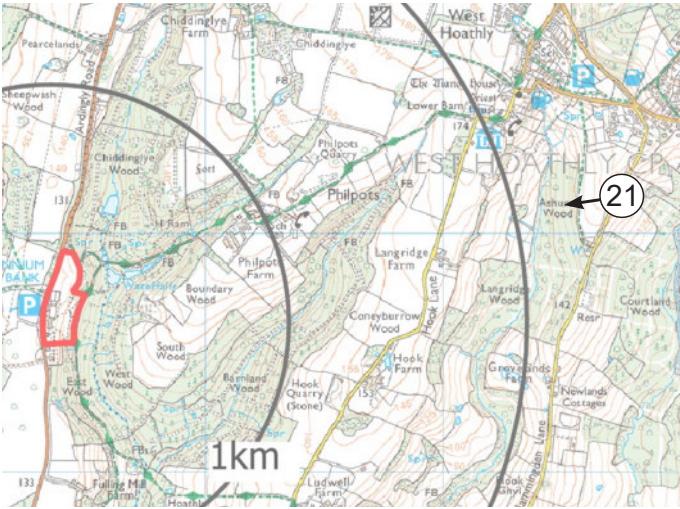


Figure 38 - Photographic record of baseline conditions: Representative viewpoint 21



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Viewpoint Data:

- Viewpoint elevation: 160m AOD
- Distance from centre of site: 2.5km

Features

Looking west from approximately 2.5km east of the site, on Hammingden Lane.

The views are enclosed by the vegetated boundary along this characteristic sunken lane. There is no view of the site.

Receptors

The view would be visible to drivers, horse riders and walkers on the road.

Seasonal visibility

The view may become more enclosed in summer months when the trees are in full leaf.

Value

National

Susceptibility

Drivers: Medium

Walkers and horse riders: High

View Sensitivity

Drivers: High/ medium

Walkers and horse riders: High

7.9. View from Hammingden Lane (viewpoint 21)

- 7.9.1. This view was taken on Hammingden Lane, a road 2.5km east of the site, looking west.
- 7.9.2. Views from the road are of national value due to their location within the National Landscape ie. within a landscape designated to be of national importance for beauty or recreation.
- 7.9.3. The views are enclosed by the vegetated boundary along this characteristic sunken lane.
- 7.9.4. View receptors would be drivers, walkers and horse riders along the road.
- 7.9.5. Drivers would have a medium susceptibility to the type of development proposed, as despite travelling at speed and generally only having a medium level of interest in the landscape, drivers would have an expectation of scenic beauty on this characteristic High Weald road.
- 7.9.6. As walkers and horse riders are likely to have a high level of interest in the landscape, they have a high susceptibility to the type of change proposed.
- 7.9.7. A national value combined with medium susceptibility results in a high/medium sensitivity for drivers on Hammingden Lane.
- 7.9.8. Combined with a national value, a high susceptibility to change results in a high sensitivity for walkers and horse riders on Hammingden Lane.
- 7.9.9. There are no views to the site from viewpoint 21, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 39 - Photographic record of baseline conditions: Representative viewpoint 22



Figure 40 - Photographic record of baseline conditions: Representative viewpoint 23



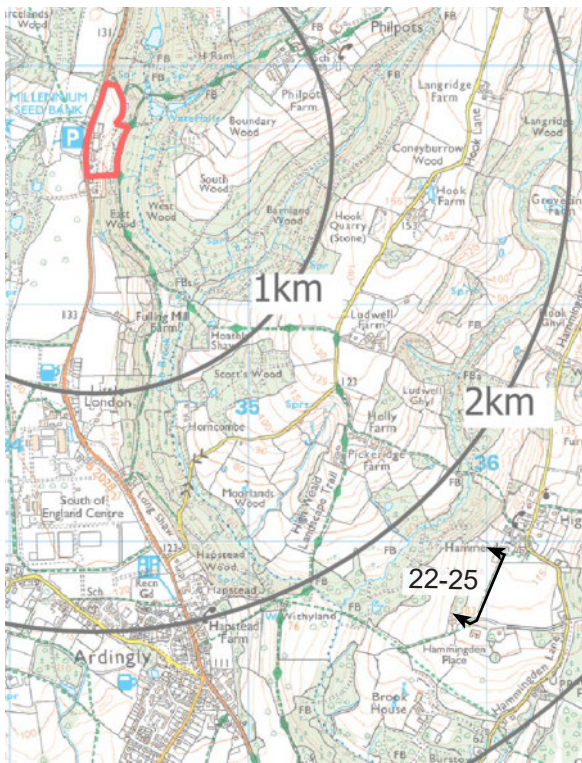
Figure 41 - Photographic record of baseline conditions: Representative viewpoint 24



