



FIGURE 4.5 – PLAN SHOWING THE EXISTING SITE LANDSCAPE (FABRIK, 2025)

4.0

BASELINE CONDITIONS

4.4 INTERNAL VISUAL SURVEY

A visual inspection of the Application Site was conducted on 25th April 2025. The photos on the following page illustrate the existing site conditions and characteristics.

LEGEND

-  SITE BOUNDARY
-  VIEWPOINT LOCATION



FIGURE 4.6 – PLAN ILLUSTRATING INTERNAL SITE PHOTOGRAPH LOCATION POINTS (FABRIK, 2025)



PHOTOGRAPH - VIEWPOINT S1

VIEW LOOKING SOUTHEAST ACROSS THE EASTERN SECTION OF THE SITE FROM THE NORTHWESTERN CORNER OF LAND ASSOCIATED WITH RESIDENT PARKING FOR DWELLINGS ALONG LION LANE. SHORT CUT GRASS AND INDIVIDUAL SMALL TREES FORM THE FOREGROUND OF THE VIEW AND FRAME THE VIEW TO THE SOUTH. BEYOND THE GRASS TO THE EAST LIES A TARMACED PARKING AREA (TO THE NORTHEAST) AND OPEN VIEWS OF THE REAR PROPERTIES ALONG LION LANE. THE TOPOGRAPHY RISES TO THE SOUTH OF THIS VIEW, WHERE AN ADDITIONAL PARKING AREA AND BUILT FORM CAN BE VIEWED.



PHOTOGRAPH - VIEWPOINT S2

VIEW LOOKING EAST ACROSS THE PARKING AREA WITHIN THE SOUTHEASTERN SECTION OF THE SITE FROM THE NORTHWESTERN CORNER OF THE CAR PARK. THE CAR PARK, WITH ASSOCIATED PARKED CARS, INFORM THE FOREGROUND OF THE VIEW. BEYOND, THERE ARE OPEN VIEWS OF THE DWELLINGS AND BUILT FORM, INCLUDING THE BANK (GRADE II), WITH ASSOCIATED OUTBUILDINGS, STONE WALLS AND GATES ALONG LION LANE. HEDGEROW FRAMES THE CAR PARK TO THE SOUTH, WITH A DOUBLE STOREY OUTBUILDING BEYOND. BUILT FORM INFORMS THE SKYLINE OF THIS VIEW.



PHOTOGRAPH - VIEWPOINT S3

VIEW LOOKING NORTHWEST FROM THE SOUTHEASTERN CORNER OF THE CENTRAL GRASSLAND FIELD PARCEL. A MATURE HEDGEROW AND TREEBELT FRAMES THE FIELD AND FORMS A VERDANT SKYLINE. GLIMPSED VIEWS OF LANDFORM TO THE NORTH - BEYOND THE SITE CAN BE DISCERNED BEYOND.



PHOTOGRAPH - VIEWPOINT S4

VIEW LOOKING NORTH ACROSS THE SITE FROM SOUTHERN EDGE OF THE SITE, BY THE ENTRANCE TO THE OLD VICARAGE AND ADJACENT PROPERTY. TWO DRIVEWAY ENTRANCES LEAD UP TO BOTH PROPERTIES WITH HEDGEROW AND MATURE TREES IN BETWEEN, LEAD FROM THE FOREGROUND OF THE VIEW TO THE MID GROUND. FILTERED VIEWS OF THE DWELLINGS IN BETWEEN INTERVENING HEDGEROW AND VEGETATION ARE APPARENT FROM THIS VIEW. A WOODEN GATE, A STEEP VERGE AGAINST SHRUBS AND A HEDGEROW FRAMES THE VIEW TO THE SOUTH.



PHOTOGRAPH - VIEWPOINT S5

VIEW LOOKING NORTHEAST FROM THE SOUTHWESTERN CORNER OF THE OLD VICARAGE GARDEN. MOWN LAWN AND INDIVIDUAL TREES ON LIE ON THE HIGHEST POINT OF THE SITE AND FORM THE FOREGROUND OF THE VIEW. BEYOND, THE TOPOGRAPHY FALLS SLIGHTLY TO THE OLD VICARAGE, ASSOCIATED OUTBUILDINGS, THE DRIVEWAY AND THE EASTERN SECTION OF THE GARDEN. A HEDGEROW WITH TREE LINE OF CYPRESS BOUNDS THE GARDEN TO THE NORTH. HEDGEROW ALSO BOUNDS THE GARDEN TO THE EAST AND WEST. A MATURE CYPRESS FRAMES THE VIEW TO THE SOUTH.



