

Evergreen Farm

LANDSCAPE AND VISUAL APPRAISAL

May 2019
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Revision A – 06/12/2019 to include further viewpoints from the Beechcroft Care Home
Revision B – 13/01/2020 Additional assessment with regards to vent stacks and stockpiling of soil during construction.

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Table of Contents

Appendix: Figure and Table Contents	3
Appendix A	3
Appendix B	3
Appendix C	3
Appendix D	3
1 Introduction	5
2 Methodology.....	5
2.1 Scope of the Assessment	5
2.1.1 Sources of Information and Data	5
2.1.2 Landscape Baseline Methodology	6
2.1.3 Landscape Sensitivity.....	6
2.1.4 Visual Amenity Methodology	6
3 Baseline Conditions.....	7
3.1 Planning Policy Context.....	7
3.1.1 High Weald Area of Outstanding Natural Beauty	7
3.1.2 Mid Sussex District Plan 2014 – 2031	7
3.1.3 National Planning Policy Framework	8
4 Existing Landscape Baseline.....	8
4.1 Landscape Characterisation.....	8
4.1.1 National Landscape Characterisation.....	9
5 Baseline Landscape Context.....	9
5.1 Protected Landscapes & Habitats.....	9
5.1.1 Protected Landscapes	9
5.1.2 Landscape Habitats	10
5.2 Landscape Character	10
5.2.1 The Site and Its Immediate Setting	10
5.2.2 Settlement and Land Use.....	10
5.2.3 Topography & Natural Drainage.....	10
5.2.4 Vegetation Cover.....	11
5.2.5 Recreation and Public Rights of Way	11
5.2.6 Access and Roads.....	11
6 Existing Visual Baseline	11
6.1 Visual Receptors Identified.....	11
6.1.1 Visual Receptors	12
6.1.2 Public Rights of Way	12
6.1.3 Dynamic Views	12
7 Limitations or Difficulties.....	12
8 Scheme Description	12
8.1 During Construction	13
9 Landscape and Visual Effects	13
9.1 Development Potential Effects.....	13
9.1.1 Landscape Character Mitigation	13
9.2 Landscape Character Effects	14
9.3 Visual Effects	14
9.3.1 Residents at farmsteads and dwellings summary	14
9.3.2 Rights of Way Summary	14
9.3.3 Roads Summary	14
9.4 Landscape Receptors.....	14
9.4.1 Trees and shrubs to be removed.....	15
9.5 Visual Receptors	15

10 Conclusion.....	15
10.1 Ancient and Semi Natural Woodland.....	15
10.2 Trees and vegetation (close to and within the site boundary)	15
10.3 High Weald AONB	15
10.4 Visual effects of the proposed development	16
10.5 Visual effects during construction.....	16

Appendix: Figure and Table Contents

Appendix A

Table:1 Landscape Impact Schedule
Table:2 Visual Impact Schedule

Appendix B

Fig:1 Viewpoint Photograph Location Plan
Fig:2 Landscape Receptors Plan
Fig:3 Viewpoint 1
Fig:4 Proposed Viewpoint 1
Fig:5 Viewpoint 2
Fig:6 Proposed Viewpoint 2
Fig:7 Viewpoint 3
Fig:8 Proposed Viewpoint 3
Fig:9 Proposed Viewpoint 4
Fig:10 Viewpoint 7
Fig:11 Proposed Viewpoint 5
Fig:12 Viewpoint 11
Fig:13 Viewpoint 6
Fig:14 Viewpoint 7
Fig:15 Viewpoint 8
Fig:16 Viewpoint 9
Fig:17 Viewpoint 10
Fig:18 Viewpoint 11
Fig:19 Viewpoint 12
Fig:20 Viewpoint 13

Appendix C

Fig:21 Landscape Plan
Fig:22 Tree Survey
Fig:23 Tree Protection Plan
Fig:24 Proposals - Layout Plan
Fig:25 Proposals Details

Appendix D

Fig:26 V1 Digital Model Analysis
Fig:27 V2 Digital Model Analysis
Fig:28 V3 Digital Model Analysis
Fig:29 V4 Digital Model Analysis
Fig:30 V5 Digital Model Analysis
Fig:31 V6 Digital Model Analysis

Fig:32 V7 Digital Model Analysis

Fig:33 V8 Digital Model Analysis

1 Introduction

The land at Evergreen Farm comprises of approximately 4.3 Ha of agricultural pasture land. It is located approximately 300m south of East Grinstead built up area.

The report gives a detailed summary of the landscape and visual impact from the proposed intention to cap an existing landfill site.

For ease of reference the land under assessment will be referred to as the 'Site'.

The land is currently used as pasture land and bounded by a broad leaf woodland to the East, Ashwood Farm to the West and Evergreen Farm buildings to the South. The land is narrow in shape and feels enclosed due to the surrounding woodland and undulating topography.

2 Methodology

2.1 Scope of the Assessment

For the purposes of the report, a clear distinction is drawn between landscape and visual amenity.

Landscape relates to the physical characteristics or components of the landscape, which together form the character of that landscape, e.g. landform, vegetation and buildings;

Visual amenity relates to individual 'receptor's' views of that landscape, e.g. views experienced by local residents or motorists passing through the area.

An assessment of the existing landscape features, character, condition and visual amenity of the potential development sites and surrounding area has been undertaken in order to establish the 'baseline' conditions.

Site visits have been undertaken to the site and surrounding area during 2018 to establish a study area of 1km from the Site boundary. Character surveys and photographs of and from the visual and landscape receptors were taken.

2.1.1 Sources of Information and Data

The landscape and visual amenity baseline study has been based on the following best practice guidance:

Guidelines for Landscape and Visual Impact Assessment (3rd Edition), Landscape Institute and Institute of Environmental Management & Assessment, 2013.

An approach to Landscape Character Assessment, Natural England October, 2014.

Baseline data has been gathered from a study of definitive maps and aerial photographs, publicly available documents such as landscape character assessment documents from local authorities within the immediate area and national character mapping available from Natural
Evergreen Farm Landscape & Visual Impact Appraisal

England. The study area covers the 4.3 ha site and surrounding area up to 1 km from the Site boundary.

2.1.2 Landscape Baseline Methodology

In order to establish future assessment of potential predicted affects from any likely impacts to the landscape resulting from development of the site, the following criteria were considered:

Landscape Character
Landscape Sensitivity
Landscape Susceptibility to Change

2.1.3 Landscape Sensitivity

The sensitivity of the landscape to change is the degree to which a particular Landscape Character Area (LCA) or feature can accommodate changes or new features without unacceptable detrimental effects to its essential characteristics. Sensitivity is determined in relation to the following criteria:

- The distinctiveness of character and quality of the existing landscape;
- The vulnerability of the key components determining character;
- The nature of predicted impacts, the degree of change that would result and the ability of the landscape to accommodate change; and
- The significance of the landscape resource in a local, regional and national context.

2.1.4 Visual Amenity Methodology

Key views of the sites that could be affected by a change to the appearance of the landscape as a result of capping of the existing land either intruding into, or obstructing existing views, or by the overall impact of the proposed development on visual amenity and character, have been identified.

Key views are recorded, including distance from the sites (as the crow flies), receptor type, sensitivity and a short description of the view.

The sensitivity of receptors relates principally to three factors as below:

- Receptor's function whilst exposed to view (work, recreational activities, resident);
- Degree of exposure to view; and
- Period of exposure to view.

The sensitivity of the potential visual receptors will vary depending on the location and context of the viewpoint, the activity of the receptor and the importance of the view.

The criteria used to assess the magnitude of visual impacts are as follows:

- Value of existing views;
- Degree of change to existing views;
- The availability and amenity value of the alternative views; and
- Distance of the receptor.

3 Baseline Conditions

3.1 Planning Policy Context

The Evergreen Farm site is covered by national and local policies as described below. These policies are from the National Planning Policy Framework, Mid Sussex District Plan 2014 – 2031 and High Weald Area of Outstanding Natural Beauty (AONB) policies relevant to landscape and visual matters have been considered.

The relevant policies and guidance Includes:

3.1.1 High Weald Area of Outstanding Natural Beauty

The criteria for designation of AONBs are:

- *Outstanding natural beauty across the area as a whole;*
- *An area of such significance that its conservation and enhancement can best be met through AONB designation.*

3.1.2 Mid Sussex District Plan 2014 – 2031

DP12: Protection and Enhancement of Countryside

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations. Evidence Base: A Landscape Character Assessment for Mid Sussex, A Strategy for the West Sussex Landscape, Capacity of Mid Sussex District to Accommodate Development Study.

DP16: High Weald Area of Outstanding Natural Beauty

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) to support and enhance the attractiveness of Mid Sussex as a visitor destination.

Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular; • the identified landscape features or components of natural beauty and to their setting; • the traditional interaction of people with nature, and appropriate land management; • character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and • the conservation of wildlife and cultural heritage.

DP22: Rights of Way and other Recreational Routes

Strategic Objectives: 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting

Evergreen Farm Landscape & Visual Impact Appraisal

facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

DP37: Trees, Woodland and Hedgerows

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

DP38: Biodiversity

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) to create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

DP41: Flood Risk and Drainage

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 12) To support sustainable communities which are safe, healthy and inclusive.

DP42: Water Infrastructure and the Water Environment

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks.

3.1.3 National Planning Policy Framework

- Para 115 – ‘Great weight should be given to conserving **landscape and scenic beauty** which has the highest status of protection in relation to landscape and scenic beauty

4 Existing Landscape Baseline

4.1 Landscape Characterisation

The following documents were reviewed in relation to the site and the surrounding area and are summarised below. Please refer to the original documents for the complete landscape characterisation descriptions. The following documents describe the sites and surrounding area:

The High Weald Area of Outstanding Natural Beauty Management Plan 2014-2019
National Character Area Profile (NCA): 121: Low Weald
National Character Area Profile (NCA): 122: High Weald

4.1.1 National Landscape Characterisation

Natural England National Character Areas (NCA)

The three documents referred to give a detailed characterisation of the land around the site defining the landscape context of the study area. They define the history, culture, soil types and landscape value.

