



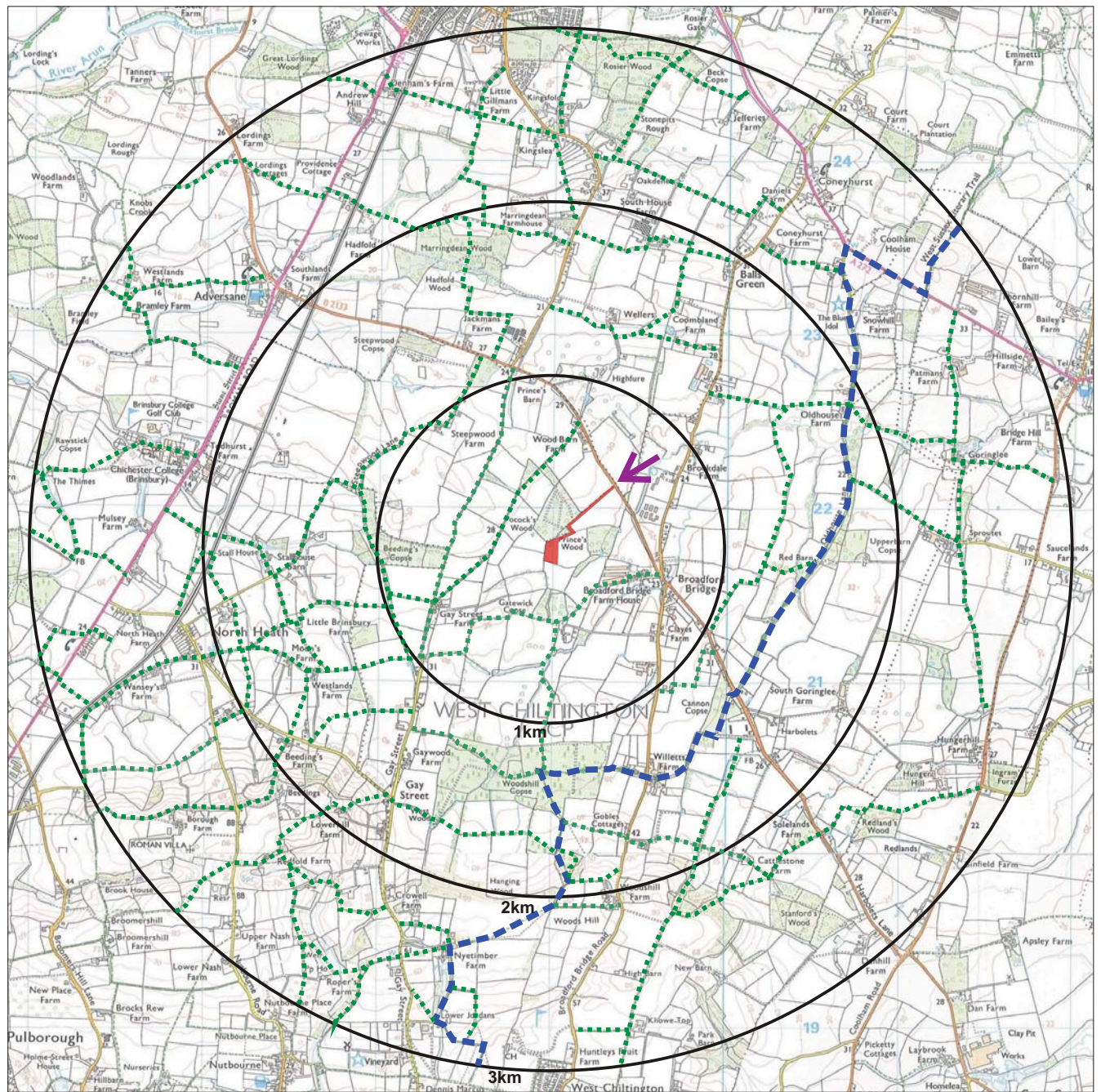


KEY

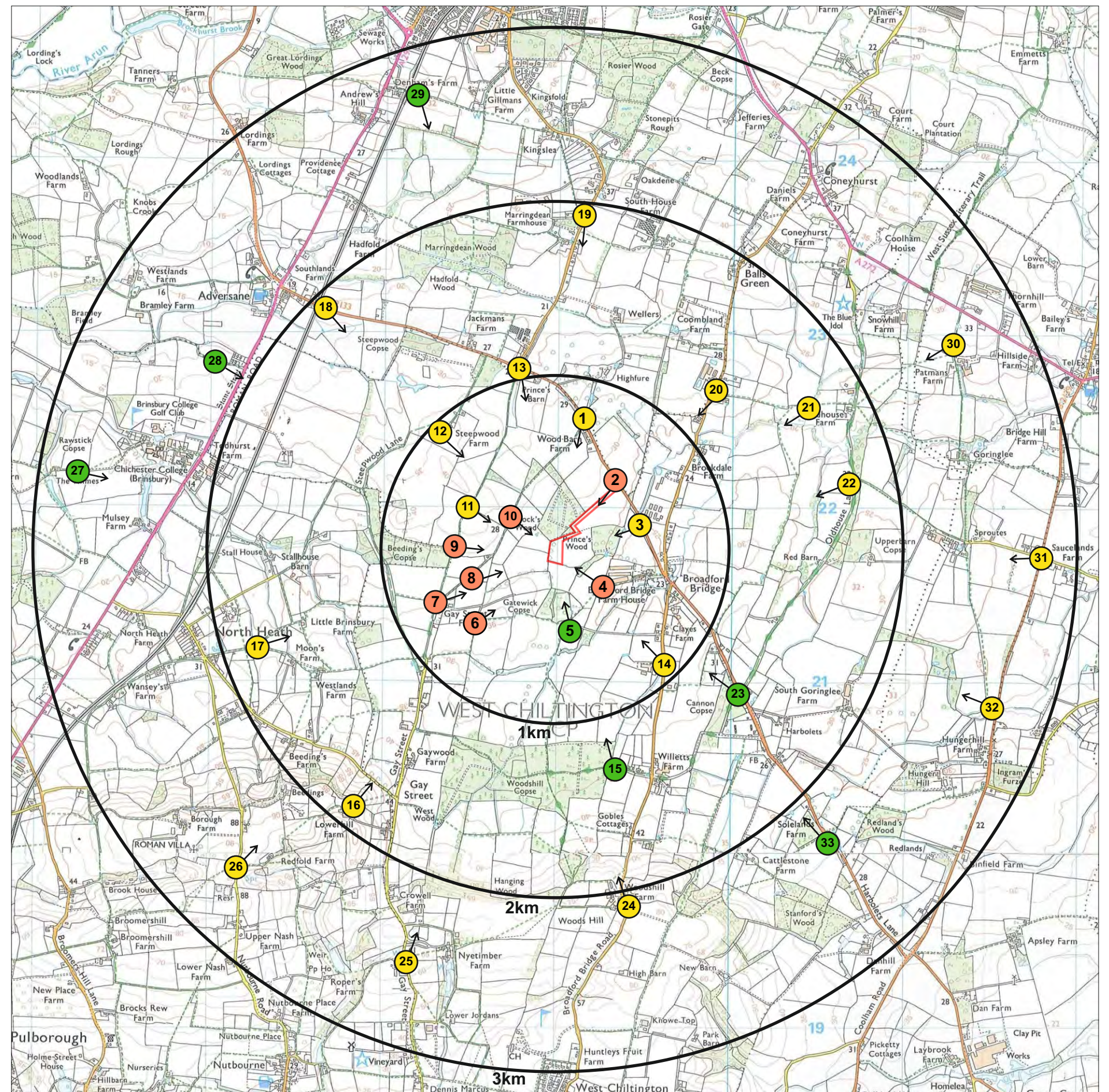
-  Application site boundary
-  Public Right of Way
-  National West Sussex Literary Trail
-  Access point for site



project: **Land at Wood Barn Farm, Broadford Bridge**
drawing title: **Access and Public Rights of Way**
drawing no: **Figure 7**
date: **November 2011**

KEY:

- 10 Site and rig fully visible from viewpoint
- 9 Site and rig partially visible from viewpoint
- 20 Rig only visible from viewpoint
- 27 Site and rig not visible from viewpoint



project: **Land at Wood Barn Farm, Broadford Bridge**
drawing title: **Viewpoint Locations**
drawing no: **Figure 8**
date: **February 2012**



Viewpoint 1 (looking southwest 0.75km from site) at the entrance to Wood Barn Farm. Site ground plane and surrounding vegetation are not visible due to distance and intervening vegetation.



Viewpoint 2 (looking southwest 0.5km from site) On the B2133 road. View along proposed access track. Glimpses of site are minimal due to intervening and surrounding vegetation.



Viewpoint 3 (looking west 0.5km from site) From the B2133. Route of proposed track visible. Glimpses of site are minimal due to intervening and surrounding vegetation.



Viewpoint 4 (looking northwest 0.3km from site) From public footpath at Broadford Bridge Farm House to site. No clear views of site ground plane, but upper sections of site boundary vegetation visible.



Viewpoint 5 (looking north 0.45km from site) From the public footpath. All views of surrounding land to the north including the site are obscured by the immediate vegetation.



Viewpoint 6 (looking northeast 0.35km from site) From public footpath. Views of surrounding landscape including the site are partially obscured by the immediate field boundary vegetation



Viewpoint 7 (looking northeast 0.75km from site) From public footpath at Gay Street Farm. Site ground plane not visible, but upper sections of site vegetation form the skyline.