PHOTOGRAPH - VIEWPOINT S6

VIEW LOOKING SOUTHEAST FROM THE NORTHWESTERN CORNER TO THE OLD VICARAGE GARDEN. SIMILARLY TO VIEWPOINT 5, MOWN LAWN INFORMS THE FOREGROUND OF THIS VIEW. MAINTAINED HEDGEROW FRAMES THE VIEW TO THE WEST AND FOLLOWS TOWARDS THE SOUTHERN GARDEN BOUNDARY, BOUNDED BY HEDGEROW, SHRUBS AND MATURE TREES. THE TOPOGRAPHY GRADUALLY FALLS FROM THE SOUTHERN SECTION OF THE SITE TO THIS VIEW, WITH THE DWELLING AND ASSOCIATED OUTBUILDINGS CUT INTO THIS SLOPE.



PHOTOGRAPH - VIEWPOINT S7

VIEW LOOKING EAST FROM THE SOUTHWESTERN SITE BOUNDARY, WITHIN THE MAIN CENTRAL FIELD PARCEL OF THE SITE. SHORT GRASSLAND FORMS THE FOREGROUND OF THE VIEW, WITH HEDGEROW AND TREE BELTS FOLLOWING THE FIELD BOUNDARY BEYOND. THERE ARE VIEWS OF THE OLD VICARAGE AND DWELLINGS ALONG THE WESTERN EDGE OF TURNERS HILL ABOVE AND IN BETWEEN THE BOUNDARY VEGETATION. LONG DISTANCE VIEWS OF THE SURROUNDING LANDSCAPE, INCLUDING OF THE NATIONAL LANDSCAPE TO THE EAST ARE VISIBLE BEYOND.



PHOTOGRAPH - VIEWPOINT S8

VIEW LOOKING SOUTHEAST FROM THE NORTHWESTERN CORNER OF THE MAIN CENTRAL FIELD PARCEL OF THE SITE. BEYOND THE SHORT GRASSLAND A HEDGEROW AND TREES (INCLUDING THE TREE LINE OF MATURE CYPRUS) LIMITS VIEWS OF THE OLD VICARAGE AND BOUNDS THE FILED TO THE SOUTH, WEST AND NORTH. WITH EXCEPTION TO THE SOUTHWESTERN SECTION OF THE FIELD BOUNDARY, WHERE WOODEN FENCING BOUNDS THE FIELD. DWELLINGS ALONG THE WESTERN EDGE OF TURNERS HILL ARE VISIBLE BEYOND THE TWO FIELD PARCELS, ABOVE THE INTERVENING SITE VEGETATION.



PHOTOGRAPH - VIEWPOINT S9

VIEW LOOKING SOUTH FROM THE NORTHEASTERN CORNER OF THE MAIN CENTRAL FIELD PARCEL. SIMILARLY, VIEWS OF THE OLD VICARAGE ARE LIMITED BY THE FIELD BOUNDARY VEGETATION. VIEWS OF THE ADJACENT PROPERTY TO THE EAST OF THE OLD VICARAGE AND THE RYDERS ARE VISIBLE ABOVE AND THROUGH THE HEDGEROW BOUNDING THE FIELD PARCEL TO THE SITE. SCRUB, UNMANAGED GRASSLAND AND WIRED FENCELINE FORMS THE EASTERN SECTION OF THE VIEW. BEYOND LIES A MATURE HEDGEROW WHICH, IN TURN FILTERS VIEWS OF THE FAR EASTERN SECTION OF THE SITE.



PHOTOGRAPH - VIEWPOINT S10

VIEW LOOKING SOUTH WEST FROM THE EASTERN SITE BOUNDARY ALONG THE UNDESIGNATED FOOTPATH, TO THE NORTH OF THE CENTRAL /MAIN FIELD PARCEL OF THE SITE. THE UNDESIGNATED FOOTPATH AND GRASSLAND FORMS THE FOREGROUND, WITH MATURE HEDGEROW, SCRUB AND TREEBELTS FRAMING THE FIELD BOUNDARIES BEYOND. THERE IS A SMALL GAP IN THE FIELD BOUNDARY TO THE WEST, WHERE THE FOOTPATH CONTINUES THROUGH TO THE ADJACENT FIELD ON A EAST - WEST ALIGNMENT. THE FIELD BOUNDARY IN TURN LIMITS VIEWS OF THE WIDER SITE.



