

Proposed 6 apartment block at Kilnwood Apartments, on Land south of Old Rocky Lane,
Haywards Heath

Appendix 1: LVIA Viewpoints 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 23 and 24

hla 585 R102

For Cross Homes (Sussex) Ltd

By N Harper BA DipLA CMLI
6th June 2025



Harper Landscape Architecture LLP

a: 19 edmund road, hastings, east sussex tn35 5jy p: 01424 442842 m: 07985 732311 e: nickhla@btinternet.com

www.harperlandscapearchitecture.co.uk

Partnership no OC392053



Contents

- 1.0 Introduction
- 2.0 Viewpoints 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 23 and 24

Figures

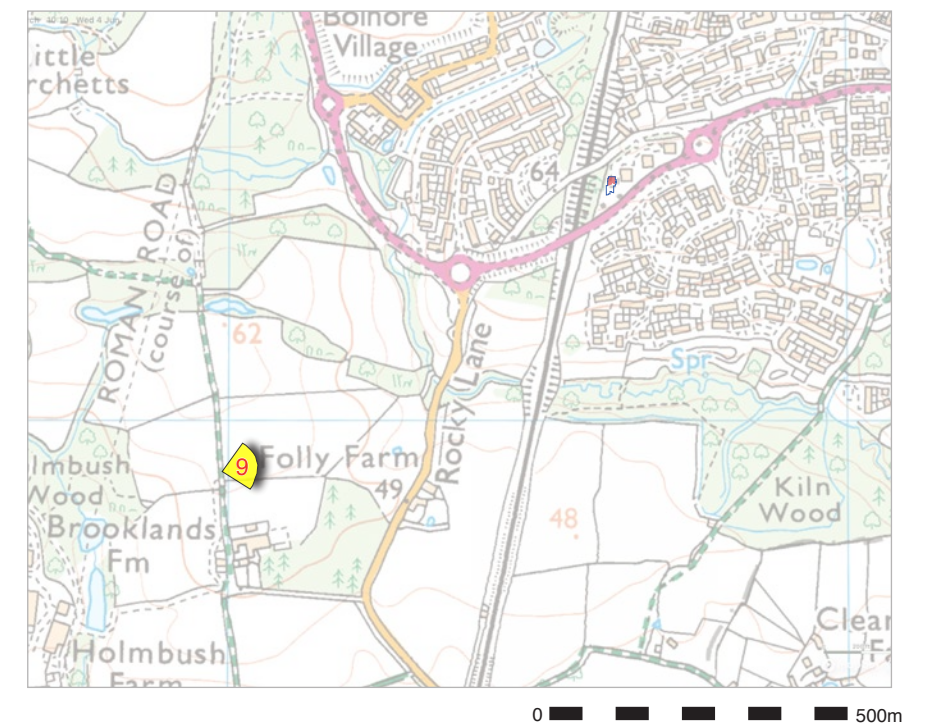
- Fig 1 Viewpoints 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 23 and 24 Plans

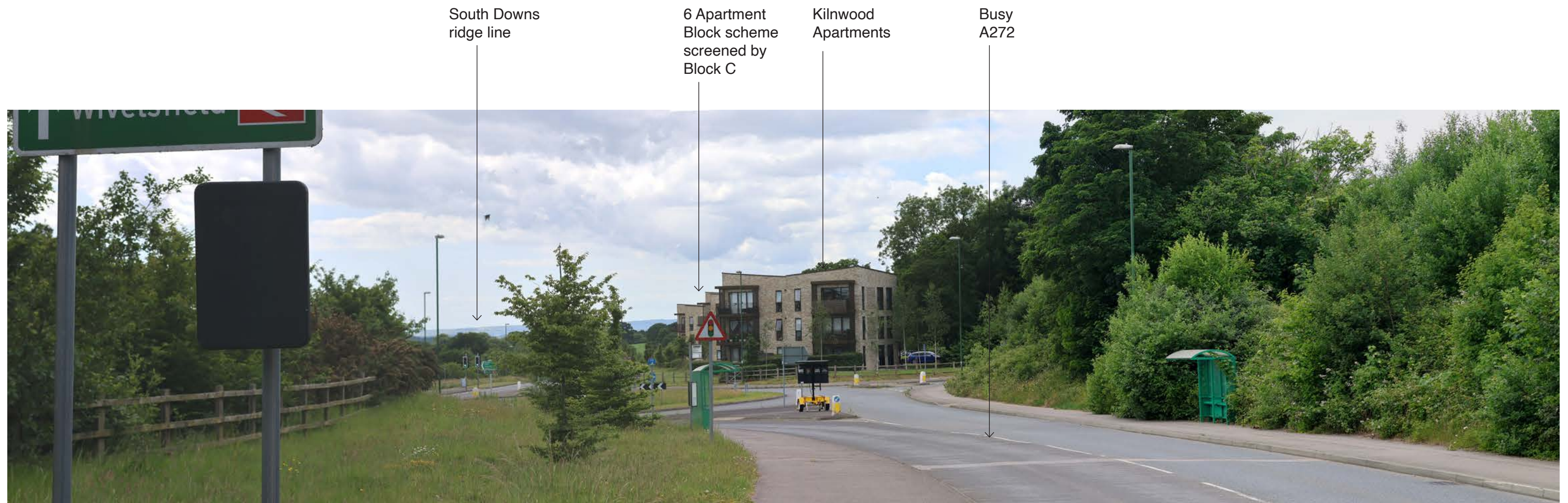


1.0 Introduction

- 1.1 Viewpoints, 2, 3, 4, 5, 6, 7, 8 and 9 (replicating the Viewpoint numbering system used in the LVIA by Barton Wilmore 2015, plus, 16, 17, 18, 19, 20 and 21 (used in the previous hla LVIA May 2021 (ref: *hla 436 R02*) plus new Viewpoints 23 and 24 (selected for this report only), from the A272 railway bridge to the south west of the Site were all re-visited (2nd June 2025) to assess the proposed 6 Apartment Block scheme. There are no views from the original (Barton Wilmore) Viewpoints 1, 10, 11, 12, 13, 14 and the 2021 Viewpoints 15 and 22, and as such these are not included.
- 1.1.1 This Appendix is to be read in conjunction with the Landscape Report, *hla 585 R01*, prepared by hla. It assesses 16 public Viewpoints. Verified Views have been created for Viewpoints 6 and 20 and these are included, as these were judged to be sensitive by Mid Sussex District Council.
- 1.1.2 The Site visit of the 2nd June 2025, was carried out when the weather allowed clear views and trees were in leaf.

