canopy; and woodland areas would form a solid visual barrier at ground level in summer (2 to 5m in height) and good filtering to full screening of views in winter (depending on depth of planting).

From this location the proposed planting along the southeastern boundary would provide additional screening.

In **summer** the proposals would remain entirely screened by foreground vegetation; and in **winter** although a glimpse of the parking may just remain possible through the trees, the proposals would have little or no effect on the scene.

The **Magnitude of Visual Effects at Year 7** would remain NEUTRAL in both summer and winter.

**Year 15:**

By year 15 the mitigation planting on Site would be maturing. Hedgerows would be fully established and provide dense screening in both summer and winter at low level; individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter; and woodland areas would form a solid visual barrier at ground level in summer (4 and 8m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage the planting along the southeastern edge of the Site would provide additional screening / filtering of views, and in both **summer** and **winter** the proposals would be entirely screened by foreground vegetation.

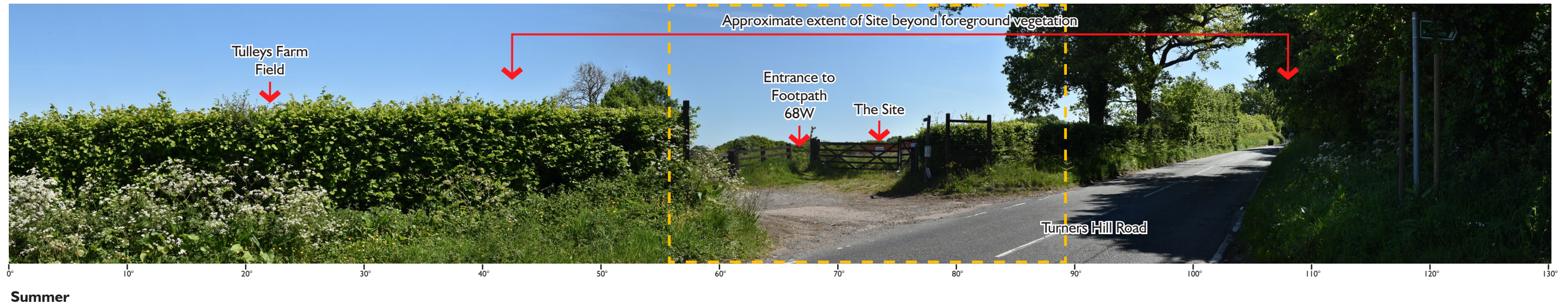
The **Magnitude of Visual Effects at Year 15** would remain NEUTRAL in both summer and winter.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
<b>Summer</b>	NEUTRAL	NEUTRAL	NEUTRAL
<b>Winter</b>	NEUTRAL	NEUTRAL	NEUTRAL



To be viewed digitally at 125% enlargement - see notes below.



**Panoramic view looking northeast from where Footpath 69W meets Turners Hill Road.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

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Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

**Viewpoint location**

Panoramic view looking northeast from where Footpath 69W meets Turners Hill Road.

**Latitude / Longitude** 51.103291, -0.097868

**Approximate elevation** 161m AOD.

**Approximate distance to closest edge of Site** 20m to the westernmost corner of the Site.

**Landscape Designations at viewpoint** On the northern boundary of the High Weald AONB.

**Comments**

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape, and people using roads for local access / commuting. Focus would generally be on the busy road, and will be both transient (cars) and stationary (Footpath users crossing the road), with a moderate number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptors are using designated Public Rights of Way for the enjoyment of the countryside, their **Susceptibility** to Change would be HIGH; and as they are on the boundary of the High Weald AONB (a landscape designated for the preservation of the beauty of the countryside at a national level), the **Value** of the view would be HIGH.

The overall **Sensitivity of Visual Receptors** is therefore **HIGH**.

**NOTE:** The assessments of sensitivity above, and of magnitude below, have been undertaken for receptors using the Public Right of Way (Footpath 69W).

**Description of Existing View**

View along Turners Hill Road from the entrance to Footpath 69W, on an area of hardstanding which is also used as a Metrobus stop and forms the access point into the Turners Hill Cricket Pitch. Turners Hill Road is bounded by vegetation on both sides; a dense tree line / hedgerow to the south, and a managed hedgerow with intermittent trees to the north. There is a break in this hedgerow where gated access is provided both to the Site and to the Tulleys Farm events field to the west of the Site. Footpath 68W enters the Site through a gap between the gateways.

The Site lies directly ahead of the view, where there are clear views in through the existing gateway. Within the Site orange construction hoardings around the approved chapel site are seen, and the upper canopies of mature trees to the northeast of the Site are seen in the distance. The hedgerow / trees along the north side of Turners Hill Road to the right of the frame of view forms the Site's southern boundary. In summer, this vegetation screens a large proportion of the southern part of the Site. The main Site access point is located further east along the road and although glimpsed, is barely perceived from this location.

In winter views will be similar although a slightly clearer view of the ground plane on Site is likely to be seen through the gateway opposite the viewpoint.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

**Year 1:**

In year 1, the approved barn / workshop would be seen through the gateway opposite the viewpoint in both **summer** and **winter**, with the crematorium building seen beyond; however, the car parking areas would be screened by the hedgerow on the north side of Turners Hill Road. The main Site access point would remain barely perceived from this location.

The foreground road would continue to dominate the scene, but there would be a change to the skyline profile and to the complexity of the scene; and although the general composition of the view would remain one of the road with roadside vegetation (and the entrance to the Tulleys events field), the proposed buildings would become a feature in the scene.

Visual scale and enclosure would not be significantly affected.

At this stage the new hedgerows and tree planting proposed on Site would be immature and from this viewpoint would provide only minimal additional screening / filtering of views of the buildings beyond – the new planting would have only a limited effect on any changes to the view.

Overall the proposals would form a clearly apparent part of the scene, having an appreciably detrimental effect on its character in both summer and winter.

The **Magnitude of Visual Effects at Year 1** would be MEDIUM-LOW ADVERSE in both summer and winter.

**Year 7:**

By year 7 the planting proposed within the Site would have had time to become well established. The hedgerows along the inside of Footpath 68W and the permissive path proposed across the site frontage would provide dense screening / filtering at low level in the relative foreground (particularly in summer); individual trees would be well established with greater height (5.5 – 7.5m) and increased density of canopy; and the woodland areas in the western part of the crematorium site would form a solid visual barrier at ground level in summer (2 to 5m in height) and good filtering to full screening of views in winter.

From this location, in both **summer** and **winter** the planting proposed would truncate views of the crematorium building and screen all but a glimpse of the barn / workshop.

Although the view would have changed, with woodland / planting now characterising the view across the Site, this is not out of character with the wider scene, and the **Magnitude of Visual Effects at Year 7** would therefore be NEUTRAL in both summer and winter.

**Year 15:**

By year 15 the mitigation planting on Site would be maturing. Hedgerows would be fully established and provide dense screening in both summer and winter at low level; individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter; and the woodland areas would form a solid visual barrier at ground level in summer (4 and 8m in height) and full screening of views of the buildings in winter.

At this stage from this location, in both **summer** and **winter** the planting proposed would completely screen views of the crematorium building and barn / workshop.

