



Viewpoint No. 01 - Public Right of Way Footpath 68W; Turners Hill Allotments

Date: 5th December 2014;

Time: 12:10

Weather: Overcast;

Visibility: Fair

Direction of View: West;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 171.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 340357

Viewpoint Description

This viewpoint is located adjacent to the western edge of the Turners Hill Conservation Area as the PRoW Footpath joins Lion Lane. The mature boundary vegetation can be seen to the rural field boundaries comprising predominantly broadleaved trees interspersed with coniferous vegetation. The allotment can be seen to the foreground edged by treelined boundary hedgerows. Views to the site are not perceptible from this location.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'low'; whilst the field boundary vegetation is mature, dense and relatively substantial, and provides a degree of seclusion to the location, the focus of view is generally shortened and dominated by the allotment paraphernalia, fencelines and structures. Traffic is intermittantly audible passing along Lion Lane within the Turners Hill settlement boundaries. The viewpoint is located to a Public Right of Way Footpath however, and local residents and users of the allotments may have a heightened sensitivity in relation to the location.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of 'no change'. The proposed development site is not visible from this viewpoint, the enclosure offered by the adjacent woodland and topographic nature of the location effectively prevents views made toward the site.

Mitigation Measures

No mitigation measures are proposed in relation to this viewpoint as the proposed site is not perceptible from this location.

Importance of Visual Effects

The degree of visual effects is assessed to be one of 'no change' as the development proposals are not perceived from this location.

Viewpoint No. 01





Viewpoint No. 02 - Public Right of Way Footpath 68W

Date: 5th December 2014;

Time: 12:30

Weather: Overcast; becoming broken

Visibility: Fair

Direction of View: West;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 161.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 336356

Viewpoint Description

This viewpoint is located approx. 350.0m east of the existing site area and looks west toward the site from within Butchers Wood. The woodland vegetation can be seen to be mature and well developed with prominent evergreen understorey shrub vegetation of Holly and Yew within the woodland setting. The undulating localised topography is evident with dips and brows forming an intimate immediacy to the setting. The location is made upon a Public Right of Way Footpath that links the site to the western edge of Turners Hill.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'moderate'. The view is made from the setting of Butchers Wood, a designated habitat of ancient woodland. The setting can be appreciated by users of the PRow footpath as it meanders through the woods and across the nearby fields allowing an appreciation of the local landscape character distinctive to the High Weald Area of Outstanding Natural Beauty.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of 'no change'. The proposed development site is not visible from this viewpoint, the enclosure offered by the adjacent woodland and topographic nature of the location effectively prevents views made toward the site.

Mitigation Measures

No mitigation measures are proposed in relation to this viewpoint as the proposed site is not perceptible from this location.

Importance of Visual Effects

The degree of visual effects is assessed to be one of 'no change' as the development proposals are not perceived from this location.





Viewpoint No. 03 - Public Right of Way Footpath 68W

Date: 5th December 2014;

Time: 12:35

Weather: Hazy; becoming bright

Visibility: Fair

Direction of View: South west;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 158.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 335356

Viewpoint Description

This viewpoint is located approximately 250.0m east northeast of the proposed site area as the PRow footpath emerges from the woodland block of Butchers Wood. The view is made upon emerging from the dense woodland block that extends to the eastern edge of the land in which the site is located. The location demonstrates a mid distant view to the roadside vegetation of Turners Hill Road as it passes the southern boundary of the site. The view is dominated in the foreground by the treelined hedgerow that extends along the northern field boundary north of the site area. The rising brow of the field illustrates the topographic containment of the location - Tulleys Farm lies adjacent to the western site boundary and PRow footpath and neither the farm or the site area are evident from this location.

Viewpoint Sensitivity

The view is made emergent from the ancient woodland block of Butchers Wood and upon a Public Right of Way Footpath. The view demonstrates the variant rural character distinctive to the High Weald Area or Outstanding Natural Beauty; rolling topography, blocks of ancient woodland, treelined hedgerowed field boundaries and rough grassland add to the pastoral setting and the viewpoint location is considered to have a 'moderate' viewpoint sensitivity.

Potential Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of 'negligible' as the viewpoint demonstrates the containment offered by rolling topography east of the site location. The development would not form a prominent component within the view.

Mitigation Measures

The site is not readily perceptible from this location due to the rolling topography evident within the view. The site lies above and beyond the field brow. Whilst mitigation measures would not be directly required to compensate publicly accessible views, the proposals would in the long term form a new woodland feature in partial mid distant views toward the softened treelined horizon.

Importance of Visual Effects

The degree of visual effects is assessed to be of 'slight beneficial'; the site area is not readily discernible within the view from this location and the development proposals would reinforce the intimate and treed local landscape character. There would be no reduction of the quality or visual amenity from this PRow location.





Viewpoint No. 04 - Public Right of Way Footpath 68W; Turners Hill Road

Date: 5th December 2014;

Time: 12:40

Weather: Hazy; becoming bright

Visibility: Fair to good

Direction of View: north east;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 160.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 332335

Viewpoint Description

The view from this location is made looking northeast from the public right of way footpath location to the northern edge of Turners Hill Road and adjacent to the vehicular access entrance to south eastern edge of Tulleys Farm, to the south west corner of the site. The view captures the rolling topography of the local landscape as it falls away from the location, particularly to the northern and western aspects. The upper wooded domes of the distant woodland block of Butchers Wood can be seen across the site area, whilst in the far distance the ancient woodland of Hundred Acres is partially evident to the north, beyond Gill Wood in the mid distance. Connective treelined hedgerows can be seen linking the woodland blocks and delineating the rural field parcels. The gated access to both Tulleys Farm and the site area is dominant in the foreground whilst the farm paraphernalia of Tulleys Farm is highly evident in close proximity to the location. The treelined hedgerow to the southern site edge can be seen to run along the highway corridor of Turners Hill Road.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'low'; whilst components of the rural High Weald character are evident the intrusive and intervening elements within the view detract from the rural setting. The location whilst made from a PRow footpath does not offer expansive appreciation of views and is periodically disrupted by passing fast moving traffic upon the Turners Hill Road public

highway which is situated directly adjacent to the viewpoint location and across which the PRow crosses. Whilst the access gates are prominent they are of a rural style but the visual clutter contained within the Tulleys Farm field parcel visually detracts and disrupts the view. The view would be typically and most frequently made as a passing glimpsed view through the roadside vegetation.