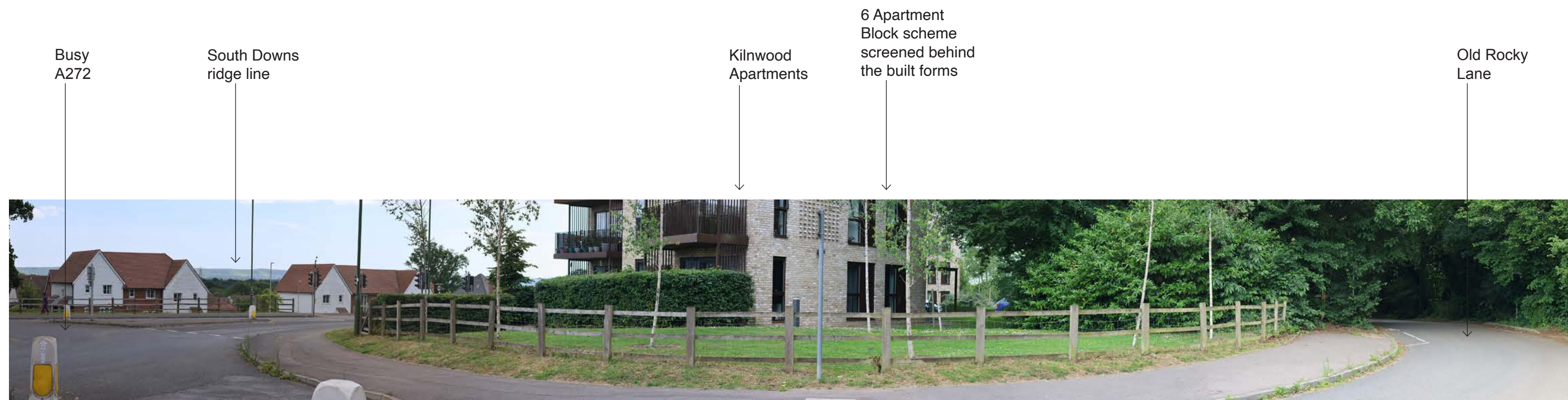
Figure 1 Viewpoints 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 23 and 24 Plans





Viewpoint 2

- | | |
|--|---|
| <p>2.1 Viewpoint 2 see Figure 1 (As Barton Wilmore Viewpoint 2)</p> <p>2.1.1 <i>Location:</i> From A272, eastern approach to Rocky Lane roundabout, 200m east of the Site.
GPS ref: Lat 50.986587, Long -0.108551.</p> <p>2.1.2 <i>Photographic Height:</i> 68m AOD (plus 1.5m photographers view).</p> <p>2.1.3 <i>Existing Views Description:</i> This is a near distance, framed view looking south west, across the busy and dominant A272 in the foreground, towards the existing Kilnwood Apartments with the South Downs ridge line partially visible on the horizon.</p> <p>2.1.4 <i>Visual Value:</i> Low to Medium (The south side pavement next to busy A272 with partial, distant South Downs ridge line views. The new development would not be visible).</p> <p>2.1.5 <i>Visual Susceptibility:</i> Low (There would be no view of development. It is possible that a few additional cars using the new development may be an incremental change at the entrance, for drivers and the pedestrians).</p> <p>2.1.6 <i>Sensitivity of Receptors:</i> Low.</p> | <p>2.1.7 <i>During Construction Magnitude of Impact:</i> No Change (It is likely that the construction would be partially discernible although it is judged that it would not affect the composition of the view, particularly when seen beyond the dominant influence of the A272 in the foreground).</p> <p>2.1.8 <i>On Completion, Magnitude of Impact:</i> No Change (The new apartments would not be visible).</p> <p>2.1.9 <i>On Completion Visual Effect/Significance:</i> No Change/Not Significant.</p> <p>2.1.10 <i>Mitigation:</i> Not required.</p> <p>2.1.11 <i>After establishment of planting (15 Years):</i> No Change/Not Significant.</p> |
|--|---|



Viewpoint 3

2.2 Viewpoint 3, see Figure 1 (As Barton Wilmore Viewpoint 3)

2.2.1 *Location:* From Old Rocky Lane access on to A272, 60m north east of the Site. GPS ref: Lat 50.986587, Long -0.108551.

2.2.2 *Photographic Height:* 65m AOD (plus 1.5m photographers view).

2.2.3 *Existing Views Description:* This is a near distance view looking south west, bacross the busy and dominant A272 in the foreground, towards the existing Kilnwood Apartments with the South Downs ridge line partially visible beyond the intervening new houses, on the horizon.

2.2.4 *Visual Value:* **Low to Medium** (From the pavement next to busy A272 with partial, distant South Downs ridge line view and the existing Kilnwood Apartment blocks dominant in the foreground).

2.2.5 *Visual Susceptibility:* **Low** (There would be no view of development. It is possible that a few additional cars using the new development may be an incremental change at the entrance for drivers and the occasional pedestrians).