Figure 42 - Photographic record of baseline conditions: Representative viewpoint 25



Figure 43 - Photographic record of baseline conditions: Representative viewpoint 22-25



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Features

Looking north west from approximately 2.5km south east of the site, on a footpath in Hammingden.

The views are enclosed by the vegetated boundary at points. Where there are far reaching views, they are characteristic of the High Weald, looking towards ghyll woodland. There is no view of the site.

Receptors

The view would be visible to walkers on the footpath.

Seasonal visibility

The view may become more enclosed in summer months when the trees are in full leaf.

Value

National

Susceptibility

High

View Sensitivity

High

7.10. View from footpath in Hammingden (viewpoint 22-25)

- 7.10.1. This progression of views was taken on a footpath south of Hammingden, a 2.5km south east of the site, looking north west.
- 7.10.2. Views from the footpath are of national value due to their location within the National Landscape ie. within a landscape designated to be of national importance for beauty or recreation.
- 7.10.3. Views along the footpath vary; some are enclosed by the dense vegetation whereas others are far reaching, over the rolling rural landscape. The views towards Whitestone Wood/ Ludwell Ghyll is characteristic of the High Weald Core Character Components, and there is little built form in view.
- 7.10.4. View receptors would be walkers on the footpath.
- 7.10.5. As walkers are likely to have a high level of interest in the landscape and an expectation of scenic beauty, they have a high susceptibility to the type of change proposed.
- 7.10.6. A national value combined with high susceptibility results in a high sensitivity for walkers on the footpath in Hammingden.
- 7.10.7. There are no views to the site from viewpoints 22 to 25, and as such these viewpoints will not be taken forward to be assessed in Volume 2 of the LVIA.

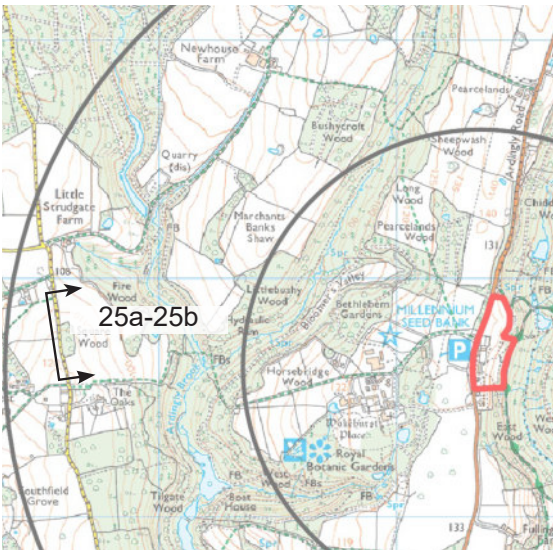
Viewpoint Data:

- Viewpoint elevation: 100m AOD
- Distance from centre of site: 2.5km

Figure 44 - Photographic record of baseline conditions: Representative viewpoint 25a



Figure 45 - Photographic record of baseline conditions: Representative viewpoint 25b



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Viewpoint Data:

- Viewpoint elevation: 115m AOD
- Distance from centre of site: 2km

Viewpoint 25a-25b

Features

Looking east from approximately 2km west of the site, on Back Lane, a narrow road.

Back Lane is representative of the High Weald, being a ridge-top road which is narrow and edged with wildlife-rich hedges.

Views along the road vary as some are enclosed by the dense roadside hedge but long views may be visible over the hedge for horse riders. Far reaching views are afforded at points where a grassed verge separates the road and hedge.

There is no view of the site.

Receptors

The view would be visible to drivers, walkers and horse riders on the road.

Seasonal visibility

The view may become more enclosed in summer months when the hedge is in full leaf.