National Character Areas (NCA)

NCA	Description
121: Low Weald	The Low Weald National Character Area (NCA) is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east and has many densely wooded areas with a high proportion of Ancient Woodland
122: High Weald	The High Weald National Character Area (NCA) encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald. It is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural Beauty (AONB) covers 78 per cent of the NCA. The High Weald consists of a mixture of fields, small woodlands farmsteads connected by historic route ways, tracks and paths.

5 Baseline Landscape Context

5.1 Protected Landscapes & Habitats

5.1.1 Protected Landscapes

The site is located within the High Weald Area of Outstanding Natural Beauty (AONB). A national protected landscape with a unique landscape character.

'A Medieval landscape of wooded, rolling hills studded with sandstone outcrops; small, irregular-shaped fields; scattered farmsteads; and ancient routeways. The 1461km² area covers parts of Kent, Sussex and Surrey at the heart of South East England'

Woodland surrounds the site and is classified as a Priority Habitat Inventory of Deciduous Woodland. Some of which is classified as Ancient Woodland:

Ash Wood – NW of site

Rockingshill Wood – SW & North of site.

Within a radius of 2km there are a number of statutory designations.

- Stone Hill Rocks (SSSI) 1.7km

- Weir Wood Reservoir (SSSI) 1.3km
- Mills Rocks (SSSI) 2.5km

5.1.2 Landscape Habitats

From a desk top study of the open source data the site is a potential breeding and habitat area for the following species of birds:

Lapwing
Curlew
Turtle Dove

For further information and a detailed study into existing habitats within or near to the Site refer to the Ecological Assessment carried out by The Ecology Co-Op Environmental Consultants.

The assessment identifies habitats of protected species like Bats, Badgers, Dormice and great crested newts. This assessment presents the findings of surveys, which were carried out between April and October 2018, to inform a planning application regarding the proposed scheme to cap the landfill site and implement environmental remediation.

5.2 Landscape Character

5.2.1 The Site and Its Immediate Setting

The site is located within the county of Sussex, 300m south of East Grinstead built up area. It is set within an undulating rural setting with large wooded areas close to its eastern boundary. To the west is the small village of Kingscote to the East Ashurstwood and to the south lies Weir Wood Reservoir.

5.2.2 Settlement and Land Use

The southern part of the site is currently used as pastoral land, keeping farm animals throughout the year while the northern section of the site farmed agricultural land. The land is used for a recreational camping throughout the summer months. A number of farm buildings, a Care Home and Montessori nursery are located near to the site boundary.

5.2.3 Topography & Natural Drainage

The majority of the site sits within a valley of undulating landscape. A watercourse emerges from the northern tip of the site where the site is at its lowest point. This water flows towards East Grinstead built up area and eventually joins the river Medway. The southern part of the site (where Green Farm buildings are located) is the highest point. From here the land falls away gradually to the north and steeply to the west forming a valley.

5.2.4 Vegetation Cover

The majority of the Site consists of grass fields. The Site has been used to keep animals which have kept the grass short through grazing. In the remaining fields the grass is tussocky in texture. A majority of the fields are divided by small hedgerows with occasional large shrub or tree located across the Site. Woodland over hangs the site boundary on the east side. On the western boundary a combination of hedge and broadleaved (some mature) trees follow the boundary edge. The woodland which runs along the eastern boundary is classified as Ancient and Semi Natural Woodland.

5.2.5 Recreation and Public Rights of Way

A description of Public Right of Way (PROW) in the vicinity of the site is provided below; this report considers indirect impacts on users of public footpaths.

A number of public footpaths and byways are located within the vicinity of the Site. The High Weald Landscape Trail (PROW) is 140m from the SW corner of the Site. At this point the site is hidden from view as the land slopes away towards the north. Users are unlikely to be able to view the Site from this location. A public footpath runs along the edge of East Grinstead (Fig:10 Viewpoint 7) and through an adjacent field east of the site (Fig:13 Viewpoint 6). The Sussex Border Path runs on a north / south axis from East Grinstead. The Path is elevated at points (Fig:17 Viewpoint 10)

There are a number of minor footpaths within Rockingshill Wood. A public footpaths runs along the edge of East Grinstead built up area.

5.2.6 Access and Roads

West Hoathly Road is 50m west of the Site at its nearest point and runs perpendicular to the Site on a south / west to north / east axis. The road is mostly sheltered by mature vegetation and high banks on either side of the carriageway. An access road 200m south west of the site branches from the main road and is approximately 350m in length.

6 Existing Visual Baseline

A review of Ordnance Survey (OS) maps at varying scales, desk-based assessment and knowledge gained from previous site visits to the Site and surrounding area was undertaken to identify key views of the Site. The key views, receptors and their existing views are described in Table 2 and located on Figure 1.

Visibility within the study area is dictated by landform, screening elements such as hedgerows, woodland blocks and built settlement. Views within the study area are restricted by small scale landscape elements and settlements due to the undulating landform and as such the location of key views is representative of the limited visibility within this area.

6.1 Visual Receptors Identified

Sensitive residential receptors include individual dwellings, and residential developments within close proximity of the Site. These are generally considered to be of high sensitivity due to their close proximity to the Site and its proposals. The receptors are considered more sensitive due

to their permanent locations as opposed to a place of work where the receptor is at location for a short period of time.

6.1.1 Visual Receptors

- Residents located at the edge of East Grinstead
- Residential properties at Evergreen Farm
- Residents and staff at Beechcroft Care Centre
- Pupils and staff at Montessori Day Nursery Ashwood Farm
- Pupils and Staff at Toybox Day Nursery

6.1.2 Public Rights of Way

The sensitivity of PROWs within close proximity of the site are considered to be of high sensitivity whilst PROWs located further from the site are considered to be of medium sensitivity. The sensitivity of users of PROWs would be dependent on the nature of the existing view. Public footpaths will generally have a range of intermittent views of the sites dependant on the direction of travel and proximity of the developments.

One public footpath lies to the north of the site and continues along the edge of the built-up area towards Boyles Farm.

6.1.3 Dynamic Views

Users of local roads would gain dynamic views towards the sites to varying degrees dependant on intervening structures, screening vegetation, elevation and direction of travel. These receptors are considered to be of between medium and low sensitivity

7 Limitations or Difficulties

The location of key views is restricted by the limits of public access. In particular, it would not be appropriate to visit the upper storeys of residential properties to record the views available. In these instances, where key views may include those views gained by a residential property an estimation of the view has been made from visiting nearby public vantage points.

8 Scheme Description

The owner of Evergreen Farm intends to submit a planning application for re-capping and environmental remediation works of a former landfill site at the property. Design of the cap and its associated works have been carried out by Fluid Planning (Appendix C - Surveys and Proposals for details). The existing landfill cap comprises a very thin layer of soil material and in places the underlying plastic membrane and landfill material is exposed. It is suspected that rainwater is percolating into the landfill material through the failed capping. It then re-emerges along the edges resulting in **potential** contamination of the local watercourses with leachate of unknown composition.

The proposal for remediation of the site involves the importation of inert clay material to form a new impermeable capping layer of the existing landfill, which will reduce rainwater infiltration. The proposal includes measures to contain the existing leachate by keying the capping material into the ground around the perimeter of the landfill site and installing leachate collector pipes, gas vents and surface drains. The landfill cap will then be covered with soil material to facilitate landscape planting.

As shown in figure 25 Proposals Details the cap will consist of two layers from existing ground level. These are a 1m impermeable Clay Cap and 2m protection layer of fill and topsoil. Proposed at 10m centres along the shallow slopes are 3m high vent stacks. These vent stacks are to be concealed within the proposed planting see Figure 21 Landscape Plan.

8.1 During Construction

The construction of the cap and associated works is expected to be completed over an 18 month period. Due to the steep slopes on the western boundary the cap and imported soil to be applied will be carried out over an 8 week period. It is expected that this will be done during the summer months and over two periods. Therefore the cap and imported soil will need to be stockpiled towards the eastern boundary during the year. The stockpiled soil will not reach heights of more than 3m.

Construction access will use the access road from West Hoathly Road for the duration of the build.

Trees and vegetation on and close to the boundary of the site have been designated for tree protection fencing on the perimeter of the site. The fencing shall be in accordance with approved specifications (BS5937) required by planning approval). Refer to tree protection drawing carried out by The Mayhew Consultancy Ltd.

9 Landscape and Visual Effects

9.1 Development Potential Effects

The development has a number of potential effects on the local area both visually and on the Landscape as a resource. The intrinsic value of the local landscape is high due to the sensitive receptors (AONB & Ancient and Semi Natural Woodland) located close by.

Areas of Outstanding Natural Beauty are designated by Government to ensure that the conservation and enhancement of the landscape is given high priority. The essential character of the High Weald Area was established by the 14th century and the area is therefore considered to be one of the best surviving, coherent medieval landscapes in Northern Europe. With this in mind the intrinsic Character is potentially affected.

9.1.1 Landscape Character Mitigation

Mitigation measures that may reduce the impact of the development have been considered throughout the process. Once the cap is in place a layer of top soil will be installed to provide sufficient growing medium for planting. In order to return the Site to its original character of wildflower meadow.

9.2 Landscape Character Effects

The Landscape Character of the area is determined by the High Weald AONB. Which is protected due to its medieval landscape form. The area is nationally recognised for its rolling hills that are draped with small irregular fields edged with Ancient boundary features and often containing flower rich grasslands.

9.3 Visual Effects

9.3.1 Residents at farmsteads and dwellings summary

The Beechcroft Care home is situated 10m from the western boundary. The views from the care home to the Site are partially obstructed due to the existing vegetation. Ashwood Farm is located 111m from the Site. There are views towards the development site from the farm, although the majority of these views are obstructed by the existing vegetation.

Due to the existing landform and vegetation the scheme proposals are visually obstructed for the majority of residents and people at places of work within close proximity to the development Site.

9.3.2 Rights of Way Summary

Public Right of Way (Footpath) 26bEG runs along the edge of East Grinstead town it is approximately 370m from the Site boundary. Users of the footpath will notice a negligible change in view. Public Right of Way (Footpath) 25bEG runs 225m east of the Site boundary. The users of this footpath will notice a negligible change in view.

9.3.3 Roads Summary

West Hoathly Road runs near to the western boundary of the Site. Due to the topography and vegetation the Site and development proposals cannot be seen from the road.

9.4 Landscape Receptors

Given that the Site is located within a protected landscape means the landscape receptors are more sensitive to the change as development of any scale will impact on the character of the area as a whole. The landscape receptors most likely to be affected are the Ancient and Semi Natural Woodland and mature trees that border the Site.