2.2.6 *Sensitivity of Receptors:* **Low**.

2.2.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (It is unlikely that construction would be discernible although construction traffic would increase for a the duration of the works. The change would not affect the composition of the view, particularly when seen within the context of the dominant influence of the A272 and the existing apartment blocks, seen in the foreground).

2.2.8 *On Completion, Magnitude of Impact:* **No Change** (The new apartments would not be visible).

2.2.9 *On Completion Visual Effect/Significance:* **No Change/Not Significant**.

2.2.10 *Mitigation:* Not required.

2.2.11 *After establishment of planting (15 Years):* **No Change/Not Significant**.



Viewpoint 4

2.3 Viewpoint 4 see Figure 1 (As Barton Wilmore Viewpoint 4)

2.3.1 *Location:* Outside No. 10 Northern Platt, 100m east of the Site.
GPS ref: Lat 50.985624, Long -0.110147.

2.3.2 *Photographic Height:* 60m AOD (plus 1.5m photographers view).

2.3.3 *Existing Views Description:* This is a near distance, framed and contained view (by the new residential development) looking north west, across the busy and dominant A272 in the middle ground, towards the existing Kilnwood Apartments with the Site partially visible.

2.3.4 *Visual Value:* **Low** to **Medium** (Path in close proximity to the busy A272 with partial, distant South Downs ridge-line views).

2.3.5 *Visual Susceptibility:* **Low** (The development would be incrementally and partially seen in the context of the existing Kilnwood Apartments seen closer in the view, with the busy A272, and suburban housing development in the foreground as seen by occasional pedestrians on the suburban paths).

2.3.6 *Sensitivity of Receptors:* **Low**.

2.3.7 *During Construction Magnitude of Impact:* **Slight Adverse** (The construction of the new building would be clearly visible for the duration of the works).

2.3.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new building would be partially and incrementally discernible and it would be seen in its suburban context, across the landscape detracting A272, and as part of the existing Kilnwood Blocks).

2.3.9 *On Completion Visual Effect/Significance:* **Negligible Adverse/Not Significant**.

2.3.10 *Mitigation:* This has been included by way of planting on the south side of the new block.

2.3.11 *After establishment of planting (15 Years):* **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant**.



Viewpoint 5

2.4 Viewpoint 5 see Figure 1 (As Barton Wilmore Viewpoint 5)

2.4.1 *Location:* From from Rocky Lane, looking south at the Site entrance. GPS ref: Lat 50.986274, Long -0.111086.

2.4.2 *Photographic Height:* 65m AOD (plus 1.5m photographers view).

2.4.3 *Existing Views Description:* This is a near distance, narrow and framed view looking south across and through a gap in the existing boundary planting towards the north side of the Kilnwood Apartment and seen over its car parking. The Site is partially visible through the trees.

2.2.4 *Visual Value:* **Low to Medium** (From a relatively quiet settlement edge lane that is influenced by the local housing and strongly influenced by Kilnwood Apartment blocks and car parking).

2.2.5 *Visual Susceptibility:* **Low to Medium** (The development would be partially seen by drivers in cars and occasional local people walking on the road, in the context of the existing Kilnwood Apartments, its car park and entrance. It would be predominantly screened by the existing trees).

2.4.6 *Sensitivity of Receptors:* **Low to Medium.**

2.4.7 *During Construction Magnitude of Impact:* **Moderate Adverse.** (Construction would be discernible and construction traffic would increase for a the duration of the works).

2.4.8 *On Completion, Magnitude of Impact:* **Slight Adverse** (The new apartment block would be partially discernible. The visual change would not materially affect the composition of the view, particularly when seen within the context of the existing apartment blocks and car parking).

2.4.9 *On Completion Visual Effect/Significance:* **Negligible to Minor Adverse/ Not Significant.**

2.4.10 *Mitigation:* Not required.

2.4.11 *After establishment of planting (15 Years):* **Slight Adverse Visual Impact/Negligible to Minor Adverse Visual Effect/Not Significant.**



Viewpoint 6

- 2.5 Viewpoint 6, see Figure 1 (As Barton Wilmore Viewpoint 6)
- 2.5.1 *Location:* From 50m south of the Site, on an elevated grass verge, south side of A272.
GPS ref: Lat 50.985010, Long -0.111792.
- 2.5.2 *Photographic Height:* 58m AOD (plus 1.5m photographers view).
- 2.5.3 *Existing Views Description:* This is a near distance, open and contained view looking north, across the busy and dominant A272 and the railway cutting in the middle ground, towards the existing Kilnwood Apartments with the Site prominently visible on higher ground.
- 2.5.4 *Visual Value:* **Low** (View dominated by busy A272 and landscape detracting elements related to the railway (bridge, fencing and train noise) in a suburban residential context).
- 2.5.5 *Visual Susceptibility:* **Medium** (The southern elevation of the development would be seen in its suburban context that includes the existing Kilnwood Apartments and the dominant road and rail corridors).
- 2.5.6 *Sensitivity of Receptors:* **Low**.
- 2.5.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (The construction of the new building would be clearly noticeable for the duration of the works although seen in the context of significant landscape detracting elements).
- 2.5.8 *On Completion, Magnitude of Impact:* **Moderate Adverse** (The new building would be clearly visible but it would be seen in the context of the other new houses, across the landscape detracting A272, as part of the existing Kilnwood Blocks configuration (see Verified View below)).
- 2.5.9 *On Completion Visual Effect/Significance:* **Minor Adverse/Not Significant**.
- 2.5.10 *Mitigation:* This has been included by way of planting on the south side of the new block (see Verified Views below).
- 2.5.11 *After establishment of planting (15 Years):* **Slight Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant**.

