Town & Country Planning Solutions

Planning & Development Consultants

APPENDIX 5

Landscapevisual
www.landscapevisual.co.uk

Land at Netherfield Road, Netherfield, East Sussex

Landscape and Visual Technical Note

July 2024

Executive Summary

This technical note reviews the potential sensitivities of the land at Netherfield Road, Netherfield, to a proposed housing development. The work has been undertaken in relation to Rother District Council's local plan consultation.

It is concluded that the new masterplan would substantially reduce landscape and visual effects compared to previous schemes on this site. The housing is situated in the western part of the site, aligning closely with the existing Darvel Down estate. The masterplan has the potential to leave generous areas for landscape and biodiversity enhancements. The development would be expected to integrate fully with the existing local character of Darvel Down and Netherfield.

Local views to housing as shown on the new masterplan would be limited, arising primarily from nearby receptors, including the recreation ground to the east, some houses on Netherfield Road to the south, and the directly adjacent Darvel Down estate. The new masterplan ensures a substantial offset from houses on the ridgeline followed by Netherfield Road, preserving the broad views from that area.

Wider landscape views, assessed through detailed zone of theoretical visibility analysis and a photomontage prepared from near Mountfield Court, indicate extremely limited visibility of housing as set out on the new masterplan. This is due to the new housing being positioned in the western part of the site, at a lower level in relation to the ridgeline at Netherfield Road, and next to large areas of woodland and hedgerows.

The new masterplan shows how development on the site could minimise the landscape and visual effects on the High Weald National Landscape. This work demonstrates that the overall impact of the new masterplan on the wider High Weald National Landscape would be neither significant nor harmful.

Landscape Visual Limited,
Pippingford Manor, Pippingford Park,
Nutley, East Sussex, TN22 3HW
Director: Angus Jeffery BSc PhD CMLI

Tel: +44 (0)1825 280580
Mobile: +44 (0) 7720 401396
Email: info@landscapevisual.co.uk

Landscape Institute
Registered practice

Landscape Visual Limited. Registered in England and Wales No. 7346632. VAT Registration No. 101218871.
Registered office: Pippingford Manor, Pippingford Park, Nutley, East Sussex, TN22 3HW.

1. Introduction

Landscape Visual Limited was instructed by Park Lane Group to review matters relating to landscape and visual impact for a proposed housing development on land between Netherfield Road and Darvel Down, Netherfield, East Sussex. This work is undertaken in relation to Rother District Council's (RDC's) local plan consultation covering the period 2020 to 2040. Landscape Visual Limited was previously involved in work supporting planning applications and appeals for proposed housing development at this site between 2014 and 2018.

Work commencing in 2024 has involved:

- Review of previous planning submissions and appeals.
- Review of a new masterplan for the site (Pump House Designs drawing 4376/18/1000, November 2018). The masterplan shows c. 26 houses.
- A visit to the site and surrounding area (June 2024) to review landscape and visual baseline conditions and to take viewpoint photographs from the surrounding area.
- Preparation of a zone of theoretical visibility plan for the new masterplan.
- Preparation of a photomontage from a distant viewpoint near Mountfield Court.
- Preparation of this technical note, which:
    - Reviews the baseline conditions;
    - Identifies opportunities connected with the new masterplan; and
    - Summarises the principal landscape and visual effects which would arise with the proposed new masterplan.

The work has been undertaken in accordance with the *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute and Institute of Environmental Management and Assessment, 2013) and associated technical guidance insofar as it is applicable. The work has been undertaken by a chartered landscape architect who has over 20 years' experience of landscape and visual impact assessment (LVIA) of diverse development projects in a wide range of landscapes, including National Parks and National Landscapes[1] (NLs).

2. Landscape and Visual Baseline

The site and surrounding area are described in full in previous LVIAs[2] and the Appellant's Hearing

[1] National Landscape is the rebranded name of an Areas of Outstanding Natural Beauty (AONBs) from 22 November 2023. They are designated under Part IV of the Countryside and Rights of Way Act 2000.

[2] RDC references RR/2016/2722/P, dated 18 October 2016, and RR/2017/1146/P, dated 14 May 2017.

Statement[3]. In summary:

- The site has a village-edge character with views to housing at Darvel Down and along Netherfield Road on the southern boundary. Darvel Down lies immediately to the west of the site, is nucleated, and contains a mixture of post-war houses, predominantly semi-detached, located on land which falls to the north of the B2096. This contrasts with ridge-top ribbon development along Netherfield Road and the B2096 which comprises looser clusters of dwellings scattered at intermittent intervals, with a range of housing styles, both pre- and post-war.
- The site is a rough pasture field descending from ca. 143 m Above Ordnance Datum (AOD) in the south to 118 m AOD in the north.
- The predominant land cover in the surrounding area includes pasture fields and areas of mixed woodland.
- The northern site boundary is demarcated by woodland; the eastern boundary by a post-and-wire fence to the village recreation ground and a pasture field; the southern boundary by a variety of back-garden fences, hedgerows, hedge trees and trees; and the western boundary, part of which is to the primary school, is a taller hedgerow boundary containing native hedgerow trees.
- There are no significant views from the site towards the wider landscape to the south, although dwellings on Netherfield Road have views southwards. From the site there are distant views to the north-east on days of clear visibility across the Low Weald and Greensand Belt towards the North Downs. As there are no public rights of way across the site, these are not public views.

The area of the site where housing is proposed is:

- On the middle slopes of sloping pasture with some woodland and scrub vegetation, between ca. 122 to 134 m AOD, up to ca. 9 m below the high point of the site on Netherfield Road (ca. 143 m AOD).
- Centred along a slight depression which lower down the slope forms a stream. This local topography means that the housing is within a low-lying part of the site.
- To the south of a block of woodland and to the east of substantial hedgerow vegetation with mature trees.
- Potentially screened from middle and long-distance views by a combination of topography and vegetation.

The site visit confirmed that there has been limited change in the surrounding landscape over the last

[3] PINS appeal references: APP/U1430/W/17/3177298, and APP/U1430/W/17/3188117 (decision 3 July 2018).

decade. There is an under-construction housing development which extends the Darvel Down estate to the south-west[4].