PHOTOGRAPH - VIEWPOINT S11

VIEW LOOKING SOUTHEAST FROM THE NORTHWESTERN EDGE OF THE CENTRAL /MAIN FIELD PARCEL OF THE SITE, WHERE THE DRAINAGE CHANNEL PASSES THROUGH. THE FILED PARCEL LIES IN THE FOREGROUND OF THE VIEW, RISING UP TO THE MATURE HEDGEROW, SCRUB AND TREEBELTS FRAMING THE FIELD BOUNDARY TO THE SOUTH. THIS VEGETATION LIMITS VIEWS OF THE SOUTHERN SECTIONS OF THE SITE. BEYOND THE SITE THERE ARE VIEWS OF THE ALLOTMENTS AND GLIMPSED VIEWS OF TURNERS HILL SETTLEMENT IN BETWEEN GAPS OF VEGETATION.



PHOTOGRAPH - VIEWPOINT S12

VIEW LOOKING SOUTHEAST FROM THE NORTHWESTERN EDGE OF THE NORTHERN FIELD PARCEL OF THE SITE, AGAIN, WHERE THE DRAINAGE CHANNEL PASSES THROUGH. THE FILED PARCEL LIES IN THE FOREGROUND OF THE VIEW, WITH MATURE HEDGEROWS BOUNDING THE VIEW TO THE WEST. AGAIN THE TOPOGRAPHY RISES UP TO THE MATURE HEDGEROW, SCRUB AND TREEBELTS FRAMING THE FIELD BOUNDARY TO THE SOUTH.

5.0

VISUAL ASSESSMENT

5.1 INTRODUCTION

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and the context from roads, public rights of way and properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.

The plans that follow show the actual visual summary of the existing Sites from the immediate environs. The photographs 1-26 then describe each of these views. The range of views includes:

a Open Views:

An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.

b Partial Views:

A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;

c Truncated Views:

No view of the site or the site is difficult to perceive.

Photographs were taken at 1.57m height above ground with a Nikon DSLR camera with a 35mm lens (and a 2/3rds sensor) to achieve an equivalent 52.5mm focal length.

The visibility of the Site is influenced by the topography of the surrounding area, together with the presence of built form and vegetation. The topography of the area is illustrated in Figure 4.1. The visual assessment was carried out on 25th April 2025 and the assessment therefore represents a spring view with deciduous species partially in leaf.

The photograph will also be annotated with the Value attributed to the receptor or group of receptors. Judgements on the value attached to the views experienced are based on the criteria outlined in Appendix 1 table A1.2.

TABLE 5.1 – SUMMARY OF VISUAL RECEPTORS

VISUAL RECEPTOR TYPE	KEY VIEWPOINT REFERENCE
RESIDENTIAL	7 - 12, 16, 18
TRANSIENT FROM PUBLIC RIGHTS OF WAY (FOOT, BIKE AND HORSEBACK, INCLUDING DEDICATED CYCLE ROUTES ETC) AND OPEN SPACE (PARKS, GARDENS, RECREATION GROUNDS)	1, 2, 3, 4, 5, 6, 8, 10, 16, 17, 18, 22, 23, 24, 26
TRANSIENT FROM ROADS AND ASSOCIATED PAVEMENTS (VEHICLES, BIKE AND FOOT)	7-16, 18, 19, 20, 21, 25
PLACES OF EMPLOYMENT, EDUCATION AND WORSHIP	7, 13, 25

5.2 VISUAL ASSESSMENT FROM RECEPTORS

The key visual receptors are set out in the following sections. The character and amenity of these views are described in the captions to each photograph. Fieldwork established that the Site is well-screened and that public views of the Site (its boundary vegetation, built form and internal vegetation, namely grassland) are only possible from the immediate environment along the B2110 (south and southeast of the Site), North Street and Lion Lane (east of the Site), Public Footpath 68W (north, northwest and northeast of the Site) and undesigned path (north, northeast and northwest of the Site). Views of the Site begin to diminish and become difficult to distinguish further away from the local environment due to a combination of intervening vegetation, built form and undulating topography. There are occasional partial views of the southern boundary vegetation, which rises above the verdant/built form skyline, located on Turner's Hill ridgeline. Remaining views of the Site from both local and distant environment are truncated.