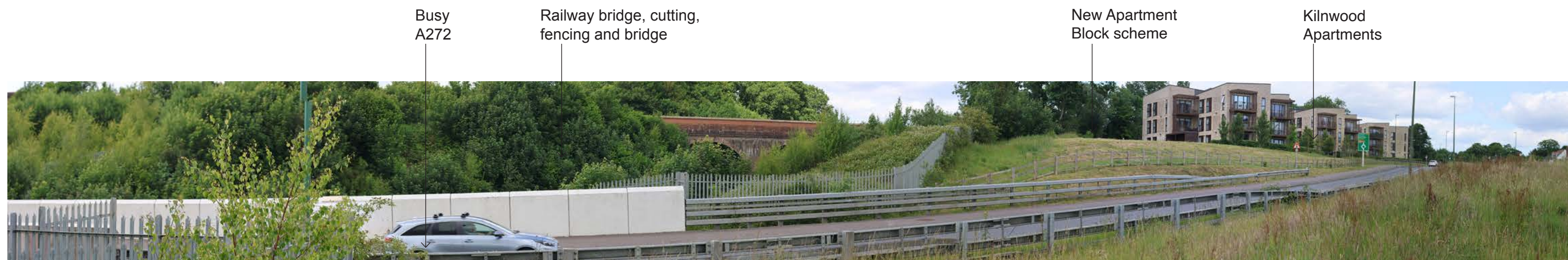
Viewpoint 6 - Verified Views



At Year 1



At Year 15



Viewpoint 7

2.6 Viewpoint 7, see Figure 1 (As Barton Wilmore Viewpoint 7)

2.6.1 *Location:* From 80m south west of the Site, on an elevated grass verge, south side of the A272.
GPS ref: Lat 50.984812, Long -0.112424.

2.6.2 *Photographic Height:* 57m AOD (plus 1.5m photographers view)

2.6.3 *Existing Views Description:* This is a near distance, open and contained view looking north, across the busy and dominant A272, the railway cutting and bridge in the middle ground, towards the existing Kilnwood Apartments with the Site prominently visible on higher ground.

2.6.4 *Visual Value:* **Low** (View dominated by busy A272 and landscape detracting elements related to the railway (bridge, fencing and train noise) in a suburban residential context).

2.6.5 *Visual Susceptibility:* **Medium** (The southern elevation of the development would be seen by occasional pedestrians using the suburban path located in a suburban context that includes the existing Kilnwood Apartments and the dominant landscape detracting road and rail corridors).

2.6.6 *Sensitivity of Receptors:* **Low.**

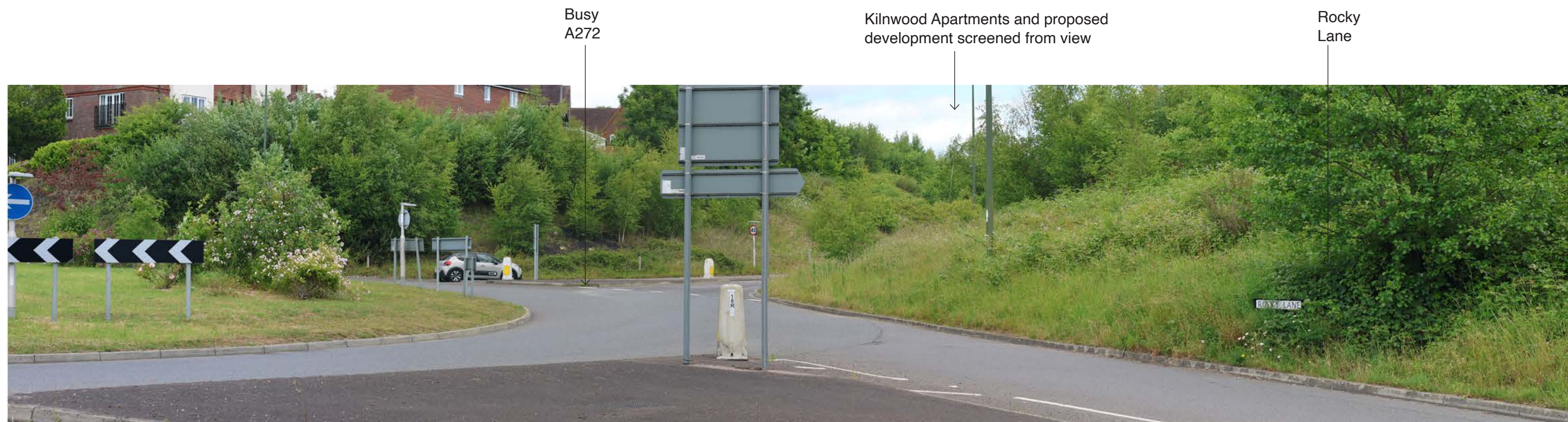
2.6.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (The construction of the new building would be clearly noticeable for the duration of the works although seen in the context of significant landscape detracting elements).

2.6.8 *On Completion, Magnitude of Impact:* **Moderate Adverse** (The new building would be clearly visible but it would be seen in the context of the other new houses, across the landscape detracting A272, and as part of the existing Kilnwood Blocks configuration).

2.6.9 *On Completion Visual Effect/Significance:* **Minor Adverse/Not Significant.**

2.6.10 *Mitigation:* This has been included by way of planting on the south side of the new block (see Verified Views below).

2.6.11 *After establishment of planting (15 Years):* **Slight Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant.**



Viewpoint 8

2.7 Viewpoint 8, see Figure 1 (As Barton Wilmore Viewpoint 8)

2.7.1 *Location:* From junction of Rocky Lane (south) and the A272, 250m west of the Site.
GPS ref: Lat 50.984006, Long -0.115752.

2.7.2 *Photographic Height:* 50m AOD (plus 1.5m photographers view).