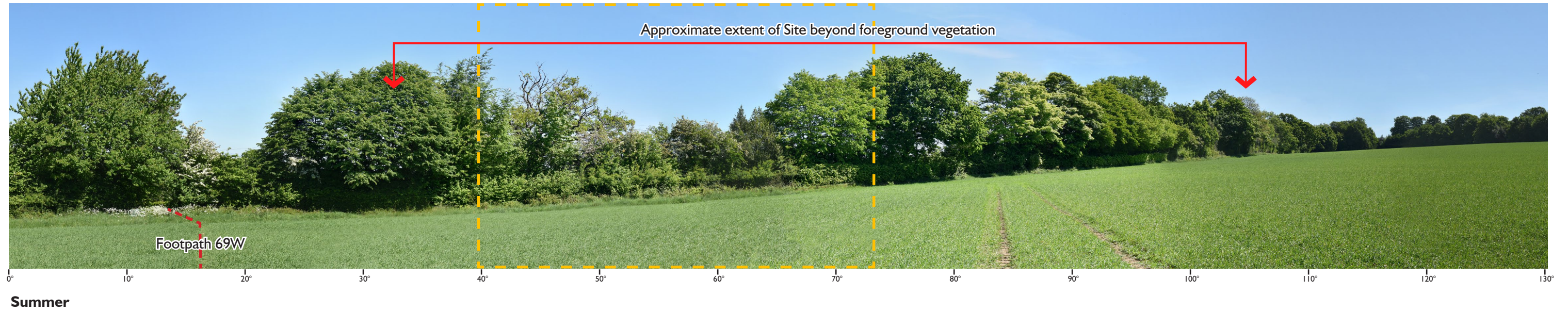
As for year 7, although the view would have changed, with woodland now characterizing the view into the Site, this is not out of character with the wider scene, and the **Magnitude of Visual Effects at Year 15** would therefore remain NEUTRAL in both summer and winter.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
Summer	MODERATE ADVERSE EFFECT	NEUTRAL	NEUTRAL
Winter	MODERATE ADVERSE EFFECT	NEUTRAL	NEUTRAL



To be viewed digitally at 125% enlargement - see notes below.



**Panoramic view looking northeast from Footpath 69W, at a point approximately 50m from where the path meets Turners Hill Road.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

**Instructions for viewing digitally:** All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% enlargement (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

**Viewpoint location**  
 Panoramic view looking northeast from Footpath 69W, at a point approximately 50m from where the path meets Turners Hill Road.

**Latitude / Longitude** 51.102821, -0.097775

**Approximate elevation** 166m AOD.

**Approximate distance to closest edge of Site** 55m to the westernmost corner of the Site.

**Landscape Designations at viewpoint** High Weald AONB.

**Comments**

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would generally be on the path and on the views of the surrounding landscape, and will be transient, with a low number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptor's focus will be primarily on the landscape setting, their **Susceptibility to Change** would be HIGH; and as they are within a landscape designated for the preservation of the beauty of the countryside at a national level (AONB), the **Value** of the view would be HIGH.

The overall **Sensitivity of Visual Receptors** is therefore **HIGH**.

**Description of Existing View**

View from Footpath 69W looking towards the Site. The Footpath crosses an agricultural field which is enclosed by dense tree lines / hedgerows which contain views. A glimpse of the hedgerow to the north of Turners Hill Road is just discernible through a gap in the vegetation created by the Footpath, and a stag headed oak tree on the north side of the road (towards the western end of the Site frontage) is seen, however, Turners Hill Road itself is not visible.

The Site is located behind the two layers of vegetation along Turners Hill Road, and is not discernible in summer. In winter views through the canopies of the trees along Turners Hill Road will allow glimpses over the Site, although ground level will not be visible due both to the existing vegetation and the falling topography.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

**Year 1:**

In year 1, the proposed crematorium would be entirely screened in **summer** by the larger trees along the edge of the field to the northeast of the viewpoint.

In **winter** the roof of the crematorium building including the chimney and the skylight is likely to be seen through the trees along the south side of Turners Hill Road. The approved barn / workshop is also likely to be seen but the car parking and other elements of the scheme would not be visible as the proposals sit on a north facing slope and would remain screened by the foreground vegetation.

The foreground field would continue to dominate the scene, the skyline profile would not change, and whilst there would be a slight change to the complexity of the scene, the general composition of the view would remain one of an arable field surrounded by vegetation.

Visual scale and enclosure would not be affected.

At this stage the new hedgerows and tree planting proposed on Site would be immature and from this viewpoint would provide no additional screening / filtering of views of the buildings beyond – the new planting would have no effect on any changes to the view.

Overall, although a glimpse of the roof of the crematorium building is likely to be seen through the foreground trees in winter, the proposals would only have a slightly detrimental effect on the character of the scene.

The **Magnitude of Visual Effects at Year 1** would be NEUTRAL in summer and LOW ADVERSE in winter.

**Year 7:**

By year 7 the planting proposed within the Site would have had time to become well established. Hedgerows would provide dense screening / filtering at low level, particularly in summer; individual trees would be well established with greater height (5.5 – 7.5m) and increased density of canopy; and woodland areas would form a solid visual barrier at ground level in summer (2 to 5m in height) and good filtering to full screening of views in winter (depending on depth of planting).

From this location, however, the planting proposed on Site would have a limited affect on the scene.

In **summer** the proposals would be entirely screened by foreground vegetation; and in **winter** a glimpse of the crematorium roof would remain.

The **Magnitude of Visual Effects at Year 7** would remain NEUTRAL in summer and LOW ADVERSE in winter.

**Year 15:**

By year 15 the mitigation planting on Site would be maturing. Hedgerows would be fully established and provide dense screening in both summer and winter at low level; individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter; and woodland areas would form a solid visual barrier at ground level in summer (4 and 8m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage the planting along the Site frontage would provide additional screening / filtering of views from the south, and in both **summer** and **winter** the proposals would be entirely screened by foreground vegetation.

The **Magnitude of Visual Effects at Year 15** would be NEUTRAL in both summer and winter.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
Summer	NEUTRAL	NEUTRAL	NEUTRAL
Winter	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	NEUTRAL



To be viewed digitally at 125% enlargement - see notes below.



**Panoramic view looking northeast from Footpath 69W, just north of where it meets Paddockhurst Road.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

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Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

**Viewpoint location**  
Panoramic view looking northeast from Footpath 69W, just north of where it meets Paddockhurst Road.

**Latitude / Longitude** 51.100594, -0.097698

**Approximate elevation** 175m AOD.

**Approximate distance to closest edge of Site** 300m to the westernmost corner of the Site.

**Landscape Designations at viewpoint** High Weald AONB.

**Comments**

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would generally be on the path and on the views of the surrounding landscape, and will be transient, with a low number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on the landscape setting, their **Susceptibility to Change** would be HIGH; and as they are within a landscape designated for the preservation of the beauty of the countryside at a national level (AONB), the **Value** of the view would be HIGH.

The overall **Sensitivity of Visual Receptors** is therefore **HIGH**.

**Description of Existing View**

View from elevated ground on Footpath 69W as it crosses an arable field, looking towards the Site and the landscape to the north/ northwest (reaching some 18km distant). The foreground field is enclosed by dense tree lines / hedgerows which restrict views of Turners Hill Road and the Site beyond. A lower hedgerow is seen to the left of the view, which separates the foreground field from the Turners Hill Cricket Pitch. There is a glimpse of the sports pavilion to the far left of the view. To the right of the view, the woodland strip which runs along Paddockhurst Road is seen.

The Site is located behind the two layers of vegetation along Turners Hill Road, and is not discernible in summer. In winter views through the canopies of the trees along Turners Hill Road will allow glimpses over the Site, although ground level will not be visible due both to the existing vegetation and the falling topography.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

**Year 1:**

In year 1, the proposed crematorium would be entirely screened in **summer**.

In **winter** the top of the chimney and the skylight on the crematorium building may be glimpsed through the trees along the south side of Turners Hill Road, however, only a tiny part of the development would be visible as the proposed crematorium building sits down the hillside, some 3m below the Site entrance onto Turners Hill Road, and the majority of the scheme would be screened by the foreground vegetation.

The foreground field would continue to dominate the scene, and views of the distant ridge line would remain in the background. The skyline profile would not change, and the general composition of the view would remain one of an arable field surrounded by vegetation.

Visual enclosure and scale would also be unchanged; and the complexity of the scene would remain broadly unchanged as some glimpses of development are seen on the hillsides in the distance.

At this stage the new hedgerows and tree planting proposed on Site would be immature and from this viewpoint would provide no additional screening / filtering of views of the building beyond – the new planting would have no effect on any changes to the view.

On balance, although a glimpse of the chimney and / or skylight may be seen in winter, the proposals would scarcely be appreciated in the overall view and would have little effect on the scene.

The **Magnitude of Visual Effects at Year 1** would be NEUTRAL in both summer and winter.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
Summer	NEUTRAL	NEUTRAL	NEUTRAL
Winter	NEUTRAL	NEUTRAL	NEUTRAL

**Year 7:**

By year 7 the planting proposed within the Site would have had time to become well established. Hedgerows would provide dense screening / filtering at low level, particularly in summer; individual trees would be well established with greater height (5.5 – 7.5m) and increased density of canopy; and woodland areas would form a solid visual barrier at ground level in summer (2 to 5m in height) and good filtering to full screening of views in winter (depending on depth of planting).

