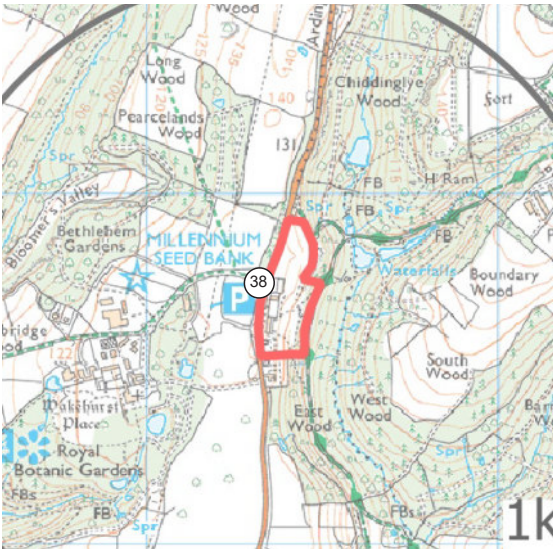
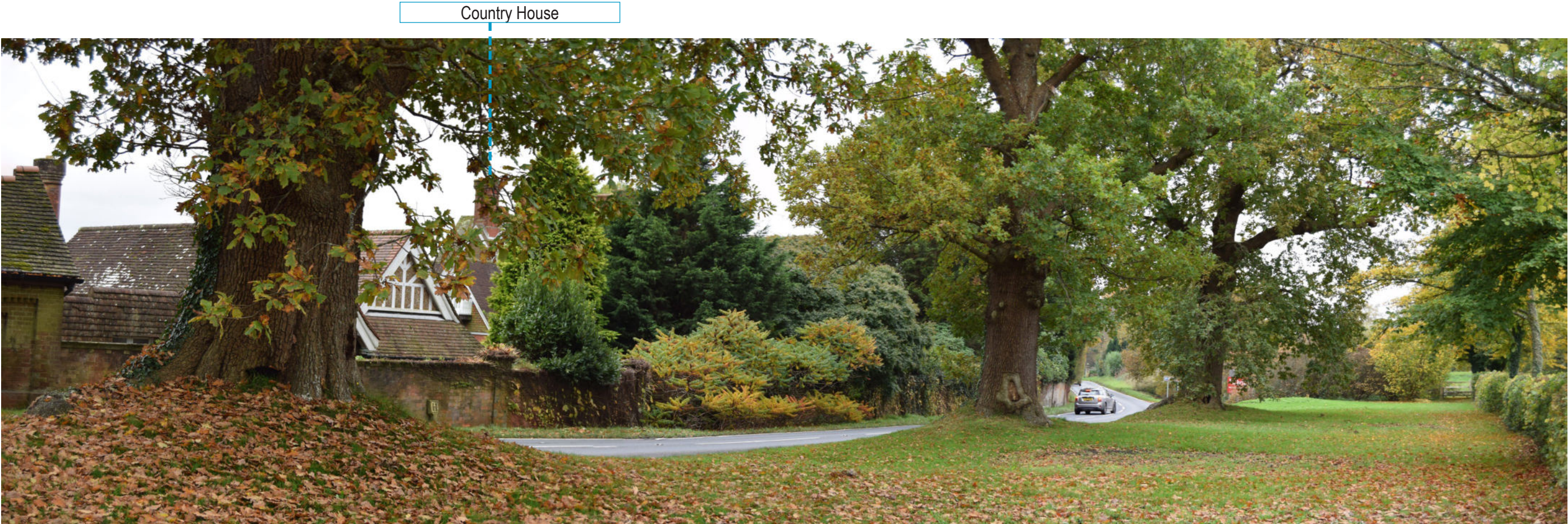


Figure 59 - Photographic record of baseline conditions: Representative viewpoint 38



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- Viewpoint Data:**
- Viewpoint elevation: 135m AOD
 - Distance from centre of site (Country House): 76m

7.20. View from Selsfield Road verge (viewpoint 38)

- Features**
Looking south towards the site from informal grass path alongside Selfield Road linking the North gateway to the main visitor entrance into Wakehurst Place. A direct view of Stonehurst property. A view of the country house is restricted by mature vegetation and outbuildings. The chimney and ridge line of the house is glimpsed through foliage but largely screened by evergreen conifers on the boundary.
- Receptors**
The view would be visible to walkers but not to drivers along Selfield 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.

