

**LAND NORTH WEST OF GORING STATION, GORING-BY-SEA, WORTHING
(REDETERMINATION)**

Landscape Proof of Evidence - APPENDIX A

of

Christine Marsh – BA(Hons), Dip LA, CMLI

of

Hankinson Duckett Associates

for

Worthing Borough Council

**APPENDIX A
EXTRACTS FROM LANDSCAPE AND VISUAL IMPACT ASSESSMENT
BY CSA ENVIRONMENTAL FOR PHTV
APPENDICES A TO F AND APPENDIX I
JULY 2020**

Appendix A



Land North West of
Goring Station

Landscape and Visual Impact Assessment

Prepared by
CSA Environmental

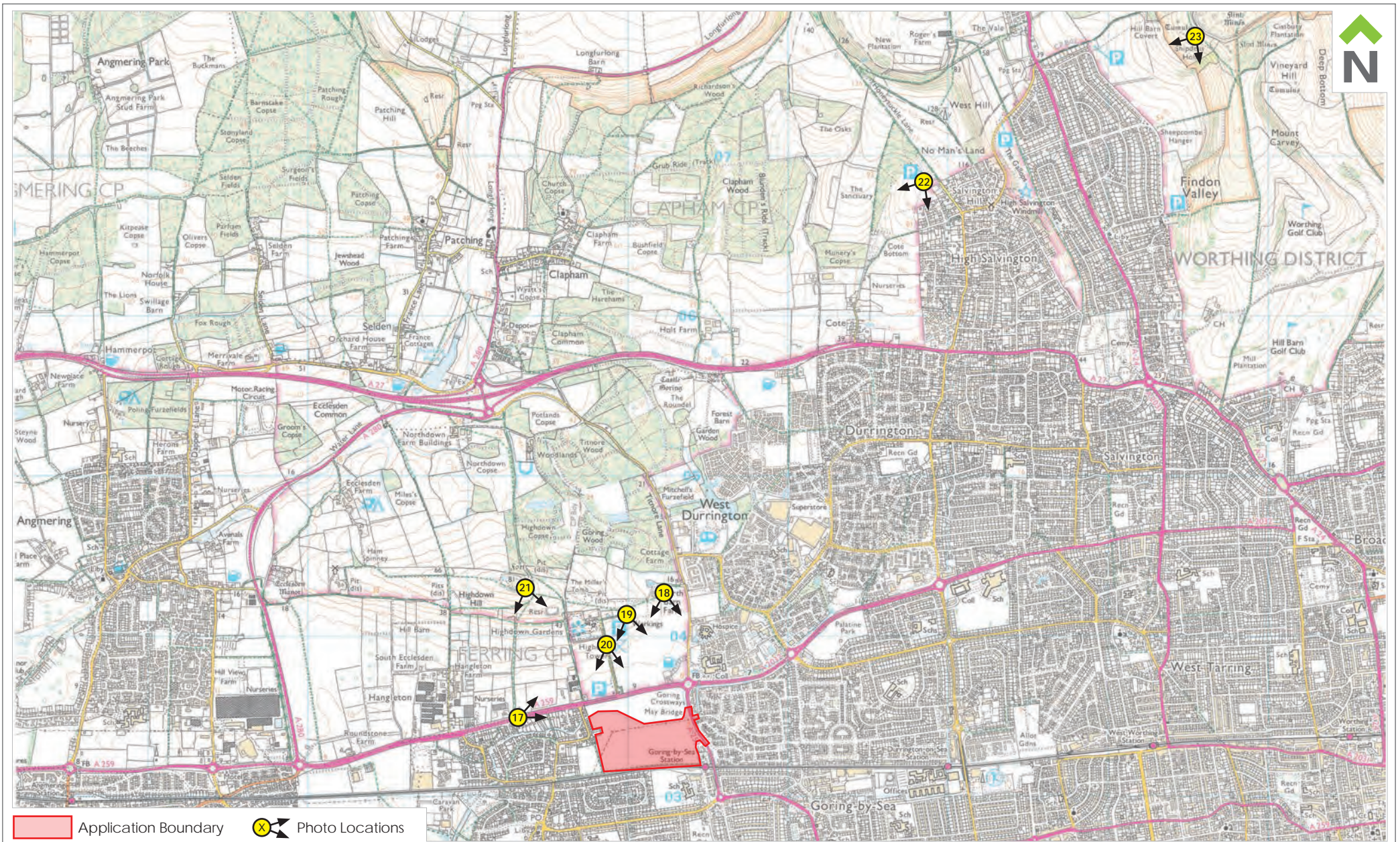
on behalf of
Persimmon Homes
Thames Valley

Report No: CSA/2304/08

July 2020

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



Application Boundary
 Photo Locations



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Project	Land North West of Goring Station
Drawing Title	Site Location Plan
Client	Persimmon Homes Thames Valley