The Ancient and Semi Natural Woodland that borders the eastern edge of the Site is potentially at risk due to the proposed works. The cap has been designed to reduce the potential for leaching of the land fill contents into the nearby water systems and woodlands. In order for the cap to be successful it will come in close contact with the Ancient and Semi Natural Woodland.

Therefore putting it at a risk to loss or damage. Root protection measures (Appendix C - Tree Protection Plan) to the existing trees within the woodland overlap the proposed works.

An (A) Class tree is located close to the northern boundary, its root protection area overlaps the proposed works.

The trees and shrubs along the western boundary are (B) Class trees and shrubs. Their root protection areas overlap the proposed works.

9.4.1 Trees and shrubs to be removed

The trees along the western boundary G50 a (B) Class woodland, G52 and G48 (C) Class trees and hedge are identified for removal. Tree T41 a (C) Class tree to the northern part of the Site is also identified for removal.

9.5 Visual Receptors

Due to the undulating topography and mature vegetation, many of the key Visual Amenity Receptors have obstructed views of the Site. Both, the views from Ashwood Farm and Beechcroft Care home are screened by the existing land and vegetation. The residents living at the edge of East Grinstead are likely to have a view towards the Site but are more than 300m away from the site boundary. There are a number of public rights of way each has varying levels of visibility of the site.

The visual amenity highlighted as most likely to be affected is the PROW which runs along the edge of the East Grinstead urban edge. From detailed desktop and a site survey, together with digital modelling of the area it is unlikely the users of the footpath will view the development. This is due to topography and mature vegetation and woodland. Refer to table 2 Visual Impact Schedule within Appendix A for visual impact and effects from the proposed development.

10 Conclusion

To conclude the assessment and with reference to the schedule of landscape and visual impacts (Appendix A) considered, the levels of impact from the proposed development are set out as follows.

10.1 Ancient and Semi Natural Woodland

As shown in the Landscape Impact Schedule the potential loss of Ancient and Semi Natural Woodland is of great concern. An ancient woodland is any area that's been wooded continuously since at least 1600 AD. It is therefore irreplaceable if lost. As reflected in the Landscape Impact Schedule the impact on the Woodland is high adverse given its sensitivity and capacity to accept change. Compensation measures in planting of additional trees may help to reduce the impact.

10.2 Trees and vegetation (close to and within the site boundary)

The trees and vegetation that have been marked to clear (Fig18: Tree Survey) have been classed as B&C grade trees. The Landscape Impact Schedule indicates the level of effects would be low adverse but could be compensated through planting of similar species appropriate to the area.

10.3 High Weald AONB

The Site is located within a protected landscape, the High Weald AONB (refer to Appendix B Fig 2: Landscape Receptors Plan) which forms the underlying character of the area. The purpose of an AONB is to protect the natural beauty and character of its landscapes. Given

the sensitivity of the area the impact from the proposed development is adjudged to be medium adverse. Compensation proposals in the form of wild grasses, wild flowers with hedgerows and a small number of trees would lessen the impact and over time enrich the local area.

10.4 Visual effects of the proposed development

Due to the undulating topography, the local trees and vegetation the site is well concealed from view. The receptors at Beechcroft House are 10 metres from the development site. The residents at the care home have views across the Site. The development proposals require an area of shrub and tree clearing to be carried. This will mean the views of the development will be more visible. As indicated in the visual impact schedule the visual impact on the receptor is adjudged to be low adverse. The levels of effect will be reduced once mitigation planting beds in. The visual receptors at Ashwood Farm are more than 100m from the proposed development site. The visual impact from is adjudged to be low adverse with effects improving over time.

The proposed and necessary 3m high vent stacks which are located in a line along the shallow slopes near to the eastern boundary will be concealed by the proposed planting. Once the proposed planting has established they will be visually screened while still functioning as designed. The visual impact is adjudged to be low adverse.

10.5 Visual effects during construction

During the period of construction the land at Evergreen Farm will be transformed to accommodate a much needed remediation of a previous landfill site. The Site is to be returned to a small holding and biodiversity improved while enriching the adjacent Ancient Woodland at Rockingshill Wood. In order for the works to be carried out the land will go through a transformation which will have temporary adverse visual effects. The temporary effects over the construction period is adjudged to be medium adverse for the duration.

Appendix A

Landscape and Visual Impact Schedules

Landscape Impact Schedule

Location	Distance from the development Site	Description	Sensitivity and Capacity (High, Medium, Low)	Magnitude of change (High, Medium, Low, No Change)	Adverse or beneficial impact	levels of visual effect year 0 (Substantial, Moderate, Slight, Negligible)	levels of effect year 15 with established mitigation (Substantial, Moderate, Slight, Negligible)
High Weald Area of Outstanding Natural Beauty (AONB)	Onsite	Protected Landscape	High	Medium	Adverse	Slight	Slight
Trees & Vegetation on Site	Adjacent to Site boundary	Mature trees, as identified within the assessment	Medium	High	Adverse	Moderate	Moderate
Ancient & Semi Natural Woodland	Adjacent to the eastern Site boundary	Broadleaf woodland classified as a protected habitat.	High	High	Adverse	High	High

table: 1Landscape Impact Schedule

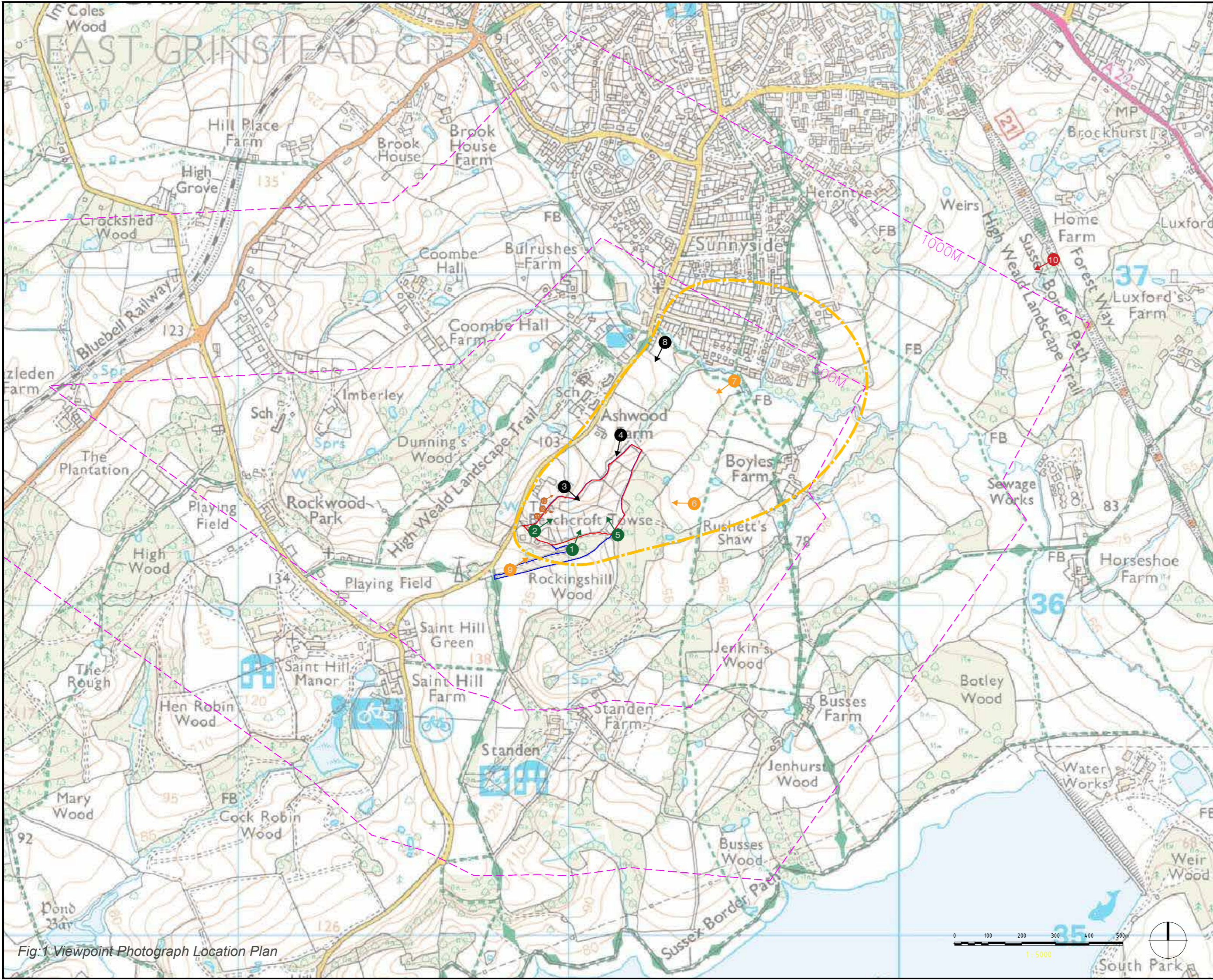
Visual Impact Schedule

Visual Receptor	Location	Distance from the development Site	Type of Receptor (Dwelling, Place of work, PROW)	Proportion of the development visible (Full, Partial, Minimal)	Description	Sensitivity of receptor (High, Medium, Low)	Magnitude of change (High, Medium, Low, No Change)	Adverse or beneficial impact	levels of visual effect year 0 (Substantial, Moderate, Slight, Negligible)	levels of effect year 15 with established mitigation (Substantial, Moderate, Slight, Negligible)
A	Rockingshill Wood looking west / Footpath	10M	Recreation / Camping	Full	View taken from the edge of Rockingshill Wood looking west. The view takes in the top half of the Site fenced pasture fields. Long Views towards	Low	Medium	Adverse	Slight	Slight
B	Beechcroft Care Home grounds looking West	10M	Residents & Place of Work	Partial	View taken from garden at Beechcroft. The view looks towards the Evergreen Farm buildings but is partially obstructed by vegetation and mature trees.	Medium to High	Low	Adverse	Slight	Negligible
C	Ashwood Farm grounds looking South	111M	Place of Work	Partial	View taken from grounds at Ashwood Farm. The view looks towards the site but is partially obstructed by vegetation. The fields on higher ground can be seen clearly.	Low to Medium	Low	Adverse	Slight	Negligible
D	Public Footpath looking south	370M	PROW Users	Minimal	View taken from the public footpath (PROW) running along the edge of East Grinstead. View looking south towards the site the northern corner of the site can be seen in the view.	Medium to High	Low	Adverse	Negligible	Negligible
E	Public footpath looking West	225M	PROW Users	Minimal	View taken from the public footpath (PROW) to the east of the site. The view takes in a view towards the Site which is obstructed by Rockingshill Wood.	High	No Change	No Change	Negligible	Negligible

table: 2Visual Impact Schedule

Appendix B

Mapping of the Area



- KEY**
- Land In Ownership
 - Site Boundary
 - 500+ distance from the Site
 - Zone of Visual Influence (ZVI)
 - Viewpoints from within 500m of the site with a clear view of the development
 - Viewpoints from within 500m of the site with an obstructed view of the development
 - Viewpoints from within 500m of the site with no view of the development
 - Viewpoints beyond 1000m of the Site
 - Additional Viewpoints from Beechcroft Care Home (Partial View)

- NOTES:**
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Weller Designs Ltd before works commence on site.
 2. Do not scale from this drawing, always work to noted dimensions.
 3. All given dimensions in M.