Potential Magnitude of Change to Visual Receptors

The magnitude of change is considered to be 'medium' as the view directly overlooks the proposed site area. The development proposals would comprise a car park and a single storey visitor building. The hedgerow would require setting back from the roadside to accommodate the highway visibility splay to the car park access. The long term proposals would include the planting of commorative trees to the south western portion of the field parcel in which the site is contained. The magnitude of change, whilst not dominating the visual amenity of the view, would be evident from this location.

Mitigation Measures

Mitigation measures are considered required in relation to this viewpoint as forming part of the development proposals. The building would be set back from the roadside and PRow footpath reducing its prominence within the setting. Significant landscape buffering of intermittent tree native planting and understorey shrub areas to the western boundary of the site would reduce potential views made by receptors of the development.

Importance of Visual Effects

The degree of visual effects is assessed to be of 'negligible neutral'. The proposals would be apparent and would form a new component within the view, moderated by the landscape mitigation planting proposals to the western site boundary. The development and landscape proposals would alter the view, however, there would be a beneficial reinforcement of the local field parcel landscape character and containment of the site area against the cluttered visual amenity of the adjacent Tulleys Farm adjoining the site.





Viewpoint No. 05 - Turners Hill Road

Date: 5th December 2014;

Time: 14:19

Weather: Overcast; high cloud

Visibility: Good

Direction of View: West;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 172.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 335354

Viewpoint Description

This viewpoint location is made from the Turners Hill Road highway corridor approaching the site from the east and within 55.0m of the proposed vehicular site access. The highway can be seen to run past the southern field boundary within which the site is located, kinking away from the southern site boundary beyond the mature hedgerow Oak tree that is prominent within the view. The highway corridor is edged with the hedgerow to the northern road edge which can be seen to be predominantly intact but partially weak in places. The southern highway is edged with a more robust vegetation line of trees and hedgerow shrubs. The roadside vegetation can be seen to significantly contain views beyond the highway corridor.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'minor'; whilst there is little in the number of visually intrusive elements and rural features are apparent, the road is an overbearing dominant component from this viewpoint location. The road has no designated public pedestrian access and there is a direct and proportional experiential discomfort associated with the vulnerability of the location. The sense of tranquility is lost due to the frequently passing traffic within the enclosure of the setting, the view is especially foreshortened and more expansive appreciation of the surrounding landscape is not achievable and the diversity of scenic quality is therefore highly limited.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of 'low'. The proposed development site is not visible from this viewpoint due to the enclosure offered by the adjacent hedgerow and mature hedgerow tree. The proposals would include the formation of a new carpark access to the proposed site. Whilst the internal site is unlikely to be visible from the highway location, the hedgeline would be set back to accommodate the access visibility splays. The existing hedgerow would be transplanted and there would be a physical and visual widening of the highway verge. The hedgerow component and mature trees would be retained within the proposals and there would be a slight change in the visual setting of the view.

Mitigation Measures

Mitigation measures are proposed in relation to this viewpoint as whilst the proposed site is not readily perceptible from this location it may be more evident in passing glimpsed views. The existing hedgerow would be set back from the highway to form the visibility splay associated with the development site access. The hedgerow would be transplanted, reducing short term effects upon the view and associated landscape character. The hedgerow would be bolstered within the landscape mitigation proposals with the planting of native understorey shrubs and hedgerow trees to the northern edge to form a substantial landscape buffer to the southern edge and boundary of the site. The newly formed road verge would be seeded with native wildflower grassland enhancing the hedgerow and roadside character.

Importance of Visual Effects

The degree of visual effects consequential to the proposals is assessed to be 'negligible neutral'. Whilst the development proposals are not likely to be perceived from this viewpoint location, the proposals would form a new vehicular access to the development. The existing hedgerow vegetation would be retained, albeit set back from the existing edge of the narrow road.

The mitigation proposals would strengthen the local rural character in the longer term with the planting of native species trees and shrubs and the augmentation of the existing hedgerow. The planting proposals would follow the guidelines of the West Sussex Landscape Management Guidelines.

The Turners Hill Road is a narrow highway corridor. Traffic passes along the road at the national speed limit (60mph). There are existing vehicular access points in the immediate vicinity of the proposed site; the nearby cricket field, the secondary access to Tulleys Farm and joint access with the site located at the PRow as it crosses the highway lie within 370.0m of the viewpoint location. The main access to Tulleys Farm is located within 500.0m of the viewpoint location.

The presence of widened roadside verges with hedgerows is evident along the Tulleys Farm roadside southern boundary. Visibility past the site is relatively poor due to the kink in the hedgerow as it passes the site. The creation of visibility splays would improve the visibility of the highway route approaching the cricket field and PRow access.

The mitigation planting would be a beneficial element reinforcing and improving the rural setting of the Turners Hill Road highway corridor.





Viewpoint No. 06 - Public Right of Way Footpath 68W; Church Road

Date: 5th December 2014;

Time: 14:10

Weather: Overcast; high cloud

Visibility: Fair

Direction of View: West;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 168.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 339354

Viewpoint Description

This viewpoint is located upon and depicts the junction of a PRow footpath and a singular PRow footpath approximately 585.0m east of the proposed site area. The location illustrates the open rural aspect to the extending south and west on lower ground and the localised rise toward the development site location. The viewpoint location is made to the western edge of the Turners Hill village settlement and conservation area boundary. The roadside vegetation comprises hedgerows and intermittent hedegrow trees. Turners Hill Road extends north west rising to the ridge plateau of land upon which the site is situated. The semi-rural village settlement is illustrated by the location of semi-detached residential properties in the near distance, beyond which lies the built form of the local church. There is a small amount of roadside signage and elements associated with the edge of settlement location.

Viewpoint Sensitivity

The viewpoint location is made to the edge of the Turners Hill village settlement boundary adjacent to the highway junction of Turners Hill Road. Whilst there are far reaching views attainable of the lower lying wealden landscape south and west of the location the tranquility and visual quality of the location is diminished by the settlement edge location, passing highway traffic and associated built form and intrusive elements to the village edge. The viewpoint sensitivity is judged to be 'low'.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of 'no change'. The proposed development site is not visible from this viewpoint, the enclosure offered by the field boundary treeline above the localised brow topography effectively prevents views made toward the site location.

