

Town and Country Planning Act 1990

Section 78 Appeal

**CD 8.1b**

**Illustrations in support of  
Proof of Evidence on  
Landscape and Visual Matters**

**Joint Appendix B to the Proof and Landscape and Visual  
Impact Assessment.**

Produced by Stuart Ryder BA (Hons) CMLI  
on behalf of Mid-Sussex District Council.

**April 2021**

**Appellant:** Hartmires Investment Ltd

**Appeal Site:** Land north of Turners Hill Road, Turners Hill

**LPA Reference:** DM20/2877 and AP/21/0009

**PINS Reference:** APP/D3830/W/21/3266563

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## **Illustrations in shared Proof and LVIA Appendix B**

RLC Figure 1 – Location Plan

RLC Figure 2 – Landscape Character Areas Extracts

RLC Figure 3 – Landscape Survey and Analysis Plan

RLC Figure 4 – Routes and Access Plan

RLC Figure 5 – Not used

RLC Figure 6 – Photography Viewpoints Location Plan

RLC Figure 7 – Viewpoint Photography and Analysis Sheets

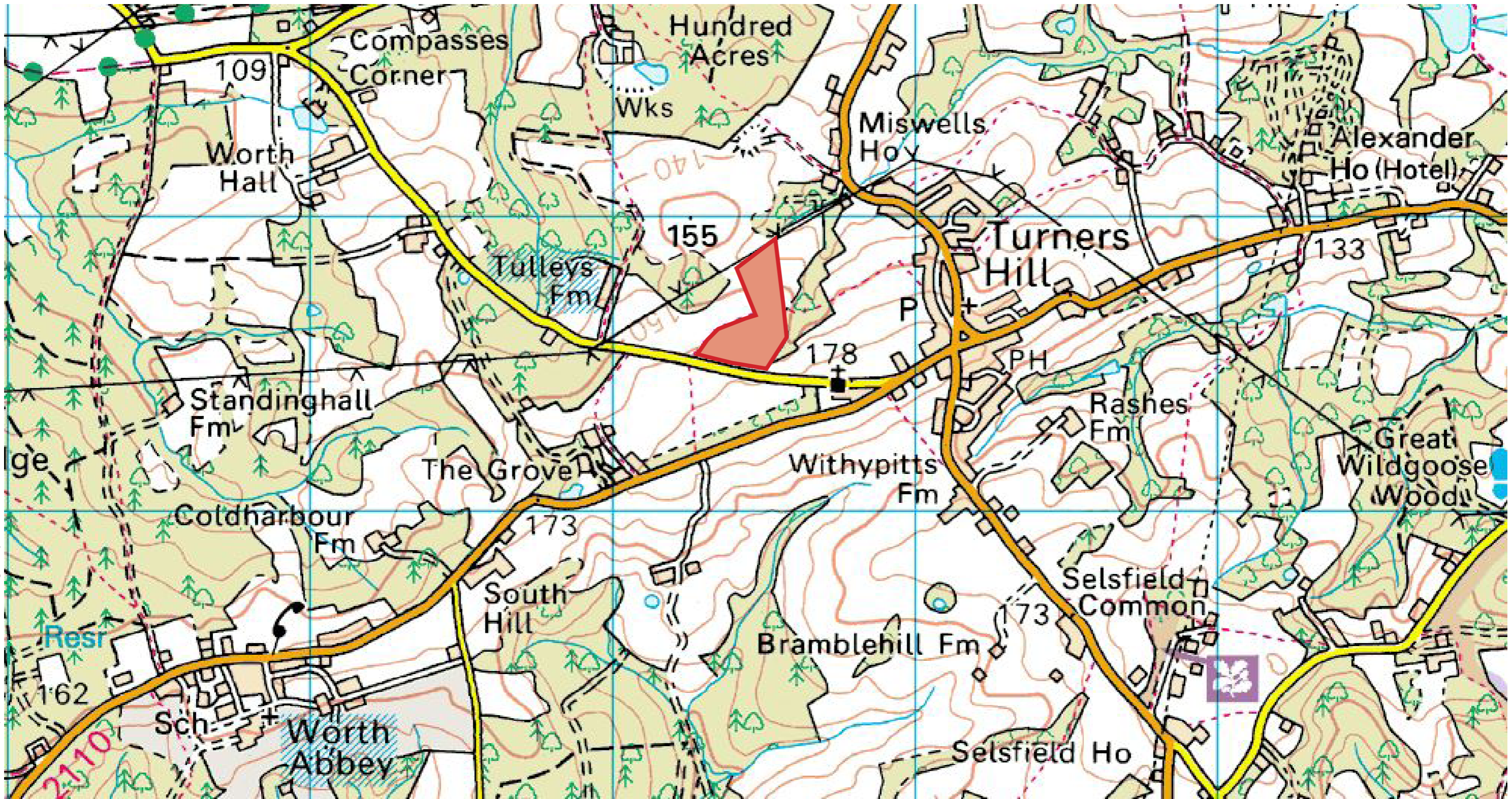


# RLC Figure I – Location Plan



# 21-398 - Proposed Crematorium, Turners Hill

Figure I - Site Location Plan



- Notes**
1. Plan shows position of Site approximately 600m west of Turners Hill village.
  2. The yellow B-Road to the south of the Site is Turners Hill Road.
  3. Base is an extract of OS 1:50,000 Landranger Series.

**Legend**

Approximate Site extents

<b>Client</b>	Mid-Sussex District Council
<b>Site</b>	Crematorium, Turners Hill
<b>Drawing Ref</b>	398-XX-XX-DR-L-1006
<b>Revision</b>	-
<b>Scale</b>	Not to Scale
<b>Date</b>	April 2021

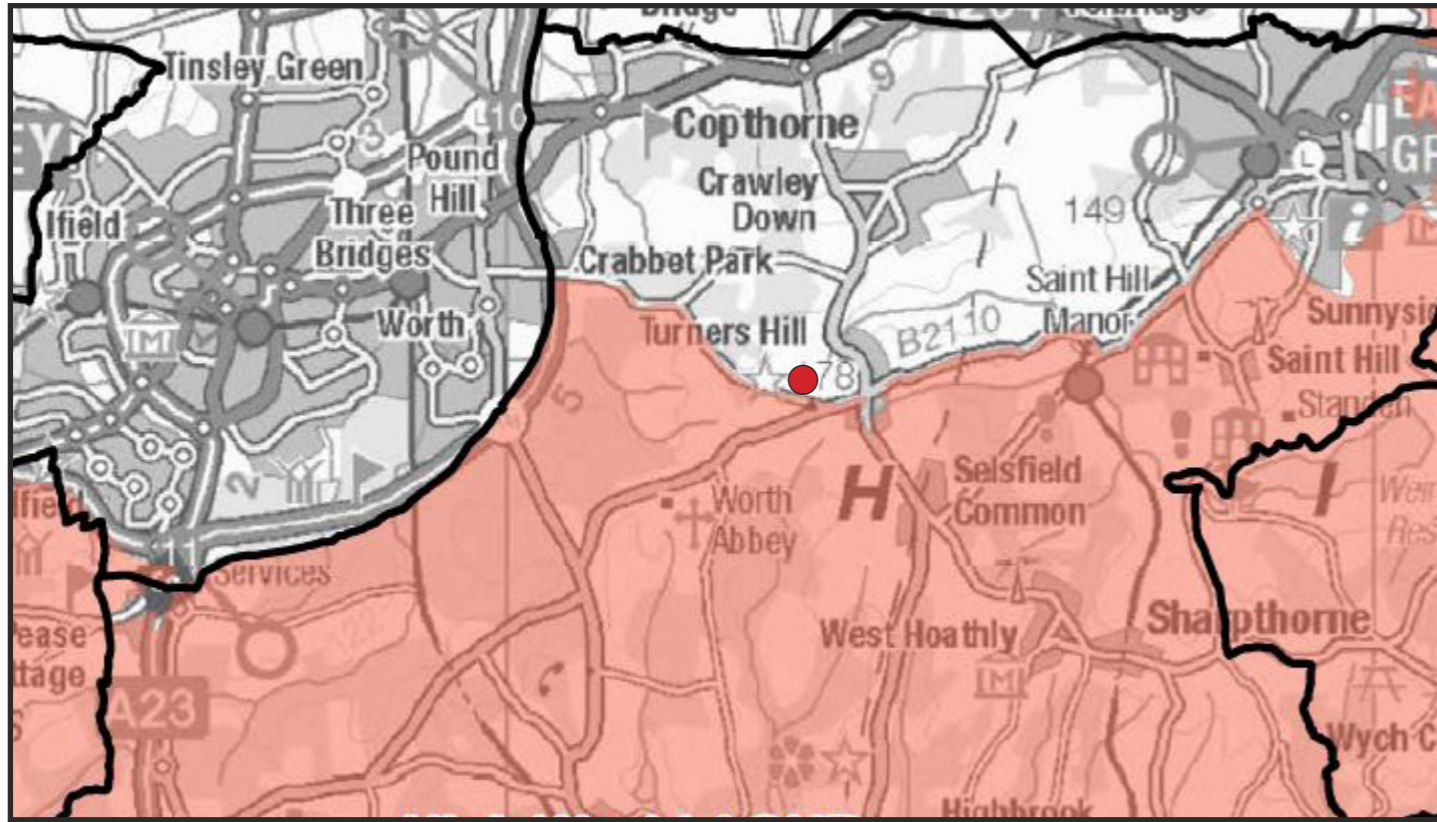
## RLC Figure 2 – Landscape Character Areas Extracts



