
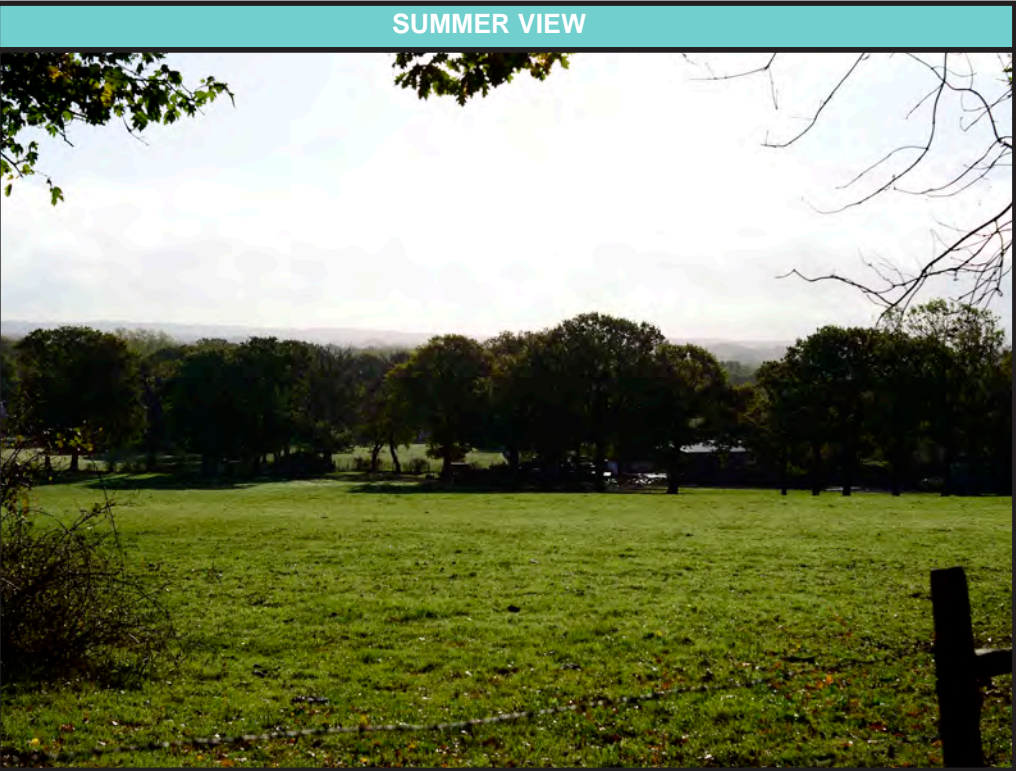


VIEWPOINT 10	VIEW FROM NORTH OF IFIELD WOOD	
Grid Reference (GPS, easting/ northing):	523648, 138557	
Approximate Elevation:	90m	
General Direction of View:	Southeast	
Approximate Distance to Nearest Point on Planning Application Boundary:	607m (850m from CWMMC, 1050m from nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This slightly elevated viewpoint is located outside and to the north west of the Site on a footpath near Lower Prestwood Farm. The viewpoint is located within a Site of Nature Conservation Importance and close to a small area of ancient woodland. It represents the transient views experienced by people using the footpath and looks south east across an area of sloping pastures bordered by patchy hedgerows with hedgerow trees. Buildings in Ifieldwood are visible in the middle distance between the trees, and much more visible in winter. Buildings within Crawley town centre including Crawley Hospital are visible to the left of the view and residential areas in Ifield to the right filtered by trees, beyond which is a distant wooded skyline. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium** as there has been some loss of landscape quality through hedgerow removal and the presence of buildings in Ifieldwood and Crawley.

The susceptibility of residents and people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Given the distance from the Site and intervening vegetation, most of the construction activity would not be visible from this location, although there may be glimpses of the upper parts of cranes used to construct the taller buildings. Mature vegetation would screen views towards construction of the CWMMC.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 1)

The CWMMC would not be visible from this location. There may be glimpses of the taller buildings above and between the trees, particularly in winter, but most of the Proposed Development would be obscured by the intervening vegetation.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 15)


The assessed effect would be the same as for Year 1 and would be permanent.

Lighting Effects

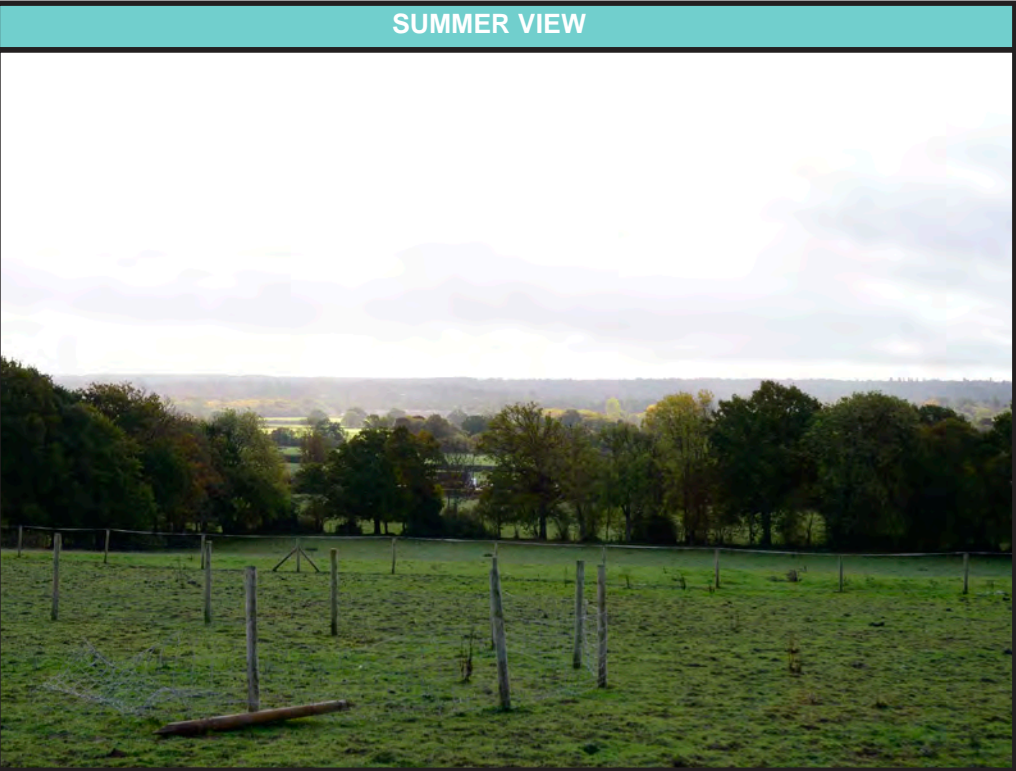
As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 11	VIEW FROM EAST OF HILLY BARN FARMHOUSE	
Grid Reference (GPS, easting/ northing):	523280, 138237	
Approximate Elevation:	95m	
General Direction of View:	Southeast	
Approximate Distance to Nearest Point on Planning Application Boundary:	649m (850m from CWMMC, 950m from nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4



DESCRIPTION OF VISUAL BASELINE

This slightly elevated viewpoint is located outside and to the north west of the Site on a footpath near Hilly Barn Farmhouse. It represents the panoramic south easterly views experienced by people using the footpath and people living in properties. Gently sloping pastures extend from the foreground into the middle distance and are bordered by patchy hedgerows and mature trees belts. Buildings associated with Kirk Farm and trees along the course of the River Mole are visible between the trees, whilst the residential edge of Ifield can be seen in the distance. As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, therefore no night-time assessment is provided for this location. The value of the view is considered to be **medium** as there has been some loss of landscape quality through replacement of hedgerows by post and wire fences.

The susceptibility of residents and people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Although construction activity would be visible across much of the view, because of the intervening distance and the phasing of the works, it would merge into the backdrop of the well wooded residential edge of Ifield. The cranes used to construct the taller buildings are unlikely to break the skyline.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 1)

The Proposed Development would be visible across much of the view once fully complete. It would however be partially screened by the intervening trees and would merge into the backdrop of the well wooded residential edge of Ifield.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 15)


The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence. The level of effect would reduce to **negligible adverse**. This effect would be permanent.

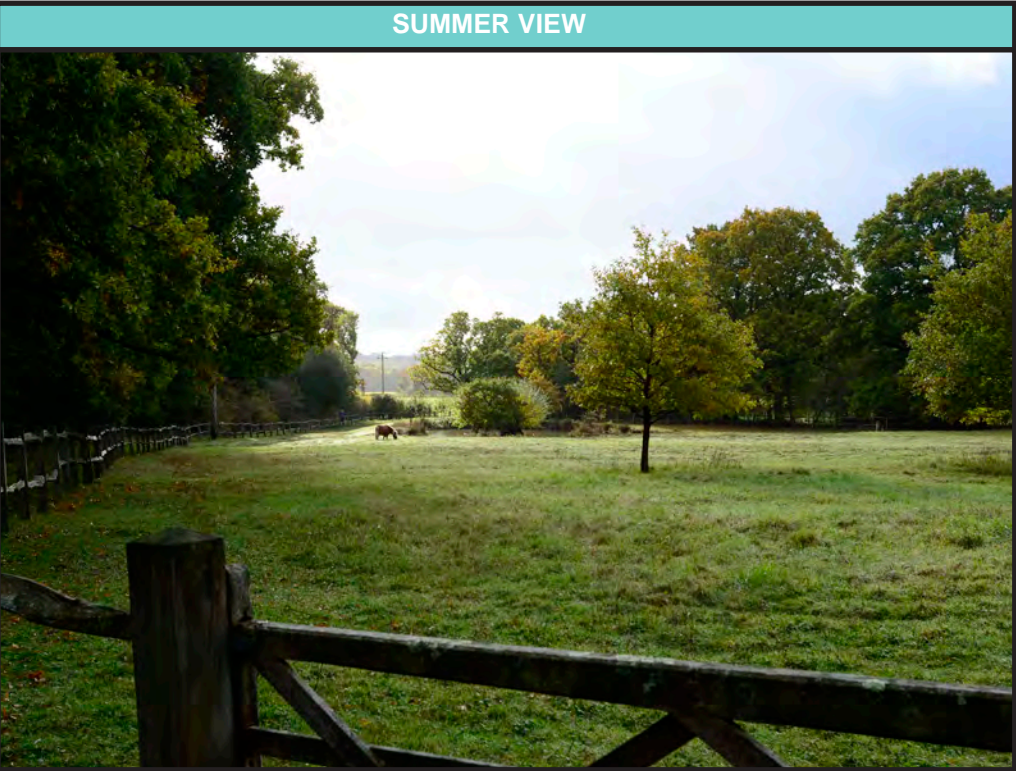
Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 12	VIEW FROM SOUTH OF IFIELD WOOD	
Grid Reference (GPS, easting/ northing):	523937, 138147	
Approximate Elevation:	67m	
General Direction of View:	Southeast	
Approximate Distance to Nearest Point on Planning Application Boundary:	125m (340m from CWMMC, 560m from nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located outside the Site on PRoW RUS-1517-1 which provides access into the countryside from Ifield Wood from an area of Open Access Land which extends along Ifield Wood. It represents the transient views experienced by footpath users and people living in properties of nearby residential properties, one of which is Grade II listed. It is an enclosed view across an area of small pastures bordered by patchy hedgerows with fences and mature hedgerow trees. The viewpoint is located in a semi-rural area to the rear of properties at Ifieldwood where there are no light sources which would be directly visible. There may be a distant glow from areas of Crawley, Ifield and Ifield West but amount would depend on atmospheric conditions. The value of the view is considered to be **high** as it is an attractive view with few detractors.

The susceptibility of residents and people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Views towards construction activities would be substantially screened and filtered by the intervening vegetation including the mature trees along the River Mole, particularly in summer when the vegetation is in full leaf. Where there are gaps in the trees, there may be some views through to construction traffic associated with the CWMMC in Phase 1 and of the higher level works, the cranes used to construct the taller buildings for the rest of the phases. The presence of construction activities would lead to some loss of rural character and a slight reduction in tranquillity.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 1)

There may be glimpses of the tallest buildings above and between the trees, particularly in winter, but most of the Proposed Development would be obscured by the intervening vegetation.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 15)


The assessed effect would be the same as for Year 1 and would be permanent.