Figure 60 - Photographic record of baseline conditions: Representative viewpoint 39



Contains Ordnance Survey® API Data © Crown copyright and data-base right 2025

- Viewpoint Data:**
- Viewpoint elevation: 135m AOD
 - Distance from centre of site: (Country House) 47m from grass path, 35m at bus stop

7.21. View from Selsfield Road Bus stop (viewpoint 39)

- Features**
Looking east from bus stop on Selsfield Road opposite Wakehurst Place. Glimpsed view of country house through gap in mature evergreen conifer trees planted in the original Arts& Crafts designed layout.
- Receptors**
The view would be visible to walkers and people waiting at the bus stop outside Wakehurst Place.
- Seasonal visibility**
Views into the site are unlikely to increase during winter due to the high proportion of evergreen vegetation above the boundary brick wall.
- Value**
The site is located within the High Weald National Landscape, opposite Wakehurst Place Registered Park and Garden and has a national value.
- Susceptibility**
Selsfield Road (B2028) is a main road with paths along its verge linked to Wakehurst Place, a major visitor attraction. Walkers and people waiting at the bus stop will have a medium susceptibility.
- View Sensitivity**
The view has a medium-high sensitivity.

Figure 61 - Photographic record of baseline conditions: Representative viewpoint 40



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- Viewpoint Data:**
- Viewpoint elevation: 135m AOD
 - Distance from centre of site: 47m

7.22. View from Wakehurst entrance (viewpoint 40)

Features
Looking east leaving the main entrance into Wakehurst Royal Botanic gardens and millennium seed bank visitor attraction. The high brick garden wall and mature shrubbery / evergreen conifer trees planted in the original Arts & Crafts designed layout screen the house from view. Roof and upper storey of house comes into view when looking south along the road and above the high wall.

Receptors
The view would be visible to drivers leaving Wakehurst. Drivers' attention is focused on the direction of traffic before turning out of the exit.

Seasonal visibility
Views into the site are unlikely to increase during winter due to the high proportion of evergreen vegetation above the boundary brick wall.

Value
The site is located within the High Weald National Landscape, opposite Wakehurst Place Registered Park and Garden and has a national value.

Susceptibility
Selsfield Road (B2028) is a main road, and drivers will have medium susceptibility.

View Sensitivity
The view has a medium-high sensitivity.

There are no views to the site from viewpoint 40, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 62 - Photographic record of baseline conditions: Representative viewpoint 41



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Viewpoint Data:

- Viewpoint elevation: 132.4m AOD
- Distance from centre of site: (Country House) 36m

7.23. View from Wakehurst entrance (viewpoint 41)

Features

Looking east from Selsfield Road, opposite Stonehurst' gated delivery entrance. The high brick garden wall and mature shrubbery, trees, and evergreen conifer trees (planted in the original Arts & Crafts designed layout) screen the house from view. Only when the delivery gates are open is the ground floor elevation visible. The driver's attention is focused on the traffic ahead before turning left into the main entrance or continue straight on.

Receptors

The view would be visible to drivers passing by Stonehurst at speed before slowing to turn into Wakehurst visitor attraction or continue north.

Seasonal visibility

Views of the site are unlikely to increase during winter due to the high proportion of evergreen vegetation above the boundary brick wall.

Value

The site is located within the High Weald National Landscape, opposite Wakehurst Registered Park and Garden and has a national value.

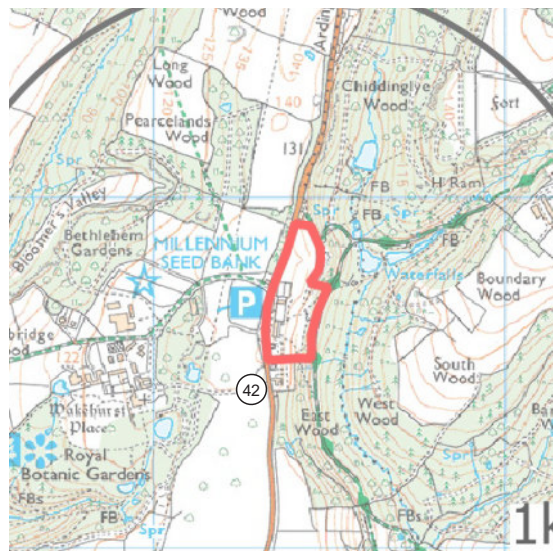
Susceptibility

Selsfield Road is a main road and drivers, cyclists and horse riders will have medium susceptibility.

View Sensitivity

The view has a medium-high sensitivity.