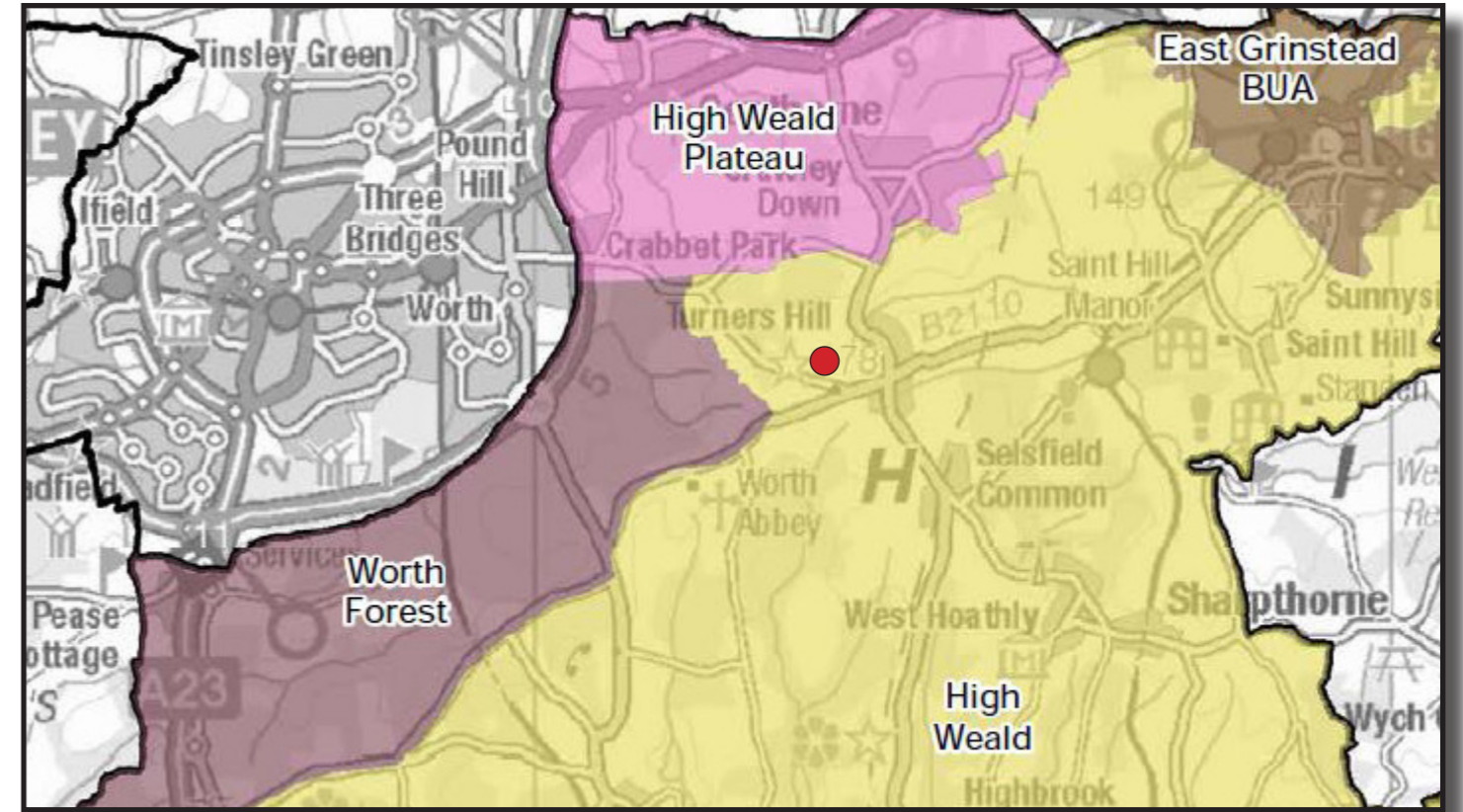


# 21-398 - Proposed Crematorium, Turners Hill

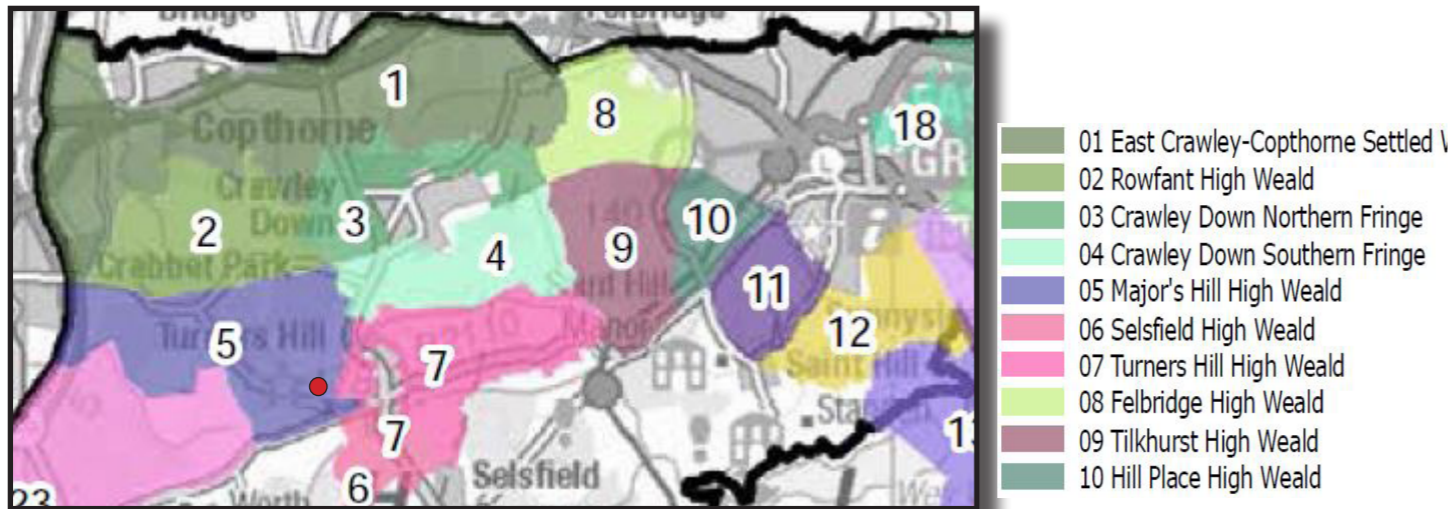
Figure 2 - Landscape Character Areas Extracts



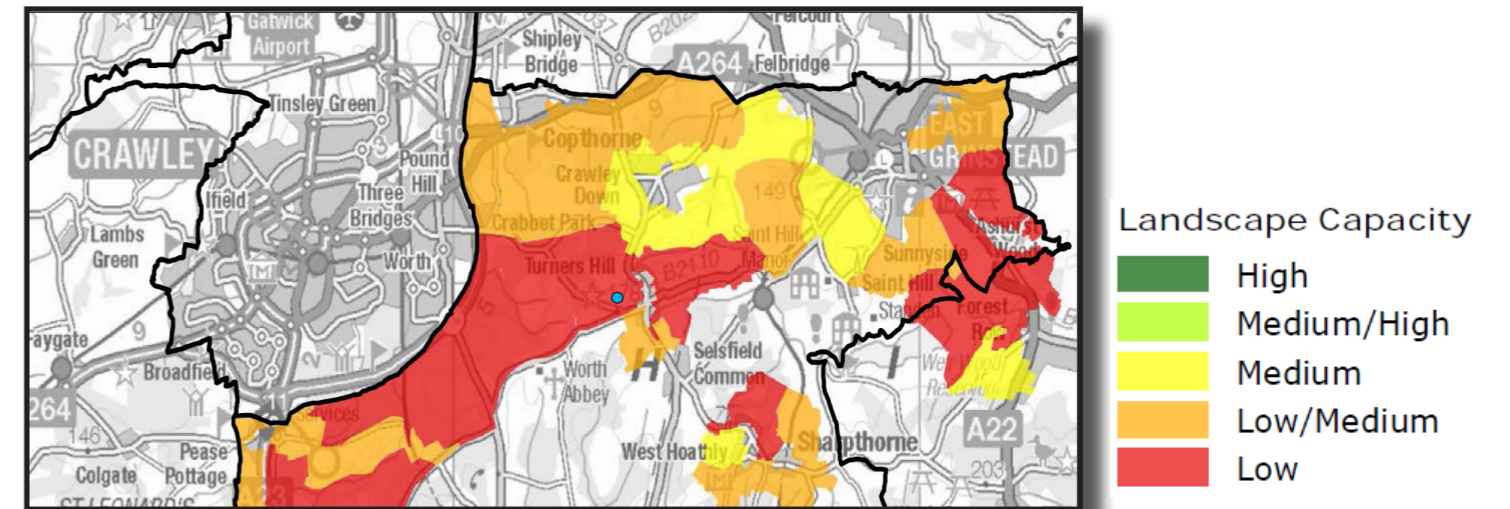
High Weald AONB area shown shaded in light orange with the Site's position just to the north of the AONB marked by red dot. The thicker black line is the Mid-Sussex District boundary. Original LUC Figure 2.3.



High Weald landscape character area as defined in the Mid Sussex Landscape Character Assessment Nov 2005 is shown in yellow. and covers the Site, the adjacent AONB and the village of Turners Hill. Original LUC Figure 2.4.



Landscape capacity areas as defined to test the capacity of different areas in the District to receive strategic development. The Site is located in area C5 - Major's Hill High Weald. Original LUC Figure 3.1.



The Site marked by a blue dot is located within an area stretching to the west of Turners Hill that is considered to have Low landscape capacity to receive strategic development. Original LUC Figure 3.2.

## Notes

1. All four extract plans are from the Capacity of Mid Sussex District to Accommodate Development prepared on their behalf by Land Use Consultants (LUC) in July 2014.
2. This capacity study has been used as part of the evidence base for the Mid Sussex District Plan 2014-2031 (Adopted March 2018).