Mitigation Measures

No mitigation measures are proposed in relation to this viewpoint location as the proposed site is not perceptible from this viewpoint location.

Importance of Visual Effects

The degree of visual effects is assessed to be 'no change' as the development proposals would remain contained due to the intervening landscape features and are not perceived from this location.





Viewpoint No. 07 - Public Right of Way Footpath 69W; Paddockhurst Road

Date: 5th December 2014;

Time: 12.50

Weather: Broken high cloud

Visibility: Good

Direction of View: North

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 171.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 332351

Viewpoint Description

This viewpoint is located to the northern edge of the B2110 Paddockhurst Road upon the highway verge adjoining the Public Right of Way Footpath. The view is made in a local break in the otherwise dense roadside treeline vegetation which encompasses the agricultural landuse south of the site and Turners Hill Road.

The field is edged with mature boundary treeline vegetation and mixed native species understorey including evergreen species of Holly, Privet and Yew, which adds to the containment of the roadside setting to the northern edge.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be *'minor'*; whilst the visual composition comprises field boundary vegetation and the viewpoint demonstrates the rural character of the highway corridor component, the visual quality is largely reduced due to the disruptive presence of the Paddockhurst Road public highway and the frequency of traffic upon it. There is no dedicated pedestrian footpath to the highway which further detracts from the experiential quality and views would predominantly be made at speed from within passing vehicles.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of *'no change'*. The proposed development site is not visible from this viewpoint, the ridge topography and roadside vegetation effectively reduces views made toward the site location from the Public Right of Way footpath adjoining the public highway edge.

Mitigation Measures

No mitigation measures are proposed in relation to this viewpoint as the proposed site is not perceptible from this location.

Importance of Visual Effects

The degree of visual effects is assessed to be one of *'no change'* as the development proposals are not perceived from this location.





Viewpoint No. 08 - Public Right of Way Footpath 69W

Date: 5th December 2014;

Time: 12:48

Weather: Broken high cloud

Visibility: Good

Direction of View: North

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 167.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 332353

Viewpoint Description

This viewpoint is located upon the Public Right of Way Footpath as it crosses the agricultural landscape south of Turners Hill Road and the proposed development site. The footpath is evident as it passes through the ground crop within the field, heading to the north western corner of the field where the footpath adjoins Turners Hill Road immediately southwest of the proposed site area. The treelined boundary hedgerow vegetation can be seen to contain the view to the highway corridor and effectively reduces direct views across the highway to the proposed site area. The rural agricultural character is highly evident within this viewpoint setting.

Viewpoint Sensitivity

The viewpoint location is made upon a PRow footpath and whilst of intensive agricultural nature the location is both rural and enjoys a sense of tranquility away from the nearby highway corridor. The imposition of relatively intensive agriculture is contained within the field boundary vegetation distinctive of the High Weald Area of Natural Beauty and the view is considered to be of 'moderate' sensitivity.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be 'negligible'. The elevated treelined hedgerow vegetation above the adjacent highway corridor of Turners Hill Road forms a distinct containment of the field parcel effectively reducing and filtering views to the falling topography of the landscape beyond, within which the site is located. The boundary vegetation to the southern edge of the site area further diffuses views made to the northern aspect and there is little perception of the landscape to the north or of the site area. Seasonal views in the summer views may allow greater concealment of the surrounding landscape. The site is not readily perceptible from this viewpoint location and would be unlikely to form a recognisable element in views from this location.

Mitigation Measures

Whilst no landscape mitigation measures are proposed in relation to this viewpoint due to the relative lack of site perception from this PRow footpath location, the landscape buffer planting to the southern site boundary and northern edge of the northern roadside hedgerow would enhance both the local landscape character and the quality of this view from the public right of way footpath.

Importance of Visual Effects

The degree of visual effects is assessed to be 'slight beneficial' as the site would remain contained due to the intervening landscape vegetation and the development proposals are not readily perceived from this location. The landscape proposals and mitigation strategy would beneficially enhance the existing quality and character from this PRow footpath location.





Viewpoint No. 09 - Public Right of Way Footpath 70W

Date: 5th December 2014;

Time: 13:02

Weather: Broken high cloud

Visibility: Good

Direction of View: North east

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 159.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 329354

Viewpoint Description

This viewpoint is located upon a public right of way footpath as it runs to the western edge of field parcel to the south west of the site approximately 350.0m to the south west of the site location. The view encompasses landscape components of treelined field boundary hedgerows, isolated mature field Oaks and plantation woodland. The arable field extends between Turners Hill Road in the north toward Pumpstreet Farmhouse on the northern edge of the Paddockhurst Road highway.

There is a gentle fall in the local topography toward the viewpoint which continues to fall further north and west beyond the site area. The plantation woodland comprises mixed species broadleaved and coniferous vegetation but is dominated by the evergreen species. A telegraph pole and overhead lines contributes to the manmade intrusive elements. The structural form of the local cricket pavilion can be seen in the mid distance below a solitary field Oak.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'Low'; there is a degree of tranquility to the viewpoint setting but the quality of the view is moderated by the cluttered form of nearby polyhouses, the plantation woodland as a sometime forestry crop and by the overhead lines and associated woodland clearance in the near distance. The cricket pavilion is not a dominant element whilst a structural component within the view.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be 'negligible'. The elevated treelined hedgerow vegetation in the mid distance forms a distinct containment of the field parcel effectively reducing and filtering views to the falling topography of the landscape to the north, above the adjacent highway corridor of Turners Hill Road and the land within which the site is located. Seasonal views in the summer views may allow greater concealment of the surrounding landscape. The site is not readily perceptible from this viewpoint location and would be unlikely to form a recognisable element in views from this location.

Mitigation Measures

Whilst no landscape mitigation measures are proposed in relation to this viewpoint due to the relative lack of site perception from this location, the landscape buffer planting to the southern site boundary and northern edge of the northern roadside hedgerow would both enhance the local landscape character and the strengthen the quality of this view made from the public right of way footpath.

Importance of Visual Effects

The degree of visual effects is assessed to be 'slight beneficial' as the site would remain contained due to the intervening landscape vegetation and the development proposals are not readily perceived from this location. The landscape proposals and mitigation strategy would beneficially enhance the existing quality and character from this PROW footpath location.