Figure 63 - Photographic record of baseline conditions: Representative viewpoint 42



Contains Ordnance Survey® API Data © Crown copyright and data-base right 2025

Viewpoint Data:

- Viewpoint elevation: 132.4m AOD
- Distance from centre of site: 159m

7.24. View from Wakehurst South Lodge / Selsfield Road (viewpoint 42)

Features

Looking north-east into the site from Wakehurst Royal Botanic Garden entrance at the junction with Selsfield Road (B2028). A clear view of the Country house upper stories/roofscape and South Lodge set against mature trees and open skyline if existing Wakehurst south gateway (private) but glimpsed and of limited duration when travelling at speed towards Ardingly.

Receptors

The view would be visible to drivers travelling towards Ardingly village and Wakehurst Place from the south.

Seasonal visibility

Views into the site are unlikely to change due to the height of the boundary brick wall and position of existing trees.

Value

The road and site are located within the High Weald National Landscape, opposite Wakehurst Place Registered Park and Garden have a national value.

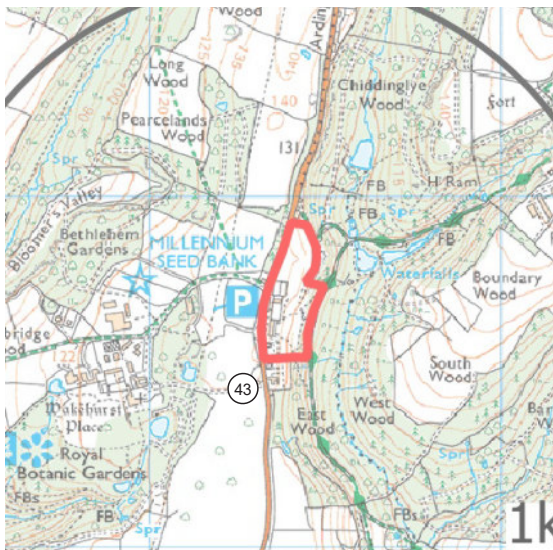
Susceptibility

Selsfield Road (B2028) is a main road. Vehicles noted travelling at speed before slowing for the bend ahead, suggesting the driver's attention would be focused on the traffic ahead and proximity of the wall enclosing the route and less attention on the buildings. Drivers would have a medium susceptibility.

View Sensitivity

The view has a medium - high sensitivity.

Figure 64 - Photographic record of baseline conditions: Representative viewpoint 43



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Viewpoint Data:

- Viewpoint elevation: 132.4m AOD
- Distance from centre of site: 157m

7.25. View from Wakehurst South Lodge / Selsfield Road (viewpoint 43)

Features

Looking east from South Lodge (gateway and gatehouse), Wakehurst Registered Park and Garden. The gated driveway provides access to an area of the parkland that is not open to the public. From this entrance (historic designed feature) the neighbouring property, 'The Holt' and fence boundary is in direct view. From this angle Stonehurst is obscured by mature vegetation, walls, railing, buildings, and fencing.

Receptors

The view would be visible to anyone visiting the gatehouse and when driving turning left onto Selsfield Road (see viewpoint 42).

Seasonal visibility

Views of the site are unlikely to change.

Value

The road and site are located within the High Weald National Landscape, opposite Wakehurst Place Registered Park and Garden have a national value.

Susceptibility

The driveway and surrounding parkland are not publically accessible. Residents and drivers have a medium susceptibility.

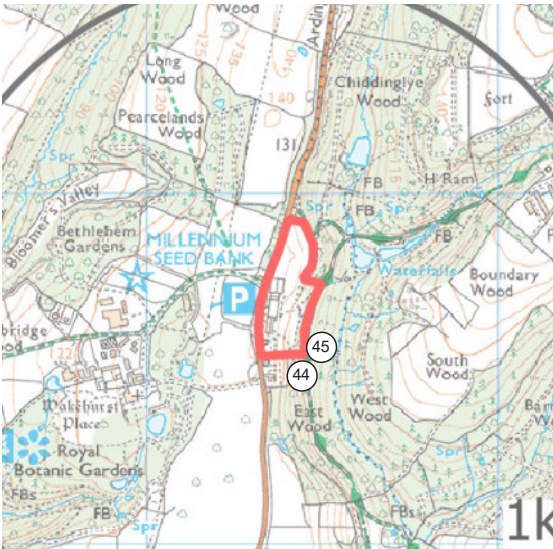
View Sensitivity

The view has a Medium-high sensitivity.

There are no views to the site from viewpoint 43, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.



Figure 65 - Photographic record of baseline conditions: Representative viewpoint 44 and 45



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Viewpoint Data:

- Viewpoint elevation: 100m AOD
- Distance from centre of site: 140m

7.26. View from National Trail (viewpoints 44-45)

Features
View from the public right of way (bridleway) and High Weald national trail crossing the Stonehurst Arts & Crafts estate (and separating into two the RP&G) running in a north-south direction. Photograph taken looking north-west into the southern corner of the site.