Viewpoint 8 (looking northeast 0.5km from site) From public footpath. Site ground plane not visible, but upper sections of site vegetation form the skyline.



Viewpoint 9 (looking west 0.6km from site) From the public footpath to east of Beeding's Copse. Site ground plane not visible, but upper sections of boundary vegetation can be glimpsed.



Viewpoint 10 (looking south east 0.3km from site) From public footpath. Site ground plane not visible, but upper sections of site boundary vegetation form the skyline.



Viewpoint 11 (looking south east 0.55km from site) From public footpath. Site ground plane not visible due to rolling landform and glimpses of site boundary vegetation are indiscernible.



Viewpoint 12 (looking southeast 1km from site) From public footpath at Steepwood Farm. Site ground plane and boundary vegetation not visible due to rolling landform and intervening vegetation



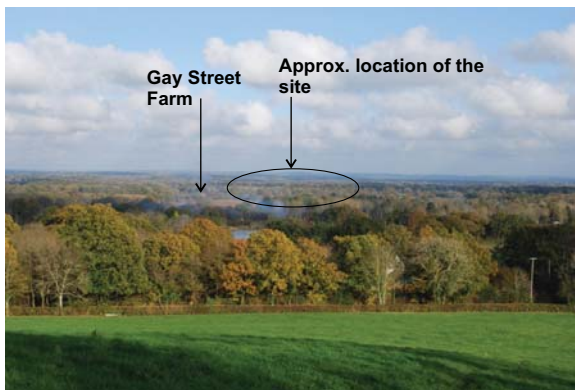
Viewpoint 13 (looking south 1km from site) From road junction with public footpath. Site not visible due to immediate vegetation



Viewpoint 14 (looking north west 0.9km from site) From Broadford Bridge Road, site not visible due to immediate development and vegetation.



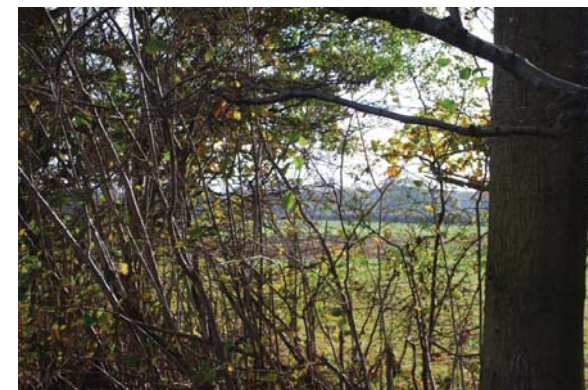
Viewpoint 15 (looking north 1.4km from site) From national trail. Site not visible due to intervening vegetation.



Viewpoint 16 (looking northeast 1.8km from site) From footpath passing Lowerhill Farm. Gay Street Farm can be glimpsed and upper sections of site boundary vegetation visible though indiscernible at distance.



Viewpoint 17 (looking northeast 1.8km from site) From footpath looking northeast towards the site. Site not visible due to intervening vegetation.



Viewpoint 18 (looking southeast 1.9km from site) From road running over with railway track. Site not visible due to distance and intervening vegetation.



Viewpoint 19 (looking south 2km from site) From junction of road and footpath. Site not visible due to distance and intervening vegetation.



Viewpoint 20 (looking southwest 1.3km from site) From road junction with footpath. Site not visible due to intervening vegetation.



Viewpoint 21 (looking southwest 1.6km from site) From footpath at Oldhouses Farm. Site not visible due to distance and intervening vegetation.



Viewpoint 22 (looking west 1.7km from site) From West Sussex Literary Trail junction with footpath. Site not visible due to distance and intervening vegetation.



Viewpoint 23 (looking northwest 1.3km from site) From West Sussex Literary Trail near Cannon Copse. Site not visible due to immediate vegetation.



Viewpoint 24 (looking north 2.2km from site) From Badgers Wood Stud. Any available views of site boundary vegetation are indiscernible due to distance.



Viewpoint 25 (looking northeast 2.5km from site) From footpath adjacent to Nyetimber Farm. Site not visible due to distance and intervening vegetation.



Viewpoint 26 (looking northeast 2.6km from site) From footpath outside Redfold Farm. Site not visible due to landform, distance and intervening vegetation.



Viewpoint 27 (looking east 2.8km from site) From footpath adjacent to The Thimes. Site not visible due to distance and immediate intervening vegetation.



Viewpoint 28 (looking southeast 2.2km from site) From footpath and junction with Stane Street. Site not visible due to distance and intervening vegetation.



Viewpoint 29 (looking southeast 2.7km from site) From footpath at Denham's Farm looking southeast towards the site. Site not visible due to distance, landform and intervening vegetation.



Viewpoint 30 (looking southwest 2.5km from site) From footpath at Patman's Farm. Site not visible due to distance and intervening vegetation.



