

# 9.7

## Wireline Verified Visual Montages

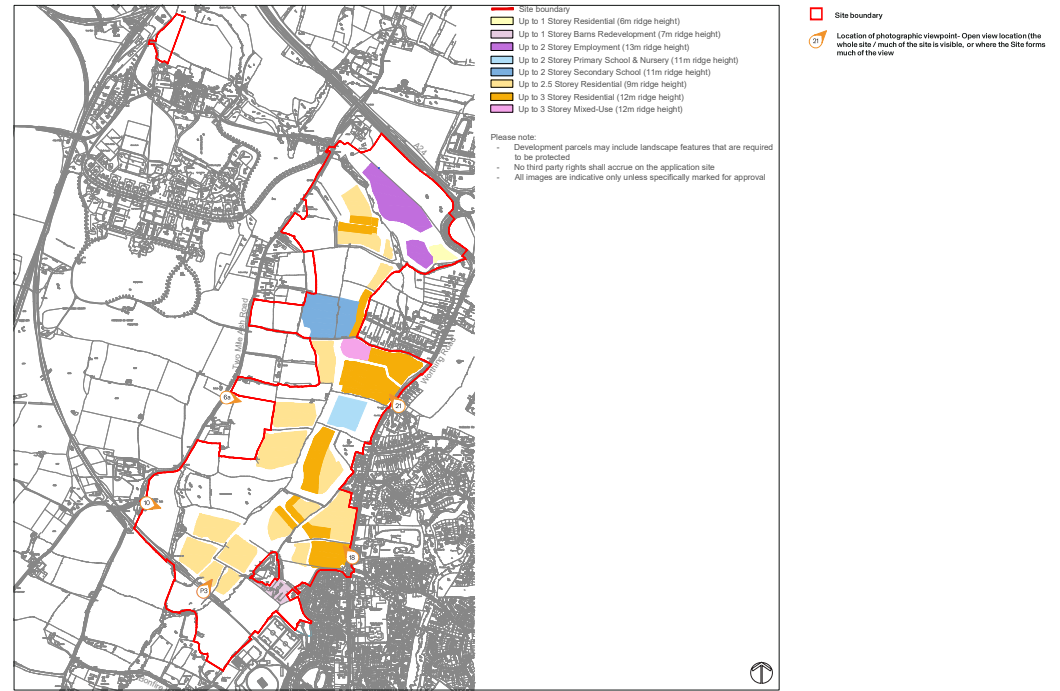


Figure 9.7 - P10n showing visual proposed representative viewpoints on Storey Heights Parameter P10n (KPK, 2026)



Viewpoint P3 - VVM baseline (Munro Studios, 2026)



Viewpoint P3 - VVM year 1 (Munro Studios, 2026)



Viewpoint P3 - VVM year 15 (Munro Studios, 2026)

- Site boundary  
○ Open view location the whole site / much of the site is visible, or where the Site forms much of the view
- Key**
- Site boundary
  - Up to 1 Storey Residential (6m ridge height)
  - Up to 1 Storey Barns Redevelopment (7m ridge height)
  - Up to 2 Storey Employment (13m ridge height)
  - Up to 2 Storey Primary School & Nursery (11m ridge height)
  - Up to 2 Storey Secondary School (11m ridge height)
  - Up to 2.5 Storey Residential (6m ridge height)
  - Up to 3 Storey Residential (12m ridge height)
  - Up to 3 Storey Mixed-Use (12m ridge height)

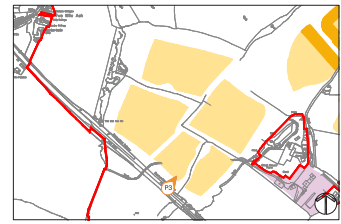


Viewpoint location



Viewpoint P3 - VVM baseline			
Visualisation Type 1: Viewpoint Photograph			
Extract set on A3 page, with all subsequent images set out at the same scale.			
Printed image to be viewed at a comfortable arm's length.			
Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Downs Link, bridleway SOW-3568	40m AOD	Within the Site	View looking northeast from the Downs Link (Bridleway SOW-3568) towards Courtland Wood, Field parcels and views of the Great Farmhouse is glimpsed to the east from this location.