3. Main Issues and the New Masterplan

The table below sets out the main issues for development at the site, summarised by a review of the matters considered by the inspector in their determination of previous planning appeals[3]. The right-hand column ('opportunities') identifies ways in which the proposed new masterplan could respond to the site to limit landscape and visual impacts on the surrounding area and provide enhancement of the immediate and wider landscape setting.

Table 1: Inspector's main findings in relation to the 2016/7 submitted schemes

Issue (Appeal Decision)	Explanation	Opportunities (New Masterplan)
Relationship to the existing village: Development boundary	RDC Local Plan 2006 draws the development boundary tightly around Darvel Down Estate. The site lies outside of but immediately adjacent to the development boundary. The inspector describes the site as adjoining important components of the village on three sides and as being well-contained on the fourth. However, the inspector considers the boundary with Darvel Down (i.e. the site's western boundary) to be a stronger boundary (described by the inspector as visually and physically impermeable).	The new masterplan's smaller area of development means that there is scope for a logical extension to Darvel Down. Part of this could be to provide a new boundary to the settlement to the east of the proposed housing, where there is substantial open space within the same ownership. New, strong defensible boundaries could be planted. This could include extensive measures for biodiversity, including woodland, scrub, and meadow.
Relationship to the existing village: Connectivity	Despite the close proximity of the site to ribbon development on the ridge-top Netherfield Road, and cul-de-sac development at Darvel Down, the inspector considers that the appeal schemes would remain self-contained and separate from them.	Opportunities for providing east-west connections through the site, including a new pupil-only access to the school, and foot and cycle connections from Darvel Down to Netherfield Road and the village hall to the east. There is sufficient open space within the redline area to create public open space, which could also have biodiversity benefits.
Effects on the NL: Suburban form	The inspector considers that 'the proposed development… would… have a similar suburban form to the Darvel Down estate albeit on a smaller scale.' The inspector considers that the appeal schemes would detract from the linear pattern of development along the ridge, with the proposed landscaped buffer diminishing the visual effect over time.	Opportunities to relate to the existing suburban character at Darvel Down and also to draw on other aspects of local character, including the architectural detailing and materials palette. With housing located further down slope than the appeal schemes, and with landform and vegetation creating a secluded location, the new masterplan has the potential to be separate to the older ridge-top development along Netherfield Road.

[4] The Asprey Homes site comprises 25 units (apartments, terraced, semi-detached and detached houses).

Issue (Appeal Decision)	Explanation	Opportunities (New Masterplan)
Effect on the NL: Views from the north-east	It was agreed by parties to the appeal that the main visual effect would arise on views from the north-east near Mountfield Court. The inspector found that the contribution of the site field to the mosaic described in the AONB Management Plan was significant and that the depth of development in the appeal schemes would detract from the linear form along the ridge. Notwithstanding that the effect on views would be more apparent from Mountfield Court than from Netherfield itself, and that the affected views would be relatively few and localised, the inspector considered the appeal schemes would be significantly harmful to the AONB.	The depth of development described by the inspector was a result of the appeal scheme's proposed housing being on the upper slopes of the site and extending across the site from east to west. There is an opportunity to locate housing further down slope, and in a slight depression on the site and bordered by woodland to the north and a strong hedgerow next to existing housing at Darvel Down to the west. There is also potential to focus development on the western part of the site only, leaving the eastern part free of built development (the eastern part being the area of the site which is more visible in distant views from the north-east).

The Draft Housing and Economic Land Availability Assessment (Part 2: Site Assessments) ('the DHELAA') concludes that the site is 'currently unsuitable / unavailable / unachievable':

> *'The site comprises a section of open field and a wooded area to the east of residential development at Netherfield. It is a large site, and its development would represent a significant extension to Netherfield. It is sensitive in landscape terms, occupying a highly exposed, ridgetop position. Development would appear prominent and have an urbanising impact, harming the landscape and character of the High Weald National Landscape, an AONB, and the rural setting of Netherfield. Additional constraints include the impact on trees within the site and adjoining ancient woodland, and potential access difficulties, the site being located adjacent to a narrow road with no footways or accessed via a residential cul-de-sac…'*

The DHELAA assumes widespread development across the site. Note that the landscape would be less sensitive to a smaller proposed development in the western part of the site which is recessive in wider views. The remaining areas within the site offer considerable opportunities for generous biodiversity and landscape measures within the landownership. Smaller-scale development would be less prominent in views, and would integrate with the village edge and wider landscape.

4. Landscape and Visual Effects of the New Masterplan

Visual Effects

Zone of Theoretical Visibility Analysis

Figures 204, 205a and 205b contain ZTV plans of the new masterplan. Due to advances in technology, the ZTV plans are more detailed and representative of views than those produced for the appeal schemes in 2014 to 2018. The input data is more detailed, and increased processing power has allowed for more complex calculations. The plans show the theoretical visibility of reference points set at 9 m above the existing land surface. These points represent points on the pitched roofs of the proposed houses (new masterplan).

Figure 204 is based on LiDAR 2 m digital terrain model (DTM) data (Environment Agency, 2022), and depicts a 'bareground ZTV', based on the underlying topography only. Note that areas outside of the bareground ZTV cannot have views of the proposed development.

The ZTV indicates that:

- Within 1 km, there are theoretical views from the slopes to the north of the Netherfield Road ridge and contained by the slopes between Darwell Beach Farm to the west and Netherfield Way to the east.
- At 1 to 2 km distance, there are very limited theoretical views.
- Beyond 2 km, a wedge of theoretical views opens up to the north-east.