Lighting Effects

It is unlikely lighting from the Proposed Development would be directly visible from this viewpoint as it would be obscured by the mature trees to either side of the view and along the River Mole. There may be additional sky glow, particularly from the sports pitches which would be on the other side of the River Mole, but this would only be used when required. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 13	VIEW FROM SOUTH OF IFIELD WOOD	
Grid Reference (GPS, easting/ northing):	524018, 137967	
Approximate Elevation:	66m	
General Direction of View:	South	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (180m from CWMMC, 360m from nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on the edge of the Site further south along the footpath from VP12 and closer to the River Mole. It represents the transient views experienced by footpath users and comprises a pasture bordered by a combination of trees and hedgerows which rises gently away from the viewpoint. The trees in the middle distance follow the course of the River Mole. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium** as there has been some loss of landscape quality through hedgerow removal, and two wood pole lines cross the field.

The susceptibility of residents and people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

The combination of the landform foreshortening middle distance views and the high tree cover means much of the lower level construction activity for the Proposed Development would be obscured. Works associated with the CWMMC and the bridge over the River Mole would be visible in Phase 1. There would be views of the upper parts of the cranes and the emerging buildings on the skyline above the trees for the remaining phases. This would lead to loss of rural character and a slight reduction in tranquillity.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The Proposed Development would be clearly visible in the middle distance between and above the trees along the River Mole. This would alter the composition of the view and further reduce the sense of tranquillity although this has already been affected by frequent over-flying planes associated with Gatwick Airport.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)

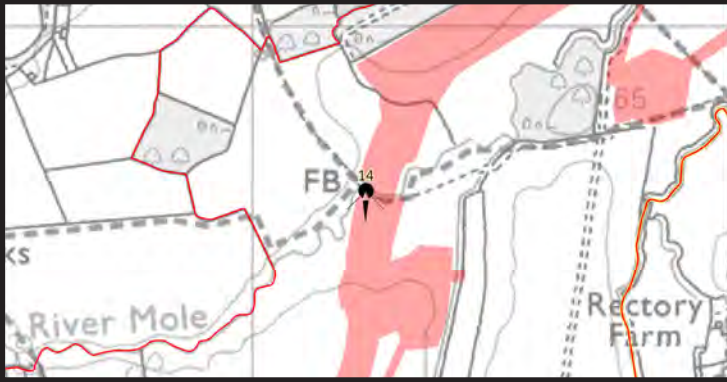
The maturing landscape planting within the intervening areas of open space would help to integrate the Proposed Development into the landscape, which would lead to a reduction of effect to **moderate adverse**, but the presence of buildings in a view which currently has a very limited amount of built form means that the effect would remain significant. This effect would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 14	VIEW FROM RIVER MOLE	
Grid Reference (GPS, easting/ northing):	524160, 137769	
Approximate Elevation:	62m	
General Direction of View:	South	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (50m from CWMMC, 125m from nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on the edge of the Site next to the River Mole and further south along the footpath from VP12 and VP13. It is one in a series of sequential viewpoints and represents the transient views experienced by users of the footpath and comprises trees along the course of the River Mole in the foreground with an area of arable fields bordered by patchy hedgerows and mature trees beyond. Residential properties are visible between the trees. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium** as there has been some loss of landscape quality through replacement of hedgerows by post and wire fencing.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities associated with the CWMMC and associated bridge would be clearly visible in the foreground and would substantially change the composition of the view and how it is perceived. Users of the footpath would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling. Construction activity would continue for the remaining phases.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The outlook from this location would be substantially altered as the CWMMC would cross the field in the foreground and the northern edge of the Proposed Development would be visible beyond and to the south. The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)


The maturing landscape planting along the CWMMC and within the intervening areas of open space would help to would help to integrate it into the landscape, which would lead to a reduction of effect to **moderate adverse**, but the presence of the road and associated reduction in tranquillity from moving vehicles means that the effect would remain significant. This effect would be permanent.

Lighting Effects

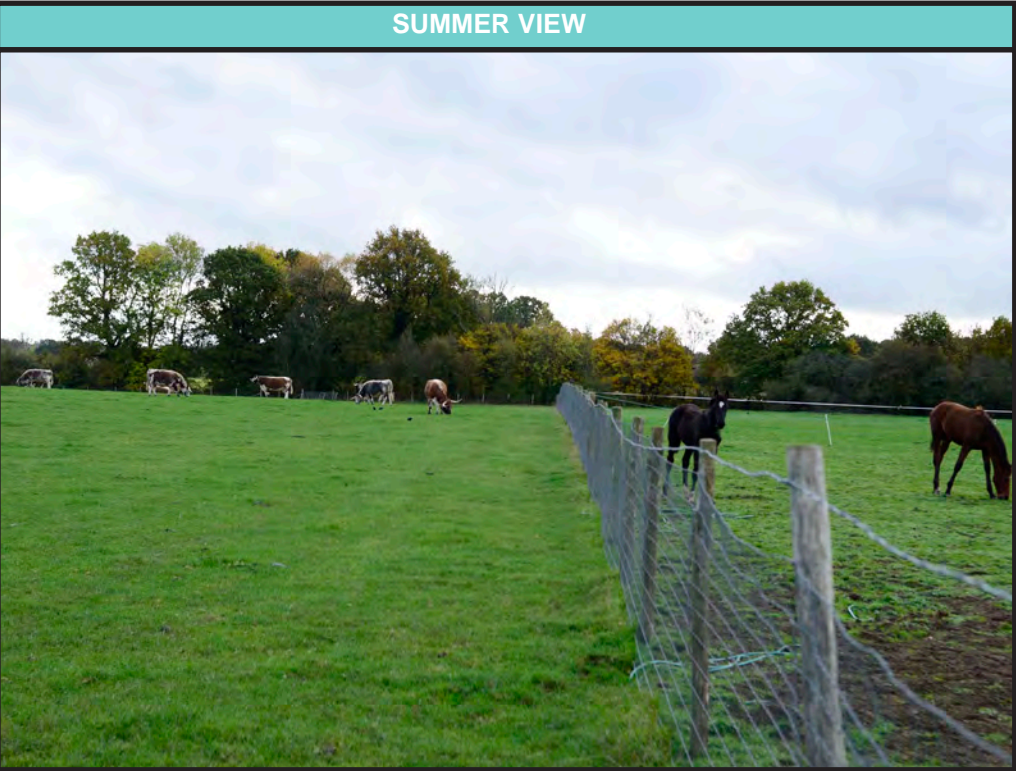
As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 15	VIEW FROM EAST OF BONWYCKS PLACE	
Grid Reference (GPS, easting/ northing):	523738, 137722	
Approximate Elevation:	64m	
General Direction of View:	South	
Approximate Distance to Nearest Point on Planning Application Boundary:	171m (450m from CWMMC, 300m from nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located outside of the Site on a footpath to the east of Bonwycks Place which is a Grade II listed building. It represents the transient views experienced by users of the footpath and looks from east to west across an area of small amalgamated pastures towards the tree lined River Mole and the boundary of the Site. Residential buildings near Rusper Road are visible in the middle distance between the trees, particularly in winter. The distant skyline is formed by woodland along Hyde Hill. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium** as there has been some loss of landscape quality through hedgerow removal and replacement by post and wire fencing.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be clearly visible in the middle distance between the trees and would change the composition of the view and how it is perceived, particularly in the winter when the vegetation is not in leaf. Users of the footpath would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling, initially related to the CWMMC and associated bridge and then for the rest of the phases. The upper parts of cranes and the emerging buildings may also be visible on the skyline.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The Proposed Development would be clearly visible in the middle distance between and above the trees along the River Mole. This would alter the composition of the view and reduce the tranquillity currently experienced.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)

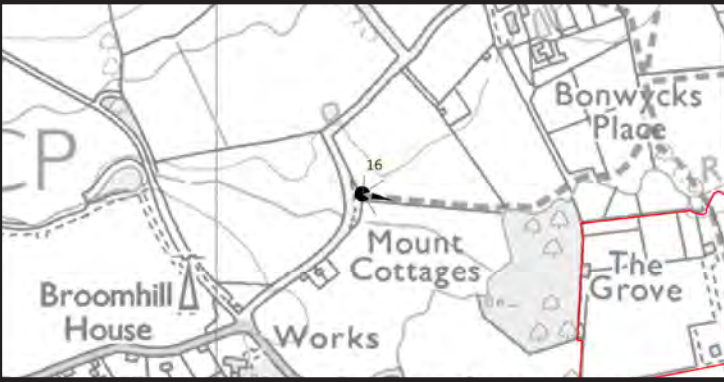
The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence, and lead to a reduction of effect to **moderate adverse**. The presence of suburban development beyond the River Mole and loss of longer views means that the effect would remain significant. This effect would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 16	VIEW FROM WEST OF BONWYCKS PLACE	
Grid Reference (GPS, easting/ northing):	523207, 137544	
Approximate Elevation:	68m	
General Direction of View:	East	
Approximate Distance to Nearest Point on Planning Application Boundary:	610m (430m from CWMMC, 530m from nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located outside of the Site on a footpath to the east of Broomhill House. It represents the views experienced by footpath users and occupants of nearby Mount Cottages and looks in an easterly direction across an area of pastures towards the Grove, a small block of ancient woodland next to the tree line course of the River Mole. Further woodlands form the distant horizon beyond the Grove. The viewpoint is located in a semi-rural area to the rear of properties at Mount Cottage where there are no light sources which would be directly visible. There may be a distant glow from areas of Crawley, Ifield and Ifield West but amount would depend on atmospheric conditions. The value of the view is considered to be **medium**.

The susceptibility of nearby residents and people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Given the distance from the Site and intervening vegetation, there may be distant glimpses of the upper parts of the cranes and emerging buildings to the north of Grove Wood, but most of the construction activity would not be visible from this location.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 1)

There may be glimpses of the upper parts of the buildings to the east of the Grove, particularly in winter, but most of the Proposed Development would be obscured by the intervening woodland and trees along the River Mole. Playing fields are proposed immediately to the east of the Grove so any buildings would be distant and glimpsed above the trees.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 15)


The assessed effect would be the same as for Year 1 and would be permanent.

Lighting Effects

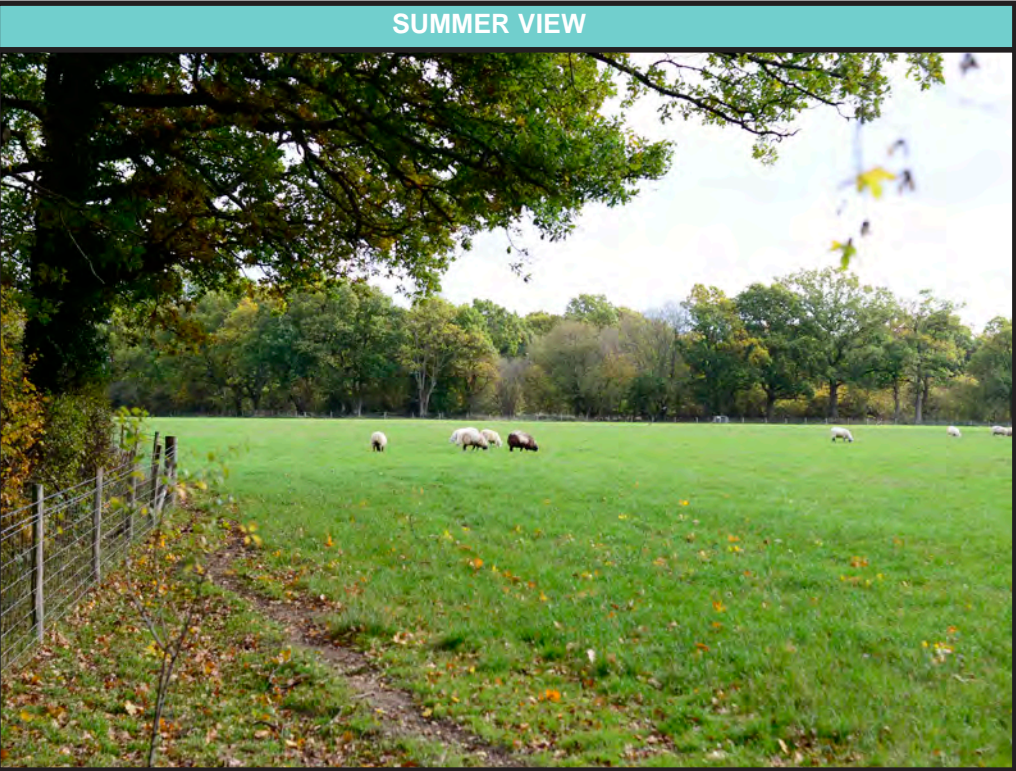
It is unlikely that lighting from the Proposed Development would be directly visible from this viewpoint as it would be obscured by mature trees at Grove Wood, along the River Mole and along field boundaries. There may be additional sky glow, particularly from the sports pitches which would be on the other side of Grove Wood, but this would only be used when required. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 17	VIEW FROM RUSPER ROAD	
Grid Reference (GPS, easting/ northing):	523250, 137158	
Approximate Elevation:	68m	
General Direction of View:	East	
Approximate Distance to Nearest Point on Planning Application Boundary:	152m (221m from CWMMC, 300m from nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located outside of the Site on a footpath to the south of Rusper Road at Grantham's Bridge. It is close to the north west corner of the golf course. It represents the transient views experienced by users of the footpath and looks south across an area of small pastures bordered by a strong pattern of hedgerows, copses and hedgerows trees. Views are contained in the middle distance by the tree belt along the edge of the golf course. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **high**.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be visible in the middle distance between the trees along the edge of the golf course, particularly in the winter when the vegetation is not in leaf. The works for the CWMMC may not be perceptible during Phase 1, however the upper parts of cranes associated with the school may be visible initially. Cranes and emerging buildings associated with the remaining phases may also be noticeable on the skyline. The presence of the works would reduce the rural character and sense of tranquillity experienced in this location.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be medium. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 1)

The Proposed Development would be glimpsed in the middle distance between the trees. The upper parts of the taller buildings may also be visible above the trees. This would diminish the rural character of the view and reduce the tranquillity currently experienced. The area of Proposed Development adjoining the boundary is proposed as secondary school sports pitches so any buildings in this area would be single storey sports pavilions with a maximum height of 6m. The new buildings glimpsed through the trees would include the school and the neighbourhood building beyond. A buffer has been retained on the west side of the pitches to strengthen the existing tree line and help integrate the Proposed Development into the wider landscape.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)


The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence and the maturing tree buffer along the edge of the site would provide additional screening of the buildings which would reduce the effect to **minor adverse**. This effect would be permanent.