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06/12/19	BA	Additional Viewpoints from Beechcroft Care Home	A	BW

For Planning

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Evergreen Farm LVIA

PROJECT NUMBER: WD806	PLOT DATE: 16.05.19
DRAWING SCALE: 1:5000	APPROVED BY: DW
PAPER SIZE: A1	DRAWN BY: BA

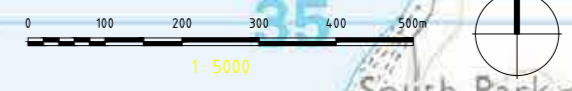
DRAWING TITLE:
Viewpoint Photograph Location Plan

DRAWING NUMBER:
WD806VP01

DRAWING FILE LOCATION:
W:\WD806_Evergreen_Farm\04 Drawings\01 Autocad\Working\Evergreen Masterplan For LVIA.dwg

REVISION LETTER:
A

Fig:1 Viewpoint Photograph Location Plan





KEY	
	Land In Ownership
	Site Boundary
	500+ distance from the Site
	Zone of Visual Influence (ZVI)
	Approximate High Wealth AONB Boundary Line
	Ancient and Semi Natural Woodland
	Existing Vegetation Near to Site Boundary

- NOTES:**
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PROJECT TITLE:
Evergreen Farm LVIA

PROJECT NUMBER: WD806	PLOT DATE: 16.05.19
DRAWING SCALE: 1:5000	APPROVED BY: DW
PAPER SIZE: A1	DRAWN BY: BA

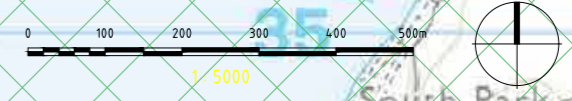
DRAWING TITLE:
Landscape Receptors Plan

DRAWING NUMBER:
WD806LR01

DRAWING FILE LOCATION:
W:\WD806_Evergreen_Farm\04 Drawings\01 Autocad\Working\Evergreen Masterplan For LVIA.dwg

REVISION LETTER:
#

Fig:2Landscape Receptors Plan



Existing View

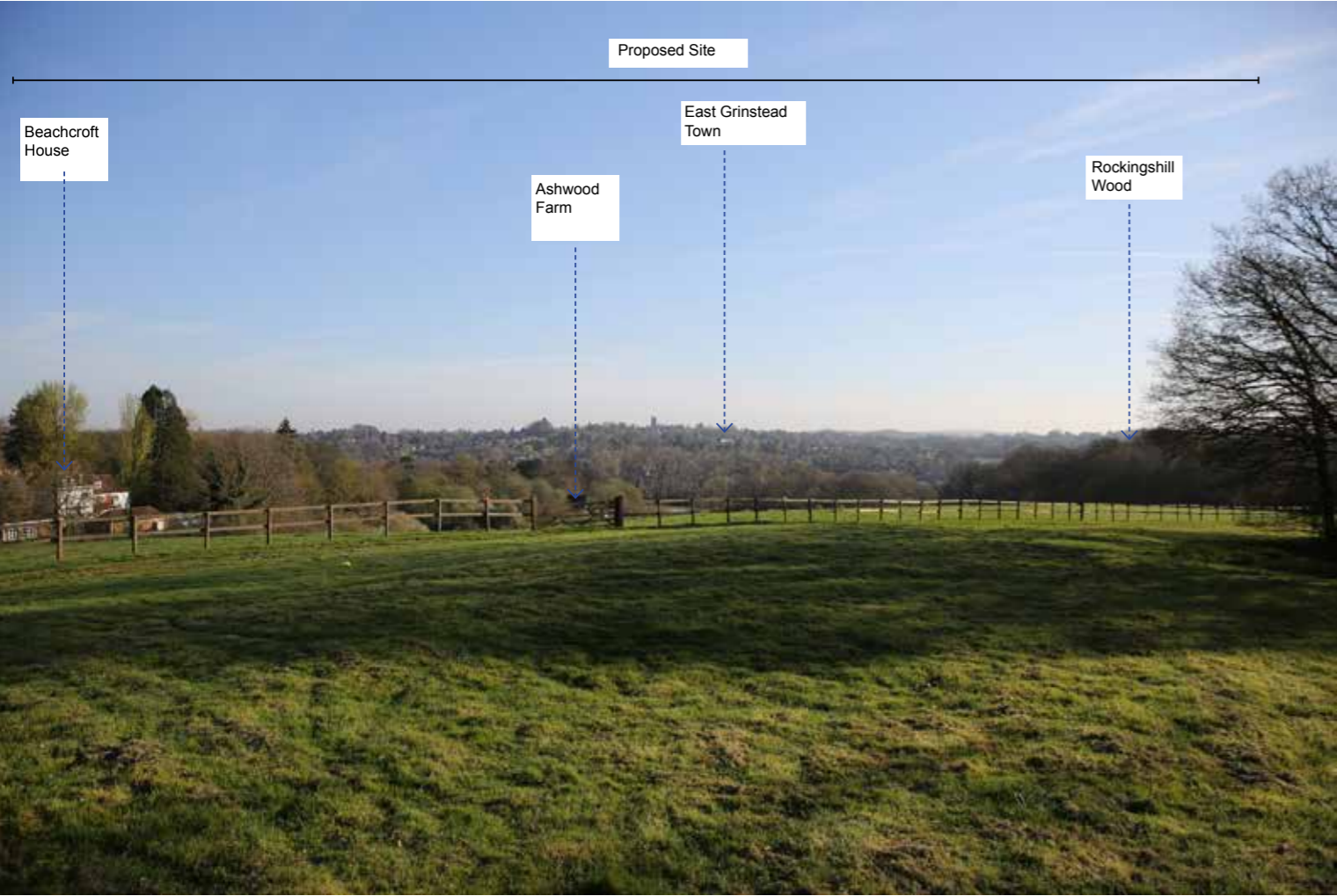


Fig:3 Viewpoint 1

1
View taken from within the site boundary. In the foreground of the view the paddock field is bounded by a timber fence. Ashwood Farm is to the west and Rockingshill Wood is to the East and East Grinstead town is to the North.

Proposed View



Fig:4 Proposed Viewpoint 1

1
The proposed landfill cap

Existing View



Fig:5Viewpoint 2

2
View Taken from SW corner of Site. The view looks down to the site towards East Grinstead taking in the tussocky grass field in the foreground, woodland and mature trees and vegetation east and west of the site.

Proposed View



Fig:6Proposed Viewpoint 2

2
Within the view there evidence of cap to the existing site.

Existing View



Fig:7 Viewpoint 3

3

View taken from the garden at the Beechcroft Care Home. The view looks towards the Evergreen Farm Site but is partially obstructed by vegetation and mature trees.

Proposed View



Fig:8 Proposed Viewpoint 3

3

The proposals are obstructed by the existing vegetation.