Viewpoint 31 (looking west 2.8km from site) From road Junction at Saucelands Farm. Site not visible due to distance and intervening vegetation.



Viewpoint 32 (looking northwest 2.6km from site) From footpath outside Hungerhill Farm. Site not visible due to distance and intervening vegetation.



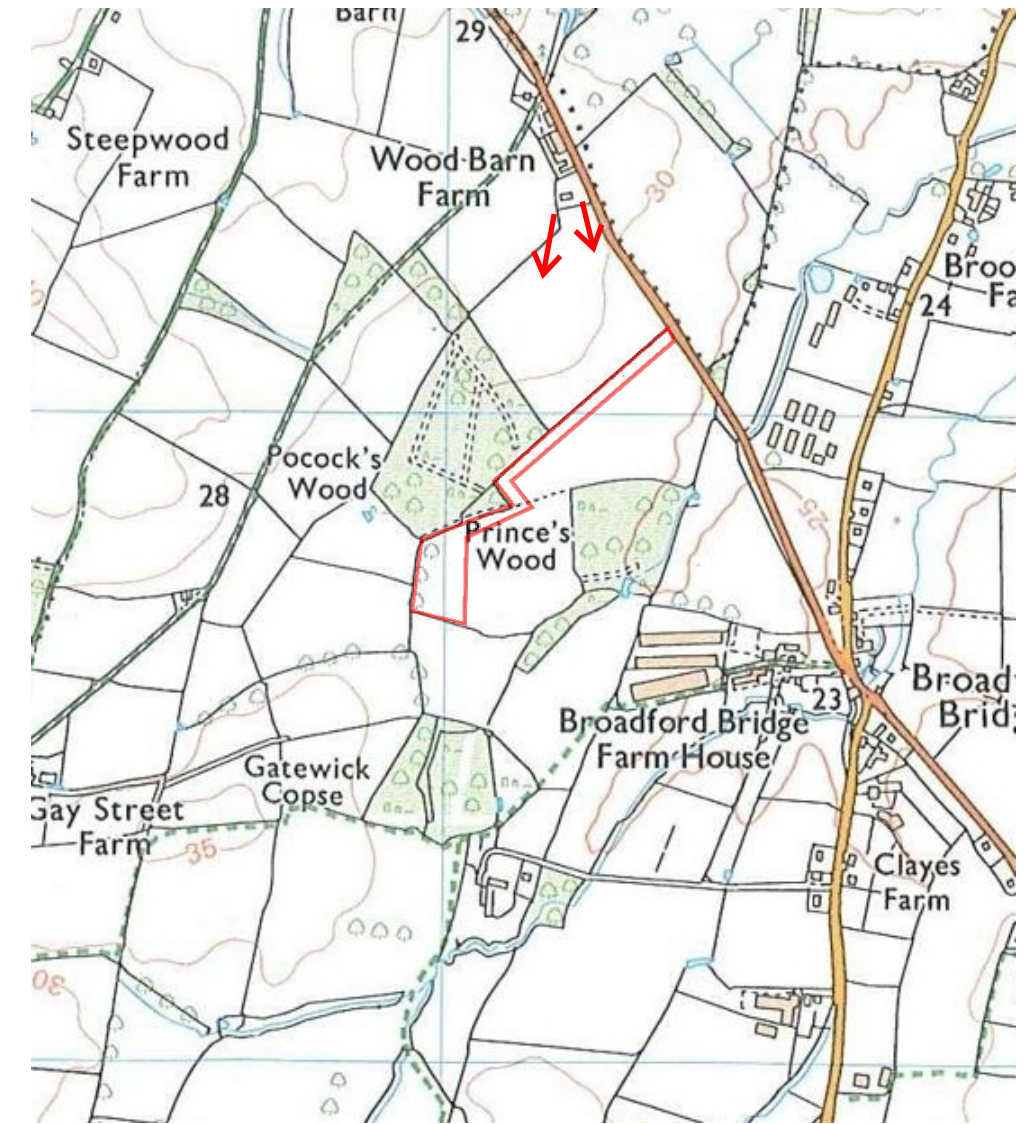
Viewpoint 33 (looking northwest 2.4km from site) From footpath at Solelands Farm. Site not visible due to distance and intervening vegetation.