The public footpath defines the eastern boundary of Stonehurst's garden. Limited views into the site beyond the mature shrubbery and sandstone rock outcrop on the lower valley slope. The planting effectively screens the remaining garden and country house on the ridge from view. To the east glimpsed views through foliage towards the remaining designed landscape - the converted Mill, interconnected ponds, and waterfall – all in the ownership of adjacent property 'Many Waters.'

Receptors
The view would be visible to walkers and horse riders using the public rights of way and national trail.

Seasonal visibility
Views of the site are unlikely to change due to the evergreen vegetation, mature trees, and rising topography.

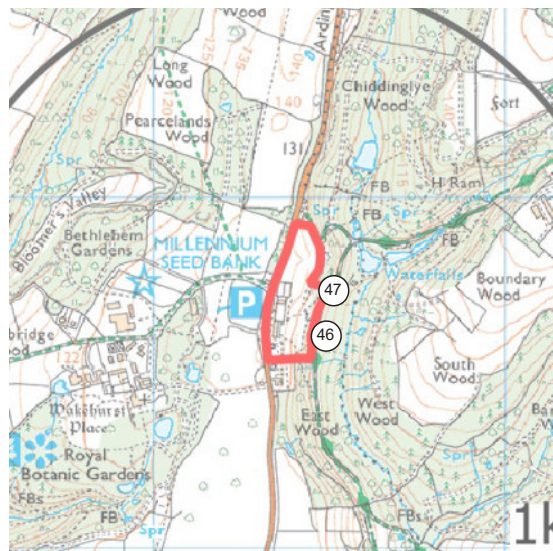
Value
The site is located within the High Weald National Landscape, in a Registered Park and Garden and has a national value.

Susceptibility
Walkers and horse riders have high susceptibility.

View Sensitivity
The view has a high sensitivity.

There are no views to the site from viewpoints 44 and 45, and as such these viewpoints will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 66 - Photographic record of baseline conditions: Representative viewpoint 46 and 47



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Viewpoint Data:

- Viewpoint elevation: 100m AOD
- Distance from centre of site: 111m, 129m, 192m

7.27. View from National Trail (viewpoints 46-47)

Features

Continuation of public right of way (bridleway) and High Weald National Trail. Looking east into the site from the gateway opening out onto the path. The mature evergreen trees, sandstone rock outcrops on the lower valley slope and shrubby planting effectively screens the garden and country house on the ridge from view. At the north corner of the site looking south-west towards the County House the mature woodland and rising topography obscures the upper valley side (garden and house) from view.

Receptors

The view would be visible to walkers and horse riders using the public rights of way and national trail.

Seasonal visibility

Views into the site are unlikely to change due to the evergreen vegetation, mature trees, and rising topography.

Value

The site is located within the High Weald National Landscape, in a Registered Park and Garden and has a national value.

Susceptibility

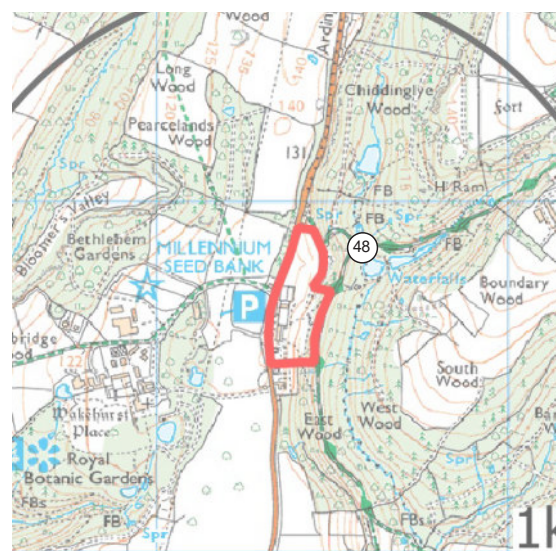
Walkers and horse riders have a high susceptibility.

View Sensitivity

The view has a high sensitivity.

There are no views to the site from viewpoints 46 and 47, and as such these viewpoints will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 67 - Photographic record of baseline conditions: Representative viewpoint 48



Contains Ordnance Survey® API Data © Crown copyright and data-base right 2025

Viewpoint Data:

- Viewpoint elevation: 90m AOD
- Distance from centre of site: 329m

7.28. View from National Trail (viewpoint 48)

Features

Arriving from the east the bridleway, national trail, and historic farm track at entrance into property 'Many Waters.' This converted mill building, lakes, waterfall and mature planting are part of the designed layout, and within the Register Park and garden boundary extending to the east beyond the national trail and overlooked by Stonehurst. The open gateway affords a glimpsed view of the lake (and sound of the waterfall) and woodland ahead.