Client	Mid-Sussex District Council
Site	Crematorium, Turners Hill
Drawing Ref	398-XX-XX-DR-L-1002
Revision	-
Scale	Not to Scale
Date	April 2021



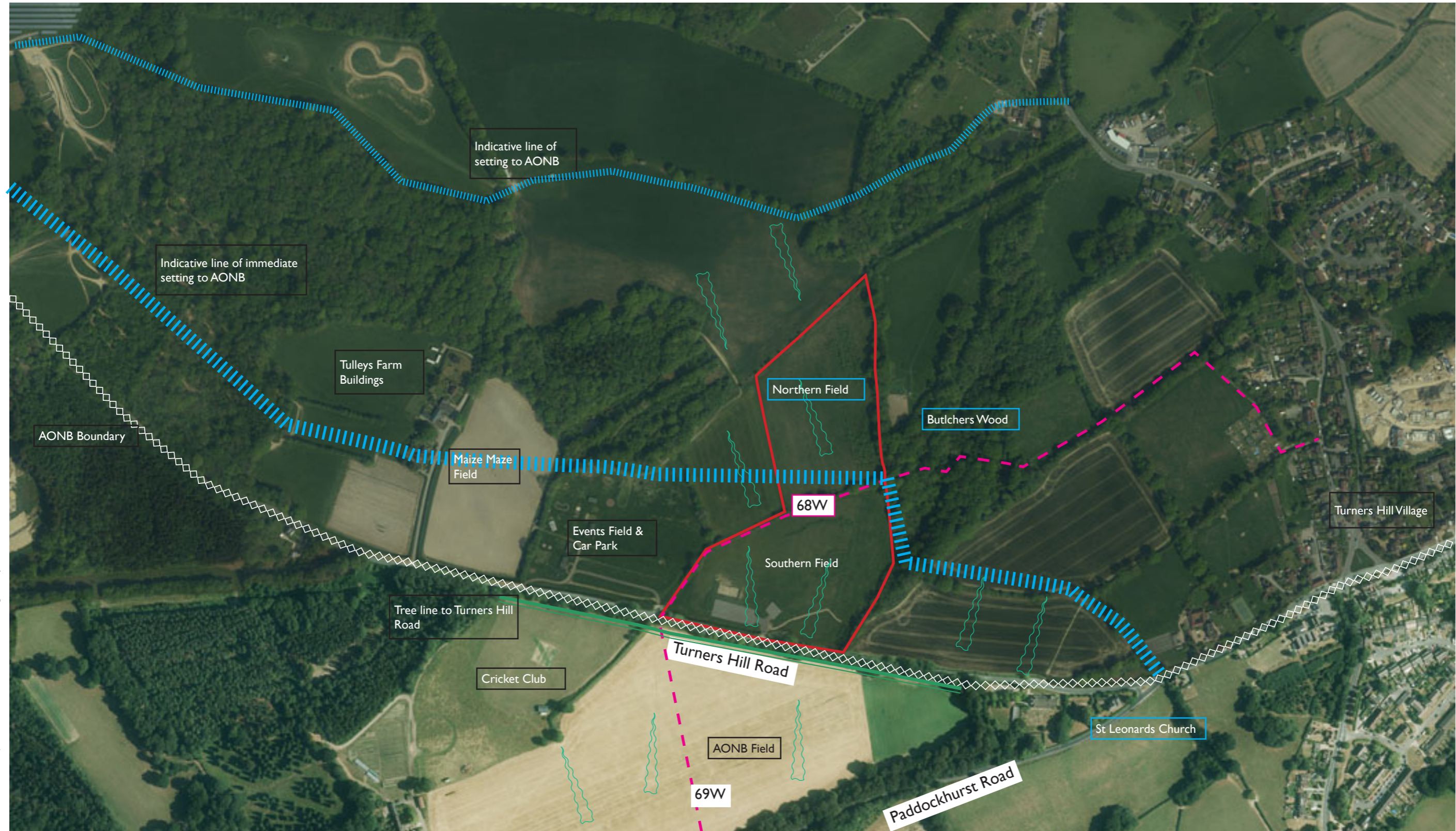
## RLC Figure 3 – Landscape Survey and Analysis Plan





# 21-398 - Proposed Crematorium, Turners Hill

Figure 3 - Survey and Analysis Plan



- Notes**
1. Primary features on and around the Site are indicated on this plan.
  2. Aerial photograph from September 2018.
  3. Further footpaths and permissive rights of way exist in the area and are shown on Figure 4.

<b>Client</b>	Mid-Sussex District Council
<b>Site</b>	Crematorium, Turners Hill
<b>Drawing Ref</b>	398-XX-XX-DR-L-1003
<b>Revision</b>	-
<b>Scale</b>	Not to Scale
<b>Date</b>	April 2021

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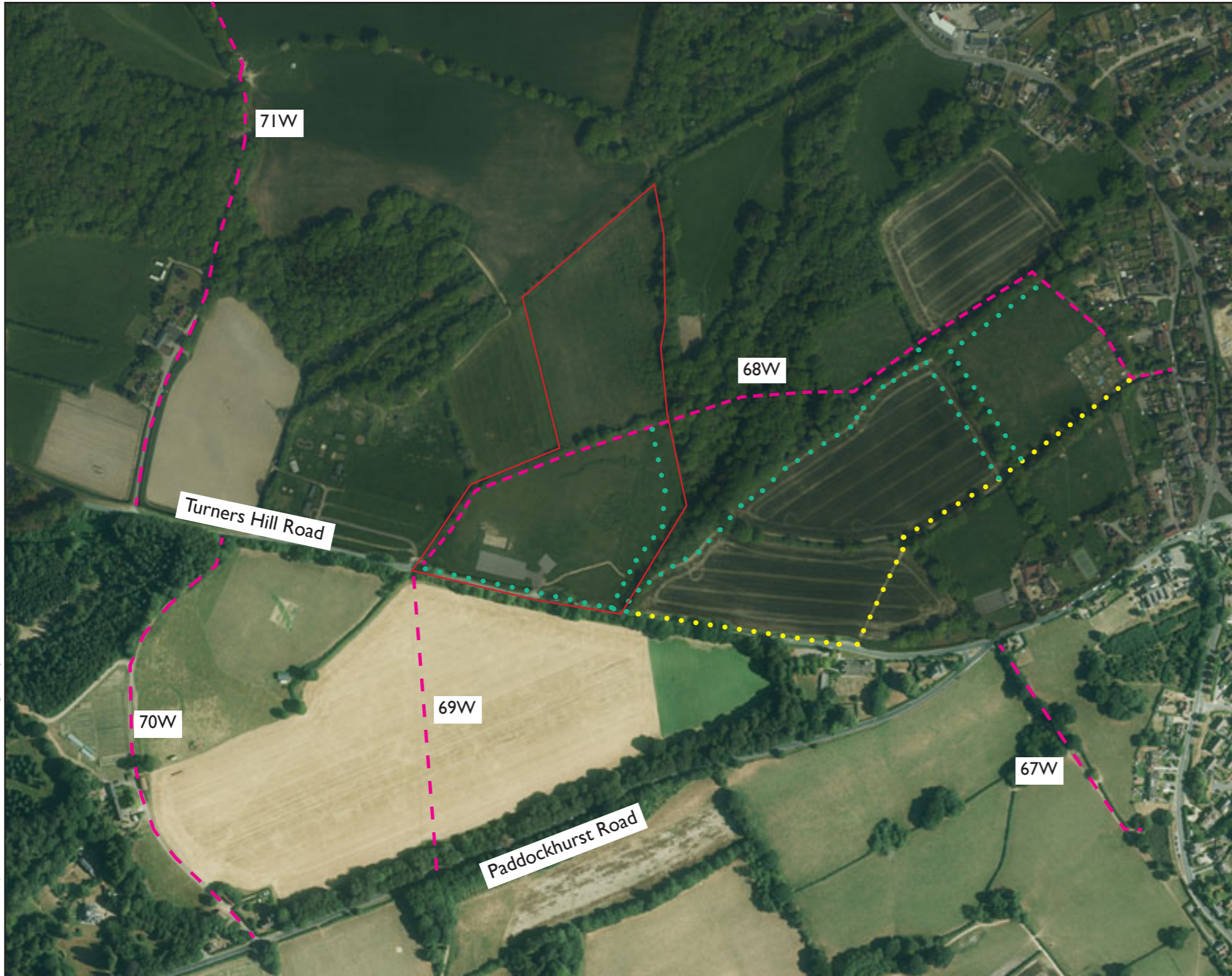


## RLC Figure 4 – Routes and Access Plan



# 21-398 - Proposed Crematorium, Turners Hill

Figure 4 - Routes and Access Plan



**Legend**

- Approximate Site extents
- Public Footpaths
- Permissive Paths
- Tolerated Field Edge Paths

**Notes**

1. Path routes and references taken from West Sussex County Council i-map
2. All definitive rights of way are shown as pink dashed lines with Footpath reference number.
3. All permissive paths are shown as yellow dotted lines, these permissive paths are indicated on the West Sussex i-Map platform.
4. The tolerated field edge paths were as noticed on the site survey of 9th March 2021.