2.7.3 *Existing Views Description:* This is a medium distance, framed and contained view with the Site screened. The view is dominated by the busy A272, its cutting and steep banks, and the new housing.

2.7.4 *Visual Value:* **Low** (View dominated by busy A272 and associated landscape detracting elements in a settlement edge context).

2.7.5 *Visual Susceptibility:* **Low** (The development Site is screened by trees at this time of year, it may be glimpsed when there are no trees on leaves).

2.7.6 *Sensitivity of Receptors:* **Low** (Residential view seen by people in vehicles and dominated by busy A272).

2.7.7 *During Construction Magnitude of Impact:* **No Change.**

2.7.8 *On Completion, Magnitude of Impact:* **No Change.**

2.7.9 *On Completion Visual Effect/Significance:* **Not Significant.**

2.7.10 *Mitigation:* Not required.

2.7.11 *After establishment of planting (15 Years):* **No Change.**

Kilnwood Apartments and proposed development just discernible



Viewpoint 9

2.8 Viewpoint 9, see Figure 1 (As Barton Wilmore Viewpoint 9)

2.8.1 *Location:* From PRoW 89CR (Footpath), 750m south west of the Site on raised grass verge.
GPS ref: Lat 50.982117, Long -0.121111.

2.8.2 *Photographic Height:* 59m AOD (plus 1.5m photographers view).

2.8.3 *Existing Views Description:* This a medium distance framed view across agricultural land, landscape detracting power lines, through a gap in the intervening planting towards the Site, may be partially (nothing at ground level can be seen) visible. The most westerly Kilnwood Apartment block is visible. The attention of walkers is focussed on the landscape and the view to the Site is tangential and from a raised (fairly inaccessible) grass verge.

2.8.4 *Visual Value:* **Medium** (A one off countryside view, through a small gap in the hedge running along the east side of the PRoW) .

2.8.5 *Visual Susceptibility:* **Medium** (The new development may be glimpsed by users of this PRoW which partially sees the existing Kilnwood Apartments and the landscape detracting power cables).

2.8.6 *Sensitivity of Receptors:* **Medium.**

2.8.7 *During Construction Magnitude of Impact:* **Slight Adverse** (The construction may be partially visible in this view for the duration of the works).

2.8.8 *On Completion, Magnitude of Impact:* **Negligible Adverse.** The top of the new buildings may be partially, tangentially, discernible and seen in the context of the landscape detracting power cables and the existing Kilnwood Apartments.

2.8.9 *On Completion Visual Effect/Significance:* **Negligible Adverse/Not Significant.**

2.8.10 *Mitigation:* Not required.

2.8.11 *After establishment of planting (15 Years):* **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant.**



Viewpoint 16

2.9 Viewpoint 16, see Figure 1 (As HLA LVIA 2021, Viewpoint 16)

2.9.1 *Location:* A semi-public view from within the existing Kilwood Apartments car park and the proposed Site area looking south.
GPS ref: Lat 50.986006, Long -0.111751.

2.9.2 *Photographic Height:* 65m AOD (plus 1.5m photographers view).

2.9.3 *Existing Views Description:* This is a near distance, narrow and framed view looking south past Kilwood Apartments complex, over its car parking towards the South Downs ridge line in the background. The Site is openly visible in the middle ground.

2.9.4 *Visual Value:* **Low to Medium** (This is a semi-public view from the Kilwood Apartment's car park that is heavily influenced by the built forms and the parked vehicles with partial, long distance views to the South Downs as seen on the horizon).

2.9.5 *Visual Susceptibility:* **Medium** (The new development would be dominant although it would be seen by people in cars and residents focussed on walking to their front doors).

2.9.6 *Sensitivity of Receptors:* **Low to Medium.**

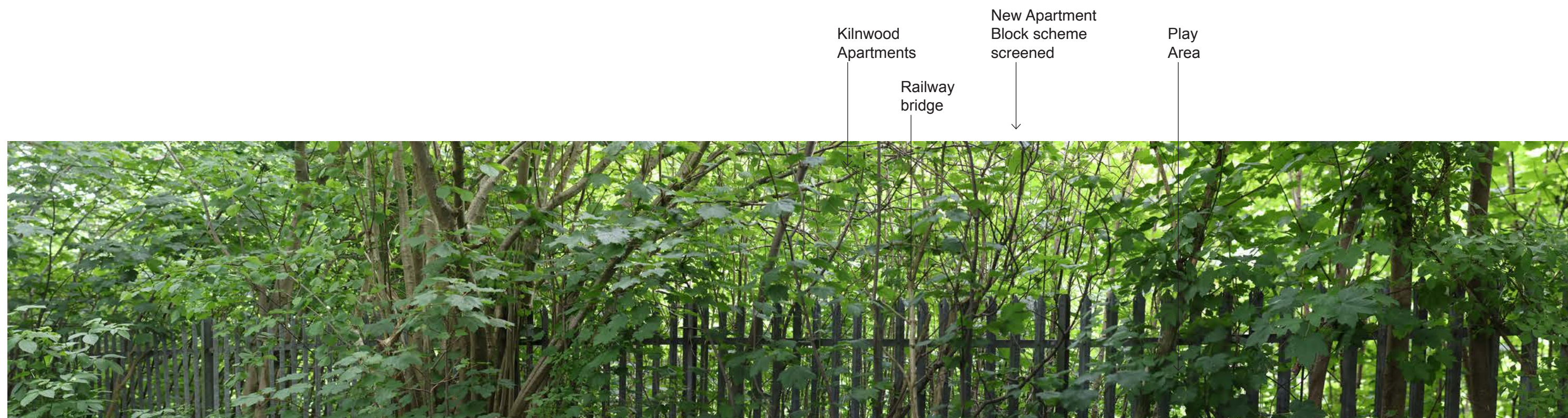
2.9.7 *During Construction Magnitude of Impact:* **Major Adverse** (Construction would be a dominant change to the view).