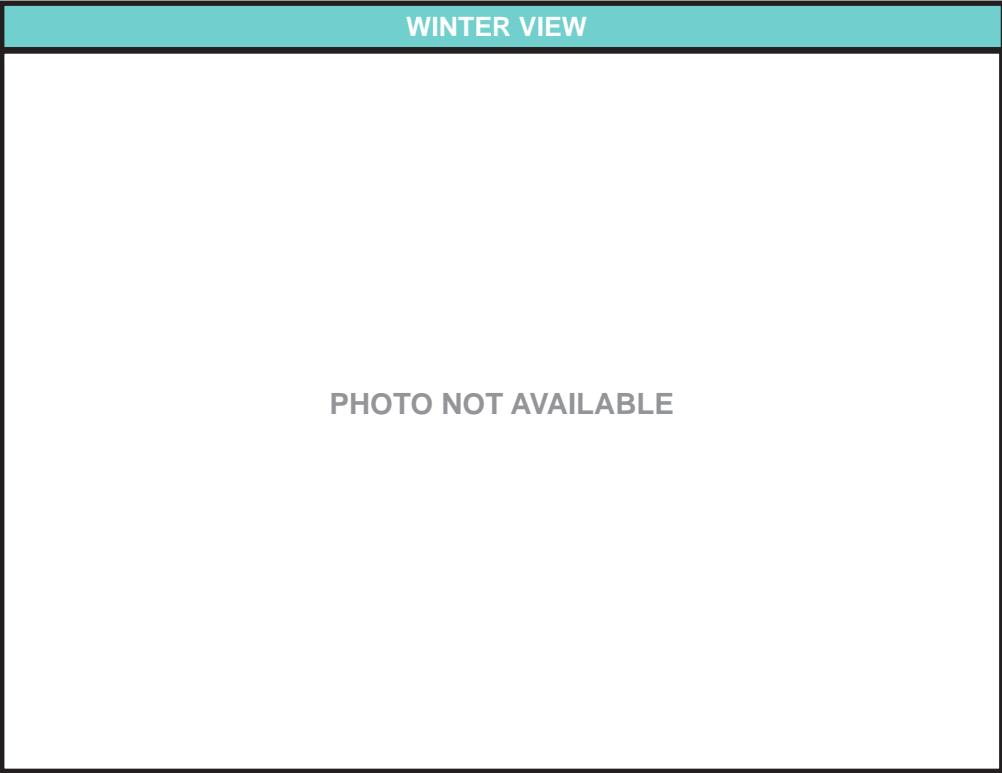
Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 18	VIEW FROM IFIELD GOLF CLUB (NORTH WEST)	
Grid Reference (GPS, easting/ northing):	523252, 137015	
Approximate Elevation:	72m	
General Direction of View:	Southeast	
Approximate Distance to Nearest Point on Planning Application Boundary:	On the scheme boundary (270m from CWMMC, 215m from nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located within the Site on a footpath leading east from Stumbleholm Farm on the edge the golf course. It represents the transient views experienced by users of the footpath and looks in a south easterly direction across the fairways. There is a high coverage of mature trees which softens the otherwise manicured appearance of the landscape. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium**.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities associated with the school in Phase 1 would be seen between the trees along the edge of the golf course, particularly in the winter when the vegetation is not in leaf. The upper parts of cranes and the emerging buildings for the remaining phases may also be visible on the skyline. The presence of the works would reduce the rural character and sense of tranquillity experienced in this location.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 1)

The new buildings would be visible in the middle distance between the trees and beyond the proposed sports pitches. The upper parts of the taller buildings may also be visible above the trees. This would diminish the rural character of the view and reduce the tranquillity currently experienced.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)


The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence and the maturing tree buffer along the edge of the site would provide additional screening of the buildings which would reduce the effect to **minor adverse**. This effect would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 19	VIEW FROM STUMBLEHOLM FARM	
Grid Reference (GPS, easting/ northing):	522902, 136922	
Approximate Elevation:	70m	
General Direction of View:	East	
Approximate Distance to Nearest Point on Planning Application Boundary:	352m (630m from CWMMC, 560m from nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4

SUMMER VIEW

PHOTO NOT AVAILABLE



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located outside the Site on the footpath which passes through Stumbleholm Farm where there is a cluster of Grade II listed buildings. It represents the transient views experienced by users of the footpath and looks east across an area of small pastures bordered by belts of mature trees and hedgerows. The viewpoint is located in a semi-rural area where there is no existing street lighting, light sources limited to the property at Stumbleholm Farm. There may be a distant glow from areas of Crawley and Ifield West but amount would depend on atmospheric conditions. The value of the view is considered to be **high**.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be seen between the trees along the edge of the golf course, particularly in the winter when the vegetation is not in leaf, initially associated with Phase 1 and the school and later for the remaining phases. The upper parts of cranes and the emerging buildings may also be visible on the skyline. The presence of the works would reduce the rural character and sense of tranquillity experienced in this location.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 1)

The Proposed Development would be seen between the trees, particularly in winter when the vegetation is not in leaf. The upper parts of the taller buildings may also be visible above the trees. This would diminish the rural character of the view and reduce the tranquillity currently experienced.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)


The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence and the maturing tree buffer along the edge of the Site would provide additional screening of the buildings which would reduce the effect to **minor adverse**. This effect would be permanent.

Lighting Effects

It is unlikely that lighting from the Proposed Development would be directly visible from this viewpoint as it would be obscured by the mature trees along field boundaries. There may be additional sky glow, particularly from the sports pitches which would be on the other side of Grove Wood, but this would only be used when required. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 20	VIEW FROM STUMBLEHOLM FARM (WEST)	
Grid Reference (GPS, easting/ northing):	522583, 136813	
Approximate Elevation:	71m	
General Direction of View:	East	
Approximate Distance to Nearest Point on Planning Application Boundary:	663m (980m from CWMMC, 890m from nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located to the west of the Site on the footpath which links Lambs Green Road with Rusper Road and passes through Stumbleholm Farm where there is a cluster of Grade II listed buildings. It represents the transient views experienced by users of the footpath and looks east across a small pastures bordered by robust hedgerows with mature hedgerow trees. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **high**.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Given the distance from the Site and field boundary vegetation, there may be glimpses of the upper parts of cranes used to construct the taller buildings, but most of the construction activity would not be visible from this location.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 1)

There may be glimpses of the upper parts of the taller buildings above the trees, particularly in winter, but most of the Proposed Development would be obscured by the intervening field boundary vegetation.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 15)


The assessed effect would be the same as for Year 1 and would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 21	VIEW FROM WEST OF LAMBS GREEN	
Grid Reference (GPS, easting/ northing):	521405, 136930	
Approximate Elevation:	81m	
General Direction of View:	East	
Approximate Distance to Nearest Point on Planning Application Boundary:	1.85km (2.1km from CWMMC, 2km from nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4



DESCRIPTION OF VISUAL BASELINE

This elevated viewpoint is located at some distance from the Site to the west of Lambs Green. The view to the east comprises gently rolling pastures bordered by patchy hedgerows with mature trees. Housing at Lambs Green can just be discerned between the trees. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium** as there has been some loss of landscape quality.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Given the distance from the Site and intervening vegetation, most of the construction activity would not be visible from this location, although there may be glimpses of the upper parts of cranes used to construct the taller buildings.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 1)

There may be glimpses of the taller buildings above and between the trees, particularly in winter, but most of the Proposed Development would be obscured by the intervening vegetation.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 15)


The assessed effect would be the same as for Year 1 and would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 22	VIEW FROM WEST OF HYDE HILL	
Grid Reference (GPS, easting/ northing):	522621, 136200	
Approximate Elevation:	92m	
General Direction of View:	Northeast	
Approximate Distance to Nearest Point on Planning Application Boundary:	613m (1.1km from CWMMC, 970m from nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This elevated viewpoint is located to the south west of the Site on a footpath west of Hyde Hill. It represents the transient views experienced by users of the footpath and looks north east across an arable field bordered by a belt of mature trees, which obscure longer views. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **high** as there has been little loss of landscape quality or rural character.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Given the distance from the Site and intervening vegetation, there may be glimpses of the upper parts of the cranes used to construct the taller buildings, particularly in winter when the vegetation is not in leaf, but most of the construction activity would not be visible from this location.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 1)

There may be glimpses of the taller buildings above and between the trees, particularly in winter, but most of the Proposed Development would be obscured by the intervening vegetation.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 15)


The assessed effect would be the same as for Year 1 and would be **permanent**.

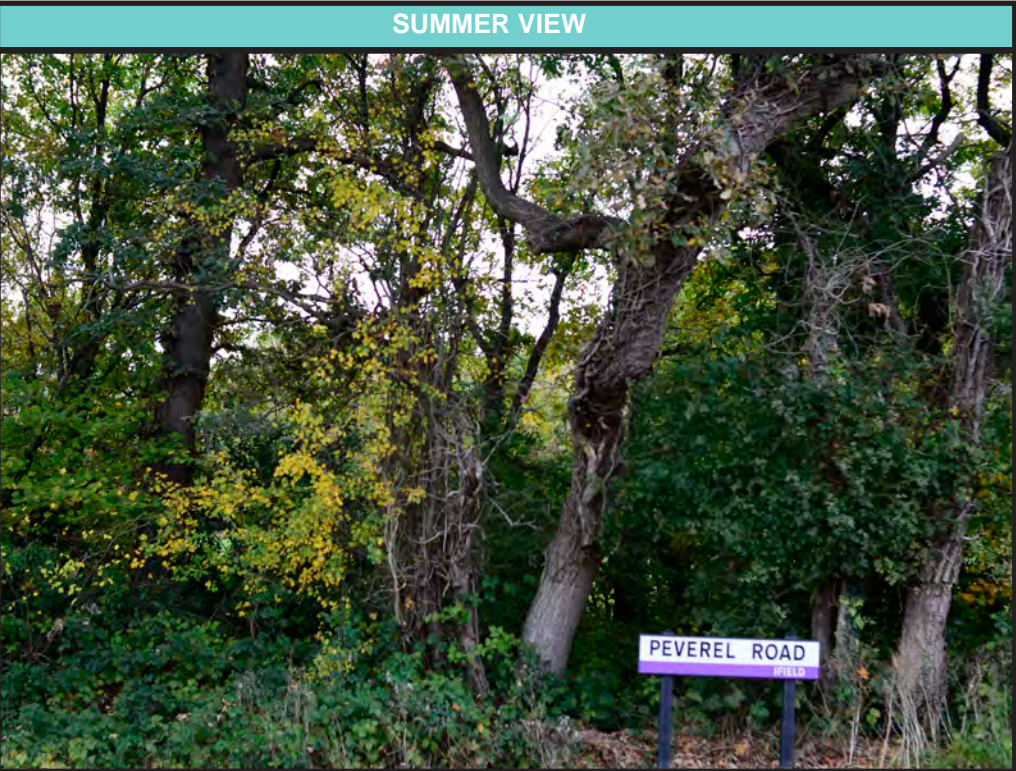
Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, no **night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 23	VIEW FROM PEVEREL ROAD	
Grid Reference (GPS, easting/ northing):	524146, 136454	
Approximate Elevation:	72m	
General Direction of View:	West	
Approximate Distance to Nearest Point on Planning Application Boundary:	18m (310m from CWMMC, 35m from nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located just outside the Site on Peverel Road. It represents the views experienced by road users and occupants of residential properties on the east side of Peverel Road. A dense belt of trees and undergrowth along the west side of the road obscures much of the golf course but there are glimpses of the fairways through the trees, particularly in winter when the vegetation is not in leaf. The viewpoint is located in a suburban area which at night is lit for pedestrians and road users by street lighting along Peverel Road and Middleton Way. The existing vegetation along Peverel Road and within the golf course screens any additional lighting from scattered properties to the west. The value of the view is **medium**.