- Site boundary  
○ Open view location the whole site / much of the site is visible, or where the Site forms much of the view

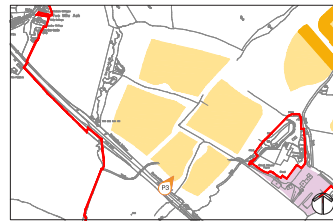


Viewpoint location



Viewpoint P3 - VVM year 1			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, without indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Downs Link, Ingleby SOW, 3568	48m AOD	Within the Site	The Proposed Development introduces new homes into part of the view, as a new component which influences character and amenity. It is to note that this wireline shows the parameters and therefore not wholly indicative of the variety of built form, articulation of elevations and roofscape.

-  Site boundary
-  Open view location the whole site / much of the site is visible, or where the Site forms much of the view

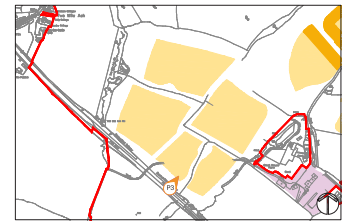


Viewpoint location



Viewpoint P3 - VVM year 1			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, with indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Downs Link, Ingleby SOW, 3568	48m AOD	Within the Site	The Proposed Development introduces new homes into the view, as a new component which influences character and amenity. The new homes are set behind existing hedgerow / scrub and new trees set within grassland and shrub planting.

-  Site boundary
-  Open view location the whole site / much of the site is visible, or where the Site forms much of the view



Viewpoint location



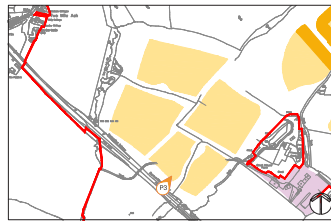
Viewpoint P3 - VVM year 15

Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, with indicative planting as shown on the illustrative masterplan.

Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.

Receptors	Elevation	Distance from site	Description
Downs Link, Ingleway SCW/3568	48m AOD	Within the Site	By year 15, the existing hedges/scrub and proposed vegetation within the open space 18hrs views of the new homes.

- Site boundary
- Open view location the whole site / much of the site is visible, or where the Site forms much of the view



Viewpoint location



Viewpoint 6A - VVM baseline (Munro Studios, 2026)



Viewpoint 6A - VVM year 1 (Munro Studios, 2026)



Viewpoint 6A - VVM year 15 (Munro Studios, 2026)

- Site boundary
- Open view location the whole site / much of the site is visible, or where the Site forms much of the view

- Key**
- Site boundary
  - Up to 1 Storey Residential (6m ridge height)
  - Up to 1 Storey Barns Redevelopment (7m ridge height)
  - Up to 2 Storey Employment (13m ridge height)
  - Up to 2 Storey Primary School & Nursery (11m ridge height)
  - Up to 2 Storey Secondary School (11m ridge height)
  - Up to 2.5 Storey Residential (6m ridge height)
  - Up to 3 Storey Residential (12m ridge height)
  - Up to 3 Storey Mixed-Use (12m ridge height)

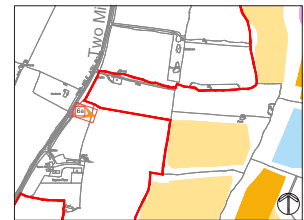
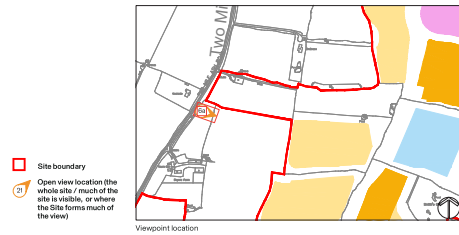


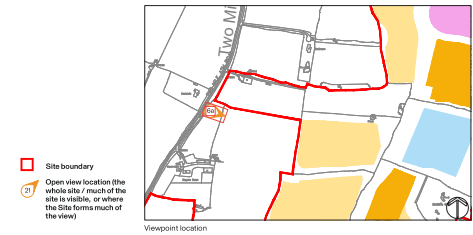
Figure 5.3 - Viewpoint location on the Storey Heights Parameter Plan (KPK, 2026)



Viewpoint 6A - VVM baseline			
Visualisation Type 1: Viewpoint Photograph			
Extract set on A3 page, with all subsequent images set out at the same scale.			
Printed image to be viewed at a comfortable arm's length.			
Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Those using PRoW SOW-1662	55m AOD	10m	View looking east from SOW-1662, across the fields in the west of the Site, Boundary hedgerows and trees are apparent (including those outside the Site in the foreground). Smith's Copse and Courtland Wood (both Ancient Woodland) form prominent features on the tree skyline.