Figures 205a and 205b are based on LiDAR 1 m digital surface model (DSM) data (Environment Agency, 2022), which includes topography, hedgerows, trees, buildings, earthworks and other features. This 'screened ZTV' shows the following:

- Due to substantial areas of woodland and hedgerow vegetation in the surrounding area, there is markedly reduced extent of theoretical visibility of the proposed development from all areas described above for the bareground ZTV. The area in which any of the ZTV reference points is theoretically visible is 1.6 per cent of the ZTV model area, corresponding to ca. 160 ha[5] of a 10,531 ha model area.
- Within 1 km: there are areas of visibility from the slopes to the east of the proposed housing area; areas of visibility from slopes which face the site around Darwell Beach Farm; and potential glimpsed views from Darwell Down.
- Between 0.75 and 2.5 km there are extremely limited views (it is very likely that on the ground

[5] And the area in which from 8 to 15 (i.e. half or more) of ZTV reference points is theoretically visible is 0.53 per cent of the ZTV model area, corresponding to 56 ha. Bearing in mind that the majority of theoretical views are on or near the site, this serves to emphasize the extremely limited area from the wider NL in which there could be views to the proposed development. Note that the reference points are at 9 m above terrain surface and may be the only point on the proposed development which is visible, i.e., visibility of the reference point does not imply views of a more substantial mass of built form. The photomontage for viewpoint 2 helps to convey that development up to 9 m would only be partially visible.

there would be no views at all, as the ZTV picks out the roofs of buildings at the gypsum works and the canopies of woodland).

- Limited views beyond 2.5 km: small patches of visibility from elevated areas near Mountfield and on the south-west side of the A21 / Woodmans Green Road.

Note that the above is theoretical and fieldwork confirms that the screened ZTV exaggerates the extent of views experienced on the ground. This is due to the simplifying of surface features on the DSM data, which cannot include all local vegetation.

Representative Viewpoints

During fieldwork in June 2024, representative viewpoints were photographed (Figure 205c shows viewpoint locations, with viewpoint photographs contained on Figures 206 and 207). Analysis is contained in the tables on the viewpoint pages in the Plans and Photographs Annex.

In near views from the recreation ground (viewpoint 1, near to the site's eastern boundary (Figures 206a and 206b)), the proposed houses would occupy the low-lying middle-ground of the view. The proposed housing would not affect ribbon development along Netherfield Road, being associated more strongly with housing at Darvel Down, which is visible in existing views beyond hedgerow vegetation. Views are only available from the very immediate vicinity of this viewpoint. The magnitude of effect is likely to be high or medium. The effect could reduce considerably over time depending on landscape measures proposed on the eastern part of the site, where there are opportunities to create a new strong edge to the settlement, thus mirroring the existing.

Fieldwork indicates that there would be no publicly accessible views to the proposed housing from Netherfield Road due to existing hedgerow vegetation and the topography, with the proposed housing located further downslope than existing houses on the ridge. If a foot or cycle access to Netherfield Road was created as shown on the new masterplan, this may allow views to the roofs of proposed houses from Netherfield Road.

In distant views from the north-east near Mountfield Court (viewpoint 2, 2.8 km from the site (Figures 207a to 207d)), the combination of topography and existing woodland mean that the proposed development would tend to go unnoticed. Refer to the images in the Plans and Photographs Annex, in particular the Photomontage of 9 m Parameter (Figure 207d). The photomontage indicates that most of the proposed housing would be screened from view, apart from the tops of some of the roofs. This is consistent with existing character, where, for example, the view contains the roofs of houses at Darvel Down and Netherfield Court nestled within woodland and trees on the horizon. The visual effect would be small or negligible and would be likely to reduce with time depending on what landscape measures are proposed on the site.

Landscape Effects

The principal concerns are the impact on the local landscape immediately next to Netherfield and Darvel Down, and the impact on the wider landscape of the NL.

The main landscape impact arising from the new masterplan would be the direct impact on the site's landscape arising from physical changes to the site. There would be some loss of tree and shrub vegetation where buildings are proposed. This loss could be amply replaced in other parts of the wider site area and with a generous landscape and biodiversity enhancement plan would be likely to result in net gain of trees and shrub vegetation. It is likely that carefully designed development would achieve overall enhancement of the site for both landscape and biodiversity.

There would be medium to small indirect impacts on the surrounding landscape, with the main effects occurring within the immediate vicinity of the site. These impacts would arise in an area between the Recreation Ground to the east, Netherfield Road to the south, and Darvel Down to the west. The impacts would be moderate but would not be out of place in a landscape which already contains streets of 20th Century cul-de-sac housing at Darvel Down, including the under-construction Asprey Homes project.

There would be very slight, probably imperceptible, indirect effects on the landscape of the NL arising from views from elevated slopes near Mountfield Court. At 2.8 km to the north-west, with the very small extent of the proposed development which would be present in views, this landscape impact would be small to negligible in magnitude. Proposed development of the scale indicated by the new masterplan would be unlikely to have significant effects on the landscape of the NL. Effects arising would not be harmful.

5. Conclusions

This technical note concludes that the new masterplan would have significantly reduced landscape and visual effects compared to the appeal schemes.

The location of housing in the western part of the site means that the proposed houses can relate strongly to the existing form of housing at Darvel Down, with the remainder of the site providing extensive areas for generous landscape and biodiversity enhancement. It is probable that carefully designed development would achieve overall enhancement of the site.

There would be limited views locally, with all of these arising for receptors in the immediate vicinity of the site (i.e., the recreation ground to the east, Darvel Down to the west, and from some dwellings on Netherfield Road to the south, but note that the new masterplan observes a substantial offset from these houses, which would retain their wide existing views to the north and south). In local

views, the proposed development would appear in keeping with the character of existing housing at Darvel Down, albeit designed to higher standards to reflect current policy and guidance.

From the wider landscape, detailed ZTV analysis indicates the extent of views to the proposed houses would be very limited compared to the appeal schemes. This is due to the proposed housing being located on the western part of the site only, and lower downslope, within a slight depression and adjacent to a large woodland to the north and an existing hedgerow to the west. This is illustrated by the photomontage from a public footpath near Mountfield Court (Figure 207d), which shows that only the tops of some houses built to a 9 m maximum height would be present in views. From Mountfield Court, the proposed development would tend to go unnoticed and would have small to negligible effects.

The more limited extent of visibility means that the overall landscape impacts on the NL would be substantially reduced compared to previous schemes on this site. The impact on the wider High Weald NL would be neither significant nor harmful.

Landscape Visual Limited

July 2024

Annex 1: Methodology

Zone of Theoretical Visibility Analysis: Summary Method

ZTVs were prepared using the Grass version 7.4.1 *r.viewshed* script (Toma, Zhuang, Richard and Metz, 2017). LiDAR DTM and DSM data were obtained from the Environment Agency (downloaded June 2024). Reference points at a height of 9 m above existing terrain level were located at 15 locations across the Site (corresponding to the maximum height of a proposed house, confirmed by the developer). Viewer height was assumed to be 1.75 m. The ZTV should be interpreted with reference to the notes on the ZTV plans.