From this location, however, the planting proposed on Site would have no effect on the scene.

In **summer** the proposals would remain entirely screened by foreground vegetation; and in **winter** although a glimpse of the chimney and / or skylight on the crematorium may be seen, the proposals would have little effect on the scene.

The **Magnitude of Visual Effects at Year 7** would remain NEUTRAL in both summer and winter.

**Year 15:**

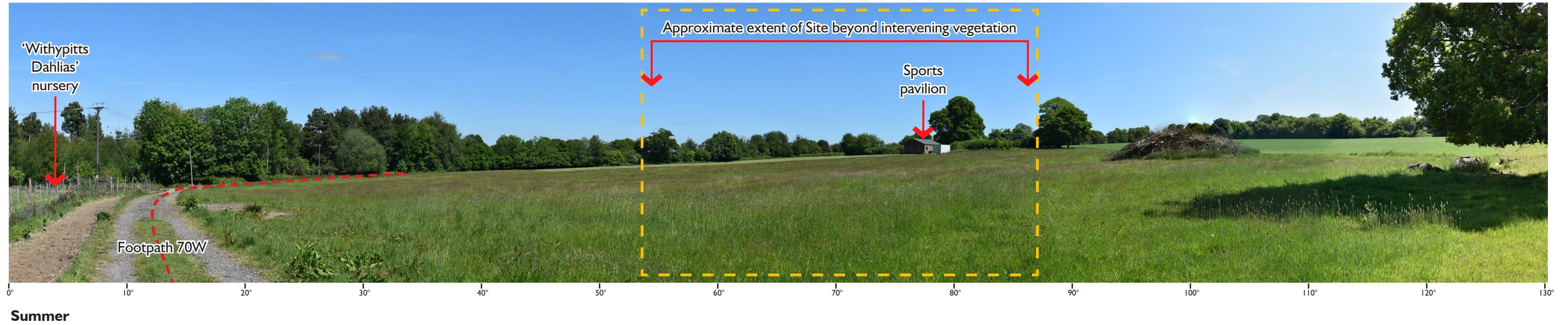
By year 15 the mitigation planting on Site would be maturing. Hedgerows would be fully established and provide dense screening in both summer and winter at low level; individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter; and woodland areas would form a solid visual barrier at ground level in summer (4 and 8m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage the planting along the Site frontage would provide additional screening / filtering of views from the south, and in both **summer** and **winter** the proposals would be entirely screened by foreground vegetation.

As for year 7, however, the **Magnitude of Visual Effects at Year 15** would remain NEUTRAL in both summer and winter.



To be viewed digitally at 125% enlargement - see notes below.



**Panoramic view looking northeast from Footpath 70W, adjacent to the 'Withypitts Dahlias' nursery.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

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Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

**Viewpoint location**

Panoramic view looking northeast from Footpath 70W, adjacent to the 'Withypitts Dahlias' nursery.

<b>Latitude / Longitude</b>	51.101697, -0.102214
<b>Approximate elevation</b>	160m AOD.
<b>Approximate distance to closest edge of Site</b>	370m to the westernmost corner of the Site.
<b>Landscape Designations at viewpoint</b>	High Weald AONB.

**Comments** Ancient Woodland is seen to the left of the view.

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would generally be on the path and on the views of the surrounding landscape, and will be transient, with a low number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptor's focus will be primarily on the landscape setting, their **Susceptibility to Change** would be HIGH; and as they are within a landscape designated for the preservation of the beauty of the countryside at a national level (AONB), the **Value** of the view would be HIGH.

The overall **Sensitivity of Visual Receptors** is therefore **HIGH**.

**Description of Existing View**

View from Footpath 70W as it passes the 'Withypitts Dahlias' nursery (seen to the left of the view). The Footpath follows the edge of a larger field which has been split into three parts: the main agricultural field (seen to the right of the view beyond the bonfire heap), the Turners Hill Cricket Pitch (marked by the sports pavilion and paler green grass in the middle distance), and the foreground rough grass field. A hedgerow with a few mature trees forms a boundary between the Cricket Pitch and the agricultural field. The wider field boundaries are well vegetated, and a stand of Ancient Woodland is seen to the left of the view. The Footpath descends into the woodland and meets Turners Hill Road which is completely screened from view. Utility poles and cables are present to the left of the scene.

The Site is located beyond the Cricket Pitch and behind the two layers of vegetation along Turners Hill Road, and is not discernible in summer. In winter views through the canopies of the trees along Turners Hill Road may allow glimpses over the Site, although ground level will not be visible due both to the existing vegetation and the falling topography.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

**Year 1:**

In year 1, the proposed crematorium would be entirely screened in **summer**.

In **winter** the top of the chimney and the skylight on the crematorium building may just be glimpsed through the trees along the south side of Turners Hill Road, however, only a tiny part of the development would be visible as the proposed crematorium building sits down the hillside, some 3m below the Site entrance onto Turners Hill Road, and the majority of the scheme would be screened by the foreground vegetation.

The foreground fields would continue to dominate the scene, the skyline profile would not change, and the general composition of the view would remain one of fields and the cricket pitch surrounded by vegetation.

Visual enclosure, complexity and scale would also be unchanged.

At this stage the new hedgerows and tree planting proposed on Site would be immature and from this viewpoint would provide no additional screening / filtering of views of the building beyond – the new planting would have no effect on any changes to the view.

Overall, although a glimpse of the chimney and / or skylight may just be seen in winter, this seems unlikely. Even if seen the proposals would scarcely be appreciated in the overall view and would have little effect on the scene.

The **Magnitude of Visual Effects at Year 1** would be NEUTRAL in both summer and winter.

**Year 7:**

By year 7 the planting proposed within the Site would have had time to become well established. Hedgerows would provide dense screening / filtering at low level, particularly in summer; individual trees would be well established with greater height (5.5 – 7.5m) and increased density of canopy; and woodland areas would form a solid visual barrier at ground level in summer (2 to 5m in height) and good filtering to full screening of views in winter (depending on depth of planting).

From this location, however, the planting proposed on Site would have no affect on the scene.

In **summer** the proposals would remain entirely screened by foreground vegetation; and in **winter** although a glimpse of the chimney and / or skylight on the crematorium may just be seen, the proposals would have little effect on the scene.

The **Magnitude of Visual Effects at Year 7** would remain NEUTRAL in both summer and winter.

**Year 15:**

By year 15 the mitigation planting on Site would be maturing. Hedgerows would be fully established and provide dense screening in both summer and winter at low level; individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter; and woodland areas would form a solid visual barrier at ground level in summer (4 and 8m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage the planting along the Site frontage would provide additional screening / filtering of views from the south, and in both **summer** and **winter** the proposals would be entirely screened by foreground vegetation.

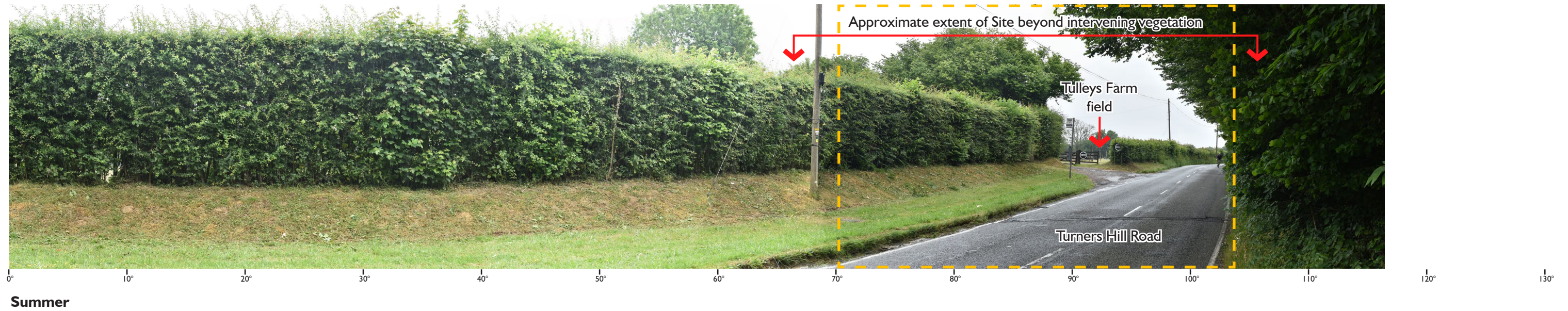
As for year 7, however, the **Magnitude of Visual Effects at Year 15** would remain NEUTRAL in both summer and winter.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
<b>Summer</b>	NEUTRAL	NEUTRAL	NEUTRAL
<b>Winter</b>	NEUTRAL	NEUTRAL	NEUTRAL



To be viewed digitally at 125% enlargement - see notes below.