Value

National

Susceptibility

Drivers: Medium

Walkers and horse riders: High

View Sensitivity

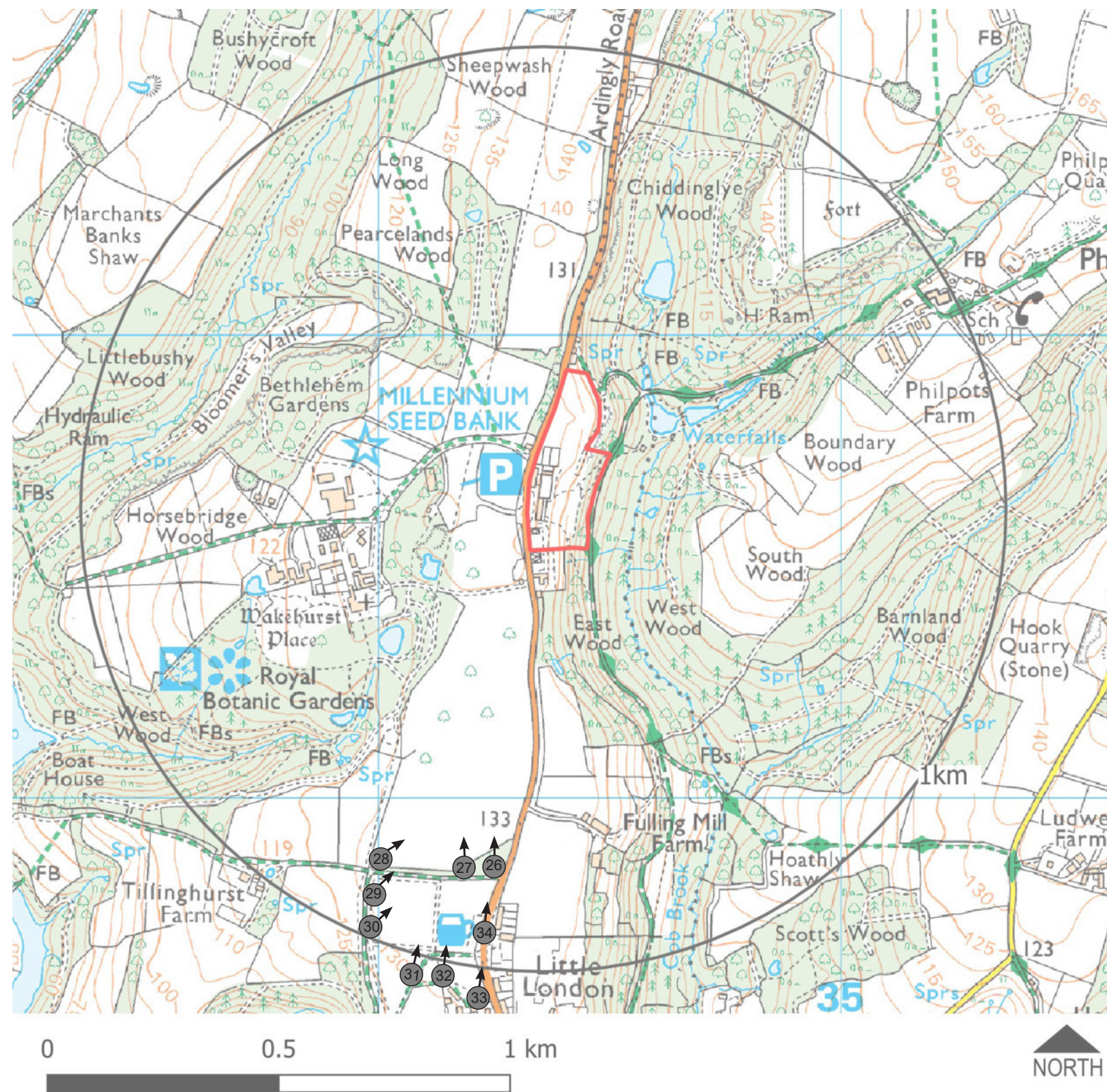
Drivers: High/ medium

Walkers and horse riders: High

7.11. View from footpath in Back Lane (viewpoint 25a-25b)

- 7.11.1. This view was taken on Back Lane, a road 2km west of the site, looking east.
- 7.11.2. Views from the road are of national value due to their location within the National Landscape ie. within a landscape designated to be of national importance for beauty or recreation.
- 7.11.3. Back Lane is representative of the defining 'character components' of High Weald, one of which is characterised by ridge-top roads which are 'often narrow, deeply sunken and edged with wildlife-rich hedges.'
- 7.11.4. Views along the road vary as some are enclosed by the dense roadside hedge. Although confined for predestrians and drivers, horse riders may be able to see the long views to the wider High Weald landscape over the hedge. Pedestrians and drivers would also experience far reaching views at points where a grassed verge separates the road and hedge.
- 7.11.5. View receptors would be drivers, walkers and horse riders along the road. The susceptibility to the type of development proposed varies depending on the visual receptor.
- 7.11.6. Drivers would have a medium susceptibility to the type of development proposed, as despite travelling at speed and generally only having a medium level of interest in the landscape, they would have an expectation of scenic beauty on this characteristic High Weald road.
- 7.11.7. Horse riders and walkers would have a high susceptibility to the type of change, as they may be focussing on the long views afforded over the hedge. They are are likely to have a high level of interest in the landscape, and have an expectation of scenic beauty.
- 7.11.8. A national value combined with medium susceptibility results in a high/medium sensitivity for drivers on Back Lane.
- 7.11.9. Combined with a national value, a high susceptibility to change results in a high sensitivity for walkers and horse riders on Back Lane.
- 7.11.10. There are no views to the site from viewpoints 35 and 36, and as such these viewpoints will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 46 - Viewpoint location diagram: viewpoints to the south (1km)



KEY
 Site Boundary
 1km Buffer Rings

1 Representative viewpoint with no potential view of site or proposed development

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Figure 47 - Photographic record of baseline conditions: Representative viewpoint 26 and 27



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- Viewpoint Data:**
- Viewpoint elevation: 131.8m AOD
 - Distance from centre of site: 805m

7.12. View from Selsfield Lane (viewpoints 26-27)

