

Proposed development for new houses at Clays Field,
Steyping, West Sussex

Appendix 1 Viewpoints 1 to 17 Baseline

hla 261 R02

For Client: DMH

By N Harper BA DipLA CMLI
July 2018 (re-issued 01-11-19)



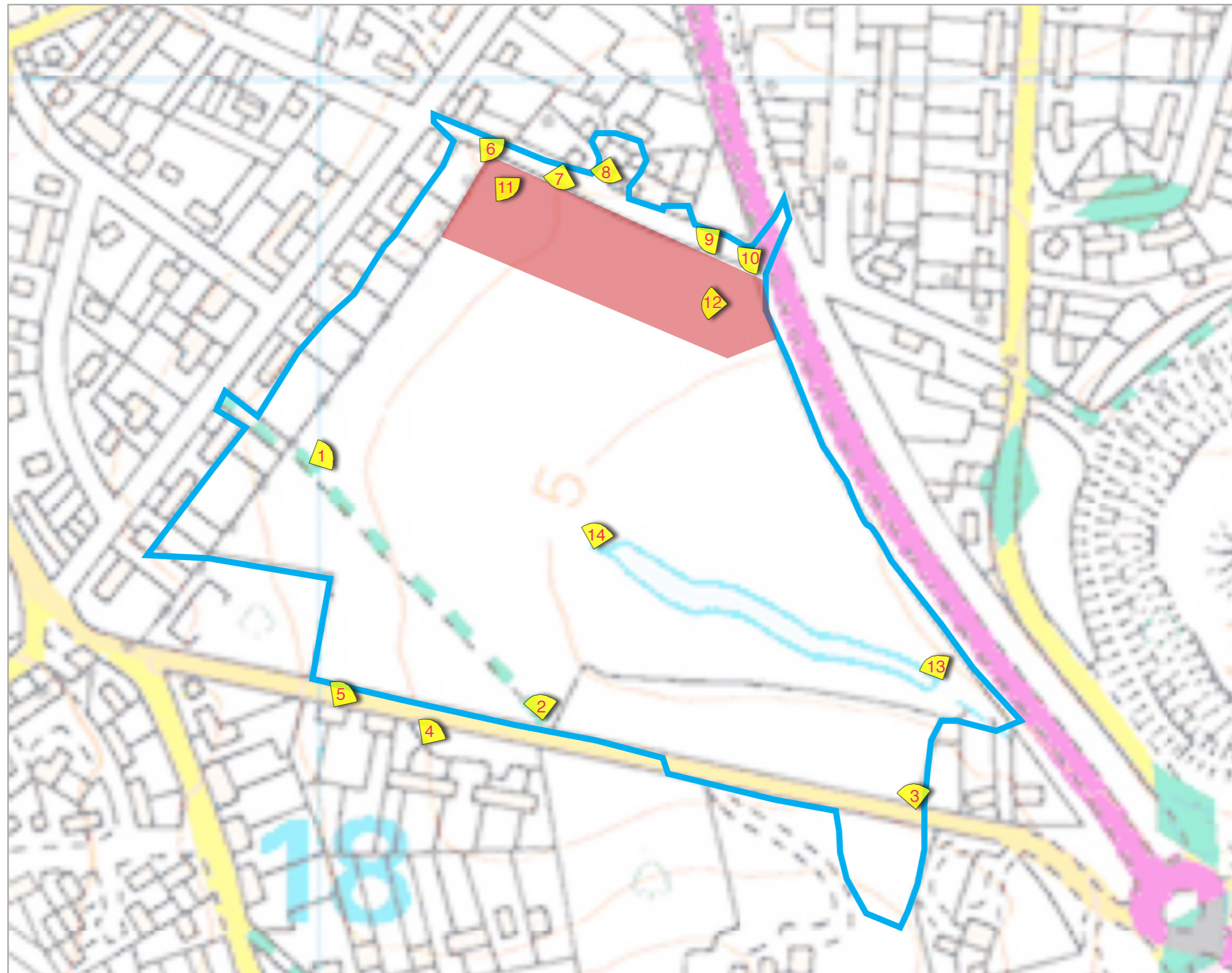
Harper Landscape Architecture LLP
a: 110 ashburnham road, hastings, east sussex tn35 5lj p: 01424 442842 m: 07985 732311 e: nickhla@btinternet.com
www.harperlandscapearchitecture.co.uk
Partnership no OC392053