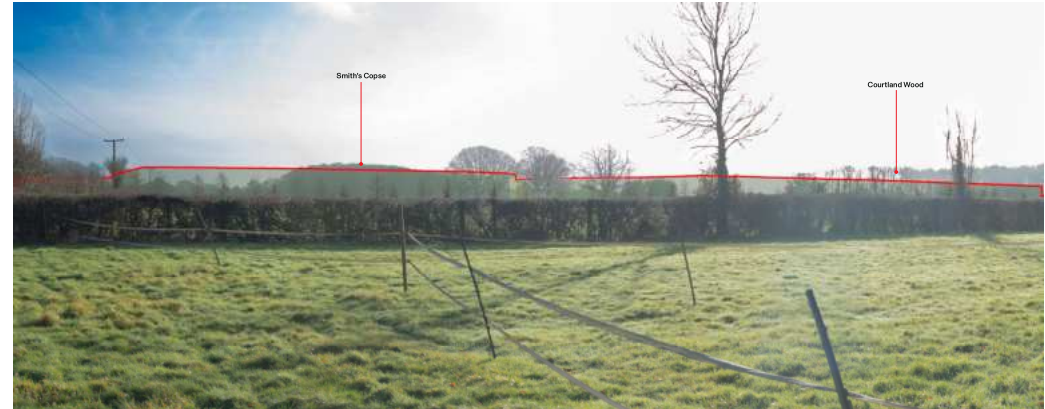
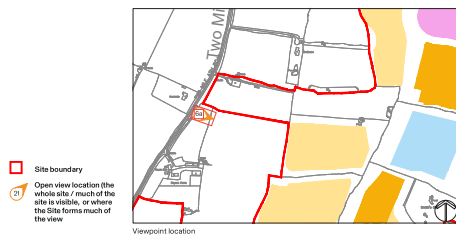


Viewpoint P3 - VVM year 1			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, without indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale.			
Printed image to be viewed at a comfortable arm's length.			
Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Those using PRoW SOW-1662	55m AOD	10m	The Proposed Development introduces new homes into the view, as a new component which influences character and amenity. The new homes are set in behind existing mature hedgerow and below the canopy heights of existing retained woodland and mature trees within the Site. It is to note that this wireline shows the parameters and therefore not wholly indicative of the variety of built form, articulation of elevations and notecaps.

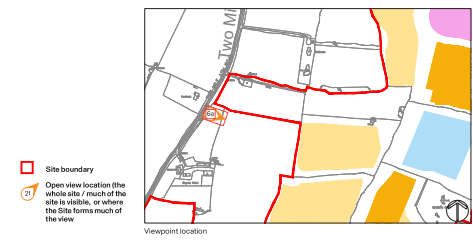




Viewpoint P3 -VVM year: 1			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, with indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Those using FROW SOW-1860	55m AOD	10m	The Proposed Development introduces new homes into the view, as a new component which influences character and amenity. The new homes are set behind existing hedgerow, with new intermittent tree planting along the western boundary just visible above.



Viewpoint P3 -VVM year: 15			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, with indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Those using FROW SOW-1860	55m AOD	10m	By year 15, the proposed tree planting along the western boundary starts to filter views of the new homes.