**Panoramic view looking east-northeast from where Footpath 70W meets Turners Hill Road.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

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Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.



**Viewpoint location**

Panoramic view looking east-northeast from where Footpath 70W meets Turners Hill Road.

<b>Latitude / Longitude</b>	51.103656, -0.100678
<b>Approximate elevation</b>	154m AOD.
<b>Approximate distance to closest edge of Site</b>	215m to the westernmost corner of the Site.
<b>Landscape Designations at viewpoint</b>	On the northern boundary of the High Weald AONB.

**Comments**

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape, and people using roads for local access / commuting. Focus would generally be on the busy road, and will be both transient (cars) and stationary (Footpath users crossing the road), with a moderate number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptors are using designated Public Rights of Way for the enjoyment of the countryside, their **Susceptibility** to Change would be HIGH; and as they are on the boundary of the High Weald AONB (a landscape designated for the preservation of the beauty of the countryside at a national level), the **Value** of the view would be HIGH.

The overall **Sensitivity of Visual Receptors** is therefore **HIGH**.

**NOTE:** The assessments of sensitivity above, and of magnitude below, have been undertaken for receptors using the Public Right of Way (Footpath 70W).

**Description of Existing View**

View east along Turners Hill Road, at the point where Footpath 70W meets the road. A tall managed hedgerow bounds the road to the north, screening any views of the adjacent field. A wide verge between the road and the hedgerow provides a link between Footpaths 70W and 71W, and provides access for users and to the east bound Metrobus stop (marked by the post seen in the centre of the view). The verge ends beyond the bus stop. Looking along the road, a glimpse into the Tulleys Farm events field is seen through its western entrance gateway, and a very small part of the Site's western boundary is seen beyond (between the 'No Entry' signs). The managed hedgerow between Turners Hill Road and the Tulleys Farm field screens any further views of the Site. Utility poles run along the hedgerows, however the road dominates the view.

The Site is located beyond the hedgerows which run along the north side of Turners Hill Road, and is completely screened from view in summer. In winter, there may be a glimpse into the Site through the visible boundary vegetation, although ground level will not be visible due both to the existing vegetation and the falling topography.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

**Year 1:**

In year 1, the top of the chimney and the skylight on the crematorium building may just be glimpsed over the hedgerow along the north side of Turners Hill Road in both **summer** and **winter**, however, only a tiny part of the development would be visible as the proposed crematorium building sits down the hillside, approximately 400m from the viewpoint and some 3m below the site entrance onto Turners Hill Road. The majority of the scheme would be screened by the foreground vegetation.

The foreground road would continue to dominate the scene, and whilst there may be a slight change to the skyline profile created by the roadside hedgerow, and a small change to the complexity of the scene (if the building is seen) the general composition of the view would remain one of the road with roadside vegetation and the entrance to the Tulleys events field.

Visual scale and enclosure would not be affected.

At this stage the new hedgerows and tree planting proposed on Site would be immature and from this viewpoint would provide no additional screening / filtering of views towards the building beyond – the new planting would have no effect on any changes to the view.

Overall, although a glimpse of the chimney and / or skylight may just be seen in both summer and winter, the proposals would scarcely be appreciated in the view and would have little effect on the scene.

The **Magnitude of Visual Effects at Year 1** would be NEUTRAL in both summer and winter.

**Year 7:**

By year 7 the planting proposed within the Site would have had time to become well established. Hedgerows would provide dense screening / filtering at low level, particularly in summer; individual trees would be well established with greater height (5.5 – 7.5m) and increased density of canopy; and woodland areas would form a solid visual barrier at ground level in summer (2 to 5m in height) and good filtering to full screening of views in winter (depending on depth of planting).

From this location, the planting proposed on the western part of the crematorium site is likely to be glimpsed beyond the roadside hedgerow, but would have little affect on the scene.

In both **summer** and **winter** the proposals would remain entirely / almost entirely screened by foreground vegetation, and although a glimpse of the chimney and / or skylight on the crematorium may just be seen, the proposals would continue to have little effect on the scene.

The **Magnitude of Visual Effects at Year 7** would remain NEUTRAL in both summer and winter.

**Year 15:**

By year 15 the mitigation planting on Site would be maturing. Hedgerows would be fully established and provide dense screening in both summer and winter at low level; individual tree planting would also be more mature (approximately 6.5 - 9m) and would provide good screening in summer and dense filtering in winter; and woodland areas would form a solid visual barrier at ground level in summer (4 and 8m in height) and good filtering to full screening of views in winter (depending on depth of planting).

At this stage the woodland planting on the western part of the crematorium site would be visible beyond the hedgerow seen along the road to the east, and would provide additional screening / filtering of views and in both **summer** and **winter**. At this stage any glimpse of the chimney and skylight on the crematorium building would be entirely screened by foreground vegetation.

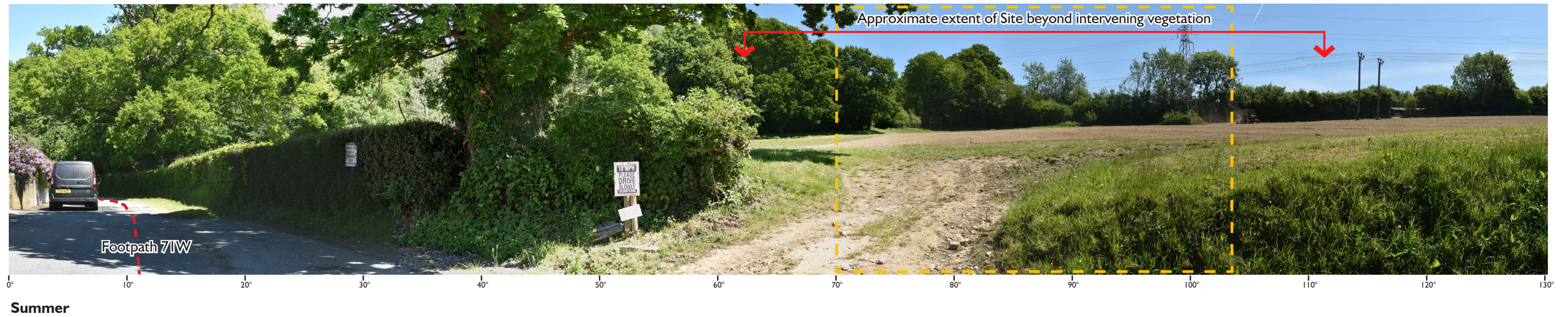
As for year 7, however, the **Magnitude of Visual Effects at Year 15** would remain NEUTRAL in both summer and winter.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
<b>Summer</b>	NEUTRAL	NEUTRAL	NEUTRAL
<b>Winter</b>	NEUTRAL	NEUTRAL	NEUTRAL



To be viewed digitally at 125% enlargement - see notes below.



**Panoramic view looking east-southeast from Footpath 7IW, adjacent to Tulleys Farm.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

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Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

**Viewpoint location**

Panoramic view looking east-southeast from Footpath 71W, adjacent to Tulleys Farm.

**Latitude / Longitude** 51.105497, -0.101286

**Approximate elevation** 138.5m AOD.

**Approximate distance to closest edge of Site** 350m to the westernmost corner of the Site.

**Landscape Designations at viewpoint** None.

**Comments** Ancient Woodland is seen ahead of / to the left of the view.

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape, and people accessing private properties. Focus would generally be on the path and on the views of the surrounding landscape, and will be both transient (Footpath) and stationary (residents), with a low number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on the landscape setting, their **Susceptibility** to Change would be HIGH; and as they are within landscapes judged to be of good strength of character the **Value** of the view would be MEDIUM.