Existing View

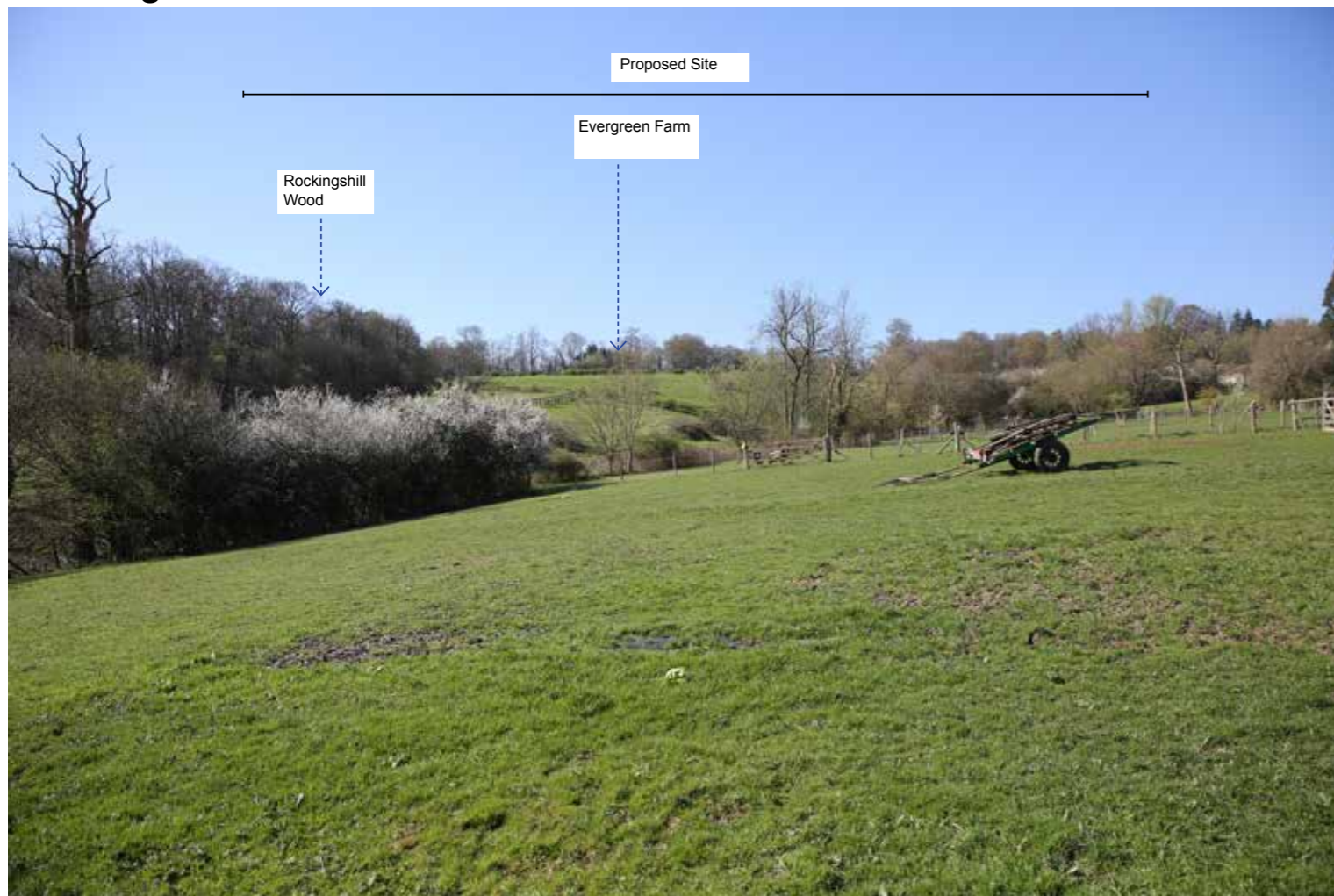


Fig:10 Viewpoint 7

4

View taken from grounds at Ashwood Farm. The view looks towards the site but is partially obstructed by vegetation. The fields on higher ground can be seen clearly.

Proposed View



Fig:9 Proposed Viewpoint 4

4

The proposals can be seen in the view.

Existing View

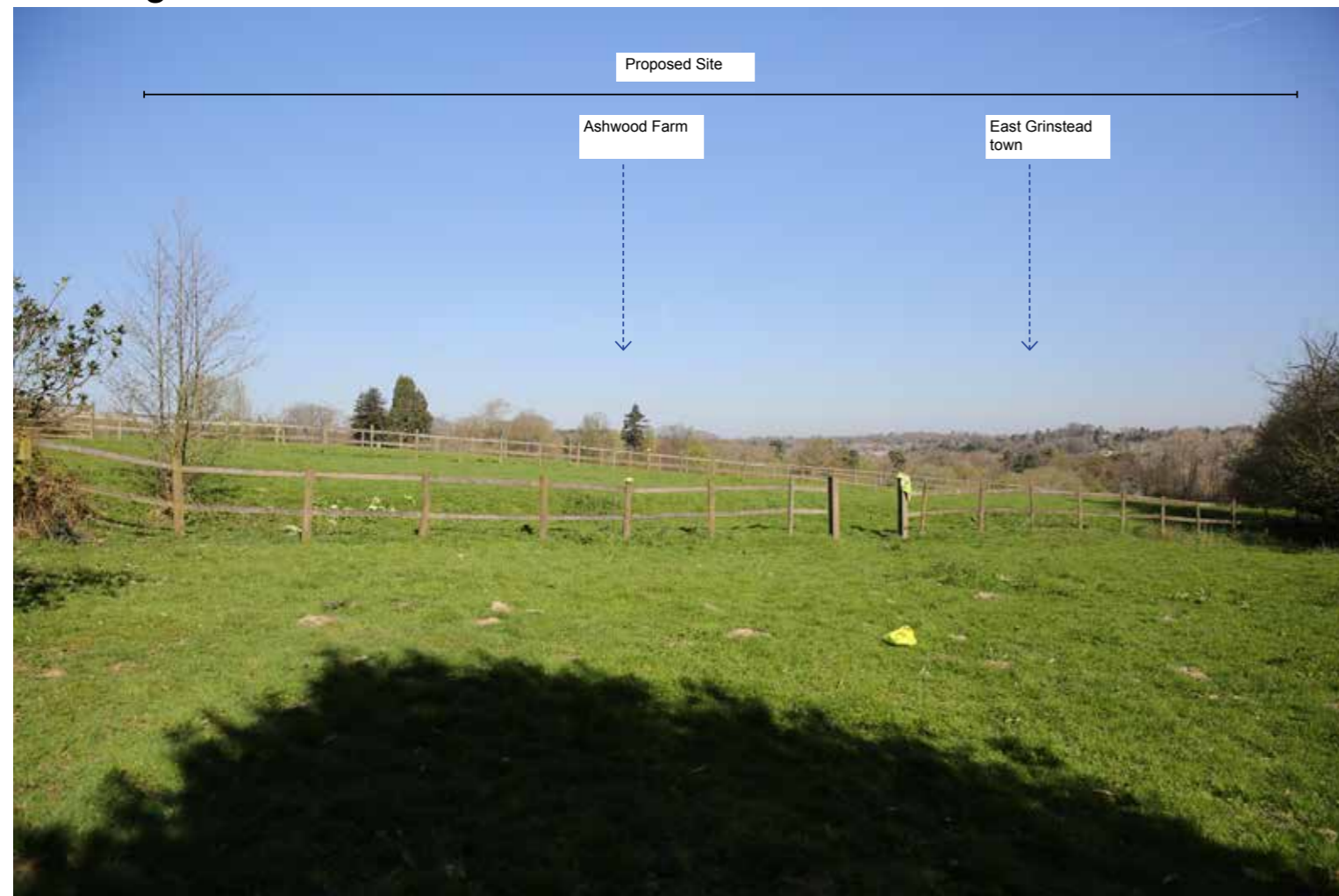


Fig:12 Viewpoint 11

5

View taken from the edge of Rockingshill Wood looking west. The view takes in the top half of the Site fenced pasture fields. Long Views towards

Proposed View

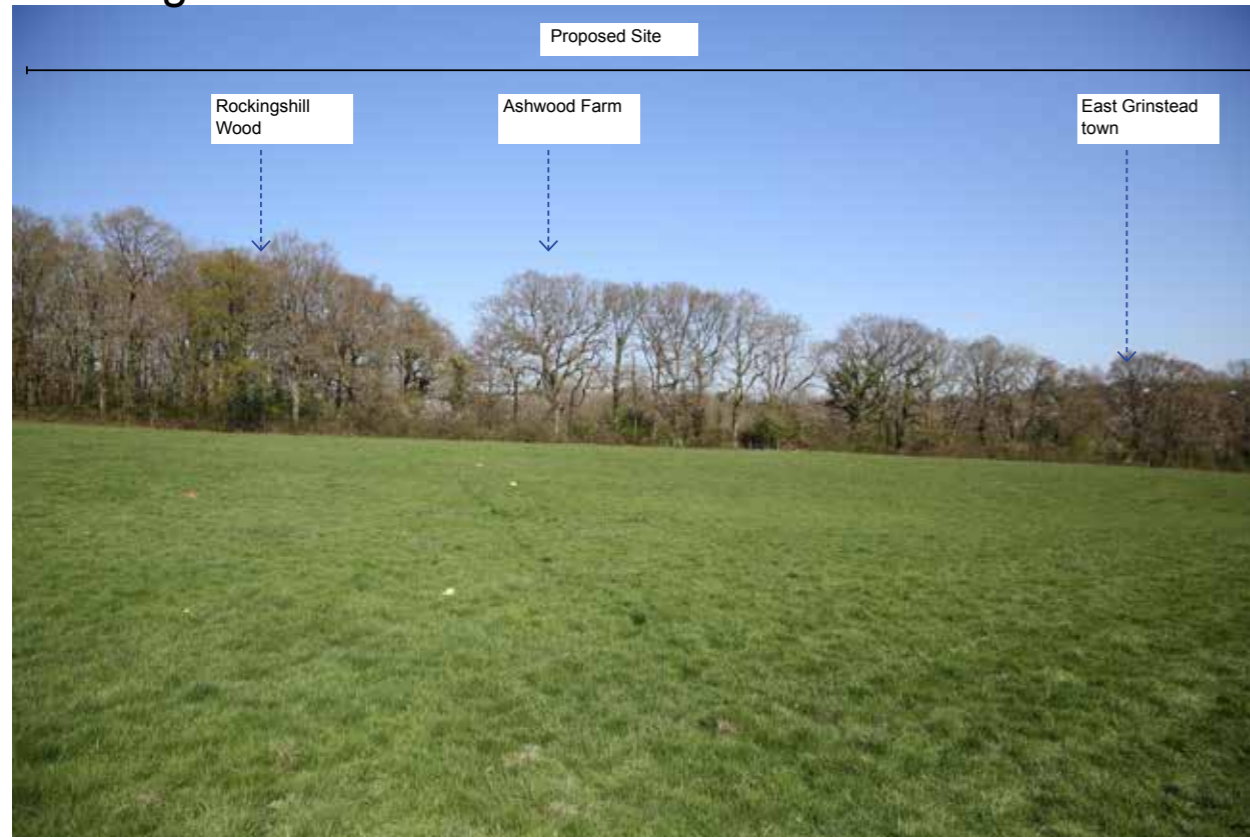


Fig:11 Proposed Viewpoint 5

5

View taken from the edge of Rockingshill Wood looking west. The view takes in the top half of the Site fenced pasture fields. Long Views towards

Existing View



6

View taken from the public footpath (PROW) to the east of the site. The view takes in a view towards the Site which is obstructed by Rockingshill Wood.

Fig:13 Viewpoint 6

Existing View



7

View taken from the public footpath (PROW) running along the edge of East Grinstead. View looking south towards the site the northern corner of the site can be seen in the view.

Fig:14 Viewpoint 7

Existing View



Fig:15 Viewpoint 8

8

View taken from a local green space on the edge of East Grinstead. The view takes in a grass football field in front of a tree and hedge line.

Existing View



Fig:16 Viewpoint 9

9

View taken from the access road to Evergreen Farm. The view takes in East Grinstead Town in the distance through mature trees. The site is concealed by trees and vegetation.

Existing View



10

View taken from the Sussex Border Path public right of way. The view takes in a long distance view across mature vegetation and woodland towards the site.

Fig:17 Viewpoint 10

Existing View

Beechcroft
Care Home

Proposed Site



Fig:18 Viewpoint 11

- 11 The proposals are obstructed by the existing vegetation.
View taken from the upper garden of the Beechcroft Care home looking North East towards the Application Site.
The view to the Site is obstructed by coniferous and deciduous trees lining the boundary edge.