Features
View looking north-east towards the site along Selsfield Road at the junction with rural Tillinghurst Lane and public footpath. This view is more likely to be appreciated by drivers turning onto the main road as walkers turn off the lane into Wakehurst following the safe route away from the road.

Receptors
The view would be visible to drivers.

Seasonal visibility
Views towards the site are likely to increase during winter.

Value
The site is located within the High Weald National Landscape and has a national value.

Susceptibility
Drivers will have a medium susceptibility.

View Sensitivity
The view has a medium sensitivity.

There are no views to the site from viewpoints 26 and 27, and as such these viewpoints will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 48 - Photographic record of baseline conditions: Representative viewpoint 28 and 29



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Viewpoint Data:

- Viewpoint elevation: 131.5m AOD
- Distance from centre of site: 864m

7.13. View from Tillinghurst Lane (viewpoints 28-29)

Features

View looking north-east towards the site from public footpath along rural Tillinghurst Lane leading to Selsfield Road, north of South East of England Show ground. From the lane (opposite the public footpath exit) a gated estate track provides walkers with a view over intervening parkland, part of the Wakehurst estate not open to the public. Further east along the rural lane an entry point and path lead into Wakehurst RP&G.

Receptors

The view would be visible to walkers through gaps in vegetation, far less so for a driver.

Seasonal visibility

Views towards the site are likely to increase during winter.

Value

The site is located within the High Weald National Landscape and has a national value.

Susceptibility

Walkers will have a high susceptibility.

View Sensitivity

The view has a high sensitivity.

There are no views to the site from viewpoints 28 and 29, and as such these viewpoints will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 49 - Photographic record of baseline conditions: Representative viewpoint 28



Figure 50 - Photographic record of baseline conditions: Representative viewpoint 30



Figure 51 - Photographic record of baseline conditions: Representative viewpoint 31



Figure 52 - Photographic record of baseline conditions: Representative viewpoint 32



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Viewpoint Data:

- Viewpoint elevation: 130m AOD
- Distance from centre of site:957m

7.14. View from Footpath (viewpoint 30)

Features

View looking north-east towards the site from public footpath / track along west boundary of car park, South East of England Showground. Ahead lies Wakehurst RP&G and Stonehurst to the north east.