Viewpoint No. 10 - Public Right of Way Footpath 70W - Turners Hill Road

Date: 5th December 2014;

Time; 13:04

Weather: Broken high cloud

Visibility: Fair

Direction of View: East

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 156.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 330355

Viewpoint Description

This viewpoint is located to the southern edge of Turners Hill Road as PRow footpath 70W adjoins the highway. The viewpoint is made to the south of the field parcel west of the site and adjacent to the Tulleys Farm farmhouse and outbuildings. The hedgerowed character of the road is evident with roadside vegetation bounding the highway to the north and south. Several mature trees can be seen within the view to the hedgerow and within the adjacent fields. The gated access to the Tulleys Farm field situated directly to the western edge of the proposed site is evident within the view and the hedgerow bordering the southern parcels of the farm fields can be seen to be set back from the roadside edge. The presence of telegraph poles and overhead cables intermittently border the northern highway edge. The highway is the dominant feature within the view passing the PRow location situated approximately 280.0m west of the proposed site area.

Viewpoint Sensitivity

The Turners Hill Road public highway carries fast moving relatively frequent traffic; the dominance of the road is emphasised by the containment of the adjacent hedgerow vegetation which limit more expansive views to the surrounding Wealden landscape. Whilst predominantly rural in character, the viewpoint sensitivity is assessed to be 'minor' due to the intrusive disruption of the public highway elements upon the experiential quality of the PRow location.

Magnitude of Change to Visual Receptors

Whilst the site is located less than 300.0m east of the viewpoint location, the magnitude of change is considered to be of 'no change' as due to the containment offered by the intervening highway corridor hedgerow vegetation in combination with the gently rising topography, the proposed site is not visible from this viewpoint. Seasonal views in the summer views would further increase concealment of the surrounding landscape. The site is not readily perceptible from this viewpoint location and would not form a recognisable element in views from this location.

Mitigation Measures

Whilst no landscape mitigation measures are proposed in relation to this viewpoint due to the relative lack of site perception from this roadside PRow location, the long term proposals of commemorative tree planting would enhance the local landscape character in proximity to this public right of way footpath.

Importance of Visual Effects

The degree of visual effects is assessed to be of 'no change' as the site would remain contained due to the intervening landscape vegetation; the development proposals are not readily perceived from this location. The long term development tree planting proposals would beneficially enhance the existing quality and character in proximity to this PRow footpath location.





Viewpoint No. 11 - Public Right of Way Footpath 71W

Date: 5th December 2014;

Time: 13:07

Weather: Broken high cloud

Visibility: Good

Direction of View: East northeast

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 145.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 329356

Viewpoint Description

This viewpoint is located upon the Public Right of Way footpath (71W) as it follows the access road approaching Tulleys Farm from the northern edge of Turners Hill Road approximately 360.0m west of the proposed site. The farmhouse buildings can be seen beyond the curvature of the densely hedgerowed approach below the backdrop of the wooded horizon. A number of overhead powerlines cross the farm approach and PRow footpath and telegraph poles and pylon structures are highly evident within the view. The hedgerow vegetation can be seen to be particularly dense, preventing views to the adjacent field parcels and providing channelled effective containment of the viewpoint and associated views along the vehicular farmhouse access road.

Viewpoint Sensitivity

Whilst there are elements associated with the Wealden landscape within the view such as the woodland block vegetation to the north of the rural farmhouse buildings and the hedgerows that line the farm access, the Turners Hill Road public highway, in close proximity to this viewpoint location, remains an audible regularly periodic intrusive element. The rural character and visual quality is largely degraded by the overhead powerlines and supporting pylon structures. The viewpoint sensitivity is assessed to be 'low' due to the audible disruption of the nearby public highway and the dominance of the degrading structural elements reducing the rural scenic quality of this PRow viewpoint location.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of 'no change'; due to the containment offered by the intervening road access and field boundary vegetation the proposed site area is not readily perceptible in this view. Seasonal views would be further reduced with the intervening vegetation in leaf. The landscape mitigation proposals to the western site edge may potentially reinforce and enhance the existing character of the surrounding wooded Wealden landscape.

Importance of Visual Effects

The degree of visual effects is assessed to be 'no change' as the site proposals would remain imperceptible from this PRow footpath viewpoint location.

Mitigation Measures

The combination of the intervening landscape components within the view and the relative imperceptibility of the proposed site area effectively reduce the degree of visual effects, seasonal views would increase the localised containment of the viewpoint location. Whilst mitigation measures would not be directly required to compensate publicly accessible views made from this PRow location, the landscape buffering to the western site boundaries would potentially beneficially reinforce the local landscape character in proximity to this viewpoint.





Viewpoint No. 12 - Public Right of Way Footpath 71W

Date: 5th December 2014;

Time: 13:11

Weather: Broken high cloud

Visibility: Good

Direction of View: East southeast

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 142.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 330357

Viewpoint Description

This viewpoint is located approximately 380.0m to the west of the proposed site upon Public Right of Way footpath (71W) directly adjacent to the farmhouse buildings of Tulleys Farm. The footpath follows the farm access from Turners Hill Road in the south toward the ancient woodland block of The Gill to the north of Tulleys Farm and the viewpoint location.

The rural landscape components of treelined hedgerows and woodland block are contained within the view, edging the adjacent field parcel. A large mature hedgerow oak is a dominant feature within the view beyond which a number of overhead cables and the nearby pylon structure can be seen.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'moderate'. Whilst the view contains a number of detracting elements; the powerline structures and paraphernalia related with the farm, the view also encapsulates a number of characteristics associated with the rural Wealden landscape with hedgerows forming a network containment of the adjacent field parcel. The treelined field edges create a more immediate intimacy away from the Turners Hill Road highway corridor, allowing appreciation of the more localised tranquillity of the setting to the traditional vernacular of the adjacent farm buildings.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of 'no change' as the containment offered by the intervening treelined landscape component and field boundary vegetation, determines that views to the proposed site area are effectively reduced and prevented from this location; the site and development proposals would not form a perceptible component from this PRoW footpath viewpoint location. Seasonal views would offer further greater containment when the surrounding vegetation is in leaf.

Mitigation Measures

No mitigation measures are proposed in relation to this viewpoint location as the proposed site is not perceptible from this viewpoint location.

Importance of Visual Effects

The degree of visual effects is assessed to be 'no change' as the development proposals would remain contained due to the intervening landscape features and are not perceived from this location.