Photomontages: Summary Method

The photomontage (Figures 207c and 207d) were produced in accordance with LI TGN 06/19 *Visual Representation of Development Proposals*. The visuals have been produced as 'Type 3' images, which represent the appearance, form, context and extent of the a 9m tall development parameter zone on the site.

Single-frame photographs were obtained in June 2024 using a carefully levelled tripod, and a DSLR camera with a full-frame sensor and 50 mm prime lens.

A simple model of a 9 m development parameter was created by drawing an outline envelope of the area where the houses are proposed (Pump House Designs drawing 4376/18/1000, November 2018). A 9 m tall volume was extruded above the existing terrain surface (Environment Agency DTM LiDAR data, 2022).

Using the viewpoint co-ordinates captured on site with a hand-held GPS device, virtual cameras were setup to match the HFoV and camera lens. Physical locators within the images were referenced against the DTM and aerial imagery to align the layout within the panoramas.

Once aligned and checked for accuracy, the wireline of the parameter was rendered and exported at the same resolution as the baseline photograph. These renders were then layered within Adobe Photoshop to enable masking of built form and vegetation.

The scaling of the Type 3 images is 100 per cent. The images should be printed at A3 and ideally used as hard copies on site, held at a comfortable arm's length to give the correct impression of scale. If viewing the images on screen, an approximation of correct scale is obtained by viewing the A3 page

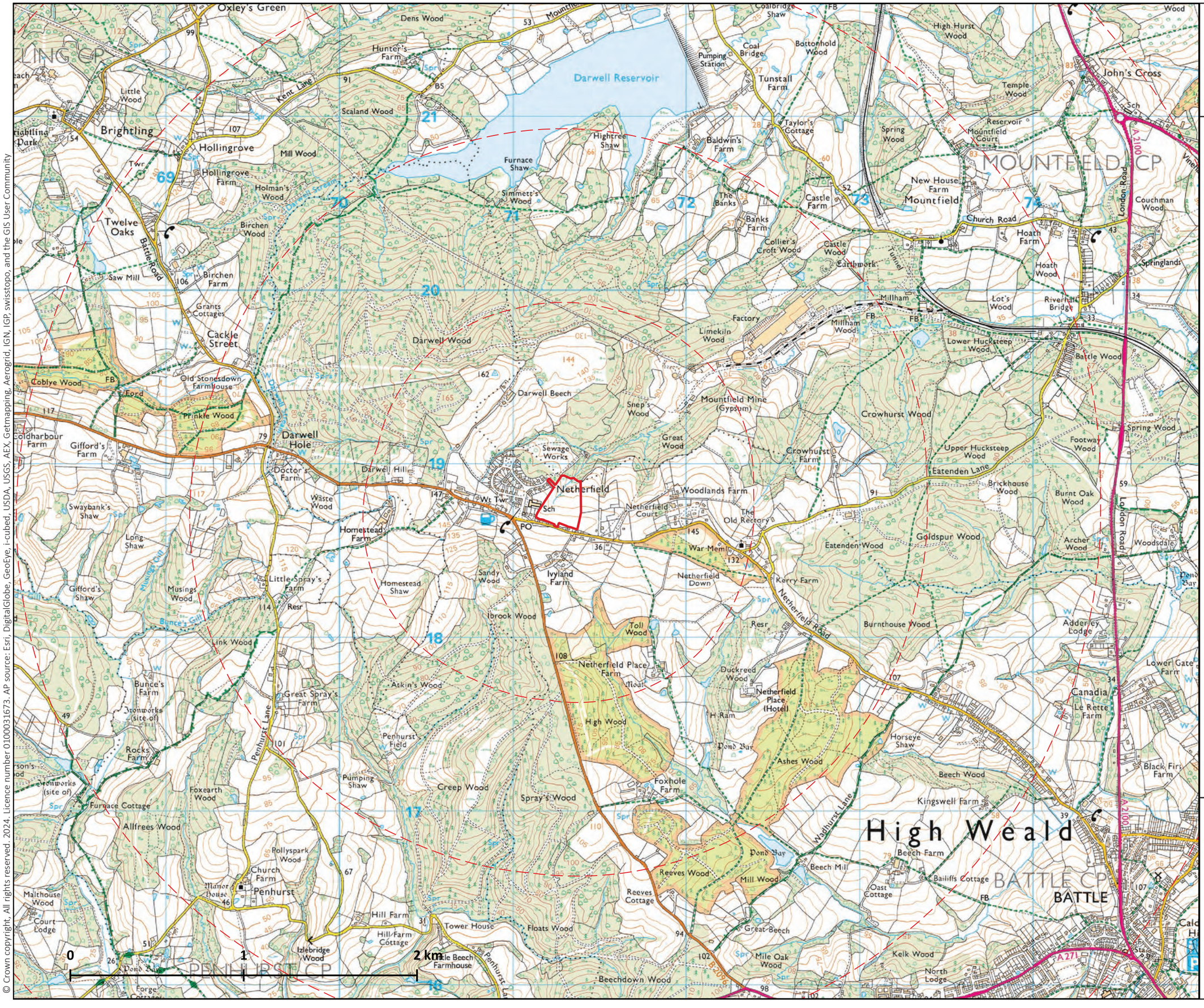
at 100 per cent scale and maintaining an arm’s length from the screen.