From the bridleway crossing the ghyll in the valley floor the route splits – south following the valley side (boundary to Stonehurst (as viewpoints 45-47) or continues as the track rising the hillside (viewpoint 49).

The woodland and designed planting obscures views of the garden and country house on the ridge beyond.

Receptors

The view would be visible to walkers and horse riders using the public rights of way and national trail descending to the valley floor from the east, north of Stonehurst.

Seasonal visibility

Views into the site are unlikely to change due to the depth of woodland, the evergreen vegetation, mature trees and rising topography.

Value

The site is located within the High Weald National Landscape, in a Registered Park and Garden and has a national value.

Susceptibility

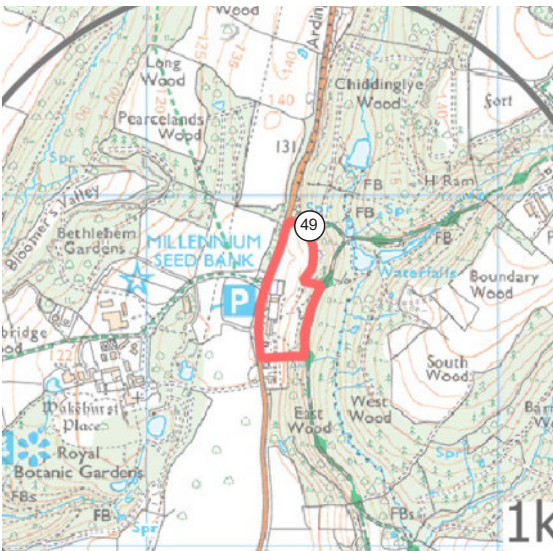
Walkers and horse riders have high susceptibility.

View Sensitivity

The view has a high sensitivity.

There are no views to the site from viewpoint 48, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 68 - Photographic record of baseline conditions: Representative viewpoint 49



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Viewpoint Data:

- Viewpoint elevation: 115m AOD
- Distance from centre of site: 285m

7.29. View from track (viewpoint 49)

Features

View from the former farm track rising the hillside. The metal field gate marks the area of garden in the ownership of property ‘Many Waters.’ The path behind the gate rises the hillside passing several designed garden features (cave, lookouts, steps shown according to the historic maps) to meet a small wooden gate at the edge of Stonehurst’ sloping lawn. All features within the designed landscape.

The dense woodland and planting obscures any view of the country house and garden on the ridge.

Receptors

The view would be visible to walkers and horse riders using public rights of way.

Seasonal visibility

Views into the site are unlikely to change due to the depth of woodland, the evergreen vegetation, mature trees, and rising topography.

Value

The site is located within the High Weald National Landscape, in a Registered Park and Garden and has a national value.

Susceptibility

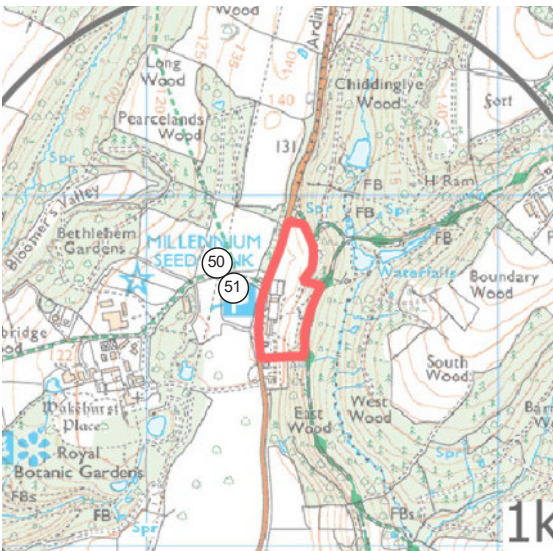
Walkers and horse riders have high susceptibility.

View Sensitivity

The view has a high sensitivity.

There are no views to the site from viewpoint 49, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 69 - Photographic record of baseline conditions: Representative viewpoint 50 and 51



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- Viewpoint Data:**
- Viewpoint elevation: 134m AOD and 135m AOD
 - Distance from centre of site: 157m, 120m

7.30. View from Wakehurst RP&G (viewpoints 50-51)

Features
Looking east towards the site from the Wakehurst visitor centre entrance and car park. View towards the Country house restricted by belts of tree planning and isolated, mature trees in the field (used for temporary overspill parking) up to Selsfield Road. A glimpsed view of a single chimney on the north end of the Stonehurst County house is noted from the path through the car park (viewpoint 51).