Existing View

Proposed Site



Fig:19 Viewpoint 12

- 12 The proposals are obstructed by the existing vegetation.

View taken from the upper garden of the Beechcroft Care home looking North East towards the Application Site. The view to the Site is obstructed by coniferous and deciduous trees lining the boundary edge. Partial visibility can be seen in the winter months.

Existing View

Proposed Site



Fig:20 Viewpoint 13

- 13 The proposals are obstructed by the existing vegetation.

View taken from the upper garden of the Beechcroft Care home looking North East towards the Application Site. The view to the Site is obstructed by coniferous and deciduous trees lining the boundary edge.

Appendix C

Surveys and Design Proposals

PLANTING SCHEDULES

Native Woodland Planting Mix				
Planting Area = 5,993M2				
Species	Percentage	Specification	Height	Density
Acer campestre	5%	transplant	0.45-0.6m	1m2
Betula pendula	5%	transplant	0.45-0.6m	1m2
Prunus spinosa	10%	transplant	0.45-0.6m	1m2
Corylus avellana	10%	transplant	0.45-0.6m	1m2
Crataegus monogyna	20%	transplant	0.45-0.6m	1m2
Pinus sylvestris	15%	transplant	0.45-0.6m	1m2
Prunus avium	5%	transplant	0.45-0.6m	1m2
Quercus robur	30%	transplant	0.45-0.6m	1m2
Total	100%			

Swale & Filterstrip Planting				
Planting Area = 860M2				
Species (Plant in odd numbers 1-7)	Percentage	Specification	Pot Size	Density
Iris pseudacorus (Water Iris)	10%	C	2L	4-5M2
Carex riparia (Great Pond Sedge)	10%	C	2L	4-5M2
Carex nigra (Common Sedge)	10%	C	2L	4-5M2
Carex acutiformis (Lesser Pond Sedge)	10%	C	2L	4-5M2
Sparganium erectum (Branched Bur-Reed)	50%	C	2L	4-5M2
Typha angustifolia (Lesser Reed Mace)	10%	C	2L	4-5M2

- KEY:**
- APPLICATION SITE BOUNDARY
 - LANDOWNERS BOUNDARY
 - PROPOSED COUTOURS
 - SWALE (2M WIDE X 500MM DEEP) Length - 430LM
 - CULVERT
 - SURFACE WATER DRAIN

PLANTING SPECIFICATION & AFTERCARE

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. Imported topsoil shall be to BS3082: 2007 Specification for Topsoil and Requirements for Use. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds.

Excavation
Excavation shall NOT be undertaken within the root protection area of any existing trees or shrubs to be retained. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

PLANTING

Plant Stock and Timing
Plant material and operations shall conform to BS 3936 Nursery Stock (Parts 1-10), BS 4428: 1989, BS 4043: 1989 and BS 5837: 2012. The planting season shall be from the 1st October to the 31st March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

Planting
All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum 50mm backfill beyond the root ball extent. Plants to be firm, watered-in and dead, damaged or lopsided branches shall be removed after planting. Bare-root plants shall be slit planted, incorporating an approved high phosphate, slow-release fertilizer.

Tree Planting

PLANTING PITS GENERALLY: All trees and shrubs are to be planted in pits. For Transplants and Feathered trees the pit should be as follows:
Transplant – Diameter 300mm x 300mm, Depth 300mm
Feathered – Diameter 600mm x 600mm, Depth 600mm

Tree pit sizes should be increased where necessary to ensure pits are at least 300mm wider and 75mm deeper than the tree root system when fully spread. Fork over the bottom of feathered tree pits to a depth of 150mm and other tree pits to a depth of 225mm and leave slightly domed to assist drainage. Roughen any smooth sides to pits. Topsoil excavated from planting pits is to be mixed with compost and used for backfilling. Any subsoil excavated is to be removed from site to an approved tip. Pits shall be excavated to the dimensions given above for each plant type. Backfill shall be a mixture of topsoil excavated from the pit, mixed with tree planting compost to the quantities given below. Backfill mixture to be lightly firmed in by treading. Sufficient topsoil/compost mixture shall be returned to the pit to raise the surface level to a minimum of 50 mm, and a maximum of 70 mm, above the adjacent surface level unless otherwise stated.

STAKING TREES:
Standard and Feathered trees shall be supplied with one tree stake. The overall length of the stake shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes are to be hammered into the ground before the tree is positioned in the pit. Stakes shall be whole sections of softwood timber 50 mm, to 75 mm, top diameter, peeled and pressure treated in accordance with BS 4072. Tree to be secured with one tree tie with a spacer shall be positioned approximately 50 mm, from the top of the stake to hold the tree, ensuring that tree and stake do not touch in any place.

AFTERCARE PERIOD

Regular Visits
During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants / grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

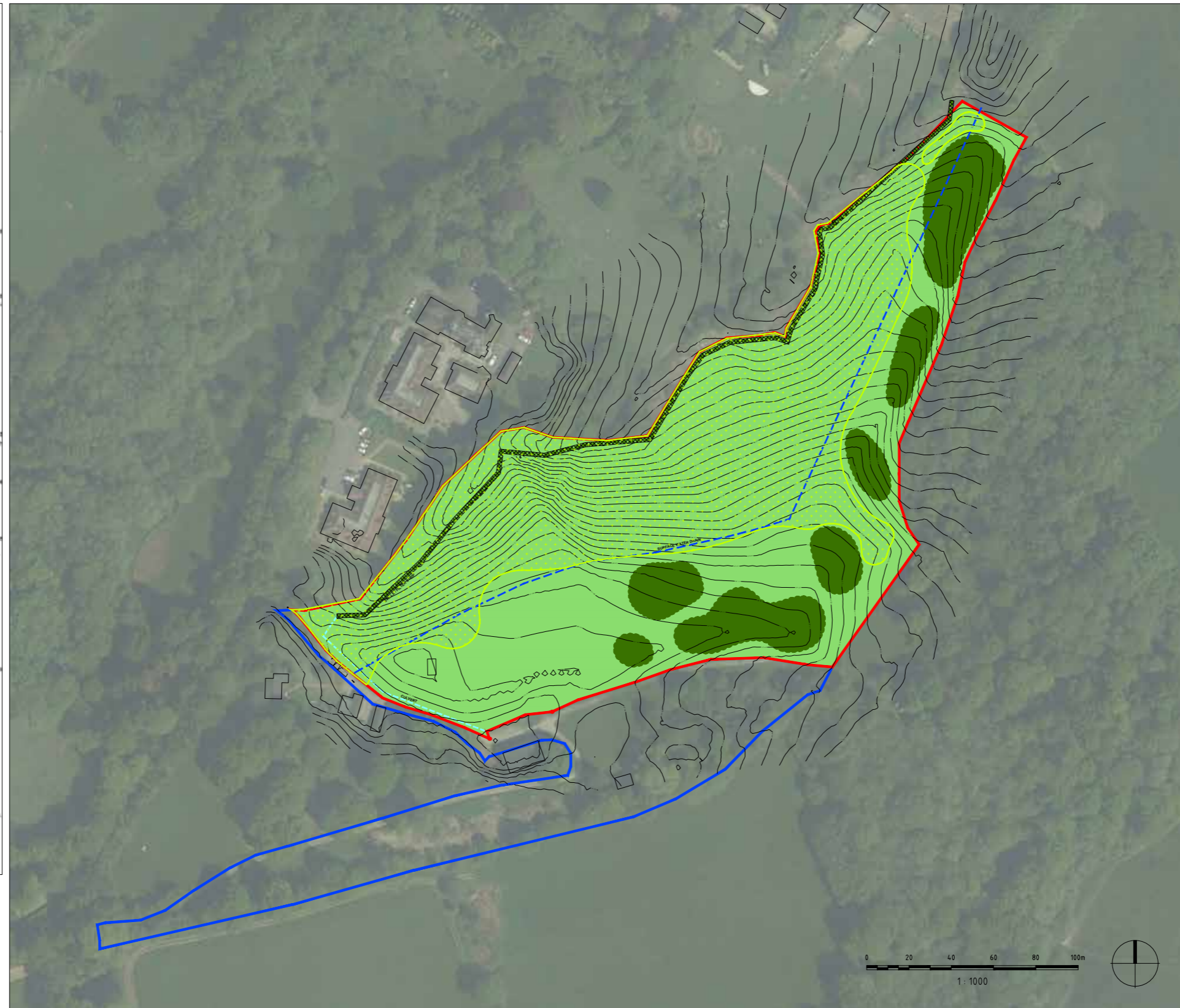
Watering
All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement Planting
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

Grass Cutting
During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm to 50mm. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.

Soil course grass shall be maintained in accordance with the golf club's maintenance staff management programme of all areas golf related. This includes golf tees, fairways, rough and greens.

Wildflower Grassland Cutting
During the first growing season cut wildflower grassland every 2 months to a height of 50mm and in subsequent growing seasons cut to 50mm height during late March and late August / early September or as specified. All arisings shall be collected and removed from the site to avoid smothering the sward and to reduce nutrient levels. Spot treat perennial weeds with Glyphosate at the manufacturer's recommended dose rate / or hand pull.



- Proposed Planting**
- Proposed Native Broadleaf Planting Mix**
- WOODLAND PLANTING (See Planting Schedule) Area - 5'993m2
- WILDFLOWER & MEADOW PLANTING**
- WILDFLOWER & MEADOW MIX PLANTING (See Planting Schedule) Area - 22254m2 EL3 or similar and approved
 - SWALE & FILTER STRIP PLANTING Area 860m2 (See Planting Schedule)
 - GENERAL SEED PLANTING Area 19'191m2

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 - All given dimensions in M.