Land at Netherfield Road, Netherfield, East Sussex

Landscape and Visual Technical Note: Plans and Photographs Annex

July 2024

Landscape Planning
Tel: +44(0)1825 280 580
www.landscapevisual.com



Landscapevisual

Landscape Planning
Tel: +44 1825 280 580
www.landscapevisual.com

Legend:

- Site (indicative)
- 1 km bands from Site

Project:	Netherfield
Title:	Location
Date:	July 2024
Ref:	1165/201
Scale:	1:20,000 at A3

N

Landscapevisual
Landscape Planning
Tel: +44 1825 280 580
www.landscapevisual.com

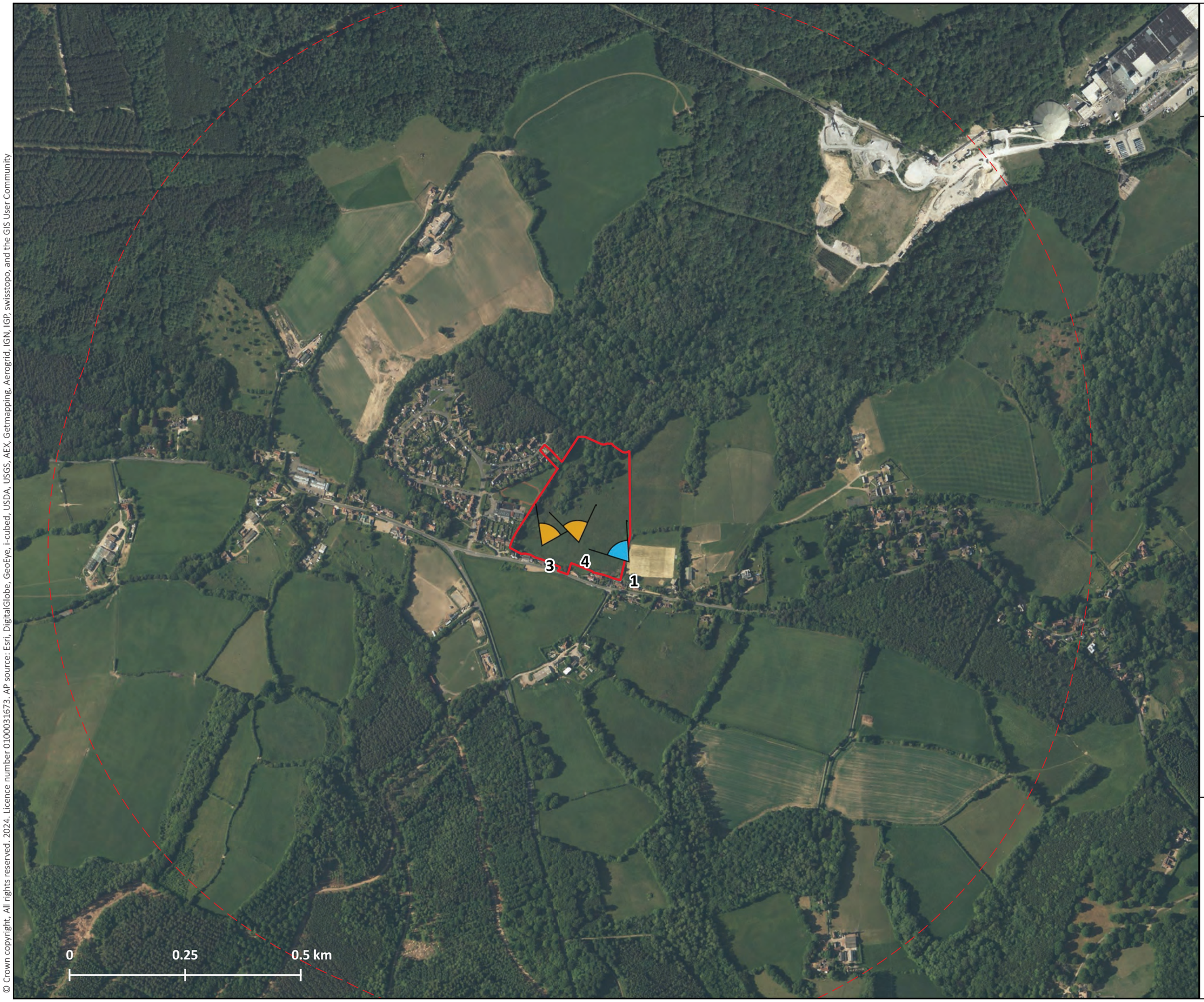
Legend:

- Site photo
- Viewpoint
- Site (indicative)
- 1 km bands from Site

Project:	Netherfield
Title:	Location (showing viewpoints near site)
Date:	July 2024
Ref:	1165/202a
Scale:	1:7,500 at A3

N

0 0.25 0.5 km



Landscapevisual
Landscape Planning
Tel: +44 1825 280 580
www.landscapevisual.com

Legend:

- Site photo
- Viewpoint
- Site (indicative)
- 1 km bands from Site

Project:	Netherfield
Title:	Location (showing viewpoints near site)
Date:	July 2024
Ref:	1165/202b
Scale:	1:7,500 at A3

N

Landscapevisual
Landscape Planning
Tel: +44 1825 280 580
www.landscapevisual.com

Legend:

- Site (indicative)
- 1 km bands from Site

Public Rights of Way (ESCC)

- Footpath

Historic England

Listed Buildings

- II
- II*

Green space

- Play Space
- Playing Field
- Religious Grounds

Project:	Netherfield
Title:	Access and Heritage
Date:	July 2024
Ref:	1165/203
Scale:	1:7,500 at A3

N

0 0.25 0.5 km

This is a bareground ZTV which is based on LIDAR 2m Digital Terrain Model data (Environment Agency, 2022). The following should be borne in mind when interpreting the information presented on the ZTV:

1. Areas shown as having no visibility will be likely to have no visibility.
2. Areas shown as having theoretical visibility may have visibility of the development, however, local features such as trees, hedgerows, embankments or buildings could screen views. Where settlements or woodlands are shown as lying within areas of visibility, it is only likely to be the edges of the settlements or woodlands which would theoretically have views to the proposed development.
3. 15 reference points have been positioned on the proposed houses (Pump House Designs drawing 4376/18/1000, November 2018) at 9 m above existing terrain surface, with viewer height assumed to be 1.75m above the existing terrain. The reference points could be the only parts of the proposed development which is visible.
4. The ZTV has been calculated to 5 km from the reference points. Visual effects tend to reduce with distance.

Theoretical visibility does not necessarily confirm visual effect. Other factors such as receptor sensitivity, and the scale, extent and duration/ reversibility of effect are relevant. [No theoretical visibility in the area covered by this box].