The susceptibility of residents to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities for Phase 3 would be visible through the trees, particularly in the winter when the vegetation is not in leaf. Where visible, the works would be seen in close proximity and would replace the view across the fairways. Cranes and the emerging buildings may be visible on the skyline above the trees. The construction activities would intrusion substantial noise disturbance.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 1)

The Proposed Development would be seen in the near distance between the trees, particularly in the winter when the vegetation is not in leaf. The replacement of golf fairways by suburban development would alter the outlook to the west of Peverel Road, albeit that it would only be present in glimpsed views.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. Due to the amount of screening along Peverel Road, the magnitude of impact is considered to be **low**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 15)

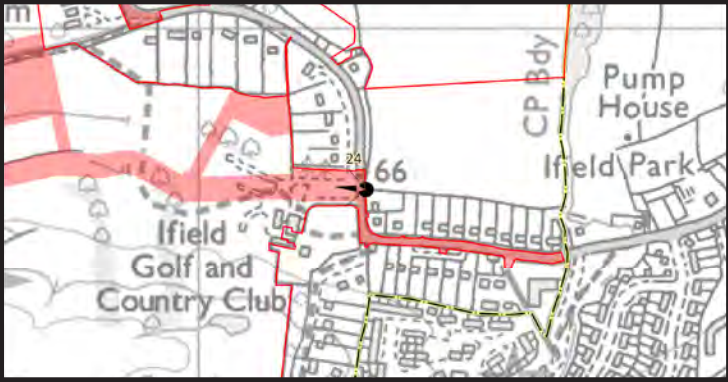
The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence and the maturing tree buffer along the edge of the Site would provide additional screening of the buildings. As it would remain visible although filtered, the effect would remain **minor adverse**. This effect would be permanent.

Lighting Effects

The Proposed Development would introduce new light sources which from this location would not be directly visible due to the existing vegetation along Peverel Road, but may be perceptible through the intervening vegetation. As the viewpoint location has street lighting in close proximity, and the lighting strategy contains measures to reduce lighting at night, it is unlikely that sky glow would be an issue from this location. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **negligible adverse**.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 24	VIEW FROM IFIELD GOLF CLUB ENTRANCE	
Grid Reference (GPS, easting/ northing):	524233, 136752	
Approximate Elevation:	64m	
General Direction of View:	West	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (adjacent to the new access road, 520m from CWMMC, 85m from nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on Rusper Road at the entrance to the golf club. It represents the views experienced by users of Rusper Road, people accessing the golf club and occupants of nearby residential properties. The view is a typical suburban view with golf club car parking and buildings in the foreground and trees around the fairways beyond. Existing mature trees in the foreground impart a leafy character to this suburban view. The viewpoint is located in a suburban area which at night is lit for pedestrians and road users by street lighting along Rusper Road. The existing vegetation along Rusper Road and within the golf club screens any additional lighting from scattered properties to the west. The value of the view is considered to be **medium**.

The susceptibility of residents to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be visible in the foreground and would substantially change the composition of the view and how it is perceived. Most of the existing mature trees would be retained and protected but the car park surfacing would be removed and existing buildings demolished. This would begin as part of Phase 1 for construction of the new access into the Proposed Development. Mobile cranes and the emerging buildings would be visible on the skyline in the middle distance for the remaining phases.

The sensitivity of receptors at or close to this viewpoint is considered to be **medium**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The existing car park and buildings would be replaced by views along a new access road with landscaped areas to either side. Most of the existing trees would be retained and would provide a degree of immediate maturity to the landscaping. Although the view would be altered, it would still be suburban in character with views along the access road focussing on the new housing beyond.

The sensitivity of receptors at or close to this viewpoint is considered to be **medium**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate neutral**.

Completed Development Effects (Year 15)

Maturing of the planting along the road corridor would further integrate it into its surroundings and the effect would reduce to **minor neutral**.

Lighting Effects

The Proposed Development would introduce new light sources along the new access road. The lighting strategy indicates that lighting would be in accordance with the West Sussex Council (WSC) Adoptable Specification. This includes a requirement to dim lighting by 40% light output between midnight and 5.30am (GMT) which would reduce the effects of lighting of the road at night. As existing street lighting on Rusper Road provides some light at night, the magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**. As new planting along the access road matures, the lighting would be more filtered in the view.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 25	VIEW FROM IFIELD GOLF CLUB (NORTH EAST)	
Grid Reference (GPS, easting/ northing):	523898, 136934	
Approximate Elevation:	67m	
General Direction of View:	Southeast	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (200m from CWMMC, adjacent nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on a footpath which skirts around the edge of the golf course. It represents the transient views experienced by users of the footpath and looks in a south easterly direction across the fairways towards the clubhouse. There is a high coverage of mature trees which softens the otherwise manicured appearance of the suburban manmade landscape. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium**.

The susceptibility of footpath users to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be clearly visible in the foreground and would substantially change the composition of the view and how it is perceived. Users of the footpath would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling. The upper parts of cranes and the emerging buildings within other parts of the Site may also be visible on the skyline between the existing trees to be retained and protected.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The Proposed Development would occupy most of the view with a mix of housing and sports pitches. The loss of the suburban character through the replacement of the golf course landscape by suburban development represents an adverse change even though many of the mature trees would be retained. Users of the footpath would be diverted through a new open space.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)

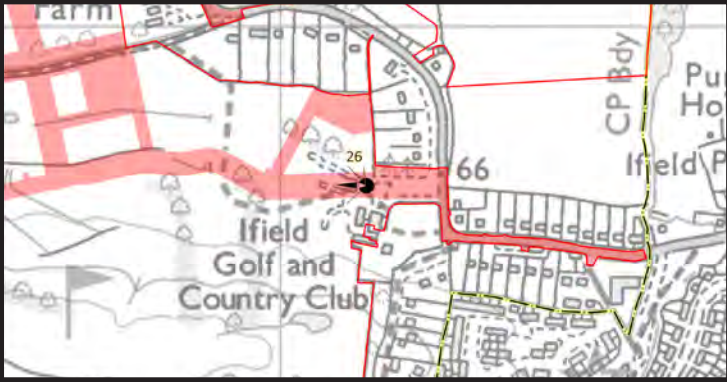
The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect, the suburban golf course landscape replacement by suburban development and from this location looking across sports pitches. However the maximum parameters potentially allows built development within this area so the effects remains **moderate adverse**. This effect would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 26	VIEW FROM IFIELD GOLF CLUB (FAIRWAY)	
Grid Reference (GPS, easting/ northing):	524048, 136788	
Approximate Elevation:	65m	
General Direction of View:	West	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (on the new access road, 450m from CWMMC, 8m from nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located within the Site on a footpath close to the Golf Club buildings. It represents the transient views experienced by users of the footpath and looks in a westerly direction across the fairways. There is a high coverage of mature trees which softens the otherwise manicured appearance of the suburban manmade landscape. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium**.

The susceptibility of footpath users to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be prominent in the foreground and would substantially change the composition of the view and how it is perceived. Users of the footpath would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling as the new access is constructed as part of Phase 1. The upper parts of cranes and the emerging buildings within other parts of the Site through the remaining phases may also be visible on the skyline between the existing trees to be retained and protected.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The outlook from this location would be substantially altered as the new housing and its associated infrastructure and landscaping would occupy much of the view. The Proposed Development is designed to integrate into the surroundings, which would reduce its prominence, but the long-term presence of suburban development including access road across much of the view rather than the golf course landscape represents an adverse change to the current outlook.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)


The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect to **moderate adverse**, but the replacement of the golf course landscape by suburban development and the consequent loss of character from the access road means that the effect would remain significant. This effect would be permanent.

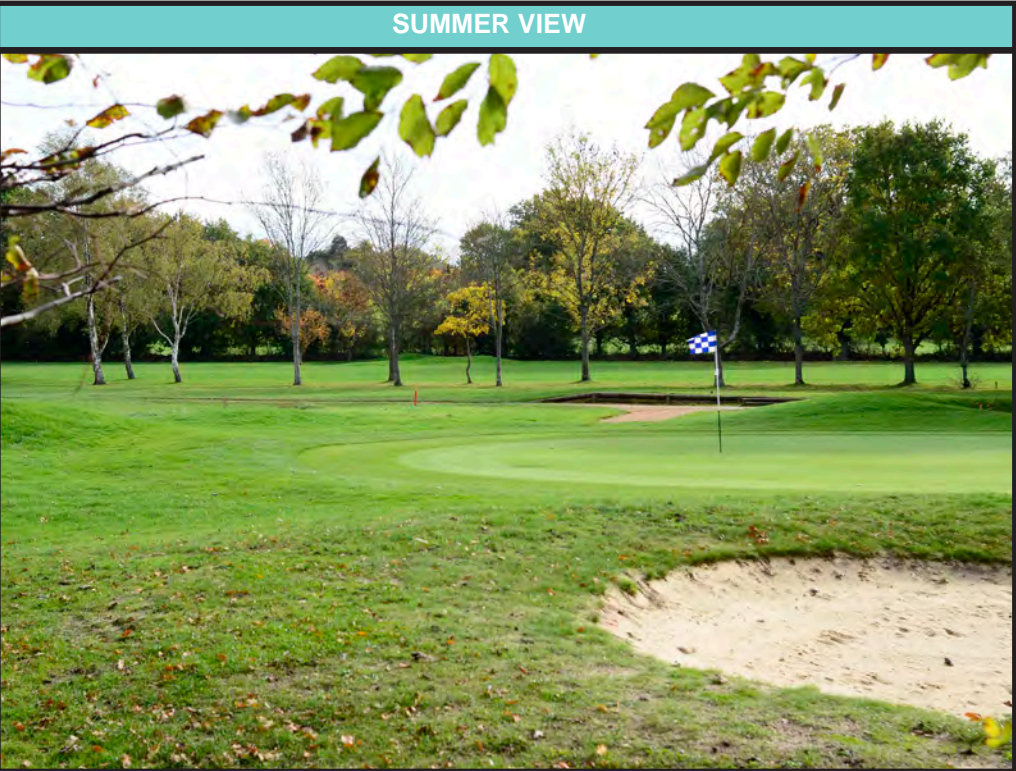
Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 27	VIEW FROM IFIELD GOLF COURSE (NORTH)	
Grid Reference (GPS, easting/ northing):	523695, 136950	
Approximate Elevation:	65m	
General Direction of View:	South	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (120m from CWMMC, adjacent nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located within the Site on the footpath which leads west from Furlong Farm along the northern edge of the golf course. It represents the transient views experienced by users of the footpath and looks in a westerly direction across the fairways. There is a high coverage of mature trees which softens the otherwise manicured appearance of the golf course landscape. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium**.

The susceptibility of footpath users to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be prominent in the foreground and would substantially change the composition of the view and how it is perceived. Users of the footpath would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling, initially associated with the CWMMC and access road in Phase 1 and then through the remaining phases. The upper parts of cranes and the emerging buildings within other parts of the Site may also be visible on the skyline between the existing trees to be retained and protected.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The outlook from this location would be substantially altered as the new housing and its associated infrastructure and landscaping would occupy much of the view. The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence, but the long-term presence of suburban development across much of the view rather than the golf course landscape represents an adverse change to the current outlook. The footpath and trees would be retained within a green corridor.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)


The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect to **moderate adverse**, but the replacement of the golf course landscape by suburban development and consequent loss of rural character means that the effect would remain significant. This effect would be permanent.