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DRAWING STATUS
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PROJECT TITLE
EVERGREEN FARM

PROJECT NUMBER: **WD806** PLOT DATE: **24.10.19**

DRAWING SCALE: **1:1000** APPROVED BY: **DW**

PAPER SIZE: **A1** DRAWN BY: **BA**

DRAWING TITLE: **LANDSCAPE PLAN SCHEDULES & SPECIFICATION**

DRAWING NUMBER: **WD806L01** REVISION LETTER: **#**

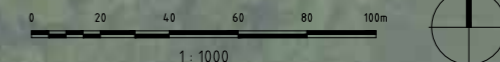


Fig:21Landscape Plan
Evergreen Farm Landscape and Visual Appraisal



Fig:22 Tree Survey

TREE SURVEY

Evergreen Farm Landscape and Visual Appraisal



Fig:23 Tree Protection Plan

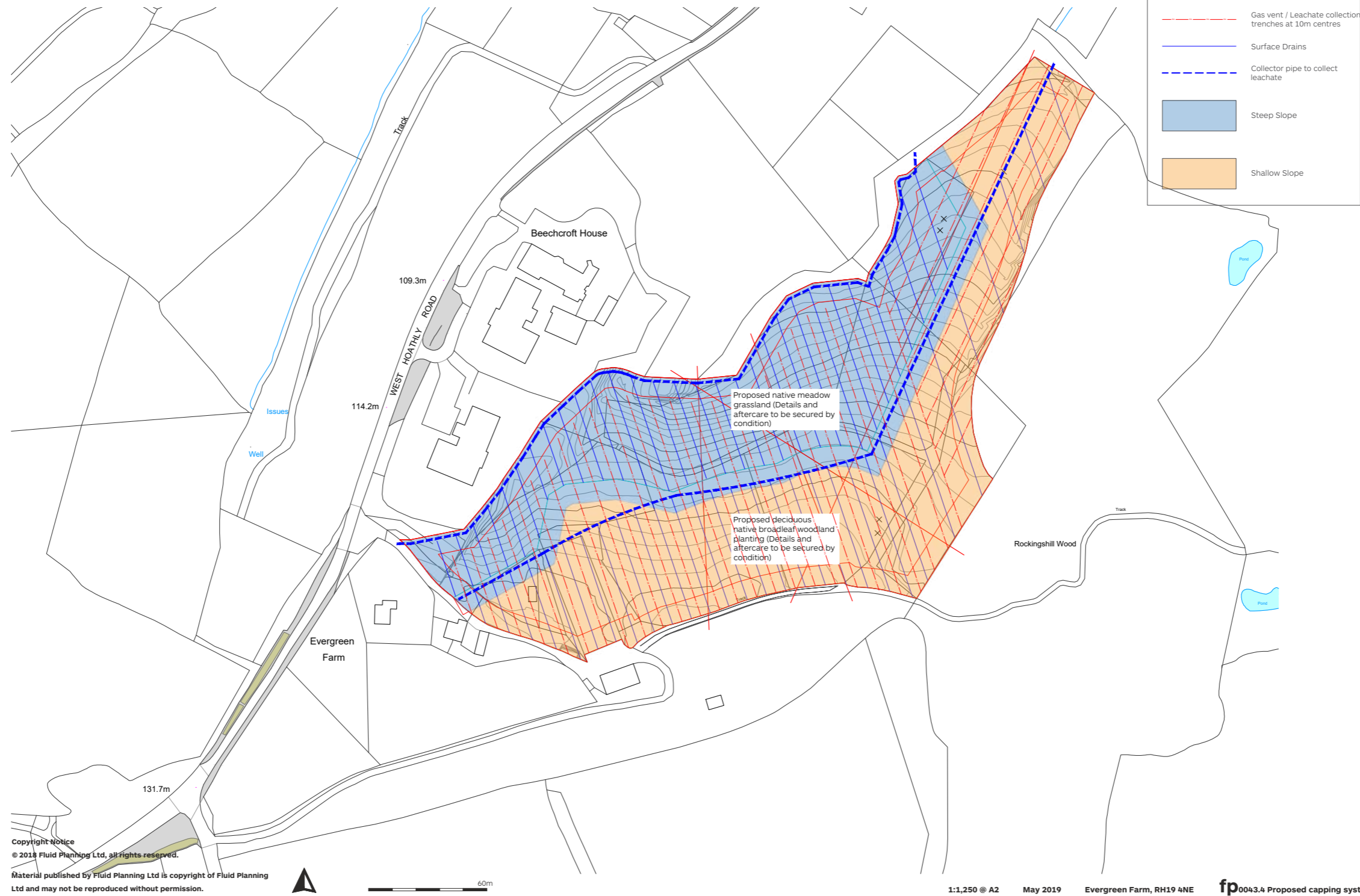
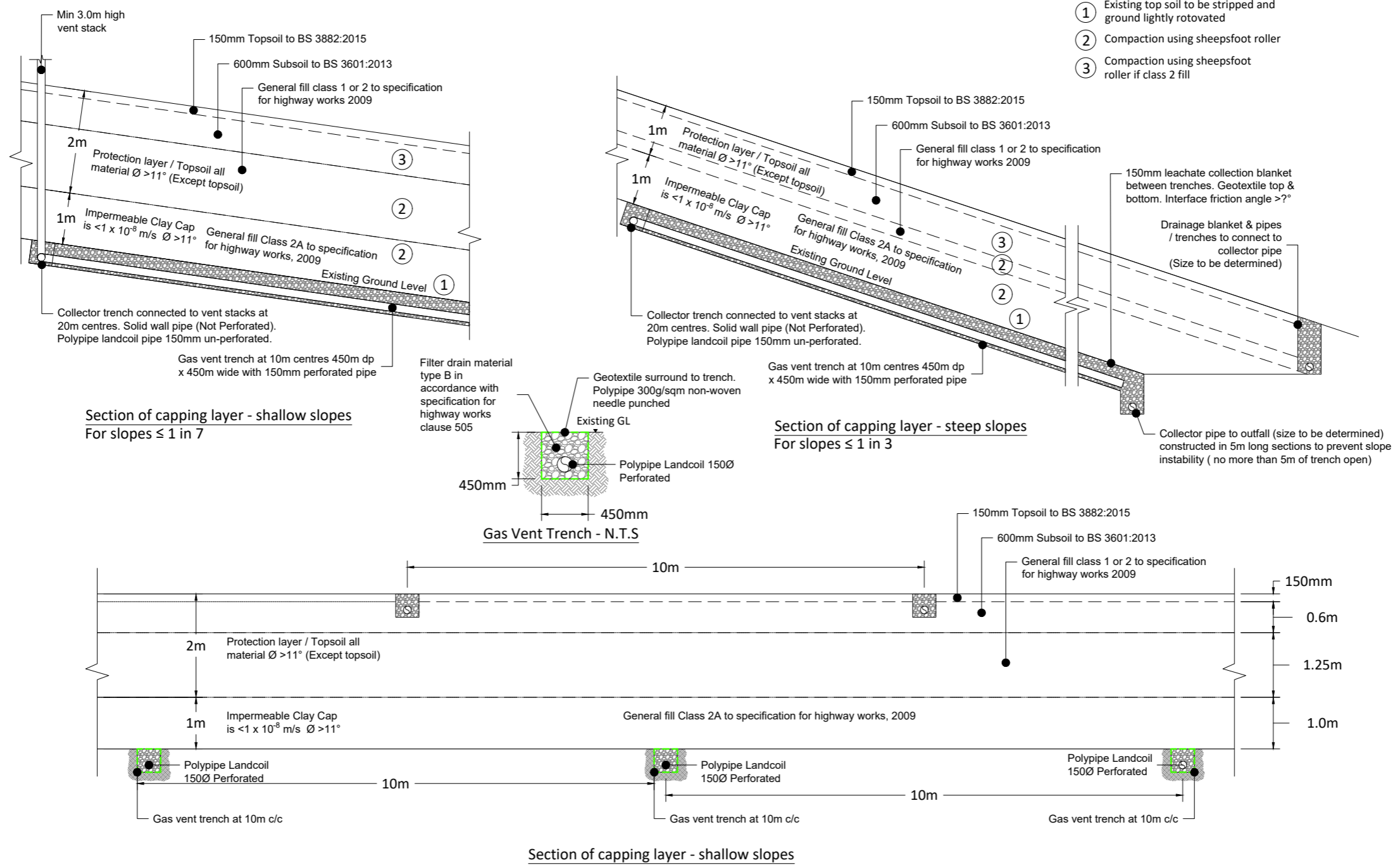


Fig:24Proposals -Layout Plan

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Not to scale @ A2 May 2019 Evergreen Farm, RH19 4NE fp0043.8 Typical cap construction detail

Fig:25Proposals Details

Appendix D

VERIFIED VIEW METHODOLOGY
FIGURES 22 - 28 DIGITAL MODEL ANALYSIS

VERIFIED VIEW METHODOLOGY

OVERVIEW

The process of generating verified views (also referred to as accurate visual representations (AVR) for the Range development at Evergreen Farm was carried out by Weller Designs Ltd.

Weller Designs use a methodology that is compliant with relevant sections of: The Landscape Institute / IEMA Guidelines for Landscape and Visual Impact Assessment; Landscape Institute Advice Note 01/09 (Use of photography in landscape and visual assessment).

Digital photographs were taken from suitably representative locations.

An adequate number of visible features were subsequently surveyed (using Trimble ProXRT survey equipment), including the precise location of the camera.

A development model was imported to correct geographical co-ordinates. With a known camera position, photographic and surveyed existing visible features, the development model was accurately aligned to the photograph (see "working" alignment images below).

PHOTOGRAPHY

For each agreed photo viewpoint location, photographs were taken with a digital SLR camera. The location at which the photographs were taken was marked (where possible) with a nail and spray paint to allow the surveyor to record the exact location on a subsequent visit. The camera was levelled horizontally and laterally by means of two camera mounted spirit levels and minimum of 50% overlap of shots for panoramic photography was used where necessary.

Equipment Used for Photography

- Canon EOS 5D SLR camera
- Canon EFS 24mm
- Tripod
- Street marking paint

POST PRODUCTION

Each photo viewpoint photograph was processed from a jpeg data file in 8bit colour space.

The individual shots were stitched together using a method of cylindrical projection to form a panorama.

Standard (digital) photographic post production techniques were used to create a corrected final 8bit tif file to be used as the basis for each photomontage.

SURVEY

For each agreed photo viewpoint location an instructional document was released to the survey subcontractor. The surveyor was instructed (by means of a marked up photograph) to record a range of reference points that would enable a very high degree of accuracy.

Survey Equipment Required

- Global Positioning System (GPS)
- Trimble Pro XRT
- Precise Level

Field Survey Methodology

• It should be noted that some locations will often contain coincidental reference points and hence the work should be carefully analysed to prevent excessive back-tracking.