0 1 2 km

Landscapevisual
Landscape Planning
Tel: +44 1825 280 580
www.landscapevisual.com

Legend:

- Site (indicative)
- 1 km bands from Site

Zone of Theoretical Visibility

- Reference points

Bareground: No. of ref. pts. visible

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

Project: Netherfield

Title: Bareground Zone of Theoretical Visibility of the Proposed Development

Date: July 2024

Ref: 1165/204

Scale: 1:35,000 at A3

N

This is a screened ZTV which is based on LIDAR 1m Digital Surface Model data (Environment Agency, 2022). This data shows surface features such as vegetation, earthworks and buildings. The following should be borne in mind when interpreting the information presented on the ZTV:

1. Areas shown as having no visibility will be likely to have no visibility.
2. Areas shown as having theoretical visibility may have visibility of the development, however, local features such as trees, hedgerows, embankments or buildings could screen views. Where settlements or woodlands are shown as lying within areas of visibility, it is only likely to be the edges of the settlements or woodlands which would theoretically have views to the proposed development.
3. 15 reference points have been positioned on the proposed houses (Pump House Designs drawing 4376/18/1000, November 2018) at 9 m above existing terrain surface, with viewer height assumed to be 1.75m above the existing terrain. The reference points could be the only parts of the proposed development which is visible.
4. The ZTV has been calculated to 5 km from the reference points. Visual effects tend to reduce with distance.
5. Note that, while the Lidar approach gives a higher-resolution depiction of potential visibility, the output is still theoretical. For instance, the ZTV indicates visibility from areas which may not be accessible, such as the roofs of buildings or the canopies of woodland. While being a useful tool for assessment work, the method is demonstrated by fieldwork to exaggerate real-world views. **Theoretical visibility does not necessarily confirm visual effect. Other factors such as receptor sensitivity, and the scale, extent and duration/ reversibility of effect are relevant. [No theoretical visibility in the area covered by this box].**

0 1 2 km

Landscapevisual
Landscape Planning
Tel: +44 1825 280 580
www.landscapevisual.com

Legend:

- Site (indicative)
- 1 km bands from Site

Zone of Theoretical Visibility

- Reference points

Screened: No. of ref. pts. visible

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

Project: Netherfield

Title: Screened Zone of Theoretical Visibility of the Proposed Development

Date: July 2024

Ref: 1165/205a

Scale: 1:35,000 at A3

N

For notes on interpretation of this ZTV, refer to Figure 205a

MOUNTFIELD CP

0 0.5 1 km

Landscapevisual
Landscape Planning
Tel: +44 1825 280 580
www.landscapevisual.com

Legend:

- Site (indicative)
- 1 km bands from Site

Zone of Theoretical Visibility

- Reference points

Screened: No. of ref. pts. visible

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

Project:	Netherfield
Title:	Screened Zone of Theoretical Visibility of the Proposed Development
Date:	July 2024
Ref:	1165/205b
Scale:	1:15,000 at A3

N

For notes on interpretation of this ZTV, refer to Figure 205a

MOUNTFIELD CP

Landscapevisual
Landscape Planning
Tel: +44 1825 280 580
www.landscapevisual.com

Legend:

- Site photo
- Viewpoint
- Site (indicative)
- 1 km bands from Site

Zone of Theoretical Visibility

Screened: No. of ref. pts. visible

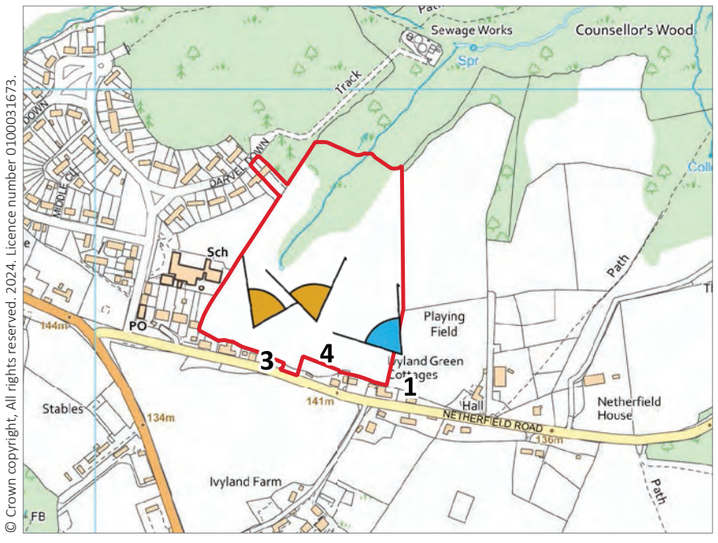
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

Project:	Netherfield
Title:	Screened Zone of Theoretical Visibility of the Proposed Development (showing viewpoints)
Date:	July 2024
Ref:	1165/205c
Scale:	1:15,000 at A3

N

0 0.5 1 km

Existing view



Viewpoint location

Visual Effects	
Existing view	Foreground is eastern edge of site (opportunities for landscape and biodiversity measures). Ribbon development on the ridge visible to the left (off-frame). Darvel Down visible beyond the housing site.
Receptors	Recreation ground users
Visual receptor sensitivity	Medium
Scale of effect	Medium: proposed houses would occupy the low-lying middle-ground of the view. Other housing is already in view (Darvel Down), with which the proposed development would be consistent.
Extent of effect	Small proportion of field of view in the middle-distance. Views only available from the very immediate vicinity of this viewpoint.
Duration / reversibility	Long-term and irreversible.
Magnitude	Likely to be large to medium at year 1 of the proposed development. Could reduce considerably over time depending on landscape measures proposed on the eastern part of the site, where there are opportunities to create a new strong edge to the settlement mirroring the existing.