Receptors

The view would be visible to walkers.

Seasonal visibility

Views towards the site are likely to increase during winter.

Value

The site is located within the High Weald National Landscape and has a national value.

Susceptibility

Walkers will have a high susceptibility.

View Sensitivity

The view has a high sensitivity.

There are no views to the site from viewpoint 30, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.

Viewpoint Data:

- Viewpoint elevation: 129.5m AOD
- Distance from centre of site:1048-1070m

7.15. View from Footpath (viewpoint 31-33)

Features

View looking north-east towards the site from public footpath crossing car park and main route leading to the pedestrian entrance into South East of England Showground (viewpoint 31 and 32).

Receptors

The view would be visible to visitors, drivers, and walkers.

Seasonal visibility

Views towards the site are likely to increase during winter.

Value

The site is located within the High Weald National Landscape and has a national value.

Susceptibility

Drivers and walkers (due to the focus on the immediate surroundings and maneuvering vehicles/event activities) will have a medium susceptibility.

View Sensitivity

The view has a medium-high sensitivity.

There are no views to the site from viewpoints 31 to 33, and as such these viewpoints will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 53 - Photographic record of baseline conditions: Representative viewpoint 33



Figure 54 - Photographic record of baseline conditions: Representative viewpoint 34



- Viewpoint Data:**
- Viewpoint elevation: 129.5m AOD
 - Distance from centre of site: 983m

7.16. View from Ardingly / Selsfield Road (viewpoint 34)

Features

View looking north towards the site from exit onto Ardingly Road, North gate into the South East of England Showground.

Receptors

The view would be visible to drivers arriving at the entrance to the show ground and walkers parked in the layby planning to use the public footpath.

Seasonal visibility

Views towards the site are likely to increase during winter.

Value

The site is located within the High Weald National Landscape and has a national value.

Susceptibility

Ardingly Road / Selsfield Road (B2028) is a busy main road. Drivers will have a medium susceptibility.

View Sensitivity

The view has a medium-high sensitivity.

There are no views to the site from viewpoint 34, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.

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Figure 55 - Viewpoint location diagram: close views on the periphery of Stonehurst