<b>Client</b>	Mid-Sussex District Council
<b>Site</b>	Crematorium, Turners Hill
<b>Drawing Ref</b>	398-XX-XX-DR-L-1004
<b>Revision</b>	-
<b>Scale</b>	Not to Scale
<b>Date</b>	April 2021`

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RLC Figure 5 – Not used





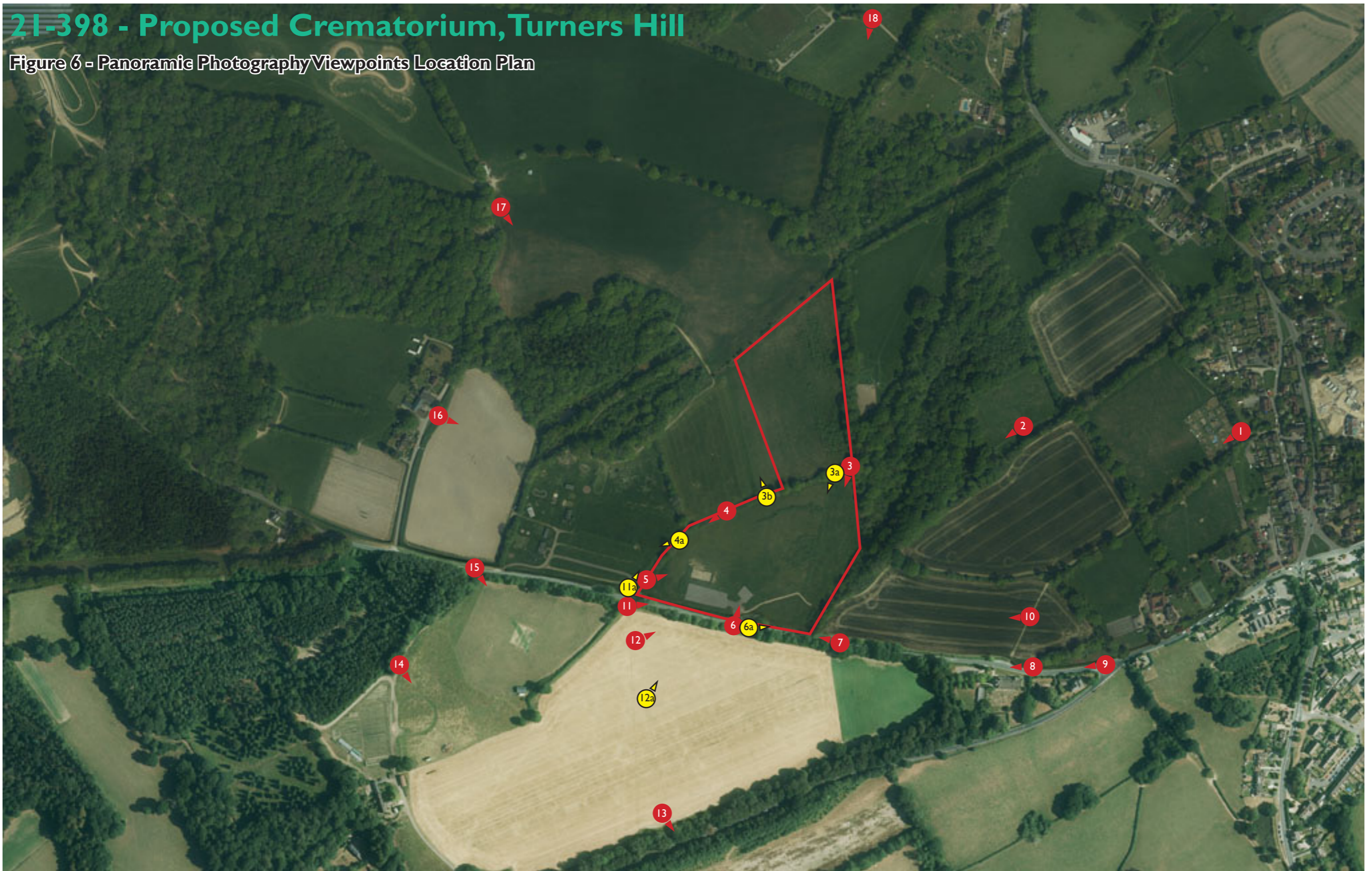
## RLC Figure 6 – Photography Viewpoints Location Plan





# 21-398 - Proposed Crematorium, Turners Hill

Figure 6 - Panoramic Photography Viewpoints Location Plan






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### Notes

1. Plan shows viewpoints locations VPI-VP18 common between parties.
2. Additional viewpoints are included to illustrate particular points or relationships.
3. Site boundary approximate and for indicative purpose only

### Legend

-  Common viewpoint reference and direction
-  Additional viewpoint reference and direction
-  Approximate Site extents

<b>Client</b>	Mid-Sussex District Council
<b>Site</b>	Crematorium, Turners Hill
<b>Drawing Ref</b>	398-XX-XX-DR-L-1006
<b>Revision</b>	-
<b>Scale</b>	Not to Scale
<b>Date</b>	April 2021



## RLC Figure 7 – Viewpoint Photography and Analysis Sheets





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# Figure 7: Viewpoint I – View west from Footpath 68W near Lion Lane Allotments



Tall hedge restricts views south

Permissive path that leads onto St Leonard's Church

Deer and rabbit stop fencing protects allotments

Route of Footpath 68W runs to the east of allotments

Tree line and raising ground restricts views to west

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – 515m

## Notes

1. This view west is an arrival view and one of the first appreciations of open countryside after leaving the village of Turners Hill via Lions Lane.
2. There are two walking options, straight on along a permissive path that leads to St Leonards Church on Turners Hill Road or turning right onto Footpath 68W that leads to the Site.
3. Visibility to the west towards the Site in both summer and winter is restricted by the rising ground running up to the tree line in the mid-distance.
4. Visual receptors will have a **High** value given it is effectively a rural path and a **Medium** susceptibility as there are some urban influences this leads to a **Medium/High** visual sensitivity.
5. The visual receptor's **Medium/High** visual sensitivity combined with a **None** magnitude of visual change post construction will result in **No Effects** from this location.
6. With additional tree planting at the Site there would be an increased sense of further trees beyond the mid-distance ridge line however given the distance to site the anticipated visual change is considered to not be perceptible.
7. With the woodland planting at the Site, the receptors' **Medium/High** sensitivity combined with a **None** magnitude of change will again result in a **No Effects** assessment of visual effects from this location.
8. The lack of visual effects from this location would be the same for the current approved use as a natural burial ground with chapel and the refused crematorium application.



**Client**  
Mid-Sussex District Council

**Project**  
Turners Hill Crematorium Planning Inquiry

**Figure Title**  
Figure 7 - Viewpoint I

<b>Date</b> 6/4/21	<b>Scale</b> Not to scale
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<b>Job No</b> 21-398	<b>Figure No</b> 01 - Sheet I	<b>Rev</b>
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# Figure 7: Viewpoint 2 – View west from Footpath 68W just before entering Butcher’s Wood



Views compartmentalised by high hedges

Route of 68W running west into woods

Small pasture field not under active agricultural management

Butchers Wood forms a visual screen to the west

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/4  
 No. of photographs stitched – 4  
 Approximate distance to Site – 220m

## Notes

1. This view is from Public Footpath 68W as it is about to enter Butcher’s Wood whilst walking in a westerly direction towards the Site.
2. The view is highly compartmentalised at this point given the high hedge near the path to the south and the forward look being to the edge of Butcher’s Wood which is an Ancient Woodland.
3. Butcher’s Wood is a predominately deciduous woodland with some holly in the understorey. Holly forms some of the hedgerow to the south as well.
4. There are no clear views to the open ground of the Site that lies to the opposite side of Butcher’s Wood in either winter or summer conditions.
5. Visual receptors will have a **High** value given it is rural footpath and a **High** susceptibility given a lack of built form leading to a **High** visual sensitivity.
6. The visual receptor’s **High** visual sensitivity combined with a **None** magnitude of visual change will result in a **No Effect** rating of visual effect.
7. Post construction the visual receptor’s sensitivity would remain at **High**, with the proposed tree planting mitigation and burial the magnitude of change to scene would remain at **None** again resulting in a **No Effect** rating of visual effect.
8. The lack of visual effects from this location would be the same for the current approved use as a natural burial ground with chapel and the refused crematorium application.



**Client**  
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**Project**  
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**Figure Title**  
 Figure 7 - Viewpoint 2

<b>Date</b> 6/4/21	<b>Scale</b> Not to scale
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<b>Job No</b> 21-398	<b>Figure No</b> 01 - Sheet 2	<b>Rev</b>
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Figure 7: Viewpoint 2a – Illustrative view of field edge path common to the area



Tolerated field edge path that skirts pasture field

St Leonard's Church standing at top of rise

Sloping fields running down to the north

Continuation of tolerated field edge path

Hedgerow that separates edge path from Footpath 68W

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – 275m

## Notes

1. This is not a view to the Site as it is taken looking south towards St Leonard's Church standing on the ridge line that runs into Turner's Hill.
2. It is presented to illustrate one of the many tolerated field edge paths in the area.
3. These tolerated field edge paths appear well used and are neither Public Rights of Way nor Permissive Rights of Way.
4. The field edge paths allow people to extend their walking routes through the area and also occur within fields where there are official footpaths as well.
5. There is no assessment of visual effects from this location as it is neither an officially public view nor does it look towards the Site.