The overall **Sensitivity of Visual Receptors** is therefore **HIGH**.

**NOTE:** The assessments of sensitivity above, and of magnitude below, have been undertaken for receptors using the Public Right of Way (Footpath 71W).

**Description of Existing View**

View from Footpath 71W as it passes Tulleys Farm (glimpsed to the left of the view). Looking left, the Footpath / track descends out of view, and the edge of an area of woodland is seen beyond a managed hedgerow in the foreground. Looking eastwards into the adjacent field, a high-voltage pylon and two wooden utility poles are seen. The well vegetated boundaries largely screen any views beyond, however there is a glimpse of a single storey building in the neighbouring Tulleys Farm field through a gap in the vegetation. To the right of the view (outside of the frame of view presented), the managed hedgerow resumes, forming a boundary between the Footpath / track and the adjacent field. Powerlines dominate the skyline in the view.

The Site is located beyond several layers of vegetation, including the area of woodland seen in the centre of the view and the vegetation which forms the eastern boundary of the adjacent field.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

Foreground vegetation and the change in ground level between the viewpoint and the Site (some 20m over a 400m distance), means that the proposals would not be seen from this location in either summer or winter.

The **Magnitude of Visual Effects** would be **NEUTRAL in all periods**.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
Summer	NEUTRAL	NEUTRAL	NEUTRAL
Winter	NEUTRAL	NEUTRAL	NEUTRAL



To be viewed digitally at 125% enlargement - see notes below.



**Panoramic view looking southeast from elevated ground on Footpath 71W.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

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Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

**Viewpoint location**

Panoramic view looking southeast from elevated ground on Footpath 71W.

**Latitude / Longitude** 51.108159, -0.100286

**Approximate elevation** 146m AOD.

**Approximate distance to closest edge of Site** 400m to the northern boundary of the Site.

**Landscape Designations at viewpoint** None.

**Comments** Ancient Woodland is seen to the right/ in the centre of the view.

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would be on the path and on the views of the surrounding landscape, and will generally be transient, with a low number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on the landscape setting, their **Susceptibility** to Change would be HIGH; and as they are within landscapes judged to be of good strength of character the **Value** of the view would be MEDIUM.

The overall **Sensitivity of Visual Receptors** is therefore **HIGH**.

**Description of Existing View**

View from elevated ground along Footpath 71W, which heads north from Turners Hill Road. The area is heavily wooded, with designated Ancient Woodland seen to the south and southeast of the view, which the Footpath dissects. The field to the east of the Footpath rises to the southeast, screening any views beyond. A field shelter is seen to the left of the view, and further left (outside of the view presented), some shipping containers are present. The Footpath descends to the north from this point.

The Site is located beyond the woodland and the brow of the hill in the centre of the view. It is not visible from this location.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

The development would not be visible from this location in either summer or winter.

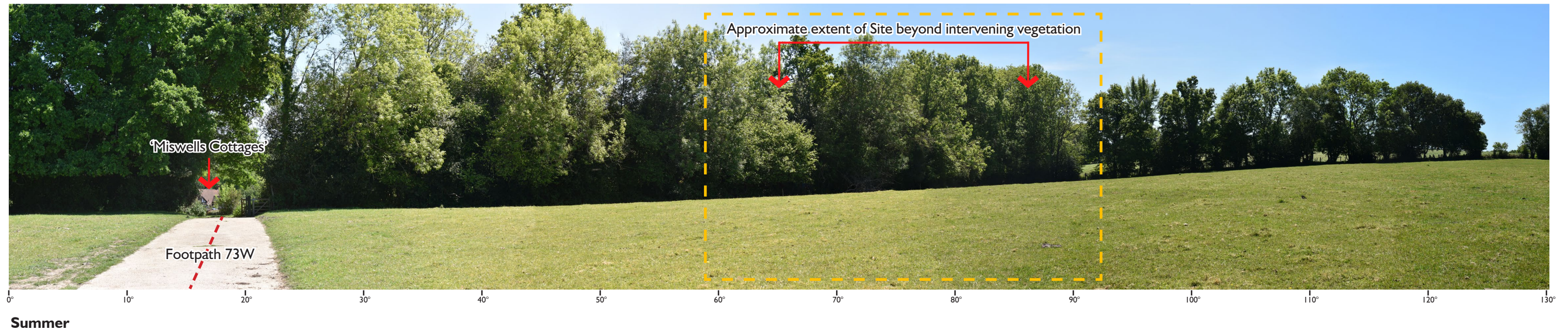
The **Magnitude of Visual Effects** would be **NEUTRAL in all periods**.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
Summer	NEUTRAL	NEUTRAL	NEUTRAL
Winter	NEUTRAL	NEUTRAL	NEUTRAL



To be viewed digitally at 125% enlargement - see notes below.



**Panoramic view looking south from the access track to the Turners Hill reservoir, also Footpath 73W.**

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. An additional set of higher quality photographs is provided in Appendix D to allow easy digital scaling and viewing of the photographs; and a reference image of the indicated insert on the photograph is also provided in Appendix E.

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Photographs taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

**Viewpoint location**

Panoramic view looking south from the access track to the Turners Hill reservoir, also Footpath 73W.

**Latitude / Longitude** 51.109857, -0.092877

**Approximate elevation** 137m AOD.

**Approximate distance to closest edge of Site** 325m to the northernmost corner of the Site.

**Landscape Designations at viewpoint** None.

**Comments**

**Sensitivity of Visual Receptors**

The primary activity of receptors in this location would be people using the Footpath for the experience and enjoyment of the landscape. Focus would be on the path and on the views of the surrounding landscape, and will generally be transient, with a low number of receptors experiencing the viewpoint.

With reference to the methodology in Appendix B, as the receptor’s focus will be primarily on the landscape setting, their **Susceptibility** to Change would be HIGH; and as they are within landscapes judged to be of good strength of character the **Value** of the view would be MEDIUM.

The overall **Sensitivity of Visual Receptors** is therefore **HIGH**.

**Description of Existing View**

View from high ground on Footpath 73W, which heads northwest from the northern end of Turners Hill. The Footpath runs along the access track to the Turners Hill reservoir, which is seen to the left of the view. The track runs alongside ‘Miswell’s Cottages’ (nos. 1 and 2), which are glimpsed when looking southeast. The surrounding field boundaries are well vegetated, and apart from ‘Miswells Cottages’, no other built form is seen when looking southeast towards Turners Hill. Looking southwest, there are fragmented views into the neighbouring field, which gently slopes upwards to the southwest (before dropping to the northern Site boundary and rising again within the Site). To the west (and outside of the view presented), the raised landform of the reservoir and associated built form are seen.

The Site is located behind several layers of vegetation and the rising landform to the southwest, and therefore is not visible from this viewpoint.

**Nature / Magnitude of Visual Effects at Year 1, Year 7 and Year 15**

The development would not be visible from this location in either summer or winter.

The **Magnitude of Visual Effects** would be **NEUTRAL in all periods**.

**Significance of Visual Effects**

	Year 1	Year 7	Year 15
Summer	NEUTRAL	NEUTRAL	NEUTRAL
Winter	NEUTRAL	NEUTRAL	NEUTRAL



### 8.3. Likely Visual effects from private viewpoints

- 8.3.1. Planning is primarily concerned with effects on the public domain. The assessments made above are therefore for representative viewpoints within the public domain. They are taken at standing eye level (1.6m) in areas accessible to the public.
- 8.3.2. However, views will also be possible from viewpoints within the private domain. In this case these include potential views from the properties detailed in Section 4.3 above.
- 8.3.3. Effects on Receptors at these locations are estimated to be as follows:<sup>38</sup>

#### People within properties at Tulleys Farm

- 8.3.4. Tulleys Farm lies approximately 350m to the west of the Site, immediately to the west of its access lane which is also the route of Footpath 71W. The Farm consists of a two storey farmhouse with barns / outbuildings, a converted barn, and a pair of two storey semi-detached cottages.
- 8.3.5. Native hedgerows run along the both sides of the adjacent lane and there is a gap in the eastern hedgerow which looks towards the Site (positioned opposite the converted barn), but woodland to the east of the Farm screens the natural burial part of the site, and all the properties are located at between approximately 138 and 143m AOD, some 20 plus metres lower than the crematorium site.
- 8.3.6. Views of the proposals from the properties are prevented by the layers of vegetation found along the intervening field boundaries in combination with the falling topography, and all the properties fall outside the Zone of Visual influence. There is no potential for effects on receptors at these properties.