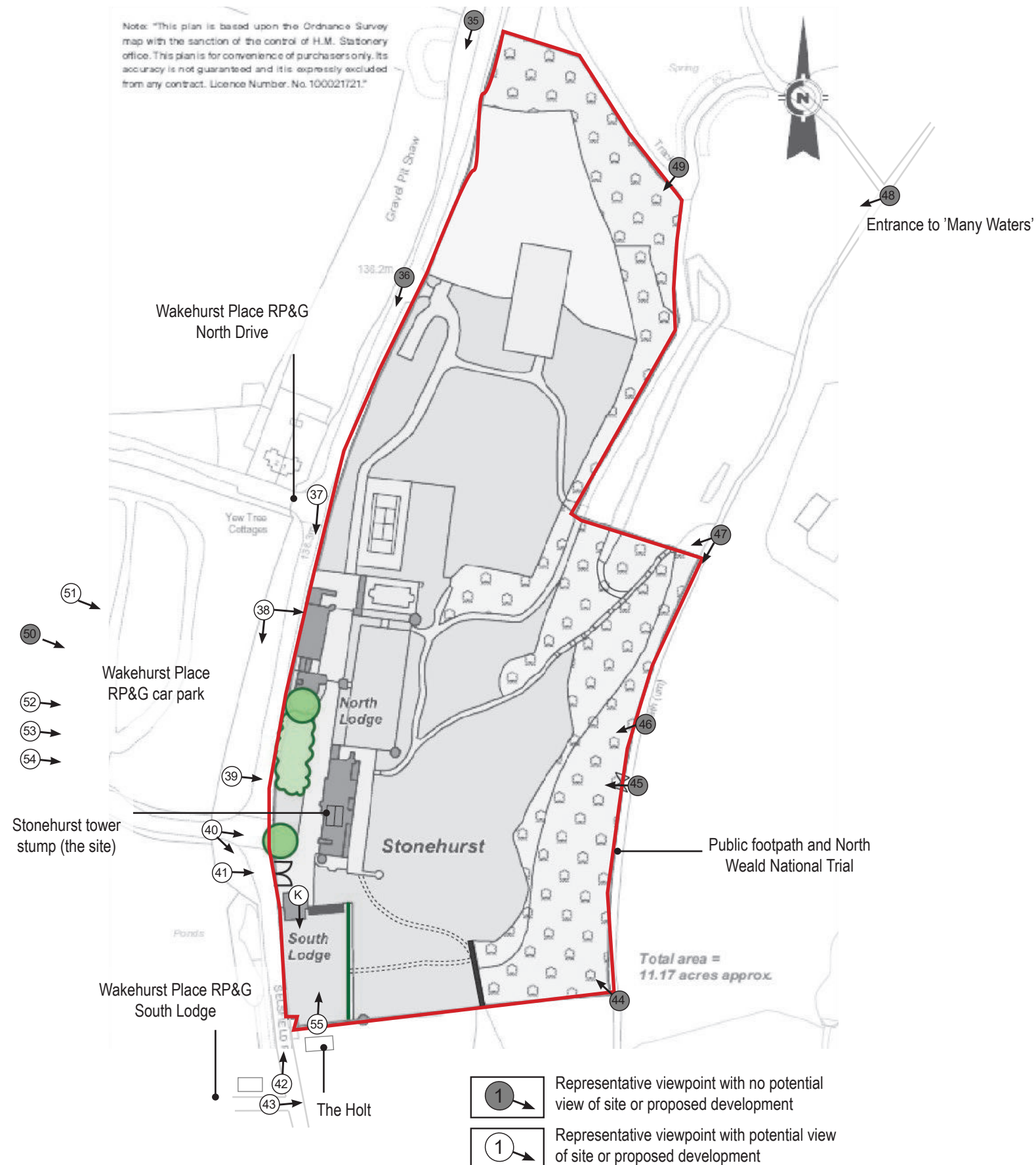
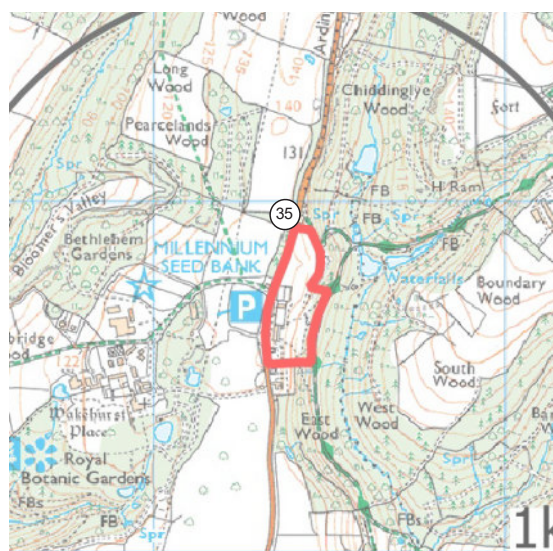


Figure 56 - Photographic record of baseline conditions: Representative viewpoint 35 and 36



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Viewpoint Data:

- Viewpoint elevation: 131.6m AOD
- Distance from centre of site (Country House): 325m

7.17. View from Selsfield Road verge (viewpoint 35)

Features

Looking south towards the site from informal grass path alongside Selsfield Road. Views of the country house restricted by mature vegetation lining the road. The vegetation on the left side of the view is in the garden of Stonehurst.

Receptors

The view would be visible to walkers and drivers along Selsfield Road.

Seasonal visibility

Views towards the site would increase during winter.

Value

The site is located within the High Weald National Landscape and has a national value.

Susceptibility

Walkers will have a high susceptibility.

View Sensitivity

This view has a high sensitivity.

There are no views to the site from viewpoint 35, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.



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Viewpoint Data:

- Viewpoint elevation: 136.2m AOD
- Distance from centre of site (Country House): 220m

7.18. View from Selsfield Road verge (viewpoint 36)

Features

Looking south towards the site from informal grass path alongside Selsfield Road opposite the site's gated north entrance. Views of the country house restricted by mature vegetation lining the road. The hedge and mature vegetation are the west boundary of the Stonehurst garden.

Receptors

The view would be visible to walkers and drivers along Selsfield Road.

Seasonal visibility

Views towards the Country House would increase during winter.