Lighting Effects

This is a viewpoint located on a footpath where recreational receptors are currently unlikely to be present at night. During the completed development stage, this location would be within the Proposed Development. Therefore, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 28	VIEW FROM SOUTH OF BONWYCKS PLACE	
Grid Reference (GPS, easting/ northing):	523679, 137558	
Approximate Elevation:	65m	
General Direction of View:	Southeast	
Approximate Distance to Nearest Point on Planning Application Boundary:	48m (450m from CWMMC, 190m to nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located just outside the Site on a footpath to the south of Bonwycks Place. It looks east across a sloping pasture towards the tree lined course of the River Mole and represents the views experienced by users of the footpath. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **high**.

The susceptibility of footpath users to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be seen between the trees along the River Mole, particularly in the winter when the vegetation is not in leaf. The initial works associated with the CWMMC in Phase 1 would be heavily filtered by vegetation along the River Mole, however the upper parts of cranes and the emerging buildings may be visible on the skyline for the remaining phases. The presence of the works would reduce the rural character and sense of tranquillity experienced in this location.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 1)

The Proposed Development would be visible in the middle distance between the trees, particularly in the winter when the vegetation is not in leaf. Depending on the precise location on the footpath, the upper parts of the taller buildings may also be visible above the trees. This would diminish the rural character of the view and reduce the tranquillity currently experienced.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)


The maturing landscape planting including additional planting along the River Mole would help to integrate the new buildings into their surroundings leading to a reduction of effect to **minor adverse**. This effect would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 29A	VIEW FROM LOWER BARN (WEST)	
Grid Reference (GPS, easting/ northing):	523835 , 137278	
Approximate Elevation:	71m	
General Direction of View:	Northeast	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within site boundary (100m from CWMMC, adjacent nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4

SUMMER VIEW
<p>PHOTO NOT AVAILABLE</p>

WINTER VIEW


DESCRIPTION OF VISUAL BASELINE

This viewpoint is located within the Site on the footpath which passes through Lower Barn. It represents the transient views experienced by footpath users and occupants of residential properties at Lower Barn. The view comprises the short section of lane and row of terraced cottages with a fence line and hedge to the south. At the far end of the lane the trees along Rusper Road contain longer views. To the south (out of view) is an open arable field bordered by bushy hedgerows with mature hedgerow trees. Residential properties along Rusper Road can be seen between the trees in the middle distance. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The viewpoint is located in a semi-rural area where there is no existing street lighting, light sources limited to the properties along Rusper Road and along the lane. There may be a distant glow from areas of Crawley and Ifield West but amount would depend on atmospheric conditions. The value of the view is considered to be **medium**.

The susceptibility of residents and footpath users to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be prominent in foreground views from this location. The works to the south of the lane (out of photo view) would be most prominent and would completely alter the current rural outlook and sense of tranquillity. Residents and footpath users would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling, initially due to the CWMMC in Phase 1. The upper parts of cranes and the emerging buildings within other parts of the Site may also be visible on the skyline between the existing trees to be retained and protected. The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The outlook from this location would be substantially altered as the new housing and its associated infrastructure and landscaping would occupy much of the view, particularly to the south of the viewpoint. The Proposed Development is designed to integrate into the surroundings, which would reduce its prominence, but the long-term presence of suburban development and consequent loss of rural character and tranquillity represents an adverse change to the current outlook. Existing trees and hedgerows would be retained and strengthened to retain some of the existing screening they afford. The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)

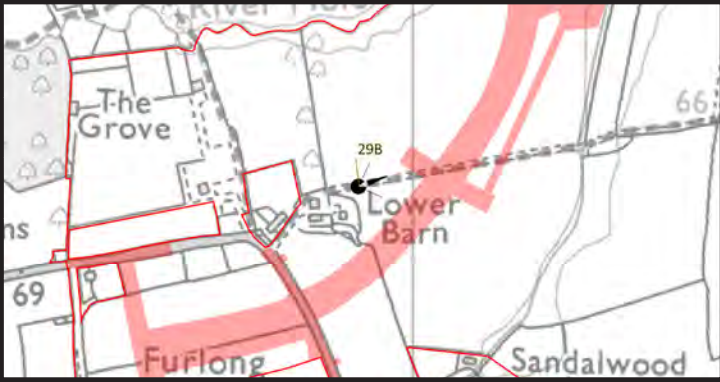
The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect to **moderate adverse** but the replacement of the rural farmland by suburban development surrounding the existing properties and consequent loss of rural character means that the effect would remain significant. This effect would be permanent.

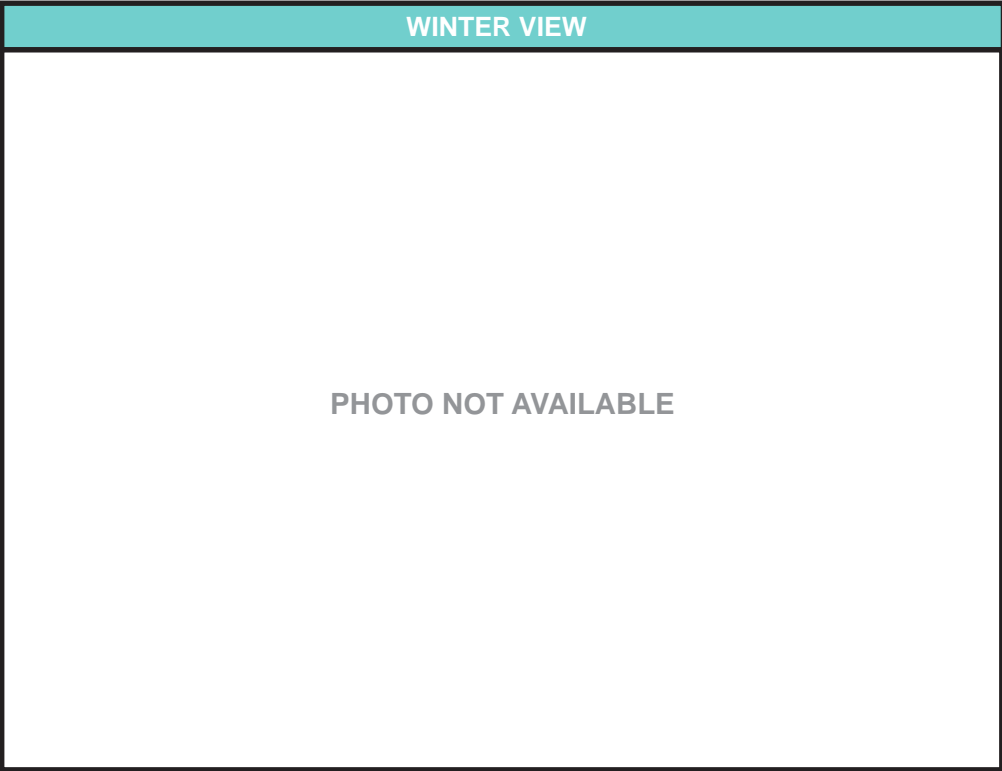
Lighting Effects

The Proposed Development would introduce new light sources within this view from the new properties. There may be additional sky glow, particularly from the sports pitches which would be to the north west of the properties, but lighting would only be used when required. As the area is currently unlit, any new additional light sources from new buildings would change the night-time character and therefore the magnitude of impact is considered to be **medium**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **moderate adverse**. This would reduce over time as planting along property boundaries matures and filters views from adjacent properties.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 29B	VIEW FROM LOWER BARN (EAST)	
Grid Reference (GPS, easting/ northing):	523924 , 137325	
Approximate Elevation:	71m	
General Direction of View:	East	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (100m from CWMMC, adjacent nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located within the Site on a footpath which crosses the area of farmland to the east of Rusper Road. It represents the views experienced by users of the footpath and looks east across open arable fields towards belts of field boundary trees with the tree line course of Ifield Brook beyond. The high tree cover obscures longer views towards the edge of Ifield and St Margaret's Church spire. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is **medium** as there has been some loss of landscape quality due to hedgerow loss and field amalgamation.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be clearly visible in the foreground and would substantially change the composition of the view and how it is perceived. Footpath users would have views of large-scale construction, including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling, initially associated with the CWMMC. Mobile cranes and the emerging buildings within other parts of the Site would be visible on the skyline to the north and south for the remaining phases.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

Although there would be a new landscaped green space in this location, to either side of this green space would be areas of new housing, which would completely alter the current rural outlook and frame views towards Ifield Brook in the distance. The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence, but the long-term presence of suburban development and consequent loss of rural character and tranquillity represents an adverse change.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)


The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect to **moderate adverse**, but the replacement of the rural farmland by suburban development and consequent loss of rural character means that the effect would remain significant. This effect would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 30	VIEW FROM PROW RUS-1541-1 (EAST)	
Grid Reference (GPS, easting/ northing):	524302, 137410	
Approximate Elevation:	64m	
General Direction of View:	East	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (170m from CWMMC, 10m to nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located within the centre of the Site on a footpath which crosses the arable fields to the west of Ifield Meadows). It represents the view experienced by users of the footpath and looks east across an area of arable fields towards the tree lined course of Ifield Brook with Ifield Village Conservation Area beyond. The vegetation contains longer views although the spire of St Margaret's Church is visible in the middle distance above the trees. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is **medium** as there has been some loss of landscape quality due to hedgerow loss and field amalgamation.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be clearly visible in the foreground and would substantially change the composition of the view and how it is perceived. Footpath users would have views of large-scale construction, including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling. Mobile cranes and the emerging buildings within other parts of the Site would be visible on the skyline to the north and south. The sensitivity of receptors at or close to this viewpoint is considered to be high. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The Proposed Development has been set back to maintain views of St Margaret's Church with a new area of landscaped green space located along the vista to preserve views of the spire. The footpath would run through this area of attractive new green space. The church spire would appear in views slightly further along the footpath from this viewpoint. To either side of this green space would be areas of new housing, which would completely alter the current rural outlook and frame views towards Ifield Brook. The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence, but the long-term presence of suburban development and consequent loss of rural character and tranquillity represents an adverse change to the current outlook.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)


The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect to **moderate adverse**, but the replacement of the rural farmland by suburban development and consequent loss of rural character means that the effect would remain significant. This effect would be permanent.

Lighting Effects

This is a viewpoint located on a footpath where recreational receptors are currently unlikely to the present at night. During the completed development stage, this location would be within the Proposed Development. Therefore, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 31	VIEW FROM IFIELD BROOK (SOUTH)	
Grid Reference (GPS, easting/ northing):	524543, 137444	
Approximate Elevation:	65m	
General Direction of View:	West	
Approximate Distance to Nearest Point on Planning Application Boundary:	On scheme boundary (390m from CWMMC, 10m to nearest building plot)	



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on the edge of the Site on a footpath close to Ifield Brook. The viewpoint is located on the edge of Ifield Village Conservation Area within Ifield Meadows which is an area of Local Green Space and Site of Nature Conservation Importance. It represents the view experienced by users of the footpath and looks west across an area of open arable fields bordered by patchy hedgerows. Views are contained in the middle distance by a high coverage of trees. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is **medium** as there has been some loss of landscape quality due to hedgerow loss and field amalgamation.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be clearly visible in the foreground and would substantially change the composition of the view and how it is perceived. Initially, works associated with the CWMMC would be partially filtered by vegetation, but for the remaining phases, footpath users would have views of large-scale construction, including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling. Mobile cranes and the emerging buildings within other parts of the Site would be visible on the skyline to the north and south.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The Proposed Development has been set back around a new area of landscaped green space located east to west and the footpath would run through this area of attractive new green space. To either side of this green space would be areas of new housing, which would completely alter the current rural outlook. The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence but the long-term presence of suburban development and consequent loss of rural character and tranquillity represents an adverse change.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)


The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect to **moderate adverse**, but the replacement of the rural farmland by suburban development and consequent loss of rural character means that the effect would remain significant. This effect would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 32	VIEW FROM ST MARGARET'S CHURCH	
Grid Reference (GPS, easting/ northing):	524741 , 137453	
Approximate Elevation:	65m	
General Direction of View:	West	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (560m from CWMMC, 205m to nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4

SUMMER VIEW

PHOTO NOT AVAILABLE



DESCRIPTION OF VISUAL BASELINE

The viewpoint is located immediately to the south of St Margaret's Church, a Grade I listed building within Ifield Village Conservation Area and Ifield Meadows, an area of Local Green Space and Site of Nature Conservation Importance. It represents the view experienced by users of the footpath and looks west across Ifield Meadows towards the tree lined Ifield Brook. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is **high** as it represents the views from the Church and the Conservation Area.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Given the distance from the Site and high tree cover within Ifield Meadows and along Ifield Brook, there may be glimpses of the upper parts of cranes used to construct the Proposed Development, particularly in winter when the vegetation is not in leaf, but most of the construction activity would not be visible from this location. There will be no views of construction of the CWMMC.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 1)