Viewpoint No. 13 - Public Right of Way Footpath 71W

Date: 5th December 2014;

Time: 13:17

Weather: Broken high cloud

Visibility: Good

Direction of View: South east

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 147.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 330360

Viewpoint Description

This viewpoint is located approximately 600.0m to the northwest of the proposed site area upon the Public Right of Way footpath (71W) as it emerges from the woodland block of The Gill, north of the Tulleys Farm farmhouse buildings. The rural landscape of the surrounding farmland is evident within the view. The view depicts a field parcel of rough pasture spread upon the rising brow of the localised rolling Wealden topography. The brow effectively reduces longer distance views beyond the immediate setting and the surrounding mature woodland block vegetation forms physical and visual containment to the southern and western field edges. A number of intermittent hedgerow trees rise above the brow skyline in the mid distance beyond a small isolated barn structure. The PRoW footpath can be seen to pass through the adjacent ancient woodland block of The Gill located directly to the south of the viewpoint location.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'moderate'. The view contains components of the local Wealden rural setting with little intrusion of visual amenity. The viewpoint location is made from a rural setting upon a PRoW Footpath surrounded by ancient woodland vegetation. Whilst relatively open, the view is foreshortened by the localised rising brow topography. However, the

land can be seen to fall to the south and contained by the mature woodland block vegetation edging the field. The land continues to fall to the north and west allowing greater more expansive views toward the extensive ancient woodland features of The Gill and Hundred Acres across the rolling topography of the rural landscape. The tranquillity of the setting is slightened by the greater appreciation of audible interference associated with Gatwick Airport approximately 7.5km northwest of the site.

Magnitude of Change to Visual Receptors

The magnitude of change consequential to the proposals is considered to be of 'no change' as the containment offered by the intervening landscape components of woodland blocks and field boundary vegetation, in combination with the rising topography determines that views to the proposed site area are not achievable from this location; views to the site development proposals would not be gained from this PRoW footpath viewpoint location.

Mitigation Measures

No mitigation measures are proposed in relation to this viewpoint location as the proposed site is not perceptible from this viewpoint location.

Importance of Visual Effects

The degree of visual effects is assessed to be 'no change' as the development proposals would remain unseen due to the intervening landscape features and are not perceived from this location.





Viewpoint No. 14 - Public Right of Way Footpath 73W

Date: 5th December 2014;

Time: 13:52

Weather: High cloud

Visibility: Fair

Direction of View: South southwest

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 138.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 335362

Viewpoint Description

This viewpoint is located upon the Public Right of Way footpath (73W) to the east of the covered reservoir located approximately 750.0m immediately north of the proposed site area. The viewpoint is situated upon the reservoir access road midway between the extensive ancient woodland block of Hundred Acres to the northwest and that of Miswell Wood to the south.

The immediate view depicts a small parcel of rough amenity grassland edged by mature treeline vegetation running toward the raised bunding of the reservoir. A small group of trees is evident to the edge of the reservoir access road beyond which can be seen the woodland of Hundred Acres. The topography to the south of the viewpoint location can be seen to be locally undulating with a field brow forming the mid distant horizon beyond the treeline vegetation. Elements associated with reservoir such as fencing and the pumping station and substation buildings are clustered to the mounded bunding edge.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be '*minor*'. Whilst made from a PRow location, the view is disrupted with intrusive structural form of the pumping station buildings and reservoir bunding and the visual clutter associated with the reservoir. There is visual degradation of the view and appreciation of the rural location and valued landscape components is despoiled.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of '*no change*' as the containment offered by the intervening treelined field boundary vegetation in combination with the brow topography, determines that views to the proposed site area are not achievable from this location; the development proposals would not form a perceptible component from this PRow footpath viewpoint location.

Mitigation Measures

No mitigation measures are proposed in relation to this viewpoint location as the proposed site is not perceptible from this viewpoint location.

Importance of Visual Effects

The degree of visual effects is assessed to be '*no change*' as the development proposals would remain contained due to the intervening landscape features and are not perceived from this location.





Viewpoint No. A1 - Turners Hill Road

Date: 13th January 2015;

Time: 12:09

Weather: Bright / Clear

Visibility: Very Good

Direction of View: East;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 156.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 331355

Viewpoint Description

This viewpoint location is made from the Turners Hill Road highway corridor approaching the site from the west, approximately 185.0m from the south western boundary. The highway corridor is edged with a hedgerow to the northern road edge. The hedgerow can be seen to be broken to form vehicular access adjacent to the Tulleys Farm field. A number of timber structures and poles can be glimpsed within the field, interrupting the massed canopy of Butchers Wood to the eastern site edge. The southern highway is edged with a more robust vegetation line of trees and hedgerow shrubs and contains views beyond the highway corridor to the south and east. The southern boundary hedgerow follows the curvature of the highway beyond 2 no. mature hedgerow Oaks that mark the south western site edge. A small of the southern boundary hedgerow is visible from this viewpoint but is predominantly obscured by the existing mature vegetation to the southern highway edge and the curvature of the road as it approaches the site.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'minor'; whilst the view contains rural features such as the hedgerow and treeline vegetation and a small number of mature Oaks within the view, a number of visually intrusive elements and rural features are apparent. The elements within the field are not especially associated with the agricultural landscape setting.

The road is an overbearing and dominant element within the view. The road has no designated public pedestrian access and there is a experiential discomfort associated with the vulnerability of the location. The sense of tranquility is lost due to the frequently passing traffic within the enclosure of the setting, the view is foreshortened by the curvature of the highway corridor. expansive appreciation of the surrounding landscape is not achievable and the diversity of scenic quality is therefore highly limited. The operational activity of Gatwick Airport is highly and frequently audible at this location.

Magnitude of Change to Visual Receptors

The proposals would include the formation of a new carpark access to the proposed site. Whilst the internal site development is unlikely to be readily visible from the highway location, the southern site boundary hedgerow would be set back to accommodate the access visibility splays. The existing hedgerow would be transplanted and there would be a physical widening of the highway and highway verge. The magnitude of change consequential to the development access proposals is considered to be 'low'. The hedgerow is only partially visible from this viewpoint due to the enclosure offered by the adjacent hedgerow running to the southern edge of Tulleys Farm. The mature trees would be retained within the proposals. There would be only a very negligible change in the view, the setting back of the hedgerow would not be readily perceived from this location.