Receptors
Visitors leaving Wakehurst Royal Botanical Gardens and Millennium Seed Bank.

Seasonal visibility
Views into the site would increase during winter.

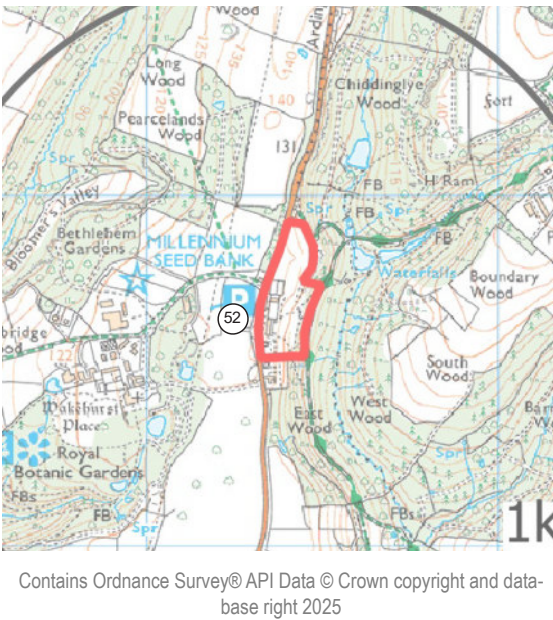
Value
The site is located within the High Weald National Landscape, in a Registered Park and Garden and has a national value.

Susceptibility
Visitors leaving and returning to their cars have a medium-high susceptibility.

View Sensitivity
The view has a medium-high sensitivity.

There are no views to the site from viewpoints 50 and 51, and as such these viewpoints will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 70 - Photographic record of baseline conditions: Representative viewpoint 52



Viewpoint Data:

- Viewpoint elevation: 135m AOD
- Distance from centre of site: 100m

7.31. View from Wakehurst RP&G (viewpoint 52)

Features
Looking east towards Stonehurst from this field used as a temporary car park.

A glimpsed view of Stonehurst country house framed by mature trees in the garden along the west boundary, with added screening from mature Oak trees along the wide grass verge lining Selsfield Road hidden behind the field boundary hedge.

A glimpsed view of the country house; its north end elevation, chimneys, tower stump and roofscape. Overall, the mature trees and vegetation and field in the foreground dominate the scene, with the building and chimneys as the focal point.

Receptors
Visitors to Wakehurst Royal Botanical Gardens and Millennium Seed Bank, but only directed to use the temporary overspill parking.

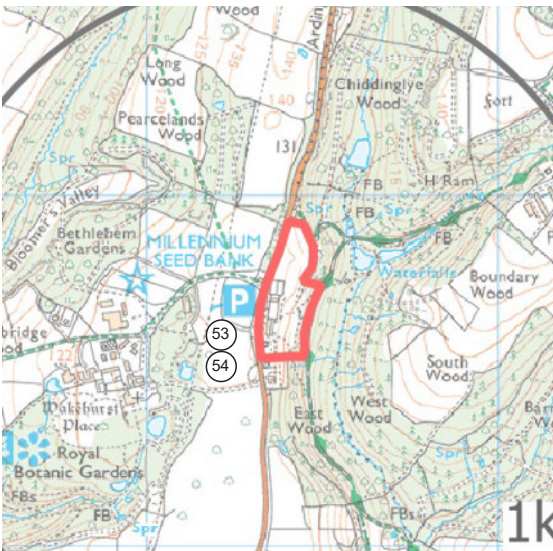
Seasonal visibility
Views into the site would increase during winter, except in areas where mature evergreen trees (planted a part of the designed scheme to frame the tower) are situated.

Value
The site is located within the High Weald National Landscape, in a Registered Park and Garden and has a national value.

Susceptibility
Visitors leaving and returning to their cars have a medium-high susceptibility.

View Sensitivity
The view has a high sensitivity.

Figure 71 - Photographic record of baseline conditions: Representative viewpoint 53 and 54



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Viewpoint Data:

- Viewpoint elevation: 135m AOD, 135m AOD
- Distance from centre of site: 98m , 121m

7.32. View from Wakehurst RP&G (viewpoint 53)

Features
Looking east towards Stonehurst from eastern edge of the main car park, looking across field used as a temporary car park. A narrow, glimpsed view of the county house seen through mature trees and vegetation that forms the backdrop to Wakehurst Registered Park and Garden. Compared to viewpoint 52 the mature trees and vegetation and field in the foreground are the dominating feature in the scene

Receptors
Visitors to Wakehurst Royal Botanical Gardens and Millenium Seed Bank, but if only directed to use the temporary overspill parking.