There may be glimpses of the taller buildings above and between the trees, particularly in winter, but most of the Proposed Development would be obscured by the high tree cover within Ifield Meadows and along Ifield Brook.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 15)

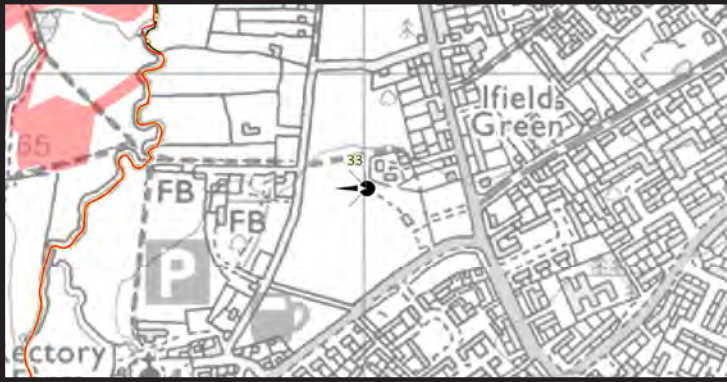
The assessed effect would be the same as for Year 1 and would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 33	VIEW FROM IFIELD GREEN RECREATION GROUND	
Grid Reference (GPS, easting/ northing):	525002 , 137842	
Approximate Elevation:	63m	
General Direction of View:	Southwest	
Approximate Distance to Nearest Point on Planning Application Boundary:	97m (475m from CWMMC, 550m to nearest building plot)	

SUMMER VIEW
PHOTO NOT AVAILABLE



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on a footpath next to the clubhouse at Ifield Cricket Club and within Ifield Village Conservation Area. It represents the views experienced by users of the footpath and the cricket club and looks west across the cricket field towards the trees along Rectory Lane and within Ifield Meadows which is a Site of Nature Conservation Importance. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is **medium**.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Given the distance from the Site and high tree cover along Rectory Lane and within Ifield Meadows, there may be glimpses of the upper parts of cranes used to construct the Proposed Development, particularly in winter when the vegetation is not in leaf, but most of the construction activity would not be visible from this location.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 1)

Due to the vegetation along Rectory Lane and to the east of the Site, there would be no views of new buildings or CWMMC and therefore **no effect**.

Completed Development Effects (Year 15)

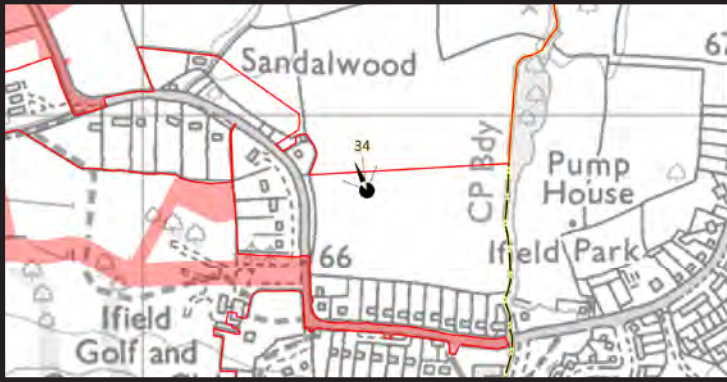
There would continue to be **no effect** from the Proposed Development.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to be present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 34	VIEW FROM THE MAPLES	
Grid Reference (GPS, easting/ northing):	524257 , 136887	
Approximate Elevation:	64m	
General Direction of View:	North	
Approximate Distance to Nearest Point on Planning Application Boundary:	23m (445m from CWMMC, 30m to nearest building plot)	

SUMMER VIEW
PHOTO NOT AVAILABLE



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located close to the junction of Ellis Walk and Rhodes Drive within the Maples. It represents views experienced by people living in newly built residential properties in the estate who currently have a rural outlook to the north across an area of arable fields bordered by patchy hedgerows with hedgerow trees. A well wooded horizon in the middle distance contains longer views. The viewpoint is located in a suburban area which has some lighting for pedestrians and road users along Ellis Walk, although there is no street lighting on Laker Close. Currently backing onto open fields, the properties on Laker Close and within the Maples development would be the only light sources. The value of the view is **medium** as there has been some loss of landscape quality due to hedgerow loss and field amalgamation.

The susceptibility of residents to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be clearly visible in the foreground and would substantially change the composition of the view and how it is perceived. Initially, works associated with the CWMMC would be heavily filtered by vegetation, but residents would have open views of large-scale construction, including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling associated with the remaining phases. Much of the view to the north would be affected. Mobile cranes and the emerging buildings within other parts of the Site would also be visible on the skyline.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The outlook from this location would be substantially altered as the new housing and its associated infrastructure and landscaping would occupy much of the view. The Proposed Development is designed to integrate with the Maples development extending the development to the north into the rural surroundings, which would reduce its prominence, but the long-term presence of housing across much of the view rather than rural farmland represents an adverse change to the current outlook for several of the properties.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)


The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect to **moderate adverse**, but the long term replacement of rural views by housing development means that the effect would remain significant. This effect would be permanent.

Lighting Effects

The Proposed Development would introduce new light sources within this view from the properties within the new Maples development. This lighting would be a similar character to the existing residential development and therefore the magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**. As new planting along boundaries and within garden areas becomes more mature, lighting would become more filtered.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 35	VIEW FROM RUSPER ROAD	
Grid Reference (GPS, easting/ northing):	523899 , 137034	
Approximate Elevation:	64m	
General Direction of View:	Northwest	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (100m from CWMMC, 5m to nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4

SUMMER VIEW

PHOTO NOT AVAILABLE



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on Rusper Road close to Furlong Farm. It represents the views experienced by road users and people living in nearby properties along Rusper Road. The current outlook both along the road is rural and focuses on the group of mature trees around Furlong Farm. To the north of the road, there are views above the roadside hedgerow across an area of hedged arable fields with mature trees. The viewpoint is located in a semi-rural area where there is no existing street lighting. Light sources limited to the properties along Rusper Road. There may be a distant glow from areas of Crawley and Ifield West but amount would depend on atmospheric conditions. The value of the view is considered to be **medium**.

The susceptibility of residents to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be clearly visible to the north of Rusper Road and would substantially change the composition of the view and how it is perceived. Residents would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling. This would begin with the construction of the CWMMC which will be visible beyond Furlong Farm and continue with the building of adjacent plots in the remaining phases. The upper parts of cranes and the emerging buildings within other parts of the Site may also be visible on the skyline between the existing trees to be retained and protected.

The sensitivity of receptors at or close to this viewpoint is considered to be high. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The Proposed Development would occupy much of the view to the north of Rusper Road. The loss of rural character through the replacement of arable farmland by suburban development represents an adverse change even though many of the mature trees and hedgerows would be retained. It is noted there would be some beneficial effects from the closure of Rusper Road to through traffic, but the presence of the Proposed Development would outweigh this factor.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)


The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect to **moderate adverse**, but the replacement of the arable farmland by suburban development and the consequent loss of rural character means that the effect would remain significant. This effect would be permanent.

Lighting Effects

The Proposed Development would introduce new light sources within this view from the new properties which would be along Rusper Road. As the area is currently unlit, any new additional light sources from new buildings and along roads would change the night-time character and therefore the magnitude of impact is considered to be **medium**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 36	VIEW FROM IFIELD COURT (SOUTH)	
Grid Reference (GPS, easting/ northing):	524547 , 138364	
Approximate Elevation:	68m	
General Direction of View:	South	
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (170m from CWMMC, 840m to nearest building plot)	

*This viewpoint has an accompanying wireline presented in Appendix 11.4

SUMMER VIEW
<p>PHOTO NOT AVAILABLE</p>

WINTER VIEW


DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on the public right of way between Ifield Court and The Druids. It represents the views experienced by people living in nearby properties and users of the footpath. The view looks south west across the remnants of the former parkland landscape of Ifield Court which features a number of large parkland trees. Beyond the fencing, hedged pastures and woodland are visible as the landform falls away to the south towards the River Mole before rising to the wooded skyline. The viewpoint is located in a semi-rural area where there is no existing street lighting, light sources limited to the property at The Druids and Glenbervie to the right of the view. There may be a distant glow from areas of Crawley and Ifield West but amount would depend on atmospheric conditions. The value of the view is considered to be **high**.

The susceptibility of residents and people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities associated with the CWMMC in Phase 1 would be clearly visible in the middle distance and would change the composition of the view and how it is perceived. Users of the footpath would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling. There would be very limited views of construction of the remaining phases, the vegetation along the River Mole would screen all but views of taller equipment.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The CWMMC would cross the fields in the middle distance. The noise bund to the north of the road would be visible in the foreground and would alter the composition of the view and adversely affect its rural quality. Moving vehicles would also reduce the tranquillity currently experienced, although lower height traffic would be screened by the noise bund. Although, it would block the open view to the south, the bund would retain a green appearance, helping to retain the rural character. It is unlikely that there would be views of the remaining phases of the Proposed Development due to the intervening vegetation.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)

The maturing landscape planting along the CWMMC would help to integrate it into the wider landscape, but the noise bund would continue to foreshorten the views and therefore the effects would remain **moderate adverse**. The presence of the road and associated reduction in tranquillity from vehicles means that the effect would remain significant. This effect would be permanent.

Lighting Effects

No lighting is proposed along the CWMMC. There would be occasional light from traffic. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**. As new planting along the CWMMC matures, lighting from traffic would become more filtered, although still perceptible.

Cumulative Effects

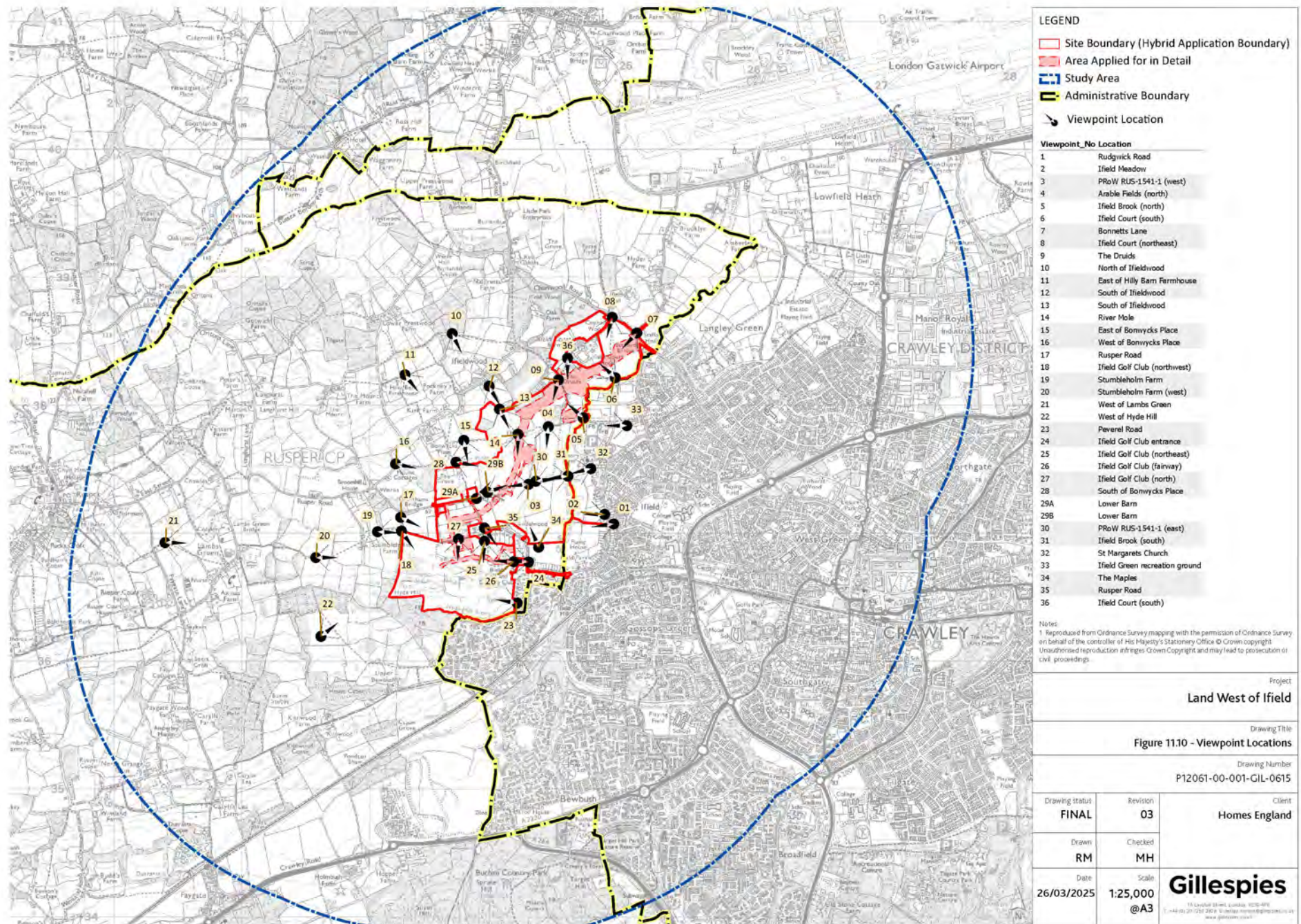
There are no developments that would lead to any cumulative effects at this location.