Viewpoint 1: Existing View

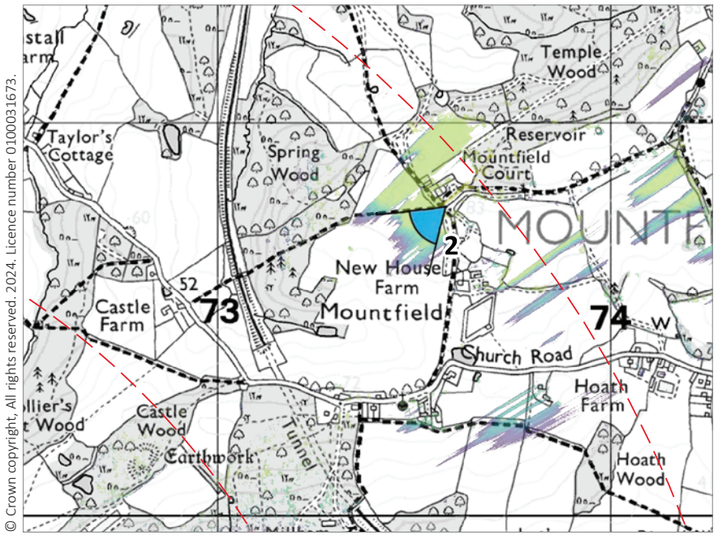
Western edge of recreation ground

Figure 1165/206a

Landscapevisual
Landscape Planning
Tel: +44(0)1825 280 580
www.landscapevisual.com

Enlargement:	100 % at A3	Camera and lens:	Canon5dMkIII/50mm	Date and time:	13 June 2024, 11:50	***Viewpoint 1: Existing View***
Paper size:	420 mm x 297 mm	Camera height AGL:	1.5 m	Grid reference:	571388 118668	Western edge of recreation ground
Printed image size:	390 mm x 260 mm	Horizontal FoV (deg):	39.6	Bearing to centre (deg.):	ca. 144	**Figure 1165/206b**

Existing view



Viewpoint location

Visual Effects	
Existing view	Netherfield ridge forms middle-distance horizon. Rolling landform and extensive woodland characterises the landscape.
Receptors	Footpath users
Visual receptor sensitivity	High
Scale of effect	Minor to negligible: combination of topography and existing woodland mean development would tend to go unnoticed at this distance. Refer to images on following pages, including *Viewpoint 2: Photomontage of 9 m Parameter*.
Extent of effect	Views only available from the very immediate vicinity of this viewpoint, with few similar areas of visibility from nearby hillsides.
Duration / reversibility	Long-term and irreversible.
Magnitude	Likely to be small or negligible at year 1. Would be likely to reduce with time depending on what landscape measures are proposed on the site. Note that there are opportunities to create a new strong edge to the settlement, extending the woodland cover which defines the view towards Netherfield.