Viewpoint 10 - VVM baseline (Munro Studios, 2026)



Viewpoint 10 - VVM year 10 (Munro Studios, 2026)



Viewpoint 10 - VVM year 15 (Munro Studios, 2026)

- Site boundary
  - Open view location the whole site / much of the site is visible, or where the Site forms much of the view
- Key**
- Site boundary
  - Up to 1 Storey Residential (6m ridge height)
  - Up to 1 Storey Barns Redevelopment (7m ridge height)
  - Up to 2 Storey Employment (13m ridge height)
  - Up to 2 Storey Primary School & Nursery (11m ridge height)
  - Up to 2 Storey Secondary School (11m ridge height)
  - Up to 2.5 Storey Residential (6m ridge height)
  - Up to 3 Storey Residential (12m ridge height)
  - Up to 3 Storey Mixed-Use (12m ridge height)

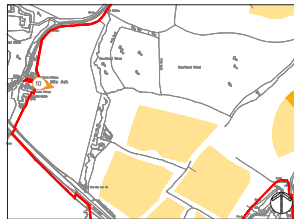
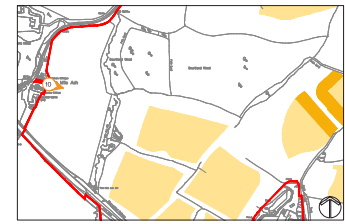


Figure 5.4 - Viewpoint location on the Storey Heights Parameter Plan (KPK, 2026)



Viewpoint 10 - VVM baseline			
Visualisation Type 1: Viewpoint Photograph			
Extract set on A3 page, with all subsequent images set out at the same scale.			
Printed image to be viewed at a comfortable monitor length.			
Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Those using PRow SOW-659	52m AOD	<5m	View looking northeast from PRow SOW-658 towards the Site. There are open views of Courtland Wood Ancient Woodland and the southwestern field parcel. Wider views of the Site are truncated by the intervening layers of vegetation.

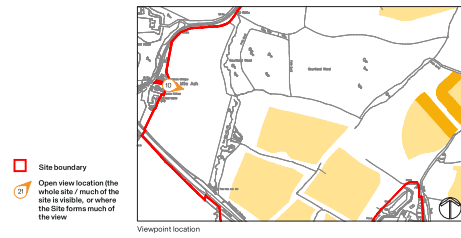
- Site boundary
- Open view location the whole site / much of the site is visible, or where the Site forms much of the view



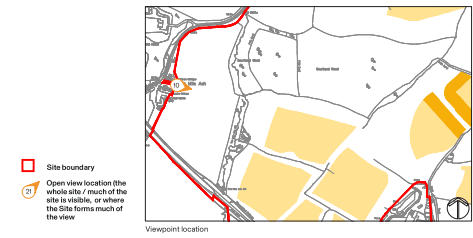
Viewpoint location



Viewpoint 10 - VVM year 1			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, without indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale.			
Printed image to be viewed at a comfortable arm's length.			
Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Those using FROW SOW-MSB	53m AOD	<5m	The Proposed Development introduces new homes into part of the view, as a new component which influences character and amenity. The new homes are set in behind and below the canopy heights of existing mature woodland belt within the Site, and are set back from the western boundary. Views are therefore filtered through the intervening woodland. It is to note that this wireline shows the parameters and therefore not wholly indicative of the variety of built form, articulation of elevations and roofscapes.

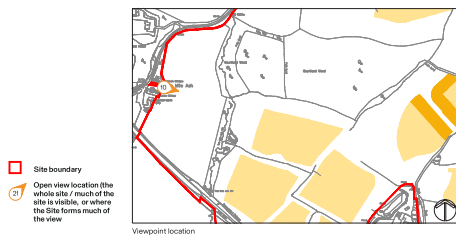


Viewpoint 10 - VVM year 1			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, with indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale.			
Printed image to be viewed at a comfortable arm's length.			
Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Those using FROW SOW-MSB	53m AOD	<5m	The Proposed Development introduces new homes into part of the view, as a new component which influences character and amenity. The new homes are set in behind and below the canopy heights of existing mature woodland belt within the Site, as well as behind proposed open space with new tree planting and grassland / wildflower planting. Views of the Proposed Development are filtered through the intervening woodland.





Viewpoint 10 - VVM year 15			
Visualisation Type: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridelines from existing ground level, with indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Those using PRoW SOW-HB9	53m AOD	<5m	By year 15, there is little change, views continue to be filtered through the intervening woodland.