**Client**  
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 Turners Hill Crematorium Planning Inquiry

**Figure Title**  
 Figure 7 - Viewpoint I

<b>Date</b> 6/4/21	<b>Scale</b> Not to scale
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<b>Job No</b> 21-398	<b>Figure No</b> 01 - Sheet I	<b>Rev</b>
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# Figure 7: Viewpoint 3 – View west on Site from Footpath 68W after exiting Butcher’s Wood



Ground dips to east to Butcher’s Wood      Tree line leading up to Turners Hill Road      Recent tree and whip planting      Scrub developing on Site      Route of Footpath 68W next to separating hedgerow to Site’s northern field  
 Rising ground running south up to Turners Hill Road      Top of trees running along Turners Hill Road

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/2.8  
 No. of photographs stitched – 4  
 Approximate distance to Site – On Site

## Notes

1. This is the emergent view after leaving Butcher’s Wood and is the first appreciation of the Site for footpath users whilst walking west.
2. The ground is seen sloping from south to north and a further dip falls into Butcher’s Wood that is exited by climbing a short but steep bank.
3. Currently there is no immediate sense of buildings on or near the Site. There is no sight to the orange chapel hoardings. Instead there is sight to developing scrub naturally or artificially regenerating in the middle of the upper southern field.
4. There is a general sense of lack of agricultural production in the field but some small amounts of recent tree and whip planting is evident on closer inspection.
5. Views are channelled to the west by the Site’s middle hedgerow that separates the upper field from the lower field.
6. The construction of the crematorium building and associated grounds will be visible from this location.
7. Visual receptors have a **High** value given it is a rural footpath route in a landscape of attractive character and a **High** susceptibility given the lack of built form giving an overall **High** visual sensitivity.
8. The visual receptor’s **High** visual sensitivity combined with a **Medium/Large** magnitude of visual change will result in a **Major, Adverse** visual effect during and after construction of the crematorium.
9. With mitigation there will be an increase in woodland planting and a new hedge between the path and the crematorium building. This will largely screen out sight to the crematorium building in an anticipated 8 to 10 years however the screening would also remove the existing open view up the field to the south and constrain the view to the hedged in section of path corridor.
10. Views through the hedge and woodland scrub may exist in winter months allowing a sense of the crematorium building to be gained if not openly seen.
11. The **High** visual sensitivity combined with a **Medium** magnitude of change will result in a **Major/Moderate, Adverse and Permanent** visual effect at this location with the openness of the view lost. The type of effect is considered Adverse rather than Neutral as the current open view is more attractive and interesting than a hedged in line of footpath.
12. However the screen planting would be judged as an addition to Butcher’s Wood and cannot be classed as out of keeping in this location.



**Client**  
 Mid-Sussex District Council

**Project**  
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**Figure Title**  
 Figure 7 - Viewpoint 3

<b>Date</b> 6/4/21	<b>Scale</b> Not to scale
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<b>Job No</b> 21-398	<b>Figure No</b> 01 - Sheet 3	<b>Rev</b>
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# Figure 7: Viewpoint 3a – View south and west across southern Site from Footpath 68W



Edge of Butcher's Wood      Natural regenerating scrub      Orange chapel site hoardings visible      Route of 68W next to hedge line      Gap in hedge leading to northern woodland burial

Rising ground running up to southern boundary with Turners Hill Road with current desire line path

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – On site

## Notes

1. Photograph taken approximately 40m from edge of Butcher's Wood at the location where an informal footpath is proposed to link the south and north fields.
2. The gap in the existing hedgerow would be utilised to allow movement between the more formal parkland to the south and the area of woodland that would be the natural burial ground to the north.
3. A view up the southern portion of the Site towards the proposed crematorium would exist given the gap in planting. The whole of the building would not be evident given a proposed island of planting in the proposed parkland.
4. The proposed parkland leading northwards from the crematorium building would appear different in landscape terms to the existing field and others in the surrounding area.
5. Visual receptors will have a **High** value given its current rural setting and a **High** susceptibility to change in the rural scene leading to a **High** visual sensitivity.
6. The visual receptor's **High** visual sensitivity combined with a **Medium/Large** magnitude of visual change results in a **Major, Adverse** visual effect.
7. With mitigation there will be an increase in maturing parkland tree planting and pasture in the view but the visual receptors' sensitivity would remain at **High** particularly as this view would be the only intended gap in the path side hedge that is proposed to restrict views from Footpath 68W to the south. The **High** visual sensitivity combined with a **Medium** magnitude of change will result in a **Major/Moderate, Adverse and Permanent** visual effect.



**Client**  
 Mid-Sussex District Council

**Project**  
 Turners Hill Crematorium Planning Inquiry

**Figure Title**  
 Figure 7 - Viewpoint 3a

<b>Date</b> 6/4/21	<b>Scale</b> Not to scale
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<b>Job No</b> 21-398	<b>Figure No</b> 01 - Sheet 4	<b>Rev</b>
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# Figure 7: Viewpoint 3b – View from Footpath 68W looking north to small valley



Gap in existing hedgerow  
 Existing wood to side of Tulleys Farm  
 Small valley landform dipping down to central stream  
 Northern field in the Site would be planted as woodland as part of natural burial process  
 Ploughed field not part of Site  
 Rising pasture field to north of stream not part of Site

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/4  
 No. of photographs stitched – 4  
 Approximate distance to Site – On Site

## Notes

1. Current scenic view looking north from Footpath 68W looking down the slope of the Site to central watercourse and then up the opposite side of the small valley.
2. A series of woodland pockets is typical of the High Weald landscape type. The rolling nature of the topography adds a smaller, intimate scale to the view.
3. The view is currently available due to gaps and lack of active management of the hedgerow. It would be changing to woodland in the foreground should the natural burial consent be put into operation.
4. Visual receptors will have a **High** value given the rural path setting and a **Low** susceptibility to the proposed woodland planting as woodland is already a key part of the view, this leads to a **Medium** visual sensitivity.
5. The visual receptor's **Medium** visual sensitivity combined with a **Large** magnitude of albeit gradual visual change as the consented natural burial woodland matures will result in a **Major/Moderate and Neutral** visual effect.
6. Such gaps in the hedgerow to the north side of Footpath 68W appear to be closed with a continuous hedge apart from the single point of central access.
7. There is no mitigation proposed as the planting of trees is presented as a form of mitigation in its own right.
8. There would however be a new hedgerow proposed running down the boundary of the natural burial area to define its shape and to separate it from the adjacent working field.



**Client**  
 Mid-Sussex District Council

**Project**  
 Turners Hill Crematorium Planning Inquiry

**Figure Title**  
 Figure 7 - Viewpoint 3b

<b>Date</b> 6/4/21	<b>Scale</b> Not to scale
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<b>Job No</b> 21-398	<b>Figure No</b> 01 - Sheet 4	<b>Rev</b>
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# Figure 7: Viewpoint 4 – View south west from Footpath 68W



Orange hoardings to chapel    Consented maintenance shed    Tree line to Turners Hill Road    Route of Footpath 68W    Intermittent hedge next to ditch line    Tulleys Farm car park and play building  
 Occasional large veteran trees in hedge line    Adjacent ploughed field

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – On Site

## Notes

1. View south west near the point where the path curves to run up to meet Turners Hill Road.
2. The consented chapel site marked by the orange hoardings and the maintenance building are visible to the left of the view.
3. The canopied buildings of Tulleys Farm and the associated large visitor's car park are set to the right of the view beyond the intermittent field boundary.
4. The trees in the field boundary run up to meet the tree line that marks Turners Hill Road.
5. Visual receptors will have a **High** value given its rural route and a **Medium** susceptibility to built form with both the maintenance shed and Tulleys Farm structures in the scene, this leads to a **Medium/High** visual sensitivity.
6. The visual receptor's **Medium/High** visual sensitivity combined with a **Medium** magnitude of visual change will result in a **Moderate, Adverse** visual effect. The majority of the proposal's more intensive uses are 'behind' the viewer.
7. The proposed mitigation for this section of path is to hedge it in on both sides and plant further woodland planting in the forward view leading up to Turners Hill Road.
8. With mitigation there will be an increase in woodland planting with the established hedgerows restricting sight to along the footpath corridor only, the sense of openness and chance to look across the wider site and Tulleys Farm will be replaced by woodland. The visual receptors' **Medium/High** sensitivity combined with a **Medium/Large** magnitude of change will result in a **Major/Moderate, Adverse and Permanent** visual effect.
9. It is deemed as an Adverse type of effect rather than Neutral as the current open view is more attractive and interesting than a hedged in footpath corridor as wood the consented natural woodland.
10. However it should be noted that restoring the hedgerow to the north (right side) of path would assist in screening out the car park area of Tulleys Farm.



<b>Client</b> Mid-Sussex District Council		
<b>Project</b> Turners Hill Crematorium Planning Inquiry		
<b>Figure Title</b> Figure 7 - Viewpoint 4		
<b>Date</b> 6/4/21	<b>Scale</b> Not to scale	
<b>Job No</b> 21-398	<b>Figure No</b> 01 - Sheet 4	<b>Rev</b>



# Figure 7: Viewpoint 4a – Illustrative view from Footpath 68W towards Tulleys Farm



Group of semi-permanent buildings      Car park searchways in bound stone      Car parking lengths in grass      Part demolished deer fencing      'Play' timber church building set with woods as backdrop  
 Rutted access taken from Tulleys Farm car park to Site      Frames and higher level structures add to sense of informal development

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – On Site

## Notes

1. This is not a view to the Site as it is taken from the Site looking north west towards Tulleys Farm visitor attraction.
2. It is presented to illustrate the character of Tulleys Farm as experienced from Footpath 68W as it crosses the Site.
3. Although quiet on the day of the site survey (mid-week during lockdown) during school holidays and at seasonal events e.g. Halloween the size of the car park indicates how popular and busy the attraction is.
4. Visibility between the Site and Tulleys Farm is not fully open with the intermittent hedgerow forming the boundary but an appreciation of each area can be gained from the other.
5. There is no assessment of visual effects from this location as this view is looking away from Site. Please see Viewpoint 11a for the view in the opposite direction from Tulleys Farm car park area back to the proposed Site.