Mitigation Measures

Mitigation measures are proposed in relation to this viewpoint as whilst the proposed site is not readily perceptible from this location it may be more evident in passing glimpsed views. The existing hedgerow would be set back from the highway to form the visibility splay associated with the development site access. The hedgerow would be transplanted, reducing short term effects upon the view and associated landscape character. The hedgerow would be bolstered within the landscape mitigation proposals with the planting of native understorey shrubs and hedgerow trees to the northern edge to form a substantial landscape buffer to the southern edge and boundary of the site.

The newly formed road verge would be seeded with native wildflower grassland enhancing the hedgerow and roadside character.

Importance of Visual Effects

Whilst the internal development proposals would not readily be perceived from this viewpoint location, the proposals would form a new vehicular access to the development. The existing hedgerow vegetation would be retained, albeit set back from the existing edge of the narrow road. Only a very small element of the hedgerow is visible from this location due to the curvature of the highway as it passes the site, the setting back of the hedgerow would not be readily perceived from this location. The degree of visual effects consequential to the proposals is assessed to be 'negligible neutral'.

The mitigation proposals would strengthen the local rural character in the longer term with the planting of native species trees and shrubs and the augmentation of the existing hedgerow. The planting proposals would follow the guidelines of the West Sussex Landscape Management Guidelines.

The creation of visibility splays would improve the visibility of the highway route approaching the cricket field and PRow access. The presence of widened roadside verges with hedgerows is evident to the Turners Hill Road roadside.





Viewpoint No. A2 - Turners Hill Road

Date: 13th January 2015;

Time: 12:11

Weather: Bright / Clear

Visibility: Very Good

Direction of View: East;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 156.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 332355

Viewpoint Description

This viewpoint location is made from the Turners Hill Road highway corridor approaching the site from the west, approximately 125.0m from the south western site edge. The viewpoint is made upon the curvature of the highway nearing the southern site boundary and can be seen beyond the mature hedgerow Oak tree that is prominent within the view. The highway corridor is edged with the hedgerow to the northern road edge adjacent to Tulleys Farm. The southern highway is edged with a more robust vegetation line of trees and hedgerow shrubs particularly nearing the site. The view is contained and enclosed by the roadside vegetation; the site is not evident within the view.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'low'; whilst there are fewer visually intrusive elements from this location, the road is an overbearing and dominant component to this location. The road has no designated public pedestrian access and there is experiential discomfort associated with the vulnerability of the location and the sense of tranquility is lost due to the proximity of passing traffic within the enclosure of the setting. The view is especially direct and narrow preventing appreciation of the surrounding landscape and the diversity of scenic quality is therefore limited.

Magnitude of Change to Visual Receptors

The proposals would include the formation of a new carpark access to the proposed site. The magnitude of change due to the development access proposals is considered to be of 'no change'. The proposed development site is not visible from this viewpoint location and the enclosure offered by the adjacent hedgerow and mature hedgerow tree in combination with the orientation of the highway prevents views made of the development access proposals; there would be no change in the visual setting from this location.

Mitigation Measures

Whilst no mitigation measures are required in relation to this viewpoint, the existing hedgerow would be transplanted, reducing short term effects upon the localised landscape character. The hedgerow would be bolstered within the landscape mitigation proposals with the planting of native understorey shrubs and hedgerow trees to the northern edge to form a substantial landscape buffer to the southern edge and boundary of the site. The newly formed road verge would be seeded with native wildflower grassland enhancing the hedgerow and roadside character.

Importance of Visual Effects

The degree of visual effects consequential to the proposals is assessed to be 'no change'; there would be no change in the visual setting from this location due to the development access proposals.

The mitigation proposals would strengthen the local rural woodland character in the longer term with the planting of native species trees and shrubs. The planting proposals would follow the guidelines of the West Sussex Landscape Management Guidelines.





Viewpoint No. A3 - Turners Hill Road

Date: 13th January 2015;

Time: 12:18

Weather: Bright / Clear

Visibility: Very Good

Direction of View: East;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 164.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 332354

Viewpoint Description

This viewpoint location is made from the entrance to the cricket field upon Turners Hill Road highway corridor immediately approaching the site from the west; the viewpoint is located within 40.0m of the south western site boundary. The highway can be seen to run adjacent to the southern field boundary within which the site is located. The southern boundary hedgerow is evident within the view. A number of intermittent mature Oaks can be seen within the hedgerow. Public Right of Way footpaths can be seen to the viewpoint location, heading across the agricultural land to the south of the highway corridor, and entering the proposed site adjacent to the gated Tulleys Farm vehicular access. The surrounding landscape component is only partially evident beyond the enclosure and containment of the highway vegetation.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'low'; whilst there is some minor appreciation of the surrounding landscape component, the presence of Turners Hill Road remains the overbearing dominant component from this viewpoint location. The viewpoint is made adjacent to the PRow footpath access but the setting of the rural highway components is degraded and the sense of tranquility diminished due to the disruption of frequently passing fast moving traffic within close proximity of the location. Gatwick Airport is a further audible intrusion upon the experiential quality of the viewpoint location.

Magnitude of Change to Visual Receptors

The magnitude of change due to the development access proposals is considered to be 'low'. The proposals would include the formation of a new carpark access to the proposed site; the southern boundary hedgerow would be set back to accommodate the access visibility splays. The existing hedgerow would be transplanted and there would be a marginal but physical widening of the highway verge visible from this location. The visibility splay would be formed along the unkempt section of hedgerow, between the mature Oaks in the foreground and the single Oak beyond. A very small section of hedgerow would be removed to form the development access. The hedgerow component and mature trees would be retained within the proposals. The scale of the proposals would be visually limited to the slight widening of the existing verge and, whilst perceptible within the view, would not be a dominating element; there would be only a slight change to the view and to the balance of the landscape components and features consequential to the development access proposals.

Mitigation Measures

Mitigation measures are proposed in relation to this viewpoint in passing glimpsed views. The existing hedgerow would be set back from the highway to form the visibility splay associated with the development site access. The existing hedgerow would be transplanted, reducing short term effects upon the view and associated landscape character. The hedgerow would be bolstered within the landscape mitigation proposals with the planting of native understorey shrubs and hedgerow trees to the northern edge to form a substantial landscape buffer to the southern edge and boundary of the site. The newly formed road verge would be seeded with native wildflower grassland enhancing the hedgerow and roadside character.