2.9.8 *On Completion, Magnitude of Impact:* **Moderate Adverse** (The new apartment block would be a dominant change to the long distance framed view but would replace a view of the car park and the South Downs would remain discernible).

2.9.9 *Visual effect and Significance of Impact:* **Minor to Moderate Adverse/Cusp of Significant and Not Significant.**

2.9.10 *Mitigation:* It is not possible to mitigate using planting.

2.9.11 *After establishment of planting (15 Years):* **Moderate Adverse Visual Impact/ Minor to Moderate Adverse Visual Effect/Cusp of Significant and Not Significant.**



Viewpoint 17

2.10 Viewpoint 17, see Figure 1 (As HLA LVIA 2021, Viewpoint 17)

2.10.1 *Location:* From just outside the play area located 100m west of the Site.
GPS ref: Lat 50.985626, Long -0.113655.

2.10.2 *Photographic Height:* 63m AOD (plus 1.5m photographers view).

2.10.3 *Existing Views Description:* This is a near distance view looking south east towards the Kilnwood Apartments that are screened by the planting that and landscape detracting palisade fencing that runs along the top of the railway cutting.

2.10.4 *Visual Value:* **Medium** (A wooded view influenced by the landscape detracting railway, palisade fencing).

2.10.5 *Visual Susceptibility:* **Low** (The new development is screened for users of the woodland path, there may be winter glimpses).

2.10.6 *Sensitivity of Receptors:* **Low**.

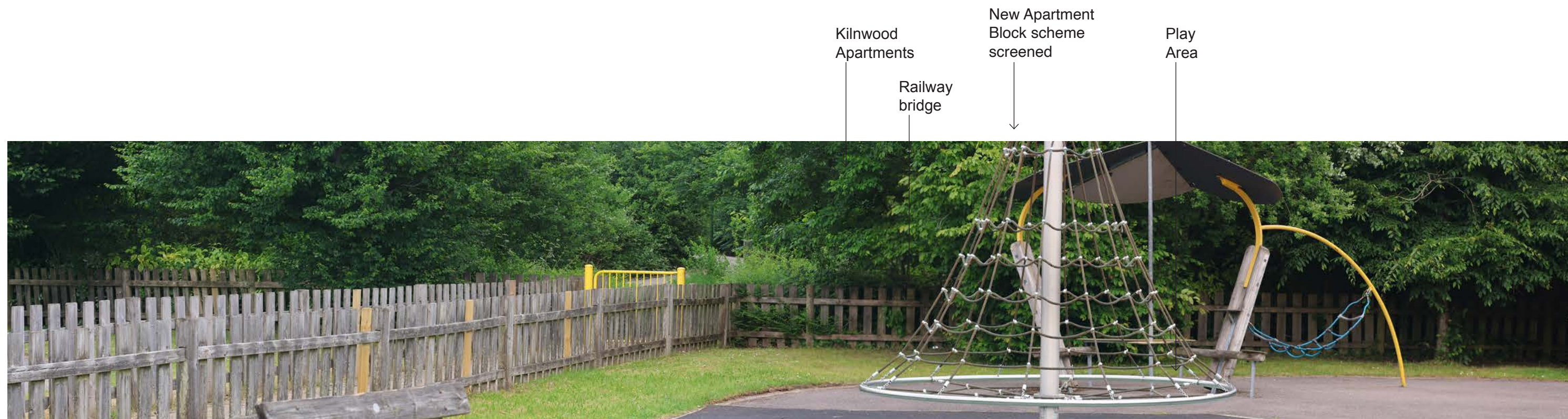
2.10.7 *During Construction Magnitude of Impact:* **No Change**.

2.10.8 *On Completion, Magnitude of Impact:* **No Change**.

2.10.9 *On Completion Visual Effect/Significance:* **Not Significant**.

2.10.10 *Mitigation:* Not required.

2.10.11 *After establishment of planting (15 Years):* **No Change**.



Viewpoint 18

2.11 Viewpoint 18, see Figure 1 (As HLA LVIA 2021, Viewpoint 18)

2.11.1 *Location:* From just outside the play area located 100m west of the Site. GPS ref: Lat 50.985626, Long -0.113655.

2.11.2 *Photographic Height:* 63m AOD (plus 1.5m photographers view).

2.11.3 *Existing Views Description:* This is a near distance view looking south east across a play area seen in the foreground, towards the roof top of of the Kilnwood Apartments, which are partially discernible beyond the intervening planting and Rocky Lane railway bridge. The Site is partially (nothing at ground level can be seen) visible.

2.11.4 *Visual Value:* **Low to Medium** (A suburban view across a childs play area with background planting screening the Site) .

2.11.5 *Visual Susceptibility:* **Low** (The new development is screened for people walking in this suburban area, there may be winter glimpses).

2.11.6 *Sensitivity of Receptors:* **Low to Medium**.