**Client**  
 Mid-Sussex District Council

**Project**  
 Turners Hill Crematorium Planning Inquiry

**Figure Title**  
 Figure 7 - Viewpoint 4a

<b>Date</b> 6/4/21	<b>Scale</b> Not to scale
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<b>Job No</b> 21-398	<b>Figure No</b> 01 - Sheet 4	<b>Rev</b>
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Figure 7: Viewpoint 5 – View north east from Footpath 68W after access to the west end of Site



Open boundary to Tulleys Farm car park

Route of Footpath 68W

Consented chapel position and maintenance shed

Backdrop of Butcher's Wood tree line

Translocated hedgerow to Turners Hill Road

Approximate position of proposed Garden of Remembrance

Animal track / desire line running to rear of roadside hedge – proposed new permissive path

Date of photography – 9/3/21

Camera – Canon EOS 6D

Height of lens – 1.5m

Lens focal length – 50mm

f-stop f/5.6

No. of photographs stitched – 4

Approximate distance to Site – 1.75km

## Notes

1. This is an early appreciation of the Site after crossing Turners Hill Road on Footpath 68W and entering on the field.
2. The maintenance shed with the orange chapel hoardings behind appear isolated and incongruous in the scene. The hoardings currently screen sight to the crematorium building's location.
3. The overall view is of a tree and hedged fringed field that is sloping with the general topography to the north.
4. Whilst looking in this direction Tulleys Farm buildings and car park are not visible but they are in general sight to the north and west.
5. The construction phase of activity will appear particularly noticeable in this view with activity in the fore and mid-ground.
6. Visual receptors have a **High** value given it is rural footpath that has just left the AONB setting and a **Medium** susceptibility given the presence of the consented maintenance shed leading to a **Medium/High** visual sensitivity.
7. The visual receptor's **Medium/High** visual sensitivity combined with a **Medium/Large** magnitude of visual change will result in a **Major/Moderate, Adverse** visual effect.
8. The proposed mitigation is to hedge both sides of Footpath 68W and plant a block of woodland between the footpath and the maintenance building allowing only a forward look.
9. The mitigation after an estimated 15 years would have screened out all sight to the proposed crematorium complex and more formal parts of the grounds. However the view to a relatively open field would have changed to hedge lines and woodland. The visual receptors' **Medium/High** visual sensitivity combined with a **Large**, magnitude of change will result in a **Major and Permanent** visual effect.
10. The type of effect can be classed as either **Adverse** with the loss of an open view or **Neutral** with the formation of a new wooded copse. It has been assessed as an **Adverse** type of effect given the restrictive nature of hedging both sides of an otherwise open footpath and lack of existing woodland to join the new planting to

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# Figure 7: Viewpoint 6 – View from Turners Hill Road through entrance to Site



Translocated hedge set back from edge of road
Temporary access restriction
Orange hoardings of chapel site clearly evident
Access gap in front hedgerow
Longer view to north evident given elevation

Turners Hill Road heading west towards Crawley

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site –6m

## Notes

1. This is the view that road users on Turners Hill Road would have as they pass the entrance of the proposed crematorium complex.
2. They would receive a brief view into the site down the curving entrance road with its associated side path and any gates and other ancillary features such as signage.
3. The 'front of house' area of car parking and ornamental planting would be evident to those people travelling in a easterly direction.
4. In accordance with the Crematoria Act the actual crematorium building is set at least 50 yards from the highway and will be difficult to see directly from Turners Hill Road (east bound).
5. West bound travellers look towards the less noticeable overflow car park and Garden of Remembrance.
6. The visual effects can be split into two categories – those along the road corridor and those parts of the proposed development visible on the Site.
7. The road corridor changes would include signage, tidying up the entrance area, site gates and increasing its visual presence for people approaching the Site. These works are however already anticipated for the consented natural burial ground proposals. Overall they are not considered to be any greater than the existing consented scheme.
8. The increase in car park capacity will increase the sense of a larger development with more associated activity.
9. Visual receptors have a **Medium** value given it is rural road next to the AONB boundary and a **Medium** susceptibility resulting in an overall **Medium** visual sensitivity.
10. The visual receptor's **Medium** visual sensitivity combined with a **Medium/Large** magnitude of visual change during construction will result in a **Moderate, Adverse** visual effect on completion.
11. The proposed mitigation includes a secondary hedge planting, hedges within the Site's car parks and amenity tree planting. These would restrict longer views into the site but not remove visibility to it or a perception of the scale and function of the development.
12. With mitigation there will be an increase in more formal planting and car parking, receptors' **Medium** visual sensitivity combined with a continuing **Medium** magnitude of change will result in a **Moderate, Adverse and Permanent** visual effect.

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# Figure 7: Viewpoint 6a – View from Turners Hill Road looking east near site entrance




Edge of Site entrance      Translocated hedgerow set back on higher bank      Former low pruning collar      Patchy hedge quality not closed to ground or with visible 'solidity'      None translocated hedge  
 Turners Hill Road looking towards Turners Hill      Taller tree at approximate eastern end of Site

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 3  
 Approximate distance to Site – 6m

## Notes

1. Taken at Site entrance but looking east along Turners Hill Road towards Turners Hill itself.
2. The section of hedgerow nearest to the entrance was translocated to form the new site entrance to the consented natural burial scheme. It has been heavily pruned prior to translocation and is not a high quality section of hedgerow.
3. The hedgerow is fuller where it has not been moved but still is not in a good, solid condition with it not entirely closed to the ground or effectively 'solid' to look through. The hedge is if sufficient visual quality to generally screen open views to the existing Site to the north in both winter and summer conditions. It would not screen lighting on the Site at night.
4. The proposals appear to recognise the lack of quality of the front hedge by placing another behind it on Site along with associated tree line planting.
5. Visual receptors will have a **Medium** value given it is rural road next to the AONB boundary and a **Medium** susceptibility resulting in an overall **Medium** visual sensitivity
6. The visual receptor's **Medium** visual sensitivity combined with a **Medium/Small** magnitude of visual change during construction will result in a **Moderate/Minor, Adverse** construction visual effect.
7. Post construction the visual receptor's sensitivity would remain at **Medium**, but the magnitude of visual change would be reduced to **Small** resulting in a **Minor Adverse and Permanent** visual effect.

		
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# Figure 7: Viewpoint 7 – View looking west along Turners Hill Road towards the Site entrance



Site entrance beyond second larger tree	Loose hedgerow not recently maintained	Older tree marking eastern corner of Site	Tree line running down east boundary of Site to Butcher's Wood
High Weald AONB this side of the road		Road set in slight earth banking that is typical of High Weald routes	New permissive path to Site behind hedgerow

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/8  
 No. of photographs stitched – 3  
 Approximate distance to Site – 15m

## Notes

1. View westwards as experienced by users of Turners Hill Road travelling towards Crawley.
2. The High Weald AONB is positioned to the south (left) of the road and the Site to the north (right).
3. Lack of roadside verges and high hedges / scrub planting immediately adjacent to roads is typical of routes through the High Weald.
4. There may be winter views to the Site's ancillary features such as lighting columns in the winter months but not to the main crematorium building.
5. Visual receptors will have a **Medium** value given it is rural road next to the AONB boundary and a **Medium** susceptibility resulting in an overall **Medium** visual sensitivity
6. The visual receptor's **Medium** visual sensitivity combined with a **Small** magnitude of visual change during construction will result in a **Minor, Adverse** construction visual effect.
7. Like the rest of the frontage hedgerow it is proposed to back the existing roadside hedge with a tree line and a second hedge.
8. Post construction the visual receptor's sensitivity would remain at **Medium**, but the magnitude of visual change would be reduced to **Small/None** resulting in a **Minor Neutral and Permanent** visual effect.
9. The type of effect has been judged as Neutral as it would be adding to the existing tree line.

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Figure 7: Viewpoint 8 – View near St Leonard’s Church looking west towards Site



Lych gate to church of sight)

Turners Hill Road

Layby parking for church

Butcher’s Wood set to the east of the Site

Pruned hedge with new permissive path to Site set behind it (out

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 3  
 Approximate distance to Site – 330m

## Notes

1. St Leonard’s Church is set a little way out of the main Turners Hill village on the highest ground of the local ridge befitting its importance as a place of worship.
2. It is an attractive appearing building with a tower, the parish’s church yard to the south and a vicarage to the east. A lych gate is presented to Turners Hill Road marking this as the more important church elevation and historically main access from the village.
3. St Leonards is a Church of England building and Grade II Listed.
4. There is no sight of the existing consented or proposed development from this location. Nor do the consented or proposed development affect its setting as a Listed building.
5. As part of the consented natural burial consent a Permissive Footpath was constructed behind the pictured hedgerow leading down to the Site. Signs at either end mark it as private property.
6. Visual receptors have a **Medium/High** value given it is a rural road near an attractive church and a **Medium/High** susceptibility giving a **Medium/High** visual sensitivity.
7. The visual receptor’s **Medium/High** visual sensitivity combined with a **No Effect** magnitude of visual change results in a **No Effect** rating.
8. The mitigation proposals at the Site will also result in a **No Effect** magnitude of visual change resulting again in a **No Effect** rating of visual significance.



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Figure 7: Viewpoint 9 – View west along Turners Hill Road near junction with Paddockhurst Road



Edge of Turners Hill buildings

St Leonard's Church on high point of ridge

Turners Hill Road

Clipped beech hedge marks entry to village

Road leading up from Paddockhurst Road

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/4  
 No. of photographs stitched – 4  
 Approximate distance to Site – 360m

## Notes

1. View from triangular traffic island set at junction of Turners Hill Road and Paddockhurst Road. The island is marked as bus stop.
2. This is effectively the edge of the village to the west.
3. Visual receptors have a **Medium** value given it is the start of a rural road near an attractive church and a **Medium** susceptibility giving a **Medium** visual sensitivity.
4. The visual receptor's **Medium** visual sensitivity combined with a **No Effect** magnitude of visual change results in a **No Effect** rating.
5. The mitigation proposals at the Site will also result in a **No Effect** magnitude of visual change resulting again in a **No Effect** rating of visual significance.