The mitigation proposals would strengthen the local rural character in the longer term with the planting of native species trees and shrubs and the augmentation of the existing hedgerow. The planting proposals would follow the attributes of the West Sussex Landscape Management Guidelines.

Importance of Visual Effects

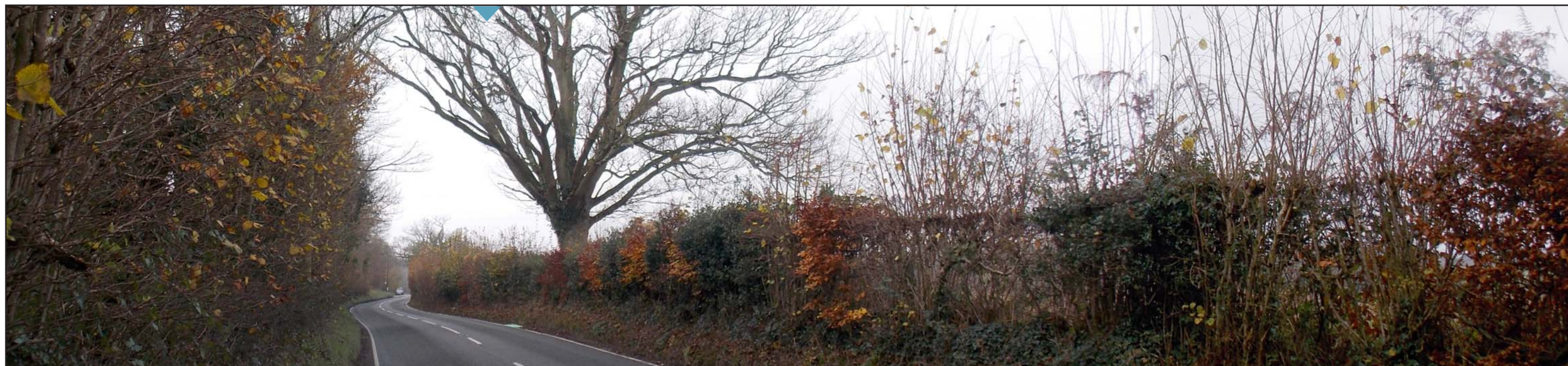
Whilst the internal development proposals are not likely to be highly perceived from this viewpoint location, and would be limited to passing glimpsed views, the proposals would form a new vehicular access to the development. The existing hedgerow vegetation would be retained, albeit set back from the existing edge of the narrow road.

The southern boundary hedgerow and mature trees form part of the rural highway character. The visual effect of the setting back of the hedgerow would be reduced due to the foreshortening of the view. The view would primarily be made at speed from passing vehicles. The existing visual amenity made by pedestrians from the adjacent PRow footpath crossing the Turners Hill Road is largely degraded by the dominating element of the highway and the disruptive and intrusive presence of fast moving traffic upon it.

Whilst there would be some perception of the proposed visibility splays and vehicular access, the relatively small scale of the proposals in combination with the substantial landscape and ecological mitigation planting, the retention of the existing landscape components and the diminished sensitivity of the existing view; the degree of visual effects consequential to the development access proposals is assessed to be 'negligible neutral'.

The mitigation planting would be a beneficial element reinforcing the wider valued landscape character and improving the rural setting of the Turners Hill Road highway corridor.





Viewpoint No. A4 - Turners Hill Road

Date: 5th December 2014;

Time: 14:20

Weather: Overcast; high cloud

Visibility: Good

Direction of View: West;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 172.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 334354

Viewpoint Description

This viewpoint location is made from the Turners Hill Road highway corridor approaching the site from the east and within 55.0m of the proposed vehicular site access. The highway can be seen to run past the southern field boundary within which the site is located, kinking away from the southern site boundary beyond the mature hedgerow Oak tree that is prominent within the view. The highway corridor is edged with the hedgerow to the northern road edge which can be seen to be predominantly intact but partially weak in places. The southern highway is edged with a more robust vegetation line of trees and hedgerow shrubs. The roadside vegetation can be seen to significantly contain views beyond the highway corridor.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'minor'; whilst there is little in the number of visually intrusive elements and rural features are apparent, the road is an overbearing dominant component from this viewpoint location. The road has no designated public pedestrian access and there is a direct and proportional experiential discomfort associated with the vulnerability of the location. The sense of tranquility is lost due to the frequently passing traffic within the enclosure of the setting, the view is especially foreshortened and more expansive appreciation of the surrounding landscape is not achievable and the diversity of scenic quality is therefore highly limited.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of 'low'. The proposed development site is not visible from this viewpoint due to the enclosure offered by the adjacent hedgerow and mature hedgerow tree. The proposals would include the formation of a new carpark access to the proposed site. Whilst the internal site is unlikely to be visible from the highway location, the hedgeline would be set back to accommodate the access visibility splays. The existing hedgerow would be transplanted and there would be a physical and visual widening of the highway verge. The hedgerow component and mature trees would be retained within the proposals and there would be a slight change in the visual setting of the view.

Mitigation Measures

Mitigation measures are proposed in relation to this viewpoint as whilst the proposed site is not readily perceptible from this location it may be more evident in passing glimpsed views. The existing hedgerow would be set back from the highway to form the visibility splay associated with the development site access. The hedgerow would be transplanted, reducing short term effects upon the view and associated landscape character. The hedgerow would be bolstered within the landscape mitigation proposals with the planting of native understorey shrubs and hedgerow trees to the northern edge to form a substantial landscape buffer to the southern edge and boundary of the site. The newly formed road verge would be seeded with native wildflower grassland enhancing the hedgerow and roadside character.

Importance of Visual Effects

The degree of visual effects consequential to the proposals is assessed to be 'negligible neutral'. Whilst the development proposals are not likely to be perceived from this viewpoint location, the proposals would form a new vehicular access to the development. The existing hedgerow vegetation would be retained, albeit set back from the existing edge of the narrow road.

The mitigation proposals would strengthen the local rural character in the longer term with the planting of native species trees and shrubs and the augmentation of the existing hedgerow. The planting proposals would follow the guidelines of the West Sussex Landscape Management Guidelines.