**Landscape
Institute**
Registered practice

Contents

- 1.0 Viewpoints plan
- 2.0 Viewpoints 1 to 17





Key





-  Site
-  Zone of Theoretical Visibility (ZTV)
-  Viewpoint
-  Occasional, glimpsed, views from South Downs ridge line

Figure 1 Location Plan - Near and Medium distance Viewpoints

0 ■■■■■ 100m



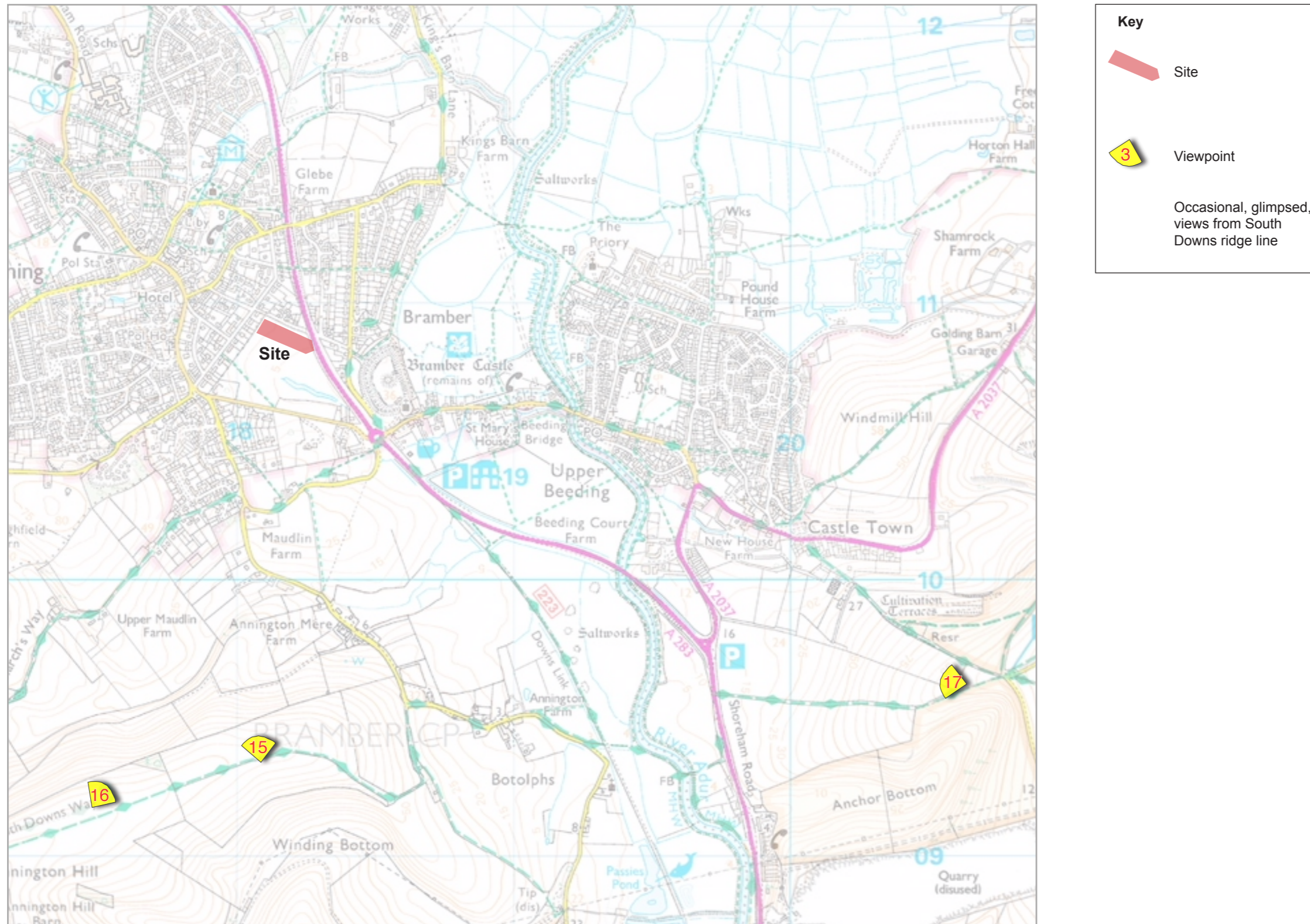


Figure 2 Location Plan - Long distance Viewpoints



2.0 Viewpoints 1 to 17

- 2.01 This Appendix is to be read in conjunction with the LVIA, hla 261 R01, prepared by hla. It includes each of the 17 Viewpoints, describing the existing view, the Sensitivity, and the impact judgements as a result of the development and after mitigation. The results are summarised on Table 5 of the LVIA.
- 2.02 The Site was visited on the 25th May 2018 (when the Viewpoint photographs were taken and when the weather allowed clear views and trees were in leaf). Views were selected to represent the most likely and most sensitive places where the development might be seen from.
- 2.03 This Appendix reviews the Visual Impacts that could arise as a result of the proposals put forward.
- NB 2019 comment: This Appendix would have supported a full LVIA which was partially completed and neither were formally issued at the time of their production



2.1 Viewpoint 1



2.1 Viewpoint 1 see Figures 1 and 2

2.11 *Location:* From PRow (2728) south west of Goring Road, 150m south of new development.
GPS ref: Lat 50.8845, Long -0.3240.

2.12 *Photographic Height:* 11m AOD (plus 1.5m photographers view).

2.13 *Sensitivity of Receptors:* **Medium** (open space).





2.2 Viewpoint 2

2.2 Viewpoint 2, see Figures 1 and 2

2.21 *Location:* From private publicly permissible open space looking towards Castle Lane, 200m south of new development.
GPS ref: Lat 50.8838, Long -0.3227.

2.22 *Photographic Height:* 7m AOD (plus 1.5m photographers view).