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Figure 7: Viewpoint 10 – View west from permissive path from St Leonards Church to Lions Lane



Permissive path	Tree line within AONB	Noticeable sloping ground of field falling to north	Orange hoardings of consented Chapel site	Veteran tree and tall field hedge	Butcher's Wood
Hedgeline and Permissive Footpath from Church not in AONB		Site's eastern boundary	Maintenance building roof		Towards Lion Lane allotments

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – 230m

## Notes

1. This Permissive Footpath runs from the layby near St Leonard's Church north through two fields to reach the Lions Lane allotments in Turners Hill.
2. The first field is a relatively large, linear shaped field that follows the Turners Hill Road and abuts with the Site's eastern boundary. A tolerated field edge footpath runs around the field.
3. The existing orange hoardings that mark the consented chapel building are visible in the scene but the chapel most probably less low given its less striking colour.
4. Also visible in these winter views is the roof of the constructed maintenance shed.
5. The crematorium building may be visible in winter views beyond the Site's eastern boundary tree line along with taller items such as site lighting columns.
6. By looking along the line of the field it is a good view to take in the sloping land form of the area as it dips down to the north.
7. Visual receptors will have a **High** value as it is a rural path crossing a field and a **Medium/High** susceptibility to change leads to a **High** visual sensitivity.
8. The visual receptor's **High** visual sensitivity combined with a **Medium** magnitude of visual change during construction will result in a **Major/Moderate** construction stage visual effect.
9. Post construction the visual receptor's sensitivity would remain at **High**, but without construction activity the magnitude of change will reduce to **Small** leading to a **Moderate, Adverse** effect.
10. The mitigation proposed is to thicken the eastern tree belt on Site with further woodland planting, this is estimated to take 15 to 20 years to establish to an effective height.
11. On establishment of the mitigation the magnitude of effect would reduce to **No Effect** resulting in a **No Effect** rating of significance.



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# Figure 7: Viewpoint II – View from Footpath 68W as it leaves the High Weald AONB



Turners Hill Road      Exit from Tulleys Farm car park      Small pull-in and collection of agricultural gates      Gate access to Site with Footpath 68W post to side      Roadside hedge in AONB

Timber sign frames for Tulleys Farm      Existing consented maintenance shed visible on Site

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/8  
 No. of photographs stitched – 4  
 Approximate distance to Site – 20m

## Notes

1. This view is from within the High Weald AONB with Footpath 68W leaves the field to the south of Turners Hill Road.
2. The footpath crosses Turners Hill Road and enters onto the Site via a timber gate positioned to the right of the parked car.
3. From this location both the consented maintenance shed and orange hoardings around the consented chapel location are visible.
4. The scene on the north side of the road appears visually disturbed and this appearance would be heightened with the Tulleys Farm car park in use.
5. Visual receptors will have a **High** value as they have just come out of the AONB landscape and a **Medium** susceptibility with some detractors along the road corridor leading to a **Medium/High** visual sensitivity.
6. The visual receptor's **Medium/High** visual sensitivity combined with a **Medium** magnitude of visual change during construction will result in a **Moderate, Adverse** visual effect.
7. Post construction the visual receptor's sensitivity would remain at **Medium/High**, the visible magnitude of change at the Site would be **Small/None** resulting in a **Minor, Adverse** visual effects.
8. The mitigation proposed for this western end of the Site would consist of a woodland structure planting planted between the maintenance shed and the field access gate. Depending on the size of the plant material this is anticipated to take 7 to 10 years to be effective.
9. With the mitigation planting in place the visual receptor's **Medium/High** visual sensitivity combined with a **Small** magnitude of visual change with the new woodland copse will result in a **Moderate, Neutral and Permanent** visual effect



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# Figure 7: Viewpoint 11a – View north east from gated exit from Tulleys Farm and Site



Expansive stone and grass rows of Tulleys Farm car park

Open and unplanted car park

Open boundary between Site and Tulleys Farm

Butcher's Wood beyond Site

Chapel site hoardings

Ongoing groundworks near maintenance shed

Maintenance shed

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – 5m

## Notes

1. This is an additional view to Viewpoint 11 showing how walkers having left the AONB are able to look across two developed sites in the High Weald landscape.
2. The blue arrow denotes the approximate extent of the Site to east of the open boundary, unmown ditch area.
3. The maintenance shed is clearly evident as would be the consented chapel if it is ever built.
4. Cumulatively the Tulleys Farm site and the proposed crematorium Site appear as a combined set of disturbed rural fields seemingly put to alternative uses.
5. Visual receptors will have a **High** value as footpath used recreationally in a rural area and a **Medium** susceptibility to visual change given existing development resulting in a **Medium/High** visual sensitivity.
6. The visual receptor's **Medium/High** visual sensitivity combined with a **Medium/Large** magnitude of visual change during construction will result in a **Major/Moderate, Adverse** visual effect during construction.
7. Post construction the visual receptor's sensitivity would remain at **Medium/High**, the magnitude of change to the Site would be **Medium** resulting in a **Moderate, Adverse** visual effects.
8. The mitigation proposed at the western corner of the Site including the twin hedges to sides of Footpath 68W and the wooded copse leading up the maintenance shed would take between 7 and 10 years to become effective, it would then screen sight to the new crematorium building but the consented maintenance shed would remain visible for longer.
9. The mitigation of woodland copse planting if placed as indicated at the western end of the Site with a **Medium/High** sensitivity and a **Medium** magnitude of change there would be a **Moderate, Neutral and Permanent** visual effect with the new planting forming a new foreground and leading on from the existing hedgeline.
10. The new woodland planting would also remove sight to Butcher's Wood ancient woodland to the east of the Site.



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# Figure 7: Viewpoint 12 – View from field in AONB immediately to south of Turners Hill Road



Scrubby hedge to top of bank down to road  
Footpath 69W (not visible in shot) crosses on a north – south alignment through the middle of the field

Larger tree stock on bank that cannot be easily farmed

Oblique view along tree line makes it appear continuous but some gaps exist

Wood to east end of field as per Site  
Crop of beet in sloping field that falls to the north

Date of photography – 9/3/21  
Camera – Canon EOS 6D  
Height of lens – 1.5m  
Lens focal length – 50mm f-stop f/5.6  
No. of photographs stitched – 4  
Approximate distance to Site – 35m

## Notes

1. This is a view from within the High Weald AONB looking north towards the western end of the upper field on the Site.
2. There is no sight to the Turners Hill Road that runs in a slight hollow to the north of the tree line but taller vehicles are evident.
3. Looking obliquely along the tree line makes it appear as solid when in fact gaps do exist in it – see Viewpoint 12a. It effectively separates the Site from open direct views from this position.
4. This looks like a typical High Weald field with trees and strips of woodland surrounding it rather than hedges or fences alone.
5. Visual receptors will have a **High** value as a rural footpath in the AONB and a **High** susceptibility to visual change resulting in a **High** visual sensitivity.
6. The visual receptor's **High** visual sensitivity combined with a **Small** magnitude of visual change during construction through cranes and deliveries will result in a **Moderate, Adverse** visual effect.
7. Post construction the visual receptor's sensitivity would remain at **High**, the magnitude of visual change would reduce to **Small/None** resulting in **Moderate/Minor, Adverse** visual effects.
8. The proposed mitigation consists of reinforcing the hedge boundary to the Site's southern side. This would take an estimated 15 to 20 years to become effective and it would appear to thicken the existing roadside tree line in winter views.
9. With successful mitigation the **High** sensitivity receptors and a **Small/None** magnitude of change through the thickening of the tree belt there would be a **Minor, Neutral and Permanent** visual effect.



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Figure 7: Viewpoint I2a – View north from nearer centre of AONB field to Site



Tree line along Turners Hill Road	Some taller conifers but predominately deciduous trees	Orange hoardings to east of shed	Sloping landform part of larger rolling hill that contains Site
Route of Footpath 69W	Open field allowing view to north	Roof of consented maintenance shed	View to proposed crematorium building screened by evergreen scrub

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – 120m

## Notes

1. More perpendicular view to the tree line from the centre of the AONB field illustrates that there are gaps in the field's northern tree line that runs down to Turners Hill Road.
2. These gaps allow sight of the consented maintenance shed's roof but not the open ground of the proposed Site.
3. There is a mix of coniferous understorey trees and shrubs in the tree line (mostly holly and ivy) that assists in providing lower level screening in the tree line even in winter months.
4. The tree line acts as a division between the High Weald AONB and the Site but visibility through it is possible in winter months.
5. Visual receptors will have a **High** value as a rural footpath in the AONB and a **High** susceptibility to visual change resulting in a **High** visual sensitivity.
6. The visual receptor's **High** visual sensitivity combined with a **Medium/Small** magnitude of visual change during construction through cranes and deliveries will result in a **Moderate, Adverse** visual effect.
7. Post construction the visual receptor's sensitivity would remain at **High**, the magnitude of visual change would reduce to **Small/None** resulting in **Moderate/Minor, Adverse** visual effects.
8. The proposed mitigation consists of reinforcing the hedge boundary to the Site's southern side. This would take an estimated 15 to 20 years to become effective and it would appear to thicken the existing roadside tree line in winter views and possibly close up some of the evident gaps.
9. With successful mitigation the **High** sensitivity receptors and a **Small/None** magnitude of change through the thickening of the boundary tree belt on Site there would be a **Minor, Neutral and Permanent** visual effect.