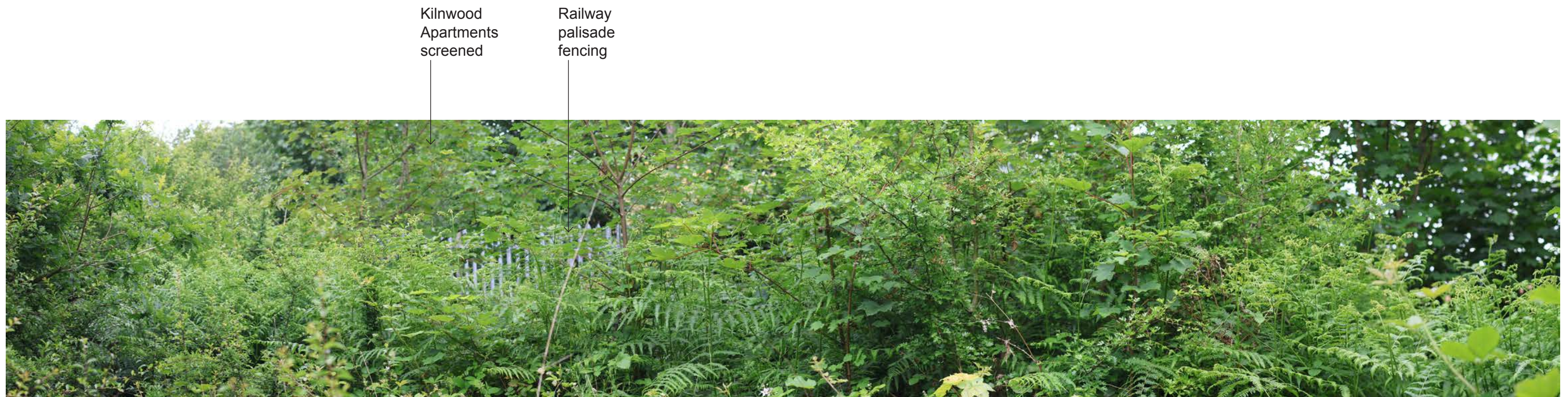
2.11.7 *During Construction Magnitude of Impact:* **No Change**.

2.11.8 *On Completion, Magnitude of Impact:* **No Change**.

2.11.9 *On Completion Visual Effect/Significance:* **Not Significant**.

2.11.10 *Mitigation:* Not required.

2.11.11 *After establishment of planting (15 Years):* **No Change**.



Viewpoint 19

2.12 Viewpoint 19, see Figure 1

2.12.1 *Location:* From the informal area of scrubby open space, located 60m west of the site.
GPS ref: Lat 50.985406, Long -0.113131.

2.12.2 *Photographic Height:* 61m AOD (plus 1.5m photographers view).

2.12.3 *Existing Views Description:* This is a near distance view looking south east with the railway fencing dominating the foreground and the Kilnwood Apartments partially discernible beyond. The Site is partially (nothing at ground level can be seen) visible.

2.12.4 *Visual Value:* **Low** to **Medium** (enclosed view from overgrown area of native scrub and woodland with views of railway palisade fencing).

2.12.5 *Visual Susceptibility:* **Low** (View from inaccessible overgrown area with no views of the Site, when seen in May 25).

2.12.6 *Sensitivity of Receptors:* **Low**

2.12.7 *During Construction Magnitude of Impact:* **No Change.**

2.12.8 *On Completion, Magnitude of Impact:* **No Change.**

2.12.9 *On Completion Visual Effect/Significance:* **Not Significant.**

2.12.10 *Mitigation:* Not required.

2.12.11 *After establishment of planting (15 Years):* **No Change.**



Viewpoint 20

2.13 Viewpoint 20, see Figure 1 (As HLA LVIA 2021, Viewpoint 20)

2.13.1 *Location:* From Rocky Lane, looking south at the Site's northerly boundary. GPS ref: Lat 50.986095, Long -0.111842.

2.13.2 *Photographic Height:* 65m AOD (plus 1.5m photographers view)

2.13.3 *Existing Views Description:* This is a near distance, filtered and framed view looking south past Kilwood Apartments complex, over its car parking towards the South Downs ridge line in the background. The Site is

2.13.4 *Visual Value:* **Medium** (From a relatively quiet settlement edge lane that is influenced by the local housing and strongly influenced by Kilwood Apartment blocks and car parking).

2.13.5 *Visual Susceptibility:* **Medium** (The development would barely discernible, occasionally seen by local people walking on the lane, and seen in the context of the existing Kilwood Apartments and its car park. It would be predominantly screened by the existing trees.

2.13.6 *Sensitivity of Receptors:* **Medium.**

2.13.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (Construction would be discernible and construction traffic would increase for the duration of the works).

2.13.8 *On Completion, Magnitude of Impact:* **Slight Adverse** (The new apartment block would be partially discernible. The visual change would not materially affect the composition of the view, particularly when seen within the context of the existing apartment blocks and car parking).

2.13.9 *On Completion Visual Effect/Significance:* **Negligible to Minor Adverse/Not Significant.**

2.13.10 *Mitigation:* Not required.

2.13.11 *After establishment of planting (15 Years):* **Slight Adverse Visual Impact/Negligible to Minor Adverse Visual Effect/Not Significant.**



At Year 1



At Year 15



Viewpoint 21

2.14 Viewpoint 21, see Figure 1

2.14.1 *Location:* From the village green area of Old House Lane, 70m south east of the Site.
GPS ref: Lat 50.985067, Long -0.111019.

2.14.2 *Photographic Height:* 53m AOD (plus 1.5m photographers view).

2.14.3 *Existing Views Description:* This is a near distance, framed and contained view (by the new Old House Lane residential development) looking north, across the A272 in the middle ground, towards the existing Kilnwood Apartments with the Site partially visible (no views at ground level).

2.14.4 *Visual Value:* **Low** to **Medium** (Suburban view heavily influenced by the busy A272, the street lighting columns and the Kilnwood Apartment blocks beyond) .

2.14.5 *Visual Susceptibility:* **Low** (The new development would be glimpsed and seen as a congruous fit with the existing Kilnwood Apartments).