2.23 *Sensitivity of Receptors:* **Medium** (open space)



2.3 Viewpoint 3



2.3 Viewpoint 3 see Figures 1 and 2

2.31 *Location:* From pavement south side of Clays Hill, 300m south east of new development.
GPS ref: Lat 50.8823, Long -0.3199.

2.32 *Photographic Height:* 6m AOD (plus 1.5m photographers view).

2.33 *Sensitivity of Receptors:* **Low to Medium** (views across busy Clays Hill towards open space).



2.4 Viewpoint 4 see Figures 1 and 2

2.41 *Location:* From pavement south side and outside 3 Clays Hill, 270m south of new development.
GPS ref: Lat 50.8831, Long -0.3231.

2.42 *Photographic Height:* 5m AOD (plus 1.5m photographers view).

2.43 *Sensitivity of Receptors:* **Low** to **Medium** (views across busy Clays Hill towards open space).



2.4 Viewpoint 4





2.5 Viewpoint 5

- 2.5 Viewpoint 5, see Figures 1 and 2
- 2.51 *Location:* From outside 1 Clays Hill (Hill View B and B), 270m south of new development.
GPS ref: Lat 50.8832, Long -0.3241.
- 2.52 *Photographic Height:* 8m AOD (plus 1.5m photographers view).
- 2.53 *Sensitivity of Receptors:* **Low to Medium** (views across Clays Hill towards open space).





2.6 Viewpoint 6

- 2.6 Viewpoint 6, see Figures 1 and 2
- 2.61 *Location:* From Castle Lane between gardens of 31 and 33 Goring Road, 10m north of the new development.
GPS ref: Lat 50.8862, Long -0.3227.
- 2.62 *Photographic Height:* 10m AOD (plus 1.5m photographers view).
- 2.63 *Sensitivity of Receptors:* **Low to Medium** (views along Castle Lane towards open space).



2.7 Viewpoint 7



2.7 Viewpoint 7 see Figures 1 and 2

2.71 *Location:* From Castle Lane, 10m north of new development.
GPS ref: Lat 50.8858, Long -0.3219.

2.72 *Photographic Height:* 12m AOD (plus 1.5m photographers view).

2.73 *Sensitivity of Receptors:* **Low to Medium** (views along Castle Lane towards open space).