Date	July 2020	Drawing No.	CSA/2304/114
Scale @ A4	NTS	Rev	A
Drawn	PH	Checked	CA

Appendix B

Aerial Photograph
(Showing near distance photo locations)



 <p>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</p> <p>t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk</p>	<p>Project Land North West of Goring Station</p>	<p>Date July 2020</p>	<p>Drawing No. CSA/2304/115</p>
	<p>Drawing Title Aerial Photograph</p>	<p>Scale @ A4 NTS</p>	<p>Rev A</p>
	<p>Client Persimmon Homes Thames Valley</p>	<p>Drawn PH</p>	<p>Checked CA</p>

Appendix C


Photosheets



Photograph 01 View from public footpath 2121 within Site, looking north west



Photograph 02 View from public footpath 2121 within Site, looking north

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Drawing Title Photosheets	Date July 2020			
Client Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	



Photograph 03 View from north eastern corner of Site looking west, along Ferring Rife



Photograph 04 View from north eastern corner of Site, looking north

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Drawing Title Photosheets	Date July 2020			
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Ferring Rife

Approximate extent of Site



Photograph 05

View from from pedestrain crossing at Goring Station

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 02.07.2020, 14:19
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: north west



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Drawing Title	Photosheets	Date	July 2020
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA Rev A



Photograph 06

View from cycle path alongside eastern Site boundary

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 02.07.2020, 15:22
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: south

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Flatted development at Bluebell Way



Photograph 07 View from junction of The Strand and Goring Street

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 02.07.2020, 15:15
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 70°
 Looking direction: south west

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Approximate extent of Site



Photograph 08

View south from Goring Street

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:11
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south



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Approximate extent of Site
Ferring Rife



Photograph 09

View from footbridge over A2032 - Littlehampton Road

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:09
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west



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Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife



Photograph 10 View from footway alongside Goring Street and A259 - Littlehampton Road roundabout junction

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
02.07.2020, 15:06
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: south west



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Drawing Title	Photosheets	Date	July 2020		
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		Rev	A		

Ferring Rife

Approximate extent of Site



Photograph 11 View from A259 - Littlehampton Road

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 02.07.2020, 15:00
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: south



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Drawing Title	Photosheets	Date	July 2020		
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Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife

Housing on Singleton Crescent



Photograph 12

View from A259 - Littlehampton Road looking south east

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:53
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south east



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Approximate extent of Site



Photograph 13

View from Ferring Lane at junction with public foot-path 2121_1

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:46
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south east



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Approximate extent of Site



Photograph 14

View from Green Park

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:39
Canon xx00D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Looking direction: east



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Approximate extent of Site
Western Site boundary



Panorama 15 For context only



Photograph 15

View from public footpath 2121

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:35
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north east



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Approximate extent of Site



Panorama 16 For context only



Photograph 16

View from Goring Street

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 02.07.2020, 15:27
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: north west



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Approximate extent of Site



Photograph 17

View from A259 - Littlehampton Road

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:42
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east



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Approximate extent of Site



Photograph 18

View from restricted byway 2139_4

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 13:14
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south



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Drawing Title	Photosheets	Date	July 2020		
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Approximate extent of Site

Ferring Rife



Photograph 19

View from public carpark at Highdown Gardens

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 12:04
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south



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Approximate extent of Site

Ferring Rife



Photograph 20

View from public footpath 2139/Highdown Rise

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 13:24
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south



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Approximate extent of Site

Ferring Rife



Photograph 21

View from public footpath 2139_3, Highdown Hill view-point

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 12:23
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south east



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Approximate extent of Site



Photograph 22

View from car park and public open space on Honeysuckle Lane, High Salvington

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 13:50
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west



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Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Approximate extent of Site



Photograph 23

View from public bridleway 2081 at Cissbury Ring

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 16:17
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west