2.14.6 *Sensitivity of Receptors:* **Low**

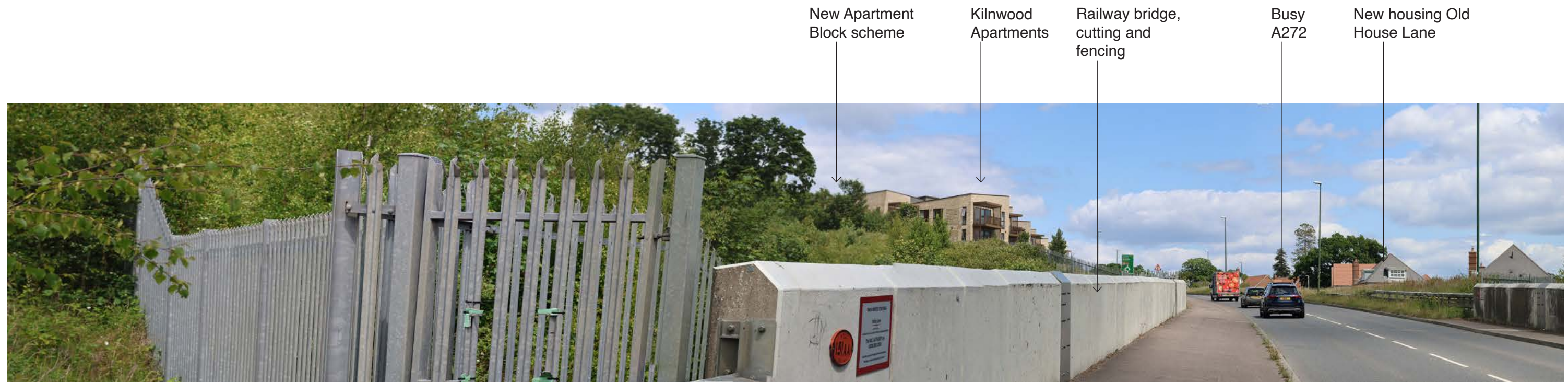
2.14.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (The construction of the new building would be clearly noticeable for the duration of the works although seen in the context of new housing/apartments and the landscape detracting A272).

2.14.8 *On Completion, Magnitude of Impact:* **Moderate Adverse** (The new building would be partially visible but it would be seen in the context of the other new houses, across the landscape detracting A272 and as a congruous fit with the existing Kilnwood Apartments).

2.14.9 *On Completion Visual Effect/Significance:* **Minor Adverse/Not Significant.**

2.14.10 *Mitigation:* This has been included by way of planting on the south side of the new block (see Verified Views below).

2.14.11 *After establishment of planting (15 Years):* **Slight Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant.**



Viewpoint 23

2.15 Viewpoint 23, see Figure 1

2.15.1 *Location:* From 75m south west of the Site, on the A272 pavement and railway bridge.
GPS ref: Lat 50.98486, Long -0.11324.

2.15.2 *Photographic Height:* 56m AOD (plus 1.5m photographers view).

2.15.3 *Existing Views Description:* This is a near distance, open and contained view looking north, across the busy and dominant A272 and the railway cutting in the middle ground, towards the existing Kilnwood Apartments with the Site prominently visible on higher ground.

2.15.4 *Visual Value:* **Low** (View dominated by busy A272 and landscape detracting elements related to the railway (bridge, fencing and train noise) in a suburban residential context).

2.15.5 *Visual Susceptibility:* **Medium** (The south western elevation of the development would be seen in its suburban context that includes the existing Kilnwood Apartments and the dominant landscape detracting road and rail corridors).

2.15.6 *Sensitivity of Receptors (15 Years):* **Low**.

2.15.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (The construction of the new building would be noticeable for the duration of the works although seen in the context of significant landscape detracting elements).

2.15.8 *On Completion, Magnitude of Impact:* **Slight to Moderate Adverse** (The new building would be discernible. It would be seen in the context of the landscape detracting A272 and railway bridge as well as the suburban context located on the south side of the A272. The development would also be seen as a congruous part of the existing Kilnwood Blocks configuration).

2.15.9 *On Completion Visual Effect/Significance:* **Negligible to Minor Adverse/Not Significant**.

2.15.10 *Mitigation:* This has been included by way of planting on the south side of the new block (see Verified Views below).

2.15.11 *After establishment of planting (15 Years):* **Slight Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant**.



Viewpoint 24

2.16 Viewpoint 24

2.16.1 *Location:* From 25m south west of the Site, on the A272 pavement and railway bridge.
GPS ref: Lat 50.985000, Long -0.11235.

2.1562 *Photographic Height:* 57m AOD (plus 1.5m photographers view).

2.16.3 *Existing Views Description:* This is a near distance, open and contained view looking north, across the busy and dominant A272 and the railway cutting in the middle ground, towards the existing Kilnwood Apartments with the Site prominently visible on higher ground.

2.16.4 *Visual Value:* **Low** (View dominated by busy A272 and landscape detracting elements related to the railway (bridge, fencing and train noise) in a suburban residential context).

2.16.5 *Visual Susceptibility:* **Medium** (The south western elevation of the development would be seen in its suburban context that includes the existing Kilnwood Apartments and the dominant landscape detracting road and rail corridors).

2.16.6 *Sensitivity of Receptors:* **Low**.

2.16.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (The construction of the new building would be noticeable for the duration of the works although seen in the context of significant landscape detracting elements).

2.16.8 *On Completion, Magnitude of Impact:* **Moderate Adverse** (The new building would be clearly discernible. It would be seen in the context of the landscape detracting A272 and railway bridge as well as the suburban context located on the south side of the A272. The development would also be seen as a congruous part of the existing Kilnwood Blocks configuration).

2.16.9 *On Completion Visual Effect/Significance:* **Minor Adverse/Not Significant**.

2.16.10 *Mitigation:* This has been included by way of planting on the south side of the new block (see Verified Views below).

2.16.11 *After establishment of planting (15 Years):* **Slight Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant**.