Value

The site is located within the High Weald National Landscape and has a national value.

Susceptibility

Walkers will have a high susceptibility.

View Sensitivity

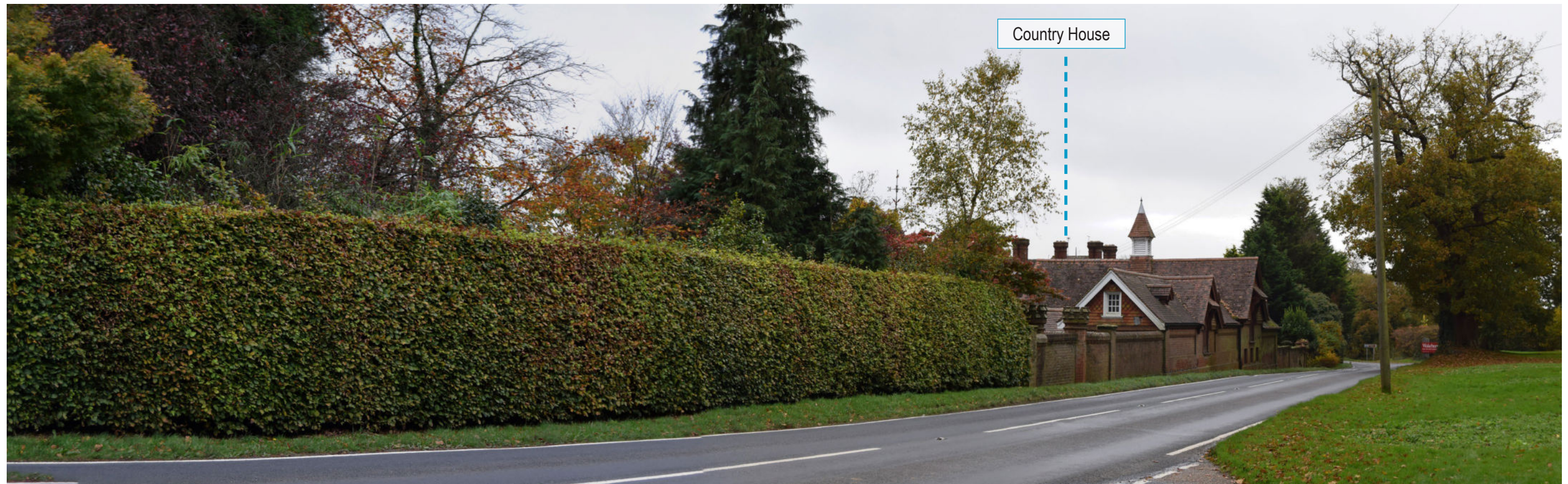
This view has a high sensitivity.

There are no views to the site from viewpoint 36, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 57 - Photographic record of baseline conditions: Representative viewpoint 37



Figure 58 - Photographic record of baseline conditions: Representative viewpoint 37



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Viewpoint Data:

- Viewpoint elevation: 138.3m AOD
- Distance from centre of site (Country House): 116m

7.19. View from Selsfield Road verge (viewpoint 37)

Features

Looking south towards the site from informal grass path alongside Selsfield Road at the delivery entrance into Wakehurst Place RP&G (North gateway). No. 1 and 2 Yew Tree Cottages overlook entrance signposted North Drive - deliveries and staff entrance, Pondfield Cottages and Wakehurst farmhouse.

Footpath along the North Drives exits onto Selsfield Road. Walkers arriving from the north and west noted using the wide grass verge (unsigned, non-designated PRow) to arrive at the entrance into the attraction. This footpath passes the Millennium Seedbank before heading west crossing Ardingly Brook

Views of the country house restricted by mature vegetation lining the road, and intervening outbuildings. The chimneys on the Country house are visible against the skyline.

Receptors

The view would be visible to walkers and drivers along Selsfield Road and walkers using the public footpath along North Drive, Wakehurst Place.

Seasonal visibility

Views towards the site would increase during winter.

Value

The site is located within the High Weald National Landscape and has a national value.

Susceptibility

Walkers and horse riders have a high susceptibility to changes in scenic quality view, with drivers less so.

View Sensitivity

view Sensitivity
This view has a high sensitivity.