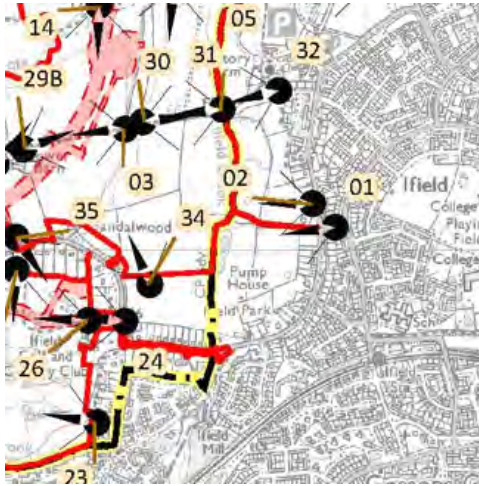
APPENDIX 11.4: VISULISATIONS

Appendix 11.4 - Visualisations

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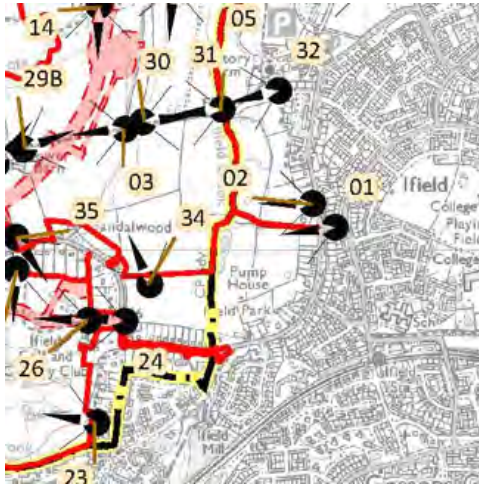
West of Ifield
West Sussex
March 2025



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1.6 m above ground

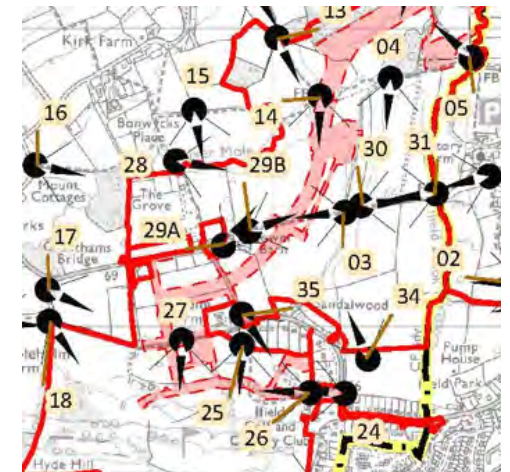
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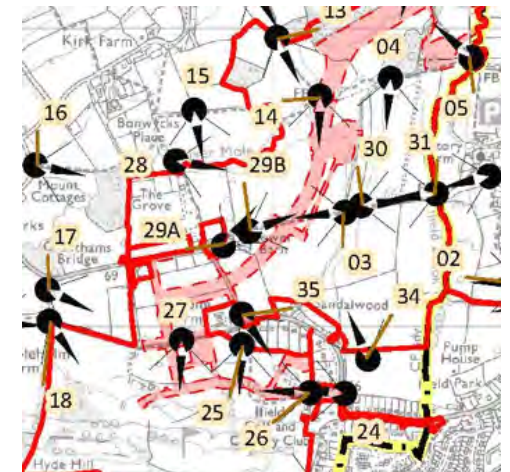
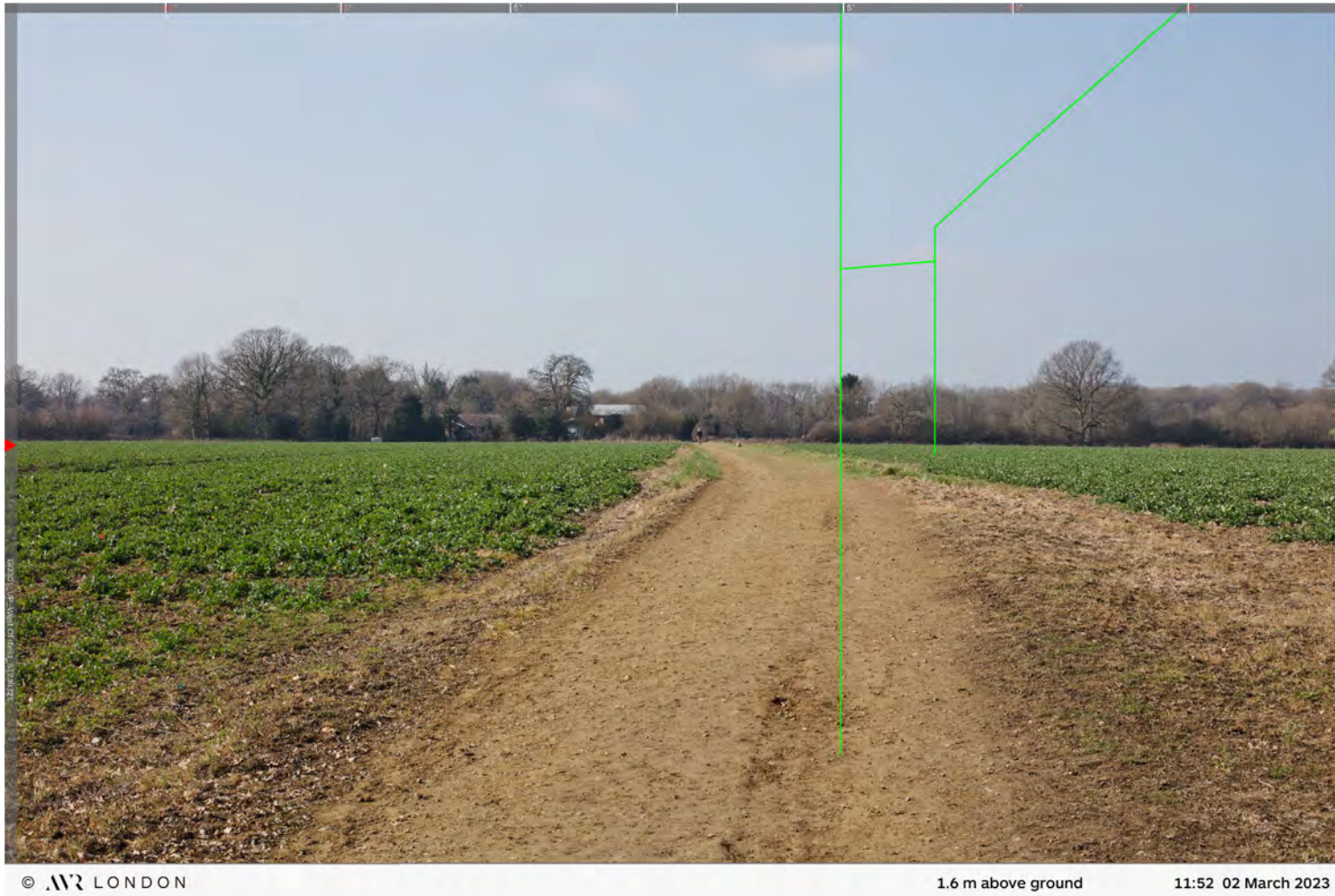
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West Sussex
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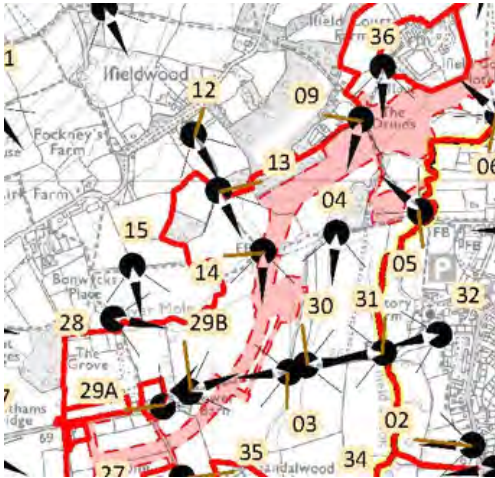


West of Ifield
West Sussex
March 2025



West of Ifield
West Sussex
March 2025





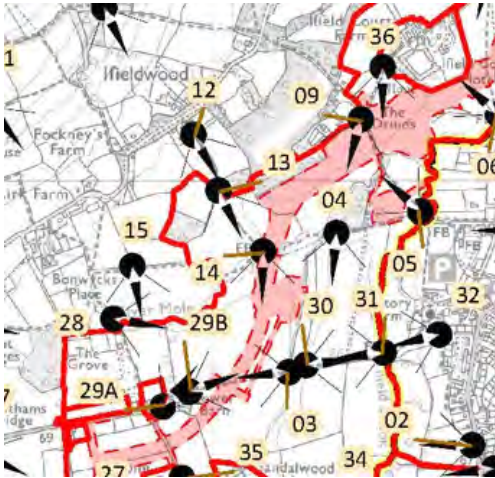
West of Ifield
West Sussex
March 2025



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1.6 m above ground

16:25 02 March 2023



West of Ifield
West Sussex
March 2025



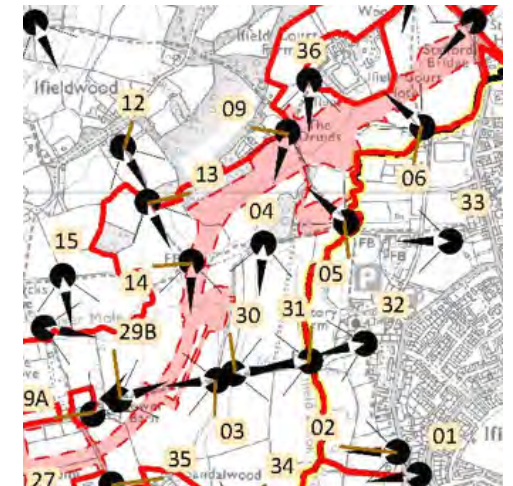
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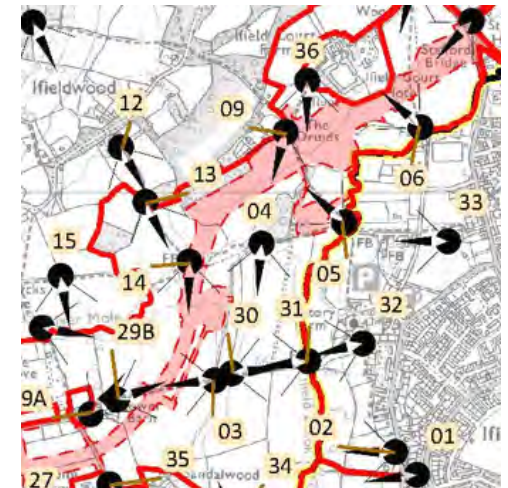
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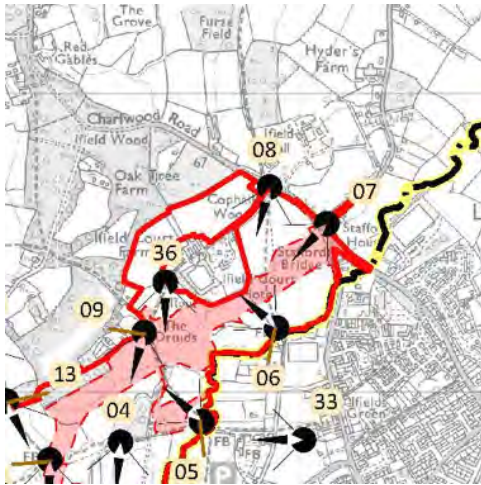
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West Sussex
March 2025