5.2.1 VIEWS FROM PUBLIC RIGHTS OF WAYS AND OPEN SPACE

Viewpoint 1 and 5 are representative of views from those receptors using the undesigned footpath and where views of the part of the western Site boundary vegetation and the boundary vegetation running along the northern field boundary of the main central field parcel in the Site are open, with partial views of internal vegetation, through gaps in the boundary vegetation.

In addition, viewpoints 2, 3, 4 and 6 are representative of views from those receptors using footpath 68W to the north, northeast, northwest of the Site within the immediate environment, and where views of part of the western, northwestern Site boundary vegetation and Site boundary vegetation running along the northern field boundary of the main central field parcel in the Site are open. This footpath also runs directly through the Site and has internal views of the Site boundary vegetation, internal grassland vegetation and field boundary drainage channel within the northwestern section of the Site. Open Views of the northeastern Site entrance are also available from receptors using public footpath 68W to the east of the Site (refer to viewpoint 18).

Views of the Site from receptors using the allotments within the immediate environment, and where part of the western Site boundary vegetation and the vegetation of the main central field parcel in the Site are also open (refer to viewpoints 5 and 6).

Partial views of the Site vegetation, in between and above intervening built form are available from the village green/common land to the immediate east of the Site (refer to viewpoint 10). To the south of the Site, within the High Weald AONB there is a partial view of the Southern Site boundary vegetation rising above the verdant/built form Skyline on Turner's Hill ridgeline. Wider views of the Site are wholly truncated by the intervening vegetation, built form and undulating topography (refer to viewpoint 22).

Views of the Site from receptors using Public Rights of Way, Selsfield Common, and other small areas of common land within Turners Hill in the immediate, local and wider landscape are difficult to discern and truncated due to the combination of intervening topography, built form and layers of vegetation (refer to viewpoints 16, 17, 18, 23, 24 and 26).

5.2.2 VIEWS FROM TRANSPORT CORRIDORS

Views of the Site from immediate and local receptors using transport corridors vary from open, to partial and truncated. Viewpoints 8, 11, 12, 13 and 14 representative of views gained by users of Lion Lane and the B2100 within the immediate environment directly east and south of the Site, where open views of the Site entrances and Site boundary are experienced. The mature boundary vegetation limits direct views into the Site from these locations. Views of the Site further along Lion Lane (to the south) and the B2100 (to the east) begin to diminish and experience partial views of the Site boundary vegetation, through gaps and above built form (refer to viewpoints 9 and 19). Views of the Site further along Lion Lane to the north are truncated due to the intervening layers of vegetation and built form (refer to viewpoint 7).

Partial views of the Site vegetation, in between and above intervening built form are experienced from north Lane, beside to the immediate east of the Site (refer to viewpoint 10). The visual appraisal confirms that due to the intervening layers of vegetation, undulating topography and built form, views of the Site are obscured from the following representative viewpoints from transport corridors within the immediate, local and wider landscape: 7, 15, 18, 19, 20, 21, 25.

5.2.3 VIEWS FROM PLACES OF EMPLOYMENT, EDUCATION AND WORSHIP.

Viewpoint 13 is representative of views from those working and visiting Turners Hill Church of England Primary School, where there are open views of the southern Site entrance and Site boundary are experienced. The mature boundary vegetation limits direct views into the Site from this locations.

The visual appraisal confirms that due to the intervening layers of vegetation and built form, views of the Site are obscured from those working and visiting The Red Lion Pub and St Leonard's Church within the immediate and local landscape (refer to viewpoints 7 and 25).

5.2.4 VIEWS FROM PRIVATE RESIDENTIAL RECEPTORS

Views to the Site are possible from a number of surrounding properties - notably those immediately adjacent to the Site including, Lion Lane and the B2028.

Open views across the Site are available from the properties located along Lion Lane and the B2028 to the immediate east and southeast of the Site (refer to viewpoints 8, 11 and 12). Views of the Site from Lion Lane begin to diminish and become partial as you move further South. This is due to the intervening vegetation and built form (refer to viewpoint 9). In addition views of the boundary vegetation from properties along North Street are partial due to the intervening vegetation and built form (refer to viewpoint 10). Views of the Site from properties further along Lion Lane, to the north, are truncated due to the intervening layers of vegetation and built form (refer to viewpoint 7).

The visual appraisal confirms that due to the intervening layers of vegetation, undulating topography and built form, views of the Site are obscured from the following representative viewpoints from private residents within the local landscape: 16 and 18.