• Camera Locations - To establish the position of a viewpoint, the surveyor set up a GPS on it and recorded enough points to ensure a high level of accuracy.

• Reference points - To survey the various reference points, the surveyor set up the ProXRT at a minimum of three (but normally five) reference points and took readings.

Data Processing & Delivery

GPS data is processed through Leica Geo-Office to acquire the OSGB36 co-ordinate system information and then processed to produce co-ordinate information for the surveyed points.

THE PROPOSED DEVELOPMENT

In this case, the development model was supplied by the project architect Weller Designs Ltd. The cumulative scheme model was built from available master plan grading and landscape plans and planning application drawings.

The proposed development model was checked for accuracy and consistency with supplied sections and elevations and subsequently aligned to the OSGB36 co-ordinate system.

Using EXIF data that is attached to each photograph, an exact time of photography was noted and a lighting system was created in the 3D model to match the theoretical sunlight conditions at that time of day.

ALIGNING THE MODEL AND THE PHOTOGRAPH

The collected survey reference point and camera location data was imported relative to the OSGB36 co-ordinate system by means of a proprietary script.

For each view, two renders (panoramic) were made from the 3D model from the same 'matched' 3D camera: one render showed only the development (in the chosen method of presentation); the other showed only the survey reference point data.

Using a photo editing package, namely Adobe Photoshop CS5, the photography, rendered survey reference points and proposed development were aligned. Any residual distortions in the underlying panoramic photography was matched at this stage.

OCCCLUSION AND PERCEPTION OF THE PROPOSED VIEW

Within the limits of current technology and available data, techniques and experienced judgement were employed by the visualiser to manipulate the rendered image so that it appears as photorealistic as possible. With the rendered proposals aligned to the photography, a mask was applied to hide aspects of the proposed development that would be occluded by existing features. This process was performed on all views.

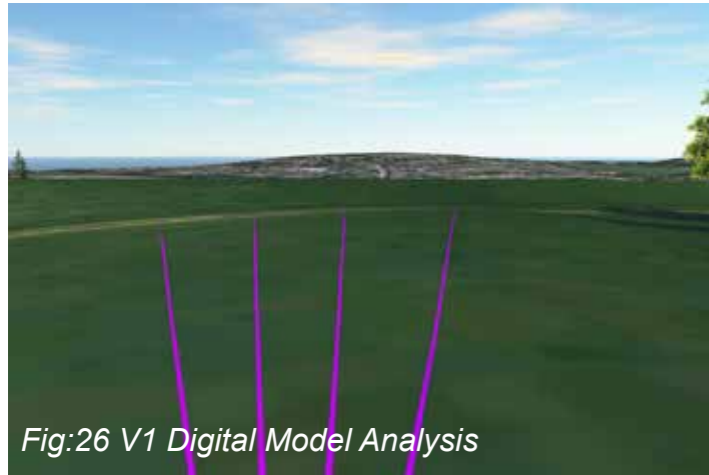


Fig:26 V1 Digital Model Analysis

Viewpoint 1 - Working Model

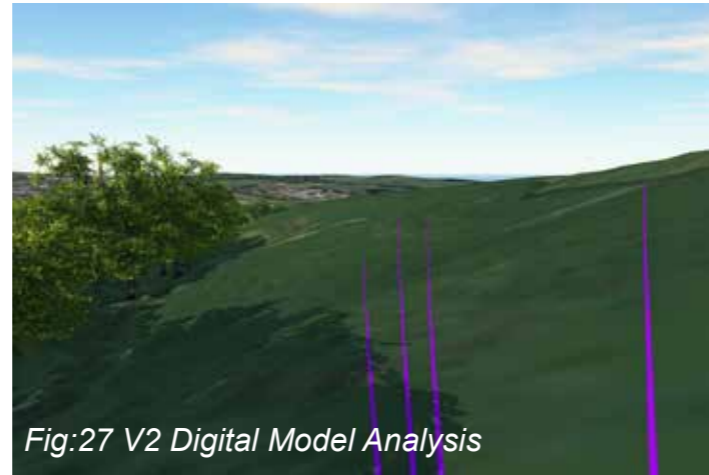


Fig:27 V2 Digital Model Analysis

Viewpoint 2 - Working Model

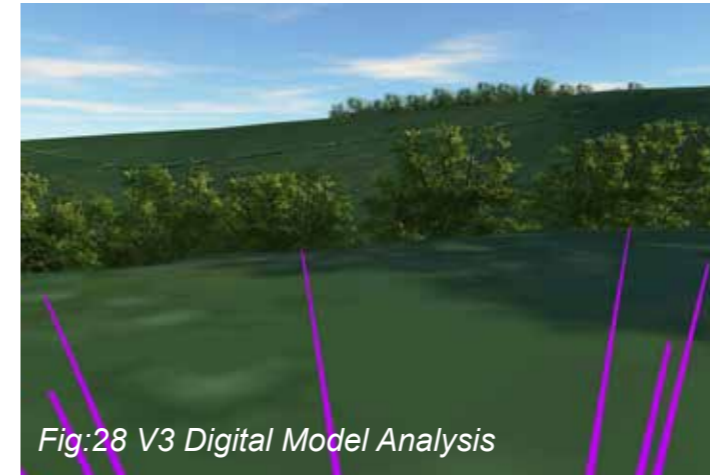


Fig:28 V3 Digital Model Analysis

Viewpoint 3 - Working Model

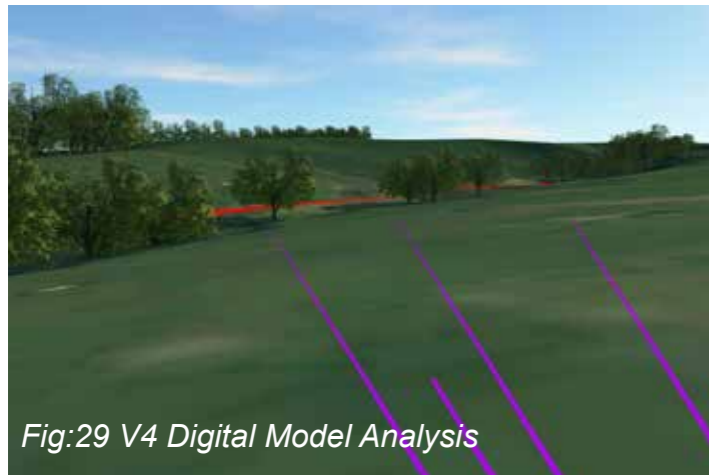


Fig:29 V4 Digital Model Analysis

Viewpoint 4 - Working Model

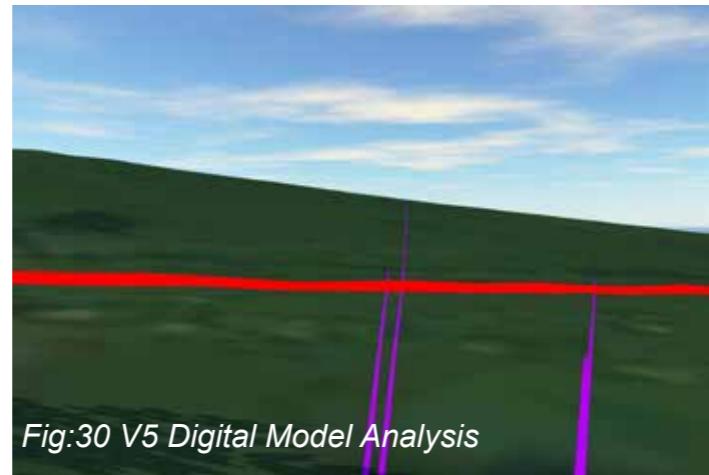


Fig:30 V5 Digital Model Analysis

Viewpoint 5 - Working Model

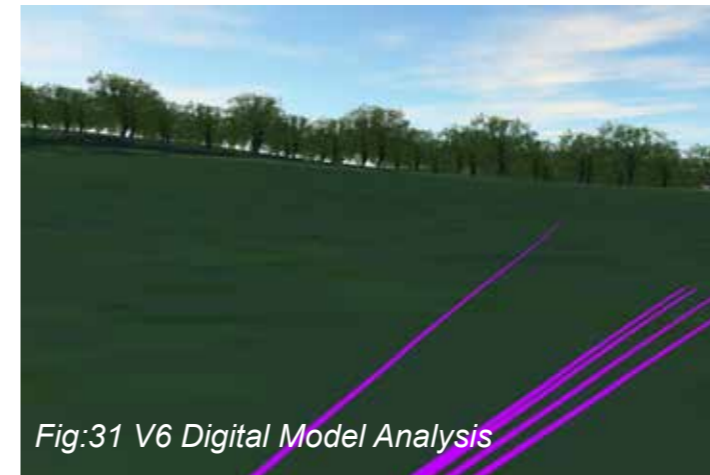


Fig:31 V6 Digital Model Analysis

Viewpoint 6 - Working Model

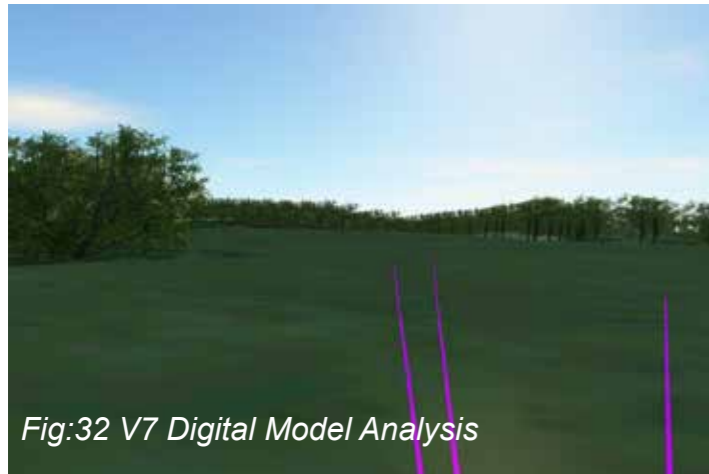


Fig:32 V7 Digital Model Analysis

Viewpoint 7 - Working Model



Fig:33 V8 Digital Model Analysis

Viewpoint 8 - Working Model

Digital Analysis

Evergreen Farm Landscape and Visual Appraisal