2.8 Viewpoint 8

2.8 Viewpoint 8, see Figures 1 and 2

2.81 *Location:* From cul de sac spurring off Castle Lane, 20m south of new development.
GPS ref: Lat 50.8859, Long -0.3215.

2.82 *Photographic Height:* 11m AOD (plus 1.5m photographers view).

2.83 *Sensitivity of Receptors:* **Low** to **Medium** (views across Castle Lane towards open space).



2.9 Viewpoint 9



2.9 Viewpoint 9 see Figures 1 and 2

2.91 *Location:* From pavement south side of Clays Hill, 10m north of new development.
GPS ref: Lat 50.8856, Long -0.3206.

2.92 *Photographic Height:* 7m AOD (plus 1.5m photographers view).

2.93 *Sensitivity of Receptors:* **Low to Medium** (views across Castle Lane towards open space).



2.10 Viewpoint 10 see Figures 1 and 2

2.101 *Location:* From pavement west side of De Braose Way (A283), 30m north east of new development.
GPS ref: Lat 50.8854, Long -0.3201.

2.102 *Photographic Height:* 5m AOD (plus 1.5m photographers view).

2.103 *Sensitivity of Receptors:* **Low to Medium** (views from busy A283).



2.10 Viewpoint 10





2.11 Viewpoint 11

2.11 Viewpoint 11, see Figures 1 and 2

2.111 *Location:* From private permissible open space in Claysfield north end of Castle Lane.
GPS ref: Lat 50.8859, Long -0.3224.

2.112 *Photographic Height:* 12m AOD (plus 1.5m photographers view).

2.113 *Sensitivity of Receptors:* **Medium** (from open space)





2.12 Viewpoint 12

2.12 Viewpoint 12, see Figures 1 and 2

2.121 *Location:* From private permissible open space in Claysfield, east end of Castle Lane.
GPS ref: Lat 50.8853, Long -0.3211.

2.122 *Photographic Height:* 4m AOD (plus 1.5m photographers view).

2.123 Sensitivity of Receptors: **Medium** (from open space).





2.13 Viewpoint 13

2.13 Viewpoint 13, see Figures 1 and 2

2.131 *Location:* From Claysfield, east end of pond, 280m south east of new development.
GPS ref: Lat 50.8832, Long -0.3241.

2.132 *Photographic Height:* 4m AOD (plus 1.5m photographers view).

2.133 *Sensitivity of Receptors:* **Medium** (from open space)





2.14 Viewpoint 14

2.14 Viewpoint 14, see Figures 1 and 2

2.141 *Location:* From Claysfield, west end of pond, 150m south of new development.
GPS ref: Lat 50.8858, Long -0.3232.

2.142 *Photographic Height:* 10m AOD (plus 1.5m photographers view).

2.143 Sensitivity of Receptors: **Medium** (from open space).





2.15 Viewpoint 15

2.15 Viewpoint 15, see Figures 1 and 2

2.151 *Location:* From South Downs Way in the National park (north of Winding Bottom), 1.5km south of new development.
GPS ref: Lat 50.8718, Long -0.3221.

2.152 *Photographic Height:* 90m AOD (plus 1.5m photographers view).

2.153 Sensitivity of Receptors: **High** (From National Park PRoW looking across Low Weald).



2.16 Viewpoint 16



2.16 Viewpoint 16, see Figures 1 and 2

2.161 *Location:* From South Downs Way in the National park (north of Winding Bottom), 1.6km south west of new development.
GPS ref: Lat 50.8832, Long -0.3241.

2.162 *Photographic Height:* 4m AOD (plus 1.5m photographers view).

2.163 *Sensitivity of Receptors:* **High** (From National Park PRoW looking across Low Weald).



2.17 Viewpoint 17



2.17 Viewpoint 17, see Figures 1 and 2

2.171 *Location:* From South Downs Way in the National park (west of Beeding Hill) 2.7km south east of new development. GPS ref: Lat 50.8858, Long -0.3232.

2.172 *Photographic Height:* 10m AOD (plus 1.5m photographers view).

2.173 *Sensitivity of Receptors:* **High** (From National Park PRoW looking across Low Weald).