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Figure 7: Viewpoint 13 – View north from top of adjacent field in AONB looking towards Site



Longer elevated views to the north  
Route of Footpath 68W crossing centre of field

Maintenance shed roof just visible through winter tree line  
Turners Hill Road set out of sight below field edge tree line

Rising ground of field leading to higher southern side

Tree line that runs along Paddockhurst Road

Date of photography – 9/3/21  
Camera – Canon EOS 6D  
Height of lens – 1.5m  
Lens focal length – 50mm f-stop f/5.6  
No. of photographs stitched – 4  
Approximate distance to Site – 290m

## Notes

1. This is the most elevated view of the suite of views taken looking back to the Site. The elevation allows for longer views to the north to be better appreciated.
2. The open field with its crop of beet allow unrestricted views down to northern field boundary where the tree lines abuts Turners Hill Road.
3. There are no open views to the Site but the consented maintenance shed roof is visible through the tree line in winter conditions.
4. Higher construction activity such as cranes would be visible in a small portion of the wider view.
5. Visual receptors will have a **High** value as a rural footpath in the AONB and a **High** susceptibility to visual change given a lack of built development resulting in a **High** visual sensitivity.
6. The visual receptor's **High** visual sensitivity combined with a **Small** magnitude of visual change during construction through cranes will result in a **Moderate, Adverse** visual effect.
7. Post construction the visual receptor's sensitivity would remain at **High**, the magnitude of visual change would reduce to **None** resulting in **No Effects** visual effects rating.
8. The proposed mitigation consists of reinforcing the hedge boundary to the Site's southern side. This would take an estimated 15 to 20 years to become effective and it would appear to thicken the existing roadside tree line in winter views and prevent sight in winter to the maintenance shed roof.
9. With successful mitigation the **High** sensitivity receptors and a **Small** magnitude of change through the thickening of the tree belt there would be a **Moderate, Neutral and Permanent** visual effect.



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# Figure 7: Viewpoint 14 – View east from Footpath 70W across cricket pitch towards Site



Route of footpath skirts wood Withypitts Dahlia Nursery behind photographer	Existing pavilions at Tulleys Farm Tree line picks out route of Turners Hill Road	Cricket square set to north of pavilion Maintenance shed roof on Site just visible	Cricket pavilion with store to rear Sports field and beet field combine to create sense of a larger open space	Wood-like fringe around larger open fields
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Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/4  
 No. of photographs stitched – 4  
 Approximate distance to Site – 360m

## Notes

1. This view taken from Footpath 70W takes in an area of open grass, a cricket pitch with pavilion and the wider open field of the beet field in viewpoints 12, 12a and 13.
2. The open grass area to the foreground of the photograph may be a second cricket pitch or practice area but it does not appear in active agricultural use.
3. The prepared Turners Hill Cricket Club’s cricket square and pitch lies to the north of the pavilion and it was being rolled on the day of the survey.
4. The combination of the two pitch areas and the beet field make a larger open area than is typical for the High Weald area but it is still fringed with apparent woodland and tree lines.
5. The pavilions at Tulleys Farm are visible in this winter scene and so is the roof of the consented maintenance shed on Site. The back actor of the excavator on site on the day of the visit was also visible but not the rest of the construction vehicles.
6. Visual receptors will have a **High** value as a rural footpath in the AONB and a **Medium** susceptibility to visual change with some built development present resulting in a **Medium/High** visual sensitivity.
7. The visual receptor’s **Medium/High** visual sensitivity combined with a **Small** magnitude of visual change during construction through cranes will result in a **Moderate/Minor, Adverse** visual effect.
8. Post construction the visual receptor’s sensitivity would remain at **High**, the magnitude of visual change would reduce to **None** resulting in **No Effects** visual effects rating.
9. The proposed mitigation consists of reinforcing the hedge boundary to the Site’s southern side. This would take an estimated 15 to 20 years to become effective and it would appear to thicken the existing roadside tree line in winter views and prevent sight in winter to the maintenance shed roof.
10. With successful mitigation the **Medium/High** sensitivity receptors and a **Small** magnitude of change through the thickening of the tree belt there would be a **Moderate/Minor, Neutral and Permanent** visual effect.



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# Figure 7: Viewpoint 15 – View east from junction of Footpath 70W and Turners Hill Road



Grass verge with Tulleys Farm hedge set on bank      Bus stop labelled as Maize Maze      Exit from Tulleys Farm car park      Raised back actor of excavator on Site      Bank with trees down from cricket field

Turners Hill Road heading towards Turners Hill

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 3  
 Approximate distance to Site – 215m

## Notes

1. This is the view that greets walkers as they leave the High Weald AONB and meet Turners Hill Road.
2. Looking east the westerly of the two car park exits for Tulleys Farm car park can be seen still with exit signs fixed unlike the other eastern access (viewpoint 11).
3. The bus stop is labelled as the Maize Maze on the actual sign suggesting one of the seasonal visitor attractions at Tulleys Farm.
4. The verge appears different at this stretch next to Tulleys Farm with the wider grass verge and the hedge planted on a bank top. It appears to have been formed to create visibility splays for people leaving the Tulleys Farm access and the associated car parks. The hedge is pruned to a 'tidier' appearance than most in the area and is devoid of more mature trees.
5. Visual receptors will have a **High** value as they have just come out of the AONB landscape and a **Medium** susceptibility given the road corridor leading to a **Medium/High** visual sensitivity.
6. The visual receptor's **Medium/High** visual sensitivity combined with a **Small** magnitude of visual change during construction will result in a **Moderate/Minor, Adverse** visual effect rating.
7. Post construction the visual receptor's sensitivity would remain at **Medium/High**, the visible magnitude of change at the Site would be **None** resulting in a **No Effect** rating.
8. The mitigation proposed for this western end of the Site would consist of a woodland copse planted between the maintenance shed and the field access gate. Depending on the size of the plant material this is anticipated to take 10 to 15 years to be effective at this distance.
9. With the mitigation planting in place the visual receptor's **Medium/High** visual sensitivity combined with a **Small** magnitude of visual change arising from the new woodland copse will result in a **Moderate/Minor, Neutral and Permanent** visual effect


		
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Figure 7: Viewpoint 16 – View south east from Footpath 71W at Tulleys Farm towards Site



Woodland set in front of view to crematorium building	Tulleys Farm event car park positioned beyond hedge line	Seasonal event buildings set beyond hedgeline	Wooded tree line marks Turners Hill Road
Ploughed field is the location of the annual Maize Maze	Recent deer fencing erected – possibly temporary in nature to protect maize	Fuller more pruned uniform hedge to Tulleys Farm	

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – 335m

## Notes

1. This view is taken from the farm complex of permanent farm buildings that is the original Tulleys Farm. Footpath 71W runs along the road access down to the original farm.
2. The view towards Site is across the immediate arable field, the hedgerow field boundary and the Tulleys Farm seasonal event area and car park.
3. The Site is not currently evident in this view in either winter or summer conditions.
4. There are two overhead power lines running across the view.
5. Visual receptors will have a **Medium/High** value as leisure route in a rural setting and a **Medium** susceptibility given existing development resulting in a **Medium** visual sensitivity.
6. The visual receptor's **Medium** visual sensitivity combined with a **Small/None** magnitude of visual change during construction will result in a **Minor, Adverse** visual effect.
7. Post construction the visual receptor's sensitivity would remain at **Medium**, the magnitude of change from the proposals would be **None** resulting in **No Effects** rating visual effects.
8. The mitigation of woodland planting on Site set beyond the seasonal events car park with **Medium** visual sensitivity and a **Small/None** magnitude of change there would be a **Minor, Neutral and Permanent** visual effect.



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# Figure 7: Viewpoint 17 – View south from Footpath 71W beyond Tulleys Farm



Rolling arable fields set to north of woods

Deciduous woods screen view to Site

Footpath 71W follows route of track up through woods

Further woods that the track runs through leading to Hundred Acres wood

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – 415m

## Notes

1. Footpath 71W after passing Tulleys Farm runs through a mature section or woodland combined with open views across rolling arable fields.
2. This crest of the rolling hill forms the northern upper part of the valley with the Site located on the falling slopes of the south side of the valley.
3. The blue arrow denotes the approximate extent of the Site set behind the woodland.
4. The route and views are attractive and there is no sight back to the consented or proposed works at the Site.
5. Visual receptors will have a **High** value as footpath is used recreationally in an attractive location and a **High** susceptibility to built form resulting in a **High** visual sensitivity.
6. The visual receptor's **High** visual sensitivity combined with a **None** magnitude of visual change during construction, post construction and with mitigation will result in a **No Effects** visual effect rating.



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# Figure 7: Viewpoint 18 – View from Footpath 73W near to Miswells Reservoir



Foreground of small rolling pasture field  
 Small woodland blocks around large garden of Miswells Cottage  
 Mid-ground of further rolling pasture field  
 Intervening hedge and tree lines restrict length of views  
 Covered reservoir and service buildings  
 Woodland that Footpath 71W runs through as pictured on Viewpoint 17

Date of photography – 9/3/21  
 Camera – Canon EOS 6D  
 Height of lens – 1.5m  
 Lens focal length – 50mm f-stop f/5.6  
 No. of photographs stitched – 4  
 Approximate distance to Site – 330m

## Notes

1. This view is from Footpath 73W after passing by Miswells Cottage and approaching Southern Water’s Miswells Reservoir.
2. It illustrates the rolling nature of the local topography well and how long views are broken up from this area by intervening hedge and tree lines.
3. A combination of the ground form with existing woodland prevents any views back to the Site from this location.
4. The estimated position of the Site is indicated by the blue horizontal arrow.
5. Visual receptors will have a **Medium/High** value as the footpath is used recreationally in a rural area and a **Medium** susceptibility to built form given nearby cottage and reservoir buildings resulting in a **Medium** visual sensitivity.
6. The visual receptor’s **Medium** visual sensitivity combined with a **None** magnitude of visual change during construction, post construction and with mitigation will result in a **No Effects** visual effect rating.



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