- Site boundary
- 21 Open view location the whole site / much of the site is visible, or where the Site forms much of the view



Viewpoint 18 - VVM base-line (Munro Studios, 2026)



Viewpoint 18 - VVM year 15 (Munro Studios, 2026)

- Site boundary
  - 21 Open view location the whole site / much of the site is visible, or where the Site forms much of the view
- Key**
- Site boundary
  - Up to 1 Storey Residential (6m ridge height)
  - Up to 1 Storey Bams Redevelopment (7m ridge height)
  - Up to 2 Storey Employment (13m ridge height)
  - Up to 2 Storey Primary School & Nursery (11m ridge height)
  - Up to 2 Storey Secondary School (11m ridge height)
  - Up to 2.5 Storey Residential (6m ridge height)
  - Up to 3 Storey Residential (12m ridge height)
  - Up to 3 Storey Mixed-Use (12m ridge height)



Viewpoint 18 - VVM year 15 (Munro Studios, 2026)

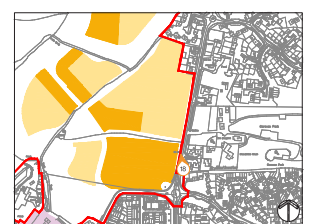
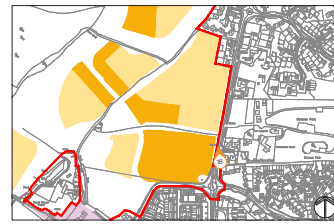


Figure 5.6 - Viewpoint location on the Storey Heights Parameter Plan (KPK, 2026)



Viewpoint 18 – VVM baseline			
Visualisation Type 1: Viewpoint Photograph			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Residential / Those travelling along Worthing Road at the junction with Chesham Avenue	55m AOD	<10m	View looking southwest towards the Site from Worthing Road. There are open views of part of the eastern Site boundary vegetation. Beyond there are glimpse views of the woodland / trees within the south of the Site.

- Site boundary
- 21 Open view location the whole site / much of the site is visible, or where the site forms much of the view

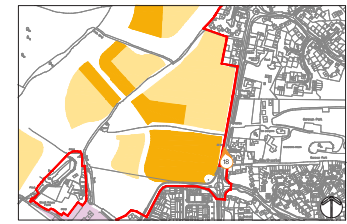


Viewpoint location



Viewpoint 18 – VVM year 1			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, without indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Residential / Those travelling along Worthing Road at the junction with Chesham Avenue	55m AOD	<10m	The Proposed Development introduces new homes into the view, as a significant new component which influences character and amenity of the current urban landscape. The new homes are set behind existing retained vegetation at the eastern boundary. It is to note that this wireline shows the parameters and therefore not wholly indicative of the variety of built form, articulation of elevations and roofscape.

- Site boundary
- 21 Open view location the whole site / much of the site is visible, or where the site forms much of the view



Viewpoint location



Viewpoint 18 - 30M year 1			
Visualisation Type: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, with indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Residential / Those travelling along Worthing Road at the junction with to Chesham Avenue.	55m AOD	<10m	The Proposed Development introduces new homes into the view, as a new component which influences character and amenity. The new homes are set behind existing retained vegetation and new tree planting at the eastern boundary.



Viewpoint 18 - 30M year 15			
Visualisation Type: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, with indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Residential / Those travelling along Worthing Road at the junction with to Chesham Avenue.	55m AOD	<10m	By year 15, the proposed tree planting begin to filter views of the new homes and green the new streetscene.





Viewpoint 10 - VVM baseline (Munro Studios, 2026)



Viewpoint 10 - VVM year 10 (Munro Studios, 2026)



Viewpoint 10 - VVM year 15 (Munro Studios, 2026)

- Site boundary
- ① Open view location the whole site / much of the site is visible, or where the Site forms much of the view
- Key**
- Site boundary
  - Up to 1 Storey Residential (6m ridge height)
  - Up to 1 Storey Barns Redevelopment (7m ridge height)
  - Up to 2 Storey Employment (13m ridge height)
  - Up to 2 Storey Primary School & Nursery (11m ridge height)
  - Up to 2 Storey Secondary School (11m ridge height)
  - Up to 2.5 Storey Residential (9m ridge height)
  - Up to 3 Storey Residential (12m ridge height)
  - Up to 3 Storey Mixed-Use (12m ridge height)