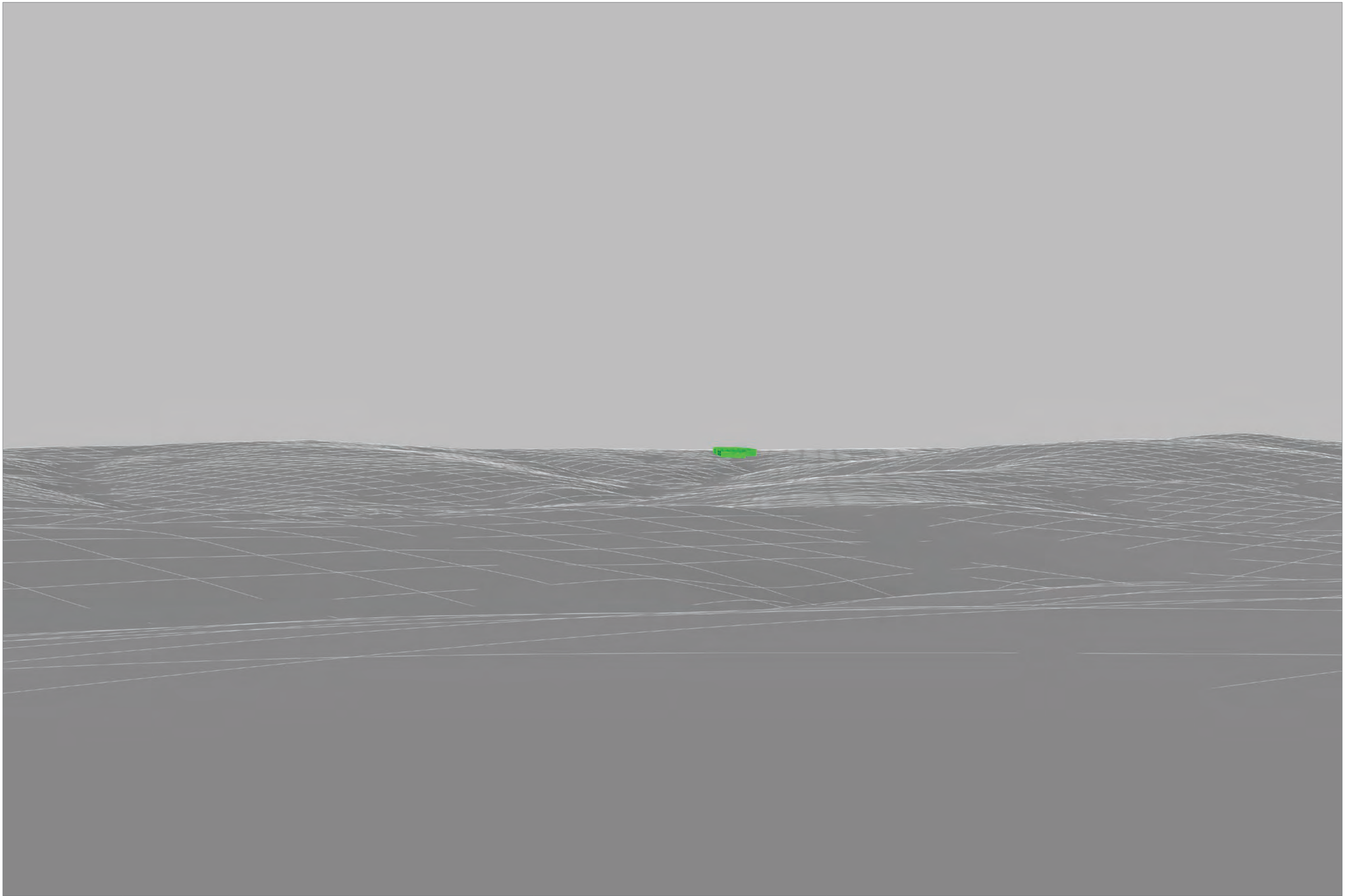
Viewpoint 2: Existing View

Mountfield Court, junction of footpaths 6a, 6b and 13

Figure 1165/207a

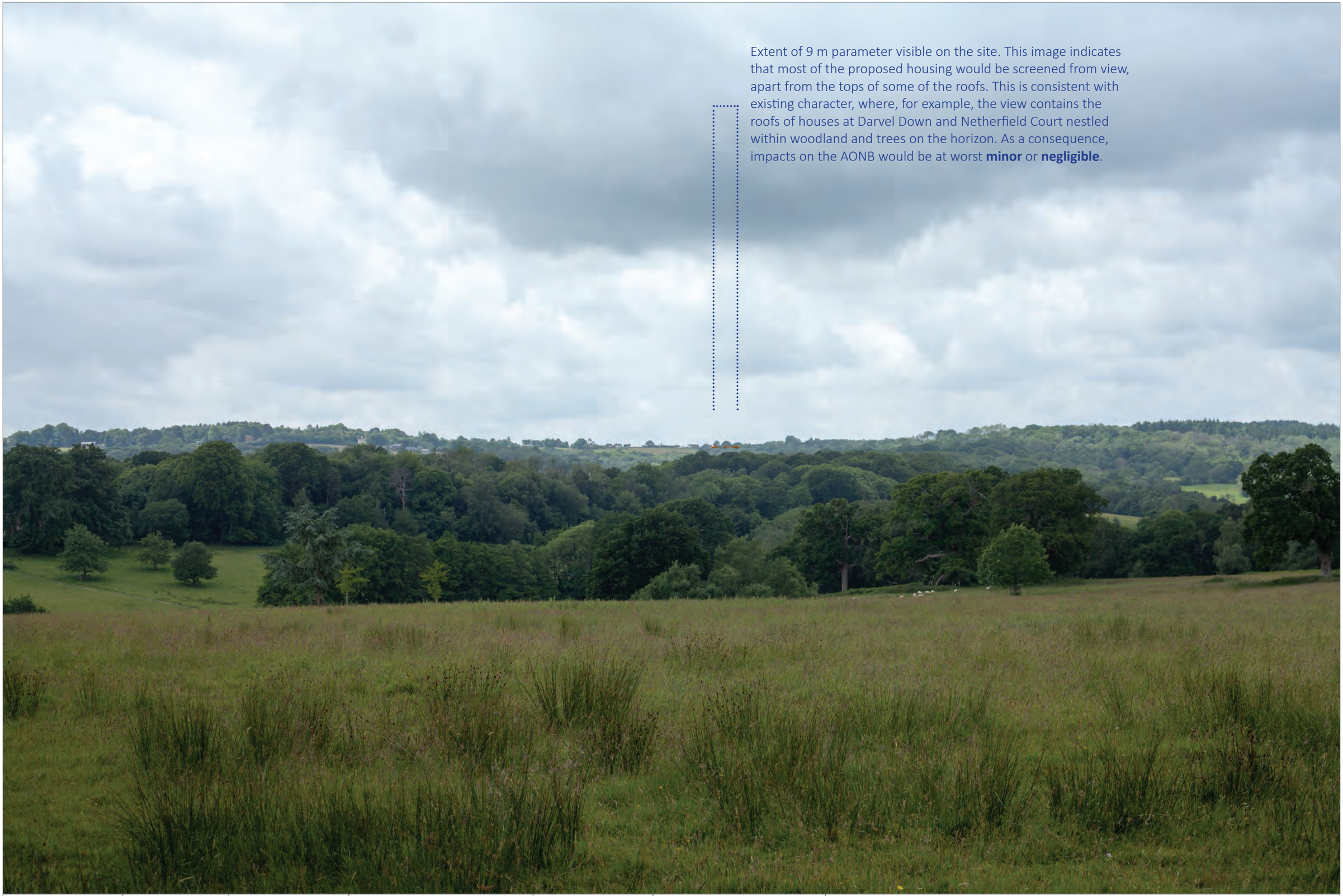
Landscapevisual
Landscape Planning
Tel: +44(0)1825 280 580
www.landscapevisual.com

Enlargement:	100 % at A3	Camera and lens:	Canon5dMkIII/50mm	Date and time:	13 June 2024, 11:00	***Viewpoint 2 : Existing View***
Paper size:	420 mm x 297 mm	Camera height AGL:	1.5 m	Grid reference:	573568 120785	Mountfield Court, junction of footpaths 6a, 6b and 13
Printed image size:	390 mm x 260 mm	Horizontal FoV (deg):	39.6	Bearing to centre (deg.):	ca. 051	**Figure 1165/207b**



Enlargement:	100 % at A3	Camera and lens:	Canon5dMkIII/50mm	Date and time:	13 June 2024, 11:00	***Viewpoint 2: Wireline of 9 m Parameter***
Paper size:	420 mm x 297 mm	Camera height AGL:	1.5 m	Grid reference:	573568 120785	Mountfield Court, junction of footpaths 6a, 6b and 13
Printed image size:	390 mm x 260 mm	Horizontal FoV (deg):	39.6	Bearing to centre (deg.):	ca. 051	**Figure 1165/207c**

Extent of 9 m parameter visible on the site. This image indicates that most of the proposed housing would be screened from view, apart from the tops of some of the roofs. This is consistent with existing character, where, for example, the view contains the roofs of houses at Darvel Down and Netherfield Court nestled within woodland and trees on the horizon. As a consequence, impacts on the AONB would be at worst **minor** or **negligible**.



Enlargement:	100 % at A3	Camera and lens:	Canon5dMkIII/50mm	Date and time:	13 June 2024, 11:00	***Viewpoint 2: Photomontage of 9 m Parameter* (LI TGN 06/19 Type 3 view)**
Paper size:	420 mm x 297 mm	Camera height AGL:	1.5 m	Grid reference:	573568 120785	Mountfield Court, junction of footpaths 6a, 6b and 13
Printed image size:	390 mm x 260 mm	Horizontal FoV (deg):	39.6	Bearing to centre (deg.):	ca. 051	**Figure 1165/207d**

Landscapevisual
Landscape Planning
Tel: +44(0)1825 280 580
www.landscapevisual.com

Pippingford Manor
Pippingford Park
Nutley , East Sussex
TN22 3HW