Seasonal visibility
Views into the site would increase during winter, except in areas where evergreen trees have been planted.

Value
The site is located within the High Weald National Landscape, in a Registered Park and Garden and has a national value.

Susceptibility
Visitors leaving and returning to their cars have a medium-high susceptibility.

View Sensitivity
The view has a high sensitivity.

7.33. View from Wakehurst RP&G (viewpoint 54)

Features
Looking south-east towards Stonehurst from the main entrance drive down to Selsfield Road. Glimpsed views of the country house west elevation upper storey roofscape surrounded by mature trees and vegetation.

Receptors
The view would be visible to drivers and pedestrians walking to the bus stop leaving Wakehurst Royal Botanical Gardens and Millennium Seed Bank.

Seasonal visibility
Views into the site would increase during winter.

Value
The site is located within the High Weald National Landscape, in a Registered Park and Garden and has a national value.

Susceptibility
Drivers and pedestrians have medium-high susceptibility.

View Sensitivity
The view has medium-high sensitivity.

There are no views to the site from viewpoint 54, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.

Figure 72 - Photographic record of baseline conditions: Representative viewpoint 55



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7.34. View from inside Stonehurst RP&G (viewpoint 55)

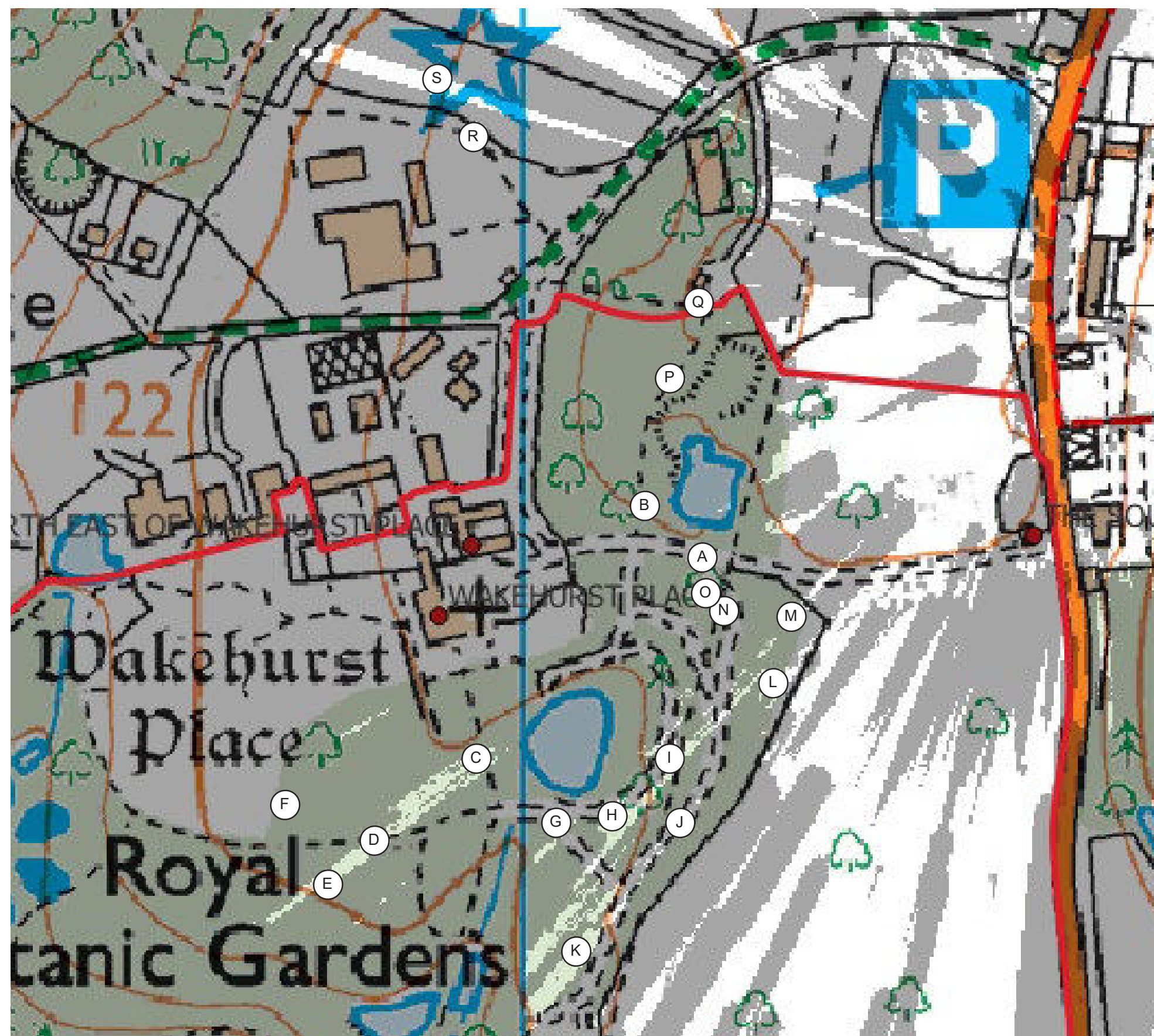
Features
The ground floor storey of the country house and paved terrace facing south is screened by the 6 ft high brick wall enclosing the kitchen garden and all sides and glass house. This wall forms the boundary between Stonehurst and the garden of 'The Holt'. It stands approximately 50m from the bungalow windows. Any changes above this height of 6ft seen against the sky are likely to be appreciated from the garden and rooms of 'The Holt'.