#### People within Grove Buildings and Pumpstreet Farmhouse

- 8.3.7. Grove Buildings and Pumpstreet Farmhouse lie to the south of Turners Hill Road within the High Weald AONB, some 420m from the southwestern corner of the Site. The Farmhouse is a two storey building, and Grove Buildings consists of a terrace of three two storey buildings with associated outbuildings.
- 8.3.8. Views from these properties are similar to the views presented for viewpoints 13 and 14 in the public domain. The crematorium proposals would be entirely screened in summer, and any potential glimpses of the chimney and skylight on the crematorium building in winter would be seen at a distance of over half a kilometre, through the intervening vegetation, and would scarcely be appreciated in the scene.

<sup>38</sup> The visibility of the Site from private viewpoints has been estimated both by looking towards the Site from public areas, and by standing on Site and looking outwards. No attempt has been made to access private property for more detailed assessment.

## 9 ASSESSMENT CONCLUSIONS

### 9.1. Introduction

- 9.1.1. This report considers the Landscape and Visual effects resulting from the crematorium development proposed on the Application Site.
- 9.1.2. It sets out the methodology of the assessment, a detailed baseline study of the Site and surrounding area; a description of the proposals; and then evaluates the likely Landscape and Visual effects of the proposals.
- 9.1.3. The conclusions of these assessments are set out below, with detailed assessments contained in Sections 7 and 8 above.

### 9.2. Likely Landscape effects - Summary and conclusion

- 9.2.1. The assessment of the likely effects of the development on the Landscape resource has been undertaken in two phases. Firstly, following a baseline study (Section 5), the assessment has considered the effects on 20 key constituent elements of the landscape,<sup>39</sup> and then the effect on Overall Landscape Character has been considered. This is the effect on the Landscape resource as a whole, and is based on the assessments of effects on the individual elements contributing to its character.
- 9.2.2. In this case the restricted area over which the proposals would be seen limits the area of the surrounding landscape over which effects may be felt; and the majority of the key components of the receiving landscape would experience neutral effects. Of the 20 key components considered, whilst the Land Use and complexity on site would inevitably change, there would only be a small effect on Topography (which would be imperceptible from outside the site boundaries, particularly once the proposed woodland planting on the Site is established); effects on Access would be slightly positive (due to the creation of the permissive path across the site frontage); there would be significant long term beneficial effects on Vegetation; and whilst landscape pattern and Enclosure / Openness would change on the Site, the changes would not be out of keeping with the surrounding landscape character. Finally in terms of tranquillity, whilst there would be a limited increase in traffic to the Site, noise levels on the crematorium site are likely to be very low, and whilst there would be some short term and very localised effects associated with the views of the chapel and parking area from Footpath 68W, the landscape around the site is already affected by the presence of traffic on Turners Hill Road; the array of small buildings, seasonal parking areas and activities associated with Tulleys Farm (on the fields immediately to the west); and by the presence of the power lines and pylons which traverse the landscape to the north of the Site; and in the medium to longer term the effect on (visual) tranquillity would be largely dissipated by the woodland planting which would screen / filter views of the development from the surrounding landscape.
- 9.2.3. Overall it is judged that the proposals would cause some short term damage to overall landscape character, but in the medium to longer term damage would be minimal, in that the proposals would incorporate measures for mitigation that largely balance any adverse effects, and therefore create a landscape whose character:
- *Largely matches the layout, mix scale and appearance of the existing landscape;*
  - *Introduces components not considered uncharacteristic of the surrounding landscape;*
  - *Largely maintains existing landscape quality and character; and*
  - *Largely maintains existing sense of place.*
- 9.2.4. The significance of effect on Overall Landscape Character has therefore been judged to be a **moderate adverse effect in the short term falling to a slight adverse effect the medium to longer term**. Whilst the scheme would involve built form on the Site, the comprehensive mitigation planting proposed would ensure that the proposals would integrate effectively into their surroundings, responding to both the existing natural burial use and to the surrounding woodlands, and would not undermine the rural character of the surrounding countryside.

### 9.3. Likely Visual effects - Summary and conclusion

- 9.3.1. The primary Zone of Visual Influence of the development proposals is contained within a very small area of the surrounding countryside. It stretches no more than 0.6km of the centre of the Site (in winter); measuring only 0.17 square kilometres (approximately) in summer and 0.39 square kilometres in winter; and is located almost entirely to the north of Turners Hill Road, with only very limited potential for (winter only) glimpses from the AONB to the south.
- 9.3.2. Within this area it is only from cars on Turners Hill Road in the area of the Site entrance; and for pedestrians using the Footpath that passes through the Site and the two footpaths that pass through the field to the south of the Site that there would be any views of the proposals.

#### Likely effects on receptors within the public domain

- 9.3.3. During construction effects would be significant for receptors using the footpath that passes through the Site (although these effects are relatively short term and could be minimised by the use of good (printed) construction hoardings adjacent to the path).
- 9.3.4. Following construction, substantial adverse effects are predicted in both summer and winter for viewpoints 3 and 4 and major adverse effects are predicted for viewpoint 5 in the short term (all on Footpath 68W where it passes directly through the Site). These are all considered to be “significant”.<sup>40</sup>
- 9.3.5. Moderate adverse effects are also predicted in both summer and winter for viewpoint 11 (where Footpath 69W emerges from the vegetation on the south side of Turners Hill Road directly opposite the southwest corner of the Site); and slight adverse effect are predicted in both summer and winter for viewpoint 6 (opposite the site entrance) and in winter only for viewpoint 12 (crossing the field to the south of the Site). Effects from all other viewpoints are judged to be neutral.
- 9.3.6. As mitigation planting establishes, however, and additional screening / filtering of the proposals is provided, the majority of these effects identified would also reduce to neutral in the medium term. For users of Footpath 68W in particular, whilst the view would change, the crematorium building would be largely or entirely screened by the hedgerow and woodland planting proposed on the south side of the Footpath, and by year 7 with the exception of winter glimpses through the hedgerow from viewpoint 3, the proposals would, most likely, be screened from sight.
- 9.3.7. The only long term effects would be at the Site entrance where drivers passing the Site would experience very slight adverse effects in both summer and winter. In the longer term (year 15+) all other effects would be neutral.
- 9.3.8. From within the High Weald AONB, other than at viewpoint 11 directly opposite the southwest corner of the Site (see above), there would be no effects in summer, and only glimpses from the field between Turners Hill Road and Paddockhurst Road in winter. Effects on the wider AONB are so minimal as to be considered negligible.
- 9.3.9. Overall, the effects of the proposed development on receptors in the public domain are extremely limited. Views of the Site are constrained by surrounding vegetation and the effects of topography to a restricted area; and other than in the short term from those few locations on the Footpath crossing the Site itself, none of the effects experienced by receptors at the representative viewpoints assessed in the public domain are judged to be “significant”.

39 Under three headings: 'Physical Influences', 'Influences of Human Activity' and 'Aesthetic and Perceptual Factors'.

40 Refer to the Visual Methodology in Appendix B, Paragraph 10.18.



**Likely effects on receptors at private viewpoints**

- 9.3.10. With respect to receptors in the private domain (whilst it should be noted that planning control is principally, if not exclusively concerned with effects on the public domain), there would be no significant effects associated with the development.
- 9.3.11. Tuleys Farm lies outside the Zone of Visual Influence to the west of the site; and from the south and southwest from Pumpstreet Farmhouse and Grove Buildings (both within the AONB) the crematorium proposals would be entirely screened in summer, and any potential glimpses of the chimney and skylight on the crematorium building in winter would be seen at a distance of over half a kilometre, through the intervening vegetation, and would scarcely be appreciated in the scene.