Panorama from corner of garden of closest neighbouring property to the north east garden looking southwest towards the site



Panorama from corner of garden of closest neighbouring property to the north east garden looking south towards the route of access track

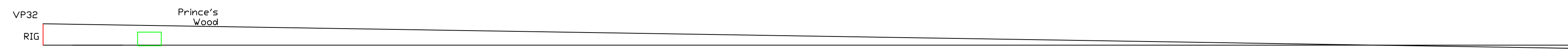
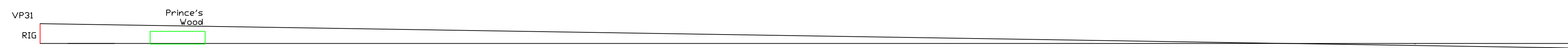
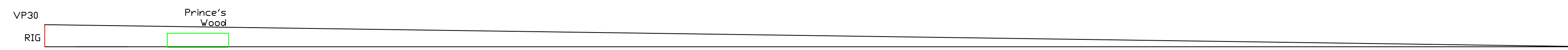
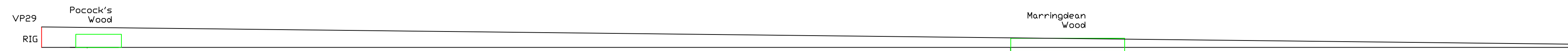
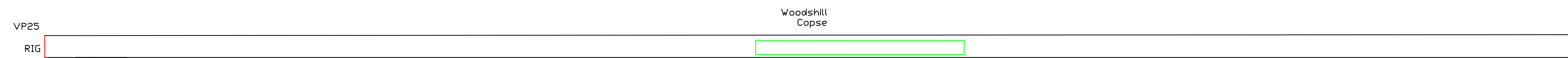
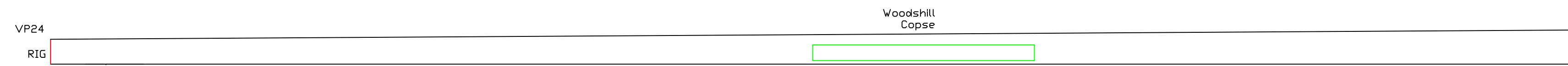
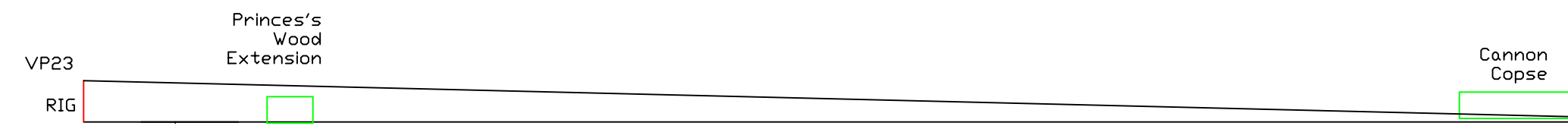
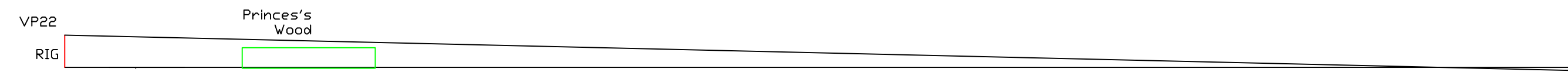
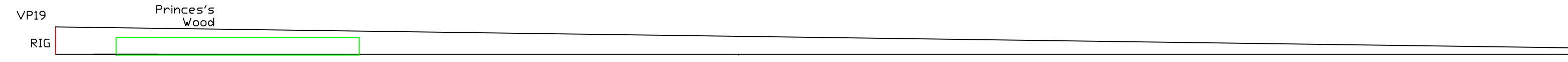
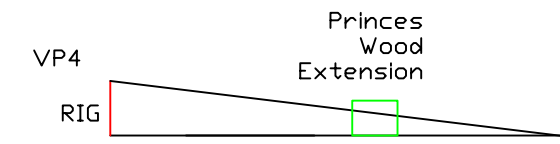
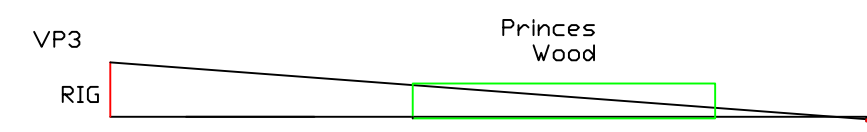
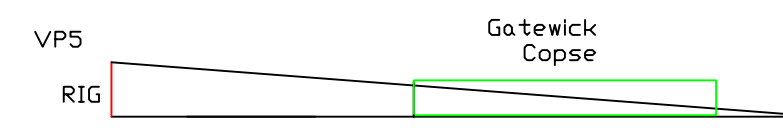
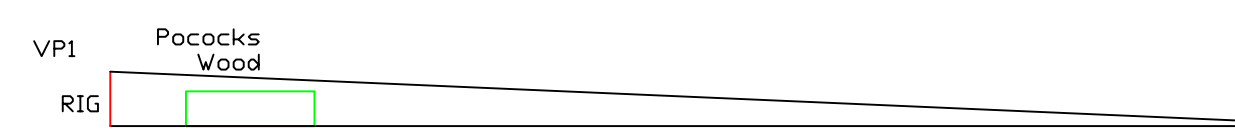