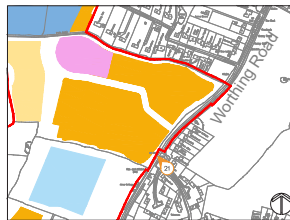
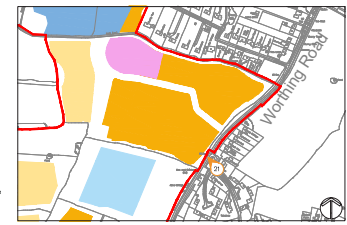


Figure 646 – Viewpoint location on the Storey Heights Parameter Plan (KPK, 2026)



Viewpoint 21 - VVM baseline			
Visualisation Type 1: Viewpoint Photograph			
Extract set on A3 page, with all subsequent images set out at the same scale.			
Printed image to be viewed at a comfortable arm's length.			
Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Residential and those travelling along Worthing Road and Roberts Close	60m AOD	<50m	View looking west towards the Site from Worthing Road and Roberts Close. There are open views of part of the eastern boundary hedgerow, and beyond this, trees within the Site are apparent on the skyline, together with the water tower at Christ's Hospital.

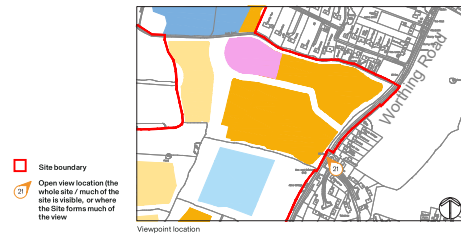
- Site boundary
- ① Open view location the whole site / much of the site is visible, or where the Site forms much of the view



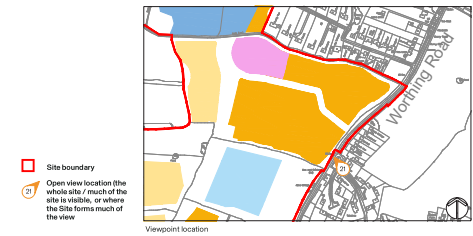
Viewpoint location



Viewpoint 21 - VVM year 1			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, without indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Residential and those travelling along Worthing Road and Roberts Close	60m AOD	<5mm	The Proposed Development introduces new homes into the view, as a new component framed by existing dwellings, which influences character and amenity. The new homes are set behind existing retained hedgerow at the eastern boundary. It is to note that this wireline shows the parameters and therefore not wholly indicative of the variety of built form, articulation of elevations and roofscape.

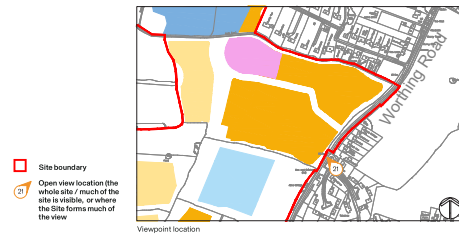


Viewpoint 21 - VVM year 1			
Visualisation Type 4: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, with indicative planting as shown on the illustrative masterplan.			
Extract set on A3 page, with all subsequent images set out at the same scale. Printed image to be viewed at a comfortable arm's length. Digital image to fill two computer monitors.			
Receptors	Elevation	Distance from site	Description
Residential and those travelling along Worthing Road and Roberts Close	60m AOD	<5mm	The Proposed Development introduces new homes into the view, as a new component, framed by existing dwellings, which influences character and amenity. The new homes are set behind existing retained hedgerow and new tree planting at the eastern boundary.





Viewpoint 21 - VVM year 15		
Visualisation Type: Wire frame overlay of modelled heights parameters as a worst-case scenario, including maximum heights to ridgelines from existing ground level, with indicative planting as shown on the illustrative masterplan.		
Extract set on A3 page, with all subsequent images set out at the same scale.		
Printed image to be viewed at a comfortable arm's length?		
Digital image to fill two computer monitors.		
Receptors	Elevation	Distance
Residential and those travelling along Worthing Road and Roberts Close	60m AOD	<50m
		By year 15, the proposed tree planting starts to filter views of the new homes in a way that is characteristic of the streetscene.



# 9.8

## Wireline Verified Visual Montages - A3 Versions