**Effect on overall visual amenity**

- 9.3.12. Overall, the effects of the proposed development on receptors in the surrounding landscape are extremely limited. Views of the Site are restricted by surrounding vegetation and the effects of topography to a restricted area; there are minimal (almost negligible effects) on receptors at private residences; and only a few short term effects that would be experienced by receptors at the representative viewpoints assessed in the public domain are judged to be “significant”.
- 9.3.13. Whilst it is clear that some adverse Visual effects are likely to be felt by receptors (people) in the landscape immediately surrounding the Site in the short term, it is equally clear that these effects would be limited to a small number of locations where views of the proposals would be possible, and that the majority of these would be mitigated by the proposed planting in the medium to longer term.
- 9.3.14. In conclusion, therefore, in considering the development as a whole it is clear that the effects are limited and are focussed primarily on a few locations in the public domain, which pass directly through the Site. In the wider context the effects on overall visual amenity<sup>41</sup> are very small.

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41 Meaning the overall pleasantness of the views that receptors enjoy of their surroundings (GLVIA Paragraph 2.20).

## 10 COMPARISON WITH THE EXISTING APPROVALS

### 10.1. Introduction

- 10.1.1. As set out in the introduction to this Appraisal (paragraph 1.2.3), the Site has extant permissions and part implemented consents for use as a natural burial site, with associated chapel, reception building, barn/workshop and parking.
- 10.1.2. These proposals are shown on drawings contained within Appendix G; and the approved chapel is also shown for comparison purposes on the section presented for the current proposals (drawing 917-MP-05).

### 10.2. Scheme comparison

- 10.2.1. The concept for the overall package of approvals is similar to that presented in this application, that being one of an ultimately wooded site in which simple natural burials are undertaken. The main difference lies in the fact that the current proposals include crematorium facilities with associated additional parking, and restrict the natural burials to the northern part of the Site.
- 10.2.2. Both schemes include the barn/workshop in the approved location, and both provide parking, although the total numbers on the current proposals are greater to accommodate the crematorium function of the Site (45 on the approved scheme and approximately 109 associated with the current proposals (split between the main car park, an overflow car park and staff parking in the service yard)).
- 10.2.3. The approved chapel is located in the western part of the southern part of the Site, whilst the proposed crematorium is located to the east.
- 10.2.4. The approved chapel measures 24.3m by 10.5m (wall to wall) with a 2x12m single level extension on the north side; Finished Floor Level lies at 163.18m AOD; and the ridgeline is approved at 10.4m above FFL at 173.58m AOD. The chapel also includes a basement cut into the landscape at a level of 160.58m AOD.
- 10.2.5. The parameters tested for the crematorium are for a single storey building covering a maximum of 40 x 40m on plan (including oversailing roof, covered porte-cochère, screening walls etc.), with a roof approximately 4.5m above FFL (maximum 168.5m AOD) and a chimney and potential raised skylight reaching a maximum of 7m above FFL (171m AOD)).
- 10.2.6. Overall the roof of the proposed crematorium would be some 5m lower than the approved chapel (to Ordnance Datum), with the chimney and highest point of the skylight some 2.5m lower.
- 10.2.7. Building materials would be similar, with both schemes using a combination of glazing and natural materials with soft hues (such as sandstone or timber cladding) chosen to respect the local character and to blend with the surrounding landscape.

### 10.3. Comparison of effects

- 10.3.1. The visual effects, and effects of the extant approvals on landscape character, have been considered at numerous points in the past associated with the various applications that have been made on the Site.
- 10.3.2. Whilst it is not the intent of this Appraisal to undertake a detailed comparison with these proposals (and it is not comparable to consider a detailed consent against an outline proposal), some broad conclusions can be drawn as follows:

#### Visual effects

- In visual terms, the proposed crematorium building would sit at a lower level on the Site, with its flat roof at approximately the same level as the road on the section line presented on drawing 917-MP-05.

Other than from the site entrance the crematorium would be almost entirely screened from Turners Hill Road and whilst any potential feature skylight and the crematorium chimney would sit some 2.5m above the roof level, this is significantly below the ridge level of the approved chapel. Given these facts it is reasonable to conclude, therefore, that the visibility of the current proposals from Turners Hill Road and the AONB to the south would be reduced, compared to that of the approved chapel.

- Due to the existing vegetation and nature of the surrounding topography, for both proposals there would be very limited visibility from the north, east or west, with the exception of views from Footpath 68W which passes through the Site. The proposed crematorium building would sit further from the path at its closest point (c.58m as opposed to c.45.5m), and being lower it would be less prominent from parts of the path, but it is a bigger building and in the early years before the planting is established its car park would have more significant effects, being greater in size. In the medium term, however, as the proposed path-side hedgerow and the extensive woodland planting gets established these effects would reduce to neutral, and given the significant increased levels of planting proposed when compared to the approved planting associated with the chapel (see Harper Landscape architecture drawing hla 281 01 in Appendix G), the effects of the crematorium would be less significant. In the longer term it is assumed that woodland planting associated with the natural burials would fill this area of the site (see phase 1 of the Lizard Landscape Design Phasing drawing LLD787/01 in Appendix G) and the effects of both schemes would be dissipated.

#### Effects on Landscape Character

- In terms of effects on **physical influences** of landscape character, for both the approved scheme and the crematorium proposals there would be no effects on geological features or soils on Site; both would have a small effect on topography (which would be imperceptible from outside the site boundaries in both cases, particularly once the proposed woodland planting on the Site is established); effects on the drainage ditch that passes between the two parts of the Site would be minimal for both schemes (and there would be no potential for harm (in Landscape Character terms) to the nearby offsite water bodies);<sup>42</sup> and on the basis of the woodland (burial) planting associated with the existing approvals both would provide significant long term beneficial effects associated with vegetation.
- In terms of **influences of human activity** there would be no effects on heritage assets, cultural elements or existing community spaces (including the acknowledged community use associated with the Site); and neither scheme would have any effects on the settlement pattern or village character of Turners Hill.
- Whilst both the approved scheme and the crematorium proposals would inevitably change land use on site; and both schemes would cause change to the landscape pattern in the medium to long term to include woodland planting across the Site, neither proposal would result in loss of existing boundary features and the change to woodland would not be out of character with the surrounding landscape.
- Equally, whilst built form associated with the crematorium proposals would be different from the chapel, both the chapel and crematorium building would be of a bold but simple modern design to reflect their use, made of materials chosen to respect the local character and to assimilate them into the rural setting, and there is no reason to doubt that the crematorium would be anything other than the high standard of design; and although limited in its extent in landscape character terms, effects on access associated with the crematorium proposals would be (slightly) positive due to the creation of the permissive path across the site frontage, whilst effects associated with the extant chapel proposals would be neutral.
- In terms of **aesthetic and perceptual factors** whilst both the approved scheme and the crematorium proposals would increase complexity on site, in both cases the effects of this on the surrounding landscape would be very localised, any perception of this from the nearby AONB would be negligible;<sup>43</sup> locally to the Site the short term sense of increased complexity would largely be hidden from the surrounding Public Rights of Way (the exception being views from 68W where it passes through the Site); and in the medium

<sup>42</sup> It is assumed that the chapel would require a connection to this stream for surface water drainage.

<sup>43</sup> Given the lack of intervisibility between the Site and the AONB.



to longer term this effect would be dissipated as the proposed planting matures.

- Both schemes would have minimal effects on the overall scale of the landscape as in both the field boundaries would be retained, the woodland planting on the crematorium site and ultimately created on the natural burial area would be in keeping with the scale of woodlands found throughout this landscape; and both the approved chapel proposals and the proposed crematorium building and car park would be largely screened from the surrounding landscape, and would not be out of scale in comparison with built form found in the wider area.<sup>44</sup> Furthermore both would ultimately see similar changes to enclosure / openness on the Site, and in both cases the changes would not be out of keeping with the surrounding landscape character.
- In terms of tranquillity, whilst the increased size of the parking area and movements of cars associated with the crematorium proposals is likely to have an increased effect on noise (aural tranquillity) compared to the lower key (only natural burial) proposal associated with the chapel,<sup>45</sup> effects on visual tranquillity are likely to be mitigated more quickly with the crematorium due both to the proposed levels and height of building (see above) and the increased extent of structural planting.
- Finally, the Site is not wild or remote and the sense of place associated with this being an undulating rural landscape with a strong wooded character would not be affected by either of the proposals to any significant degree. For both the chapel and crematorium proposals there would be no affect on the stronger sense of place experienced when travelling south, away from urban areas and into more heavily wooded AONB.