Location of views

0m

1km





revision	date	by	notes
P02	07.02.12	RB	Sections amended to show 30m height 4g

drawing notes	© Copyright reserved Do not scale from this drawing Figure dimensions only to be taken from this drawing All dimensions to be checked on site		
purpose of issue	LVIA		
project	Wood Barn Farm, Broadford Bridge		
drawing title	Figure 14: Rig visibility		
drawing no.	1377-001	P02	
scale	1:500 @ A1	date	05.01.12
drawn by	RB	checked by	-



Figure 15: Landscape Effects Assessment

Phase 1: During construction	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Land use	MEDIUM	HIGH: Loss of agricultural land and strip of soils	Major / Moderate adverse	Careful storage of soils for re-use	Moderate adverse
Topography	MEDIUM	LOW: Minor change to site levels due to bunding and ditching	Moderate / minor adverse	none	Moderate / minor adverse
Access	LOW	NONE: Not affected	Nil	none	NIL
Vegetation	HIGH	LOW: Some encroachment on root protection zones; loss of vegetation at access point	Moderate adverse	Additional hedge planting; use of no dig construction at access point	Minor adverse
Landscape character	MEDIUM	HIGH: Introduction of features not characteristic in landscape, introduction of minor earthworks, loss of vegetation	Major / Moderate adverse	Strengthening of hedgerow network	Moderate adverse
Historic landscape character	HIGH	MEDIUM: Loss of historic character through change in land use	Major / moderate adverse	Proposals lie within existing field patterns	Moderate adverse

Phase 2: During mobilisation and drilling	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Land use	MEDIUM	HIGH: Loss of agricultural land	Major / Moderate adverse	Careful storage of soils for re-use	Moderate adverse
Topography	MEDIUM	LOW: Minor change to site levels due to bunding	Moderate / minor adverse	none	Moderate / minor adverse
Access	LOW	NONE: Not affected	Nil	none	NIL
Vegetation	HIGH	LOW: Some encroachment on root protection zones; loss of vegetation at access point	Moderate adverse	Additional hedge planting; use of no dig construction at access point	Minor adverse
Landscape character	MEDIUM	HIGH: Introduction of features not characteristic in landscape, introduction of minor earthworks, loss of vegetation	Major / Moderate adverse	Strengthening of hedgerow network	Moderate adverse
Historic landscape character	HIGH	MEDIUM: Loss of historic character through change in land use	Major / moderate adverse	Proposals lie within existing field patterns	Moderate adverse

Phase 3b: During testing	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Land use	MEDIUM	HIGH: Loss of agricultural land	Major / Moderate adverse	Careful storage of soils for re-use	Major / Moderate adverse
Topography	MEDIUM	LOW: Minor change to site levels due to bunding	Moderate / minor adverse	none	Moderate / minor adverse
Access	LOW	NONE: Not affected	Nil	none	NIL
Vegetation	HIGH	LOW: Some encroachment on root protection zones; loss of vegetation at access point	Moderate adverse	Additional hedge planting; use of no dig construction at access point	Minor adverse
Landscape character	MEDIUM	HIGH: Introduction of features (some temporary) not characteristic in landscape, introduction of minor earthworks, loss of vegetation	Major / Moderate adverse	Strengthening of hedgerow network	Moderate adverse
Historic landscape character	HIGH	MEDIUM: Loss of historic character through change in land use	Major / moderate adverse	Proposals lie within existing field patterns	Moderate adverse

Phase 4a: During restoration	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Land use	MEDIUM	LOW: restoration of agricultural land	Moderate / minor adverse reducing to nil	Re-use of existing soils	Minor adverse reducing to nil
Topography	MEDIUM	LOW: Restoration of site levels	Moderate / minor adverse reducing to nil	none	Moderate / minor adverse reducing to nil
Access	LOW	NONE: Not affected	Nil	none	NIL
Vegetation	HIGH	LOW: Some encroachment on root protection zones; loss of vegetation at access point	Moderate adverse	Additional hedge planting; use and subsequent removal of no dig construction at access point	Minor adverse
Landscape character	MEDIUM	LOW: Removal of features not characteristic in landscape	Moderate / minor adverse reducing to nil	Strengthening of hedgerow network	Minor beneficial
Historic landscape character	HIGH	LOW: Removal of features not characteristic of historic landscape pattern	Moderate adverse reducing to nil	Strengthening of field patterns through strengthening of hedgerow network	Minor beneficial

Phase 4b: During retention	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Land use	MEDIUM	HIGH: Loss of agricultural land	Major / Moderate adverse	none	Major / Moderate adverse
Topography	MEDIUM	LOW: Minor change to site levels due to bunding	Moderate / minor adverse	none	Moderate / minor adverse
Access	LOW	NONE: Not affected	Nil	none	NIL
Vegetation	HIGH	LOW: Some encroachment on root protection zones; loss of vegetation at access point	Moderate adverse	Establishment of additional hedge planting	Moderate / minor adverse
Landscape character	MEDIUM	MEDIUM: Retention of features not characteristic in landscape, retention of minor earthworks	Moderate adverse	Strengthening of hedgerow network	Moderate / minor adverse
Historic landscape character	HIGH	MEDIUM: Loss of historic character through change in land use	Major / moderate adverse	Strengthening of field patterns through strengthening of hedgerow network	Moderate adverse