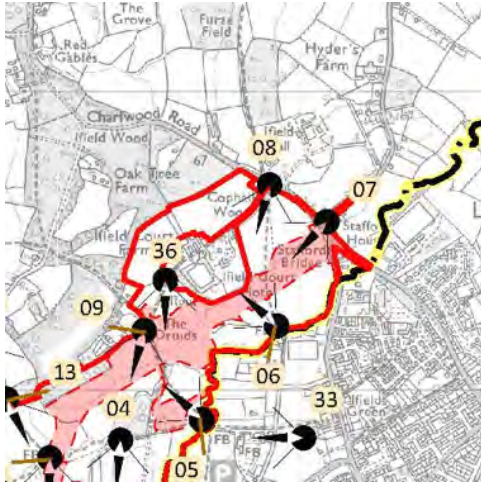
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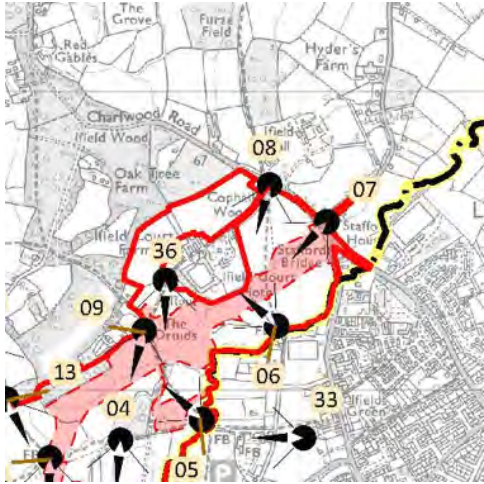
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West Sussex
March 2025





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West Sussex
March 2025





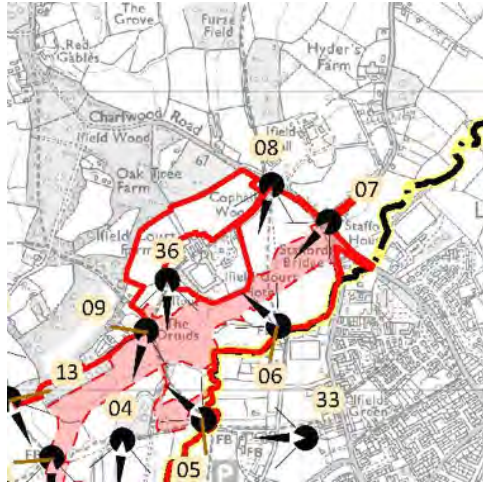
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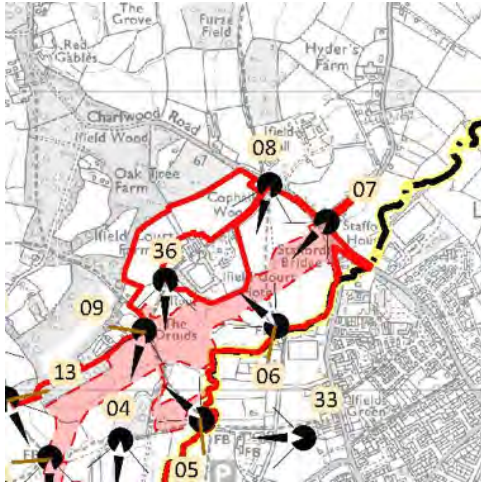
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West Sussex
March 2025



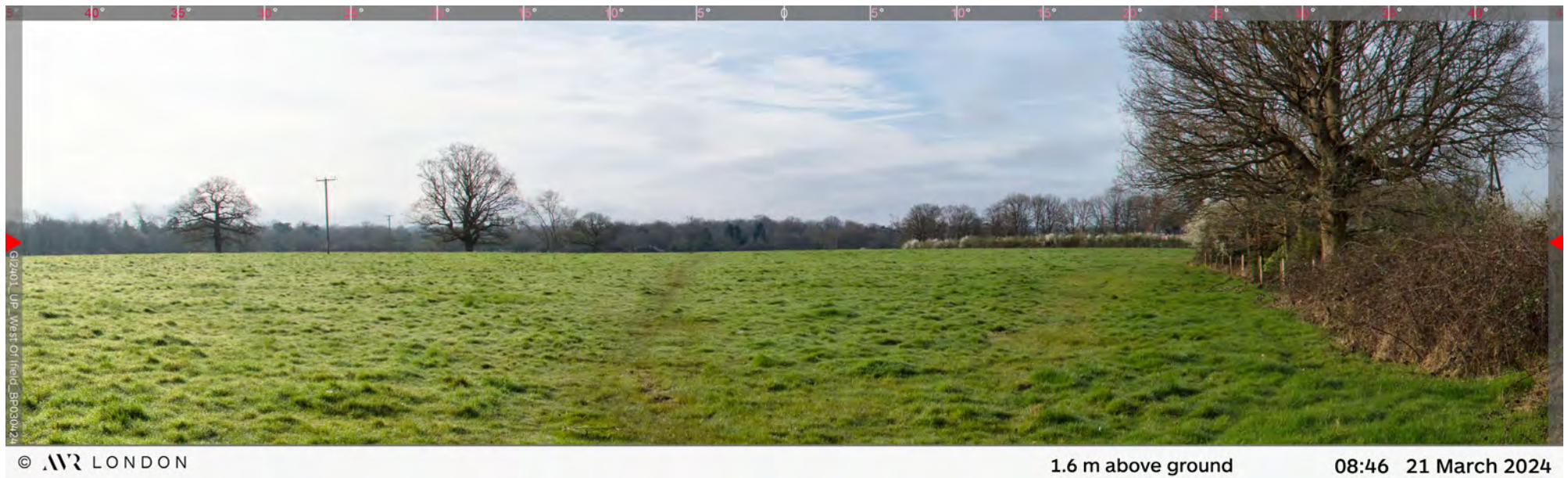
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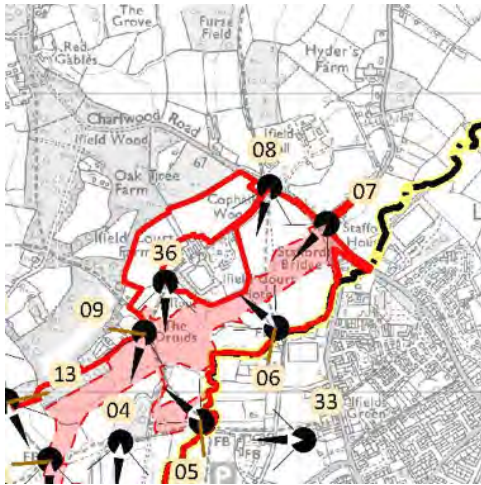
1.6 m above ground

07:56 02 March 2023



West of Ifield
West Sussex
March 2025

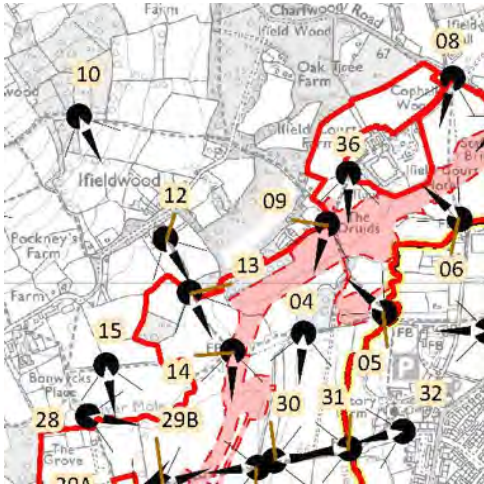




West of Ifield
West Sussex
March 2025



West of Ifield
West Sussex
March 2025

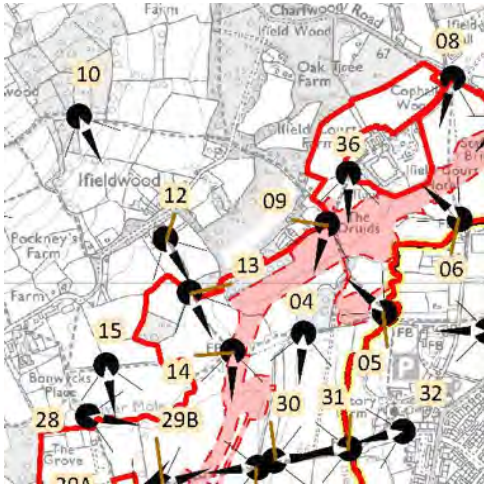


© AVR LONDON

1.6 m above ground

08:28 02 March 2023

West of Ifield
West Sussex
March 2025

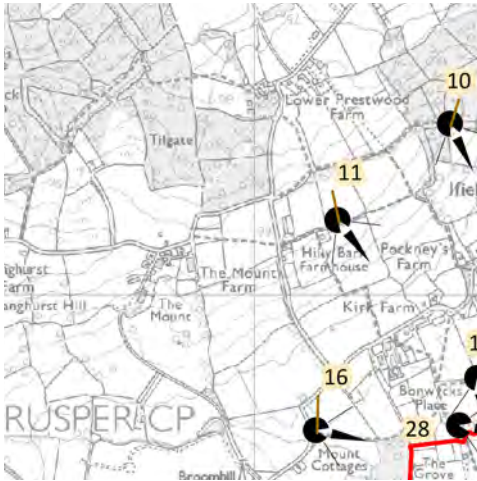


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1.6 m above ground

08:28 02 March 2023

West of Ifield
West Sussex
March 2025

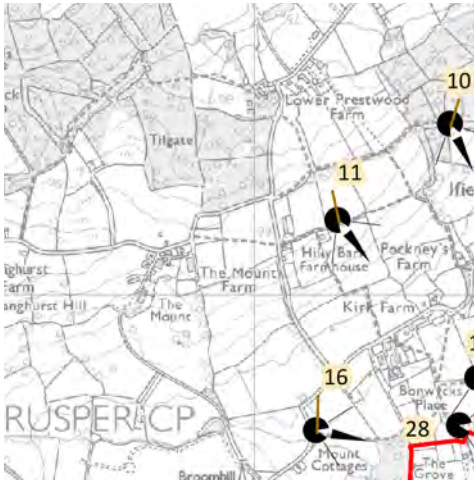


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1.6 m above ground

15:00 02 March 2023

West of Ifield
West Sussex
March 2025

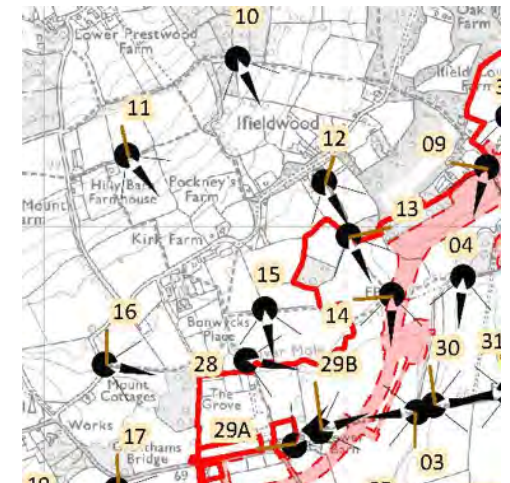


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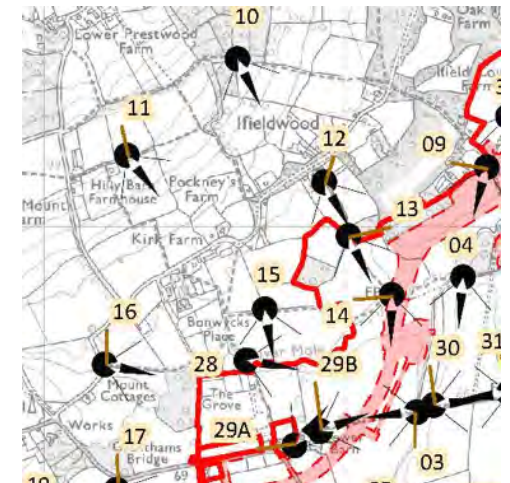
1.6 m above ground

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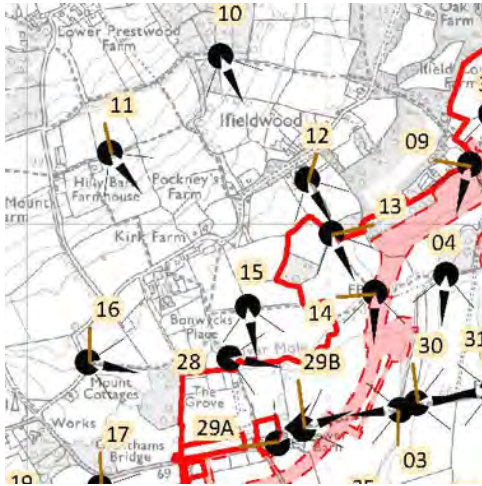
West of Ifield
West Sussex
March 2025



West of Ifield
West Sussex
March 2025



West of Ifield
West Sussex
March 2025



West of Ifield
West Sussex
March 2025