10.3.3. Overall the effects on landscape character would be very similar. Both the crematorium and chapel proposals would result in some short to mid-term adverse effects on both visual receptors and on landscape character, but the geographical extent of these is extremely small, would have negligible effects on the adjacent AONB, and in the long term these effects would be largely dissipated as the proposed planting matures.

10.3.4. Although the crematorium proposals would involve a larger building on plan, a larger area of parking and more vehicular movements, over time both proposals would integrate effectively into their surroundings, and neither would undermine the rural character of the surrounding countryside.

This LVA has been read and approved for submission to MSDC by Andrew Tabachnik QC of 39 Essex Chambers.

<sup>44</sup> For example the buildings in the Rowfant Business Centre to the north; and buildings within the grounds of Worth School and Abbey to the southwest and the extensive car parking at Worth Hall Farm (the location of the Tulleys Farm escape rooms, tea room and event venue) to the west, (both of which are located within the High Weald AONB).

<sup>45</sup> Albeit the effects associated with the crematorium are not judged to be of any significance in their own right (see paragraph 7.3.1 XIII above).

## GLOSSARY OF TERMS

### GENERAL TERMS

#### Impact

- 1 Impact is defined in the Guidelines for Landscape and Visual Impact Assessment as “*The action being taken*”.<sup>1</sup>

#### Effect

- 2 Effect is defined in the Guidelines for Landscape and Visual Impact Assessment as “*The change resulting from that action*”.<sup>2</sup>

#### Setting of a heritage asset

- 3 Setting of a heritage asset is defined in the NPPF as “*The surroundings in which a heritage asset is experienced*”.<sup>3</sup>

### VISUAL TERMS

#### Visual amenity

- 4 Visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment as “*the overall pleasantness of the views that receptors enjoy of their surroundings*”.<sup>4</sup>

### LANDSCAPE CHARACTER TERMS

#### Physical Influences

##### Geology

- 5 In landscape character terms effects on geology are considered in terms of physical effects on geological features in the landscape (such as characteristic scarp slopes, ridges or low lying river valleys). Effects on less visually obvious aspects of geology such as effects on groundwater reserves are the domain of other experts and fall outside the scope of Landscape Character Assessment.<sup>5</sup>

##### Soils

- 6 In landscape character terms effects on soils are considered in terms of effects on the characteristics of that landscape. For example, clay soils give rise to poorly draining landscapes where water (ponds, lakes, streams etc.) often becomes a characteristic feature, and vegetation is characterised by clay loving species such as English oak.<sup>6</sup>

##### Vegetation

- 7 In landscape character terms effects on vegetation are considered both in terms of the effects on the physical resource (the amount and type of vegetation added or lost as a consequence of the proposals); and the effects on the wider landscape character.

#### Landform / Topography

- 8 In landscape character terms effects on topography / landform are considered both in terms of the effects on the physical resource (the amount the existing landform is changed by cut and fill operations to accommodate the proposals); and the effects on the wider landscape character.

#### Drainage

- 9 In landscape character terms effects on drainage are considered both in terms of the effects on the physical resource (for example an effect on the course of a river or stream itself); and any effects on wider landscape character (for example the change in wider character caused by draining of an area of flood plain normally subject to seasonal flooding).

#### Influences of Human Activity

##### Heritage assets

- 10 In landscape character terms effects on designated heritage assets are considered both in terms of the effects on the physical heritage asset (including Sites of Archaeological Importance / Conservation Areas / Listed Buildings / Scheduled Ancient Monuments / Registered Parks and Gardens); and undesignated assets (such as undesignated parkland) and their setting.<sup>7</sup>

##### Land use / management

- 11 In landscape character terms effects on land use / land management are considered both in terms of the effects on the site itself and effects on wider landscape character (considering the nature of surrounding land uses, and the visibility of the site). The questions that are considered are “what are the effects on the site itself”; and “what are the effects of this change on the wider setting”.

##### Settlement pattern / character of settlement

- 12 In landscape character terms effects on settlement pattern and the character of settlement are considered in terms of the shape of settlements (e.g. linear, clustered etc); and their character (urban, suburban, rural etc.).

##### Character of buildings / built form

- 13 In landscape character terms effects on the character of buildings and built form are considered in terms of architectural style, heights, materials, massing etc. of buildings / built form; and whether the proposals will be compatible with the existing built form found in the surrounding landscape.

##### Access / movement

- 14 In landscape character terms effects on access / movement are considered in terms of effects on public access within the landscape (roads, footpaths, bridleways, byways, access land etc.).

##### Landscape pattern

- 15 In landscape character terms effects on landscape pattern are considered in terms of effects on the pattern of the landscape created by boundary features (e.g. roads, rail lines, hedgerows, woodlands, shelter belts, copses etc.).

1 Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) prepared jointly by the landscape Institute and the Institute of Environmental Management and Assessment and published on the 17<sup>th</sup> April 2013 - Paragraph 1.15.

2 GLVIA3 Paragraph 1.15.

3 Annex 2: Glossary, National Planning Policy Framework.

4 GLVIA3 Paragraph 2.20.

5 Such effects won't affect landscape character unless they impact so greatly as to affect other factors such as vegetation.

6 Effects on soil structure caused by moving soils during construction of a project are not considered as part of the assessment of landscape effects as it is assumed that these effects will be managed and minimised through a detailed construction method statement and will, therefore, have a negligible effect on landscape character.

7 Setting of a heritage asset is defined in the NPPF as “The surroundings in which a heritage asset is experienced.”



**Cultural elements**

- 16 In landscape character terms effects on 'cultural elements' are considered in terms whether there are any references to the landscape in significant art or literature (such as Constable's view of Salisbury Cathedral or references to the "Secret Low Weald" in Rudyard Kipling's Poem Puck's Song), and the effects development would have on these views / characteristics.

**Community spaces**

- 17 In landscape character terms effects on community spaces are considered in terms of whether there are any community spaces in the landscape (such as parks, village greens, allotments, playing fields, play areas, other publically accessible green space, etc.): and the effects development would have on these.

**Aesthetic and Perceptual Factors****Scale**

- 18 In landscape character terms effects on scale are considered in terms of effects on the size of elements in the landscape such as fields or woodland areas (where large scale refers to large elements such as large fields / large areas of woodland and small scale refers to small fields / elements); and effects on the scale of built form.

**Complexity**

- 19 In landscape character terms effects on complexity are considered in terms of the effects on the number and type of differing elements that make up the landscape (where a complex landscape is composed of many interconnected parts; and a simple landscape contains a few component elements).

**Degree of enclosure / openness**

- 20 In landscape character terms effects on the degree of enclosure / openness are considered in terms of the openness (or otherwise) of views across the landscape (where openness refers to a landscape with wide, expansive views across an area). Landscape enclosure / openness is generally determined by the number of elements above eye level; including buildings, slopes, tall vegetation such as woods and tall hedgerows, and walls / fences.

**Tranquillity**

- 21 Tranquillity is measured in terms of both noise (aural tranquillity) and visual intrusion (visual tranquillity). In landscape character terms a tranquil place is one that is calm, peaceful, quiet, serene; without detractors both aural and visual. Effects on tranquillity are therefore considered in terms of the effects on these characteristics of the landscape on and around a site.

**Wildness**

- 22 A truly wild landscape is one that is uninhabited, uncultivated, unaffected by human intervention. Although clearly there are degrees of wildness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

**Remoteness**

- 23 A remote landscape is one that is located far away, distant, far from civilization. Although clearly there are degrees of remoteness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

**Sense of place**

- 24 In landscape character terms, sense of place is considered in terms of whether there are characteristics (or a combination of characteristics) that makes a place special and unique. A location with a strong sense of place has something unique or particular to that location, whilst one with little sense of place is unremarkable and looks much like many other similar locations.





I N D I G O   L A N D S C A P E   A R C H I T E C T S