Figure 16: Visual Effects Assessment

Phase 1: During construction	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Close views from PROW (4,6,7,8,9,10)	HIGH	MEDIUM: Partial view through intervening vegetation of construction traffic, bunding, portacabins, access track, associated equipment, car parking, storage tanks and lighting.	Major / Moderate adverse	Bunding will provide partial screening	Moderate adverse
Close views from PROW (5,11,12)	HIGH	NIL	NIL	none	NIL
Close views from road (2)	MEDIUM	MEDIUM: Partial view through intervening vegetation of construction traffic, bunding, portacabins, access track, associated equipment, car parking, storage tanks and lighting.	Moderate adverse	Bunding will provide partial screening	Moderate / minor adverse
Close views from road (1,14)	MEDIUM	NIL	NIL	none	NIL
Middle distance views from PROW (15,16,17,21,22)	HIGH	NIL	NIL	none	NIL
Middle distance views from road (13,18,19,20,23)	MEDIUM	NIL	NIL	none	NIL
Long distance views from PROW (27,28,29,30)	HIGH	NIL	NIL	none	NIL
Views from neighbouring property to north east (fig. 13)	HIGH	MEDIUM: Partial view through intervening vegetation of construction traffic, bunding, portacabins, access track, associated equipment, car parking, storage tanks and lighting.	Major / Moderate adverse	Additional hedge planting and bunding will provide partial screening	Moderate adverse
View from SAM 1	HIGH	NIL	NIL	none	NIL
Phase 2: During mobilisation and drilling	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Close views from PROW (4,6,7,8,9,10)	HIGH	HIGH: Partial view through intervening vegetation of operational traffic, bunding, portacabins, access track, associated equipment, car parking, flare, storage tanks and lighting, lower section of drilling rig. Clear view of upper section of drilling rig. Additional lighting during operational stages.	Major adverse	Bunding will provide partial screening	Major / Moderate adverse
Close views from PROW (11,12)	HIGH	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate adverse	none	Moderate adverse
Close views from PROW (5)	HIGH	NIL	NIL	none	NIL
Close views from road (2)	MEDIUM	HIGH: Partial view through intervening vegetation of operational traffic, bunding, portacabins, access track, associated equipment, car parking, flare, storage tanks and lighting, lower section of drilling rig. Clear view of upper section of drilling rig. Additional lighting during operational stages.	Major / Moderate adverse	Bunding will provide partial screening	Moderate adverse
Close views from road (1,14)	MEDIUM	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate / minor adverse	none	Moderate / minor adverse
Middle distance views from PROW (16,17,21,22)	HIGH	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate adverse	none	Moderate adverse
Middle distance views from PROW (15)	HIGH	NIL	NIL	none	NIL
Middle distance views from road (13,18,19,20)	MEDIUM	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate / minor adverse	none	Moderate / minor adverse
Middle distance views from road (23)	MEDIUM	NIL	NIL	none	NIL
Long distance views from PROW (30)	HIGH	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate adverse	none	Moderate adverse
Long distance views from PROW (27,28,29)	HIGH	NIL	NIL	none	NIL
Long distance views from road (24,25,26,31,32)	MEDIUM	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate / minor adverse	none	Moderate / minor adverse
Long distance views from road (33)	MEDIUM	NIL	NIL	none	NIL
Views from neighbouring property to north east (fig. 13)	HIGH	HIGH: Partial view through intervening vegetation of operational traffic, bunding, portacabins, access track, associated equipment, car parking, flare, storage tanks and lighting, lower section of drilling rig. Clear view of upper section of drilling rig. Additional lighting during operational stages.	Major adverse	Additional hedge planting and bunding will provide partial screening	Major / Moderate adverse
View from SAM 1	HIGH	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate adverse	none	Moderate adverse