There are no views to the site from viewpoint 55, and as such this viewpoint will not be taken forward to be assessed in Volume 2 of the LVIA.

Viewpoint Data:

- Viewpoint elevation: 130m AOD
- Distance from centre of site: 134m

Figure 73 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.35. Wakehurst Place RP&G

The LiDAR Zone of Theoretical Visibility (ZTV) identified several areas within the grounds for further investigation, indicating potential visibility from the eastern perimeter footpaths, the drive leading to South Lodge, and within the gardens.

Fieldwork conducted in spring 2025 confirmed three locations where only partial or glimpsed views could be observed. These sites are closely clustered within a highly localised area, at the garden perimeter represented by viewpoints A, N, and O.

Tower stump location

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Figure 74 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.36. View from inside Wakehurst Place RP&G (Viewpoint A)

Features

Oblique view of Stonehurst buildings from internal path/drive that leads to South Lodge. Gate and fence line approx. 45m east along the drive marks the public garden boundary. Access beyond to storage area surrounded by grass mounding and route to South Lodge is prohibited to visitors.

The tower stump is glimpsed through vegetation and trees. The intervening raised ground/mounding screens the remaining buildings from view. Expecting the extent of view to increase during the winter months with leaf fall.

Viewpoint Data

Viewpoint elevation: Approx. 133m AOD

Distance from centre of the site: 248m



7.37. View from inside Wakehurst Place RP&G (Viewpoint B)

View across designed lake accessed off the main path. No view of tower stump due to intervening vegetation and raised ground.



Illustrates the drive leading to South Lodge. The gate ahead prevents visitors from continuing and leaving the gardens.

Viewpoint A is taken from this position on the route.

Figure 75 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.38. View from inside Wakehurst Place RP&G
(Viewpoint C)

View across House lawns from path. No view of Stonehurst due to rising ground, height of intervening mature trees and foreground gardens. Extent of screening unlikely to alter during winter months to reveal Stonehurst.



7.39. View from inside Wakehurst Place RP&G
(Viewpoint D)

View across House lawns and seat. No view of Stonehurst due to rising ground, height of intervening mature trees and gardens. Extent of screening unlikely to alter during winter months to reveal Stonehurst.

Figure 76 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.40. View from inside Wakehurst Place RP&G
(Viewpoint E)

View across gardens from footpath. No view of Stonehurst due to rising ground, height of intervening mature trees and gardens. Extent of screening unlikely to alter during winter months to reveal Stonehurst.



7.41. View from inside Wakehurst Place RP&G
(Viewpoint F)

View across lawn towards mature trees. No view of Stonehurst due to rising ground, height of intervening mature trees and gardens. Extent of screening unlikely to alter during winter months to reveal Stonehurst.

Figure 77 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.42. View from inside Wakehurst Place RP&G
(Viewpoint G)

View across Mansion Pond from grass edge. Stonehurst absent due to depth of intervening mature trees and gardens. Extent of screening unlikely to alter during winter months to reveal Stonehurst.



7.43. View from inside Wakehurst Place RP&G
(Viewpoint H)

View across Mansion Pond from designed viewpoint: circular hardstanding with seating orientated towards Wakehurst Place. No view of Stonehurst beyond the public garden due to trees and vegetation.



Figure 78 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.44. View from inside Wakehurst Place RP&G
(Viewpoint I)

View from footpath within garden. Stonehurst absent due to trees, vegetation and distance.



7.45. View from inside Wakehurst Place RP&G
(Viewpoint J)

View from outer perimeter footpath looking across garden and field beyond (not accessible to the public). Stonehurst absent due to the trees, vegetation and distance.