The Turners Hill Road is a narrow highway corridor. Traffic passes along the road at the national speed limit (60mph). There are existing vehicular access points in the immediate vicinity of the proposed site; the nearby cricket field, the secondary access to Tulleys Farm and joint access with the site located at the PRow as it crosses the highway lie within 370.0m of the viewpoint location. The main access to Tulleys Farm is located within 500.0m of the viewpoint location.

The presence of widened roadside verges with hedgerows is evident along the Tulleys Farm roadside southern boundary. Visibility past the site is relatively poor due to the kink in the hedgerow as it passes the site. The creation of visibility splays would improve the visibility of the highway route approaching the cricket field and PRow access.

The mitigation planting would be a beneficial element reinforcing and improving the rural setting of the Turners Hill Road highway corridor.





Viewpoint No. A5 - Turners Hill Road

Date: 5th December 2014;

Time: 14:17

Weather: Overcast; high cloud

Visibility: Good

Direction of View: West;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 172.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 335354

Viewpoint Description

This viewpoint location is made from the Turners Hill Road highway corridor approaching the site from the east, within approximately 95.0m of the proposed site access. The highway can be seen to run past the southern field boundary within which the site is located, kinking away from the southern site boundary beyond the mature hedgerow Oak tree that is prominent within the view.

The highway corridor is edged with the hedgerow to the northern road edge which can be seen to be predominantly intact but partially weak in places. The southern highway is edged with a more robust vegetation line of trees and hedgerow shrubs. The roadside vegetation can be seen to significantly contain views beyond the highway corridor.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'minor'; whilst there is little in the number of visually intrusive elements and rural features are apparent, the road is an overbearing dominant component from this viewpoint location. The road has no designated public pedestrian access and there is a direct and proportional experiential discomfort associated with the vulnerability of the location. The sense of tranquility is lost due to the frequently passing traffic within the enclosure of the setting, the view is especially foreshortened and more expansive appreciation of the surrounding landscape is not achievable and the diversity of scenic quality is therefore highly limited.

Magnitude of Change to Visual Receptors

The magnitude of change is considered to be of 'low'. The proposed development site is not visible from this viewpoint, the enclosure offered by the adjacent hedgerow and mature hedgerow tree. The proposals would include the formation of a new carpark access to the proposed site. Whilst the internal site is unlikely to be visible from the highway location, the hedgeline would be set back to accommodate the access visibility splays. The existing hedgerow would be transplanted and there would be a physical and visual widening of the highway and highway verge. The hedgerow component and mature would be retained within the proposals and there would be a slight change in the visual setting of the view.

Mitigation Measures

Mitigation measures are proposed in relation to this viewpoint as whilst the proposed site is not readily perceptible from this location it may be more evident in passing glimpsed views. The existing hedgerow would be set back from the highway to form the visibility splay associated with the development site access. The hedgerow would be transplanted, reducing short term effects upon the view and associated landscape character. The hedgerow would be bolstered within the landscape mitigation proposals with the planting of native understorey shrubs and hedgerow trees to the northern edge to form a substantial landscape buffer to the southern edge and boundary of the site. The newly formed road verge would be seeded with native wildflower grassland enhancing the hedgerow and roadside character.

Importance of Visual Effects

The degree of visual effects consequential to the proposals is assessed to be 'negligible neutral'. Whilst the development proposals are not likely to be perceived from this viewpoint location, the proposals would form a new vehicular access to the development. The existing hedgerow vegetation would be retained, albeit set back from the existing edge of the narrow road.

The mitigation proposals would strengthen the local rural character in the longer term with the planting of native species trees and shrubs and the augmentation of the existing hedgerow. The planting proposals would follow the guidelines of the West Sussex Landscape Management Guidelines.

The Turners Hill Road is a narrow highway corridor. Traffic passes along the road at the national speed limit (60mph). There are existing vehicular access points in the immediate vicinity of the proposed site; the nearby cricket field, the secondary access to Tulleys Farm and joint access with the site located at the PRow as it crosses the highway lie within 370.0m of the viewpoint location. The main access to Tulleys Farm is located within 500.0m of the viewpoint location.

The presence of widened roadside verges with hedgerows is evident along the Tulleys Farm roadside southern boundary. Visibility past the site is relatively poor due to the kink in the hedgerow as it passes the site. The creation of visibility splays would improve the visibility of the highway route approaching the cricket field and PRow access.

The mitigation planting would be a beneficial element reinforcing and improving the rural setting of the Turners Hill Road highway corridor.





Viewpoint No. A6 - Turners Hill Road

Date: 5th December 2014;

Time: 14:15

Weather: Overcast; high cloud

Visibility: Good

Direction of View: West;

Viewpoint Height above Ground Level: + 1.70 metres;

Approximate Ground Level: + 178.00 metres AOD;

Ordnance Survey Grid Coordinates: TQ 336354

Viewpoint Description

This viewpoint location is made from the Turners Hill Road highway corridor approximately 265.0m east of the site. The highway can be seen to be edged with agricultural land to the north, partially evident in glimpsed views through the roadside vegetation. The southern highway is edged with robust trees and hedgerow shrubs, preventing views made south beyond the highway corridor. Turners Hill Road can be seen to pass through a corridor of highway vegetation and which depict the rural location. The road signage illustrates the proximity of the Turners Hill village settlement.

Viewpoint Sensitivity

The viewpoint sensitivity is assessed to be 'minor'; whilst the rural features of the surrounding landscape and highway corridor are apparent and represent the rural location, the road is the dominant component of this viewpoint location. The road has no designated public pedestrian access and there is a vulnerability associated with the location diminishing the experiential quality. The sense of tranquility is lost due to the frequently passing traffic within the enclosure of the setting..

Magnitude of Change to Visual Receptors

The proposals would include the formation of a new carpark access to the proposed site. The magnitude of change due to the development access proposals is considered to be of 'no change' in relation to this viewpoint location. The proposed development site is not visible from this viewpoint location and the enclosure offered by the intervening mature vegetation prevents views made of the development access proposals; there would be no change in the visual setting from this location.

Mitigation Measures

No mitigation measures are required in relation to this viewpoint. The landscape and ecological mitigation strategy would strengthen the local rural woodland character in the longer term with the planting of native species trees and shrubs. The planting proposals would follow the guidelines of the West Sussex Landscape Management Guidelines.

Importance of Visual Effects

The degree of visual effects consequential to the proposals is assessed to be 'no change'; there would be no change in the visual setting from this location due to the development proposals.