Land at Wood Barn Farm
Effects assessment tables

Phase 3b: During testing	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Close views from PROW (4,6,7,8,9,10)	HIGH	HIGH: Partial view through intervening vegetation of operational traffic, bunding, portacabins, access track, associated equipment, car parking, flare, storage tanks and lighting, lower section of drilling rig. Clear view of upper section of drilling rig. Additional lighting during operational stages.	Major adverse	Bunding will provide partial screening	Major / Moderate adverse
Close views from PROW (11,12)	HIGH	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate adverse	none	Moderate adverse
Close views from PROW (5)	HIGH	NIL	NIL	none	NIL
Close views from road (2)	MEDIUM	HIGH: Partial view through intervening vegetation of operational traffic, bunding, portacabins, access track, associated equipment, car parking, flare, storage tanks and lighting, lower section of drilling rig. Clear view of upper section of drilling rig. Additional lighting during operational stages.	Major / Moderate adverse	Bunding will provide partial screening	Moderate adverse
Close views from road (1,14)	MEDIUM	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate / minor adverse	none	Moderate / minor adverse
Middle distance views from PROW (16,17,21,22)	HIGH	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate adverse	none	Moderate adverse
Middle distance views from PROW (15)	HIGH	NIL	NIL	none	NIL
Middle distance views from road (13,18,19,20)	MEDIUM	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate / minor adverse	none	Moderate / minor adverse
Middle distance views from road (23)	MEDIUM	NIL	NIL	none	NIL
Long distance views from PROW (30)	HIGH	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate adverse	none	Moderate adverse
Long distance views from PROW (27,28,29)	HIGH	NIL	NIL	none	NIL
Long distance views from road (24,25,26,31,32)	MEDIUM	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate / minor adverse	none	Moderate / minor adverse
Long distance views from road (33)	MEDIUM	NIL	NIL	none	NIL
Views from neighbouring property to north east (fig. 13)	HIGH	HIGH: Partial view through intervening vegetation of operational traffic, bunding, portacabins, access track, associated equipment, car parking, flare, storage tanks and lighting, lower section of drilling rig. Clear view of upper section of drilling rig. Additional lighting during operational stages.	Major adverse	Additional hedge planting and bunding will provide partial screening	Major / Moderate adverse
View from SAM 1	HIGH	LOW: Clear view of upper section of drilling rig. Additional lighting during operational stages.	Moderate adverse	none	Moderate adverse

Phase 4a: During restoration	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Close views from PROW (4,6,7,8,9,10)	HIGH	MEDIUM REDUCING TO NIL: As removed from site, lessening partial view through intervening vegetation of de-construction traffic bunding, portacabins, access track, associated equipment, car parking, storage tanks and lighting.	Major / Moderate adverse reducing to NIL	Completion of phase	NIL
Close views from PROW (5,11,12)	HIGH	NIL	NIL	none	NIL
Close views from road (2)	MEDIUM	MEDIUM REDUCING TO NIL: As removed from site, lessening partial view through intervening vegetation of de-construction traffic bunding, portacabins, access track, associated equipment, car parking, storage tanks and lighting.	Moderate adverse reducing to NIL	Completion of phase	NIL
Close views from road (1,14)	MEDIUM	NIL	NIL	none	NIL
Middle distance views from PROW (15,16,17,21,22)	HIGH	NIL	NIL	none	NIL
Middle distance views from road (13,18,19,20,23)	MEDIUM	NIL	NIL	none	NIL
Long distance views from PROW (27,28,29,30)	HIGH	NIL	NIL	none	NIL
Long distance views from road (24,25,26,31,32,33)	MEDIUM	NIL	NIL	none	NIL
Views from neighbouring property to north east (fig. 13)	HIGH	MEDIUM REDUCING TO NIL: As removed from site, lessening partial view through intervening vegetation of de-construction traffic bunding, portacabins, access track, associated equipment, car parking, storage tanks and lighting.	Major / Moderate adverse reducing to NIL	Additional hedge planting will provide partial screening as restoration is undertaken and completed	NIL
View from SAM 1	HIGH	NIL	NIL	none	NIL

Land at Wood Barn Farm
Effects assessment tables

Phase 4b: During retention	Sensitivity	Magnitude of change due to development	Significance of Effects	Mitigation	Significance of residual effects
Close views from PROW (4,6,7,8,9,10)	HIGH	LOW: Partial view through intervening vegetation of bunding, fencing to compound and access track.	Moderate adverse	Bunding will provide partial screening	Moderate / minor adverse
Close views from PROW (5,11,12)	HIGH	NIL	NIL	none	NIL
Close views from road (2)	MEDIUM	LOW: Partial view through intervening vegetation of bunding, fencing to compound and access track.	Moderate / minor adverse	Bunding will provide partial screening	Minor adverse
Close views from road (1,14)	MEDIUM	NIL	NIL	none	NIL
Middle distance views from PROW (15,16,17,21,22)	HIGH	NIL	NIL	none	NIL
Middle distance views from road (13,18,19,20,23)	MEDIUM	NIL	NIL	none	NIL
Long distance views from PROW (27,28,29,30)	HIGH	NIL	NIL	none	NIL
Long distance views from road (24,25,26,31,32,33)	MEDIUM	NIL	NIL	none	NIL
Views from neighbouring property to north east (fig. 13)	HIGH	LOW: Partial view through intervening vegetation of bunding, fencing to compound and access track.	Moderate adverse	Additional hedge planting and bunding will provide partial screening	Moderate / minor adverse
View from SAM 1	HIGH	NIL	NIL	none	NIL