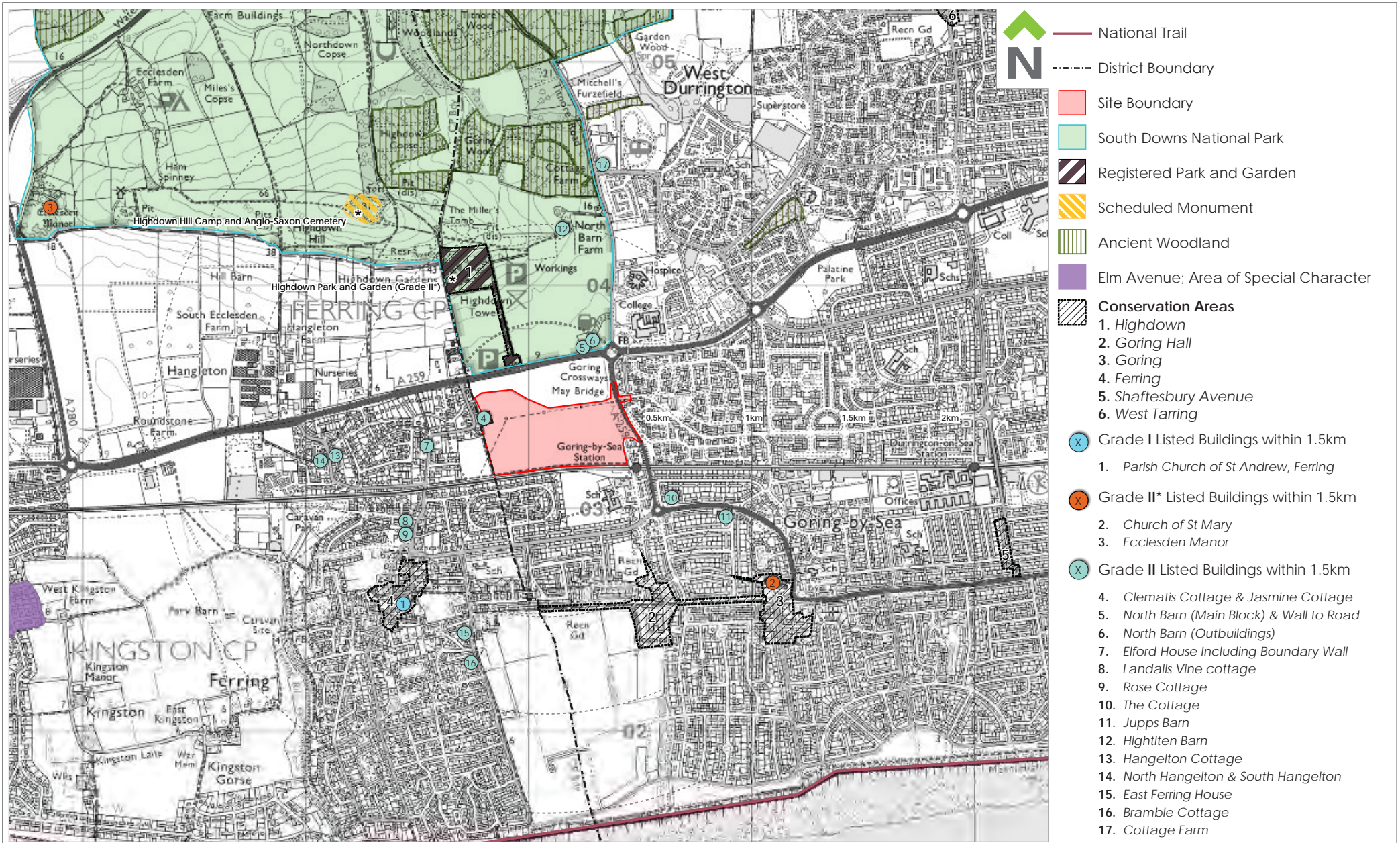


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Drawing Title	Photosheets	Date	July 2020
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA Rev A

Appendix D

MAGIC map and Heritage Information



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Project Land North West of Goring Station

Drawing Title MAGIC Map & Local Plan Extract

Client Persimmon Homes Thames Valley

Date July 2020

Drawing No. CSA/2304/117

Scale @ A4 NTS

Rev A

Drawn PH

Checked CA

Appendix E

Concept Masterplan

A1



NOTES
 This drawing is the copyright of Thrive Architects Ltd ©. All rights reserved.
 Ordnance Survey Data © Crown Copyright. All rights reserved.
 Licence No. 100007359. DO NOT scale from this drawing.
 Contractors, Sub-contractors and suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.
 Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
P1	Preliminary Issue	12/06/19	PM/SWD	MB
P2	Amendments to Layout	19/06/20	MB/aa	MB
P3	Amendments to Layout	26/06/20	MB/aa	MB
P4	Amendments to Layout	29/06/20	MB/aa	MB
P5	Amendments to Layout and Redline Boundary	10/07/20	MB/aa	MB

- KEY**
- Site Boundary (17.7 Ha)
 - Land in Applicant's Control
 - Proposed Development Parcels
 - Indicative Development Units
 - Mixed Use Development Blocks
 - Key Space
 - Shared Surface
 - Courtyard
 - Mews Lane
 - Parkland
 - Open Space
 - Sustainable Drainage Strategy (SuDS)
 - Existing Vegetation
 - Proposed Vegetation
 - Proposed Planting to Northern Boundary
 - Potential New Pedestrian Route
 - Principal Vehicular Access Point
 - Principal Vehicular Route
 - ✱ Potential Location of Play Area
 - 200m Walking Distance from Goring Station
 - Existing High Voltage Cable
 - Pylon Grounded
 - Potential Secondary Access
 - Proposed Car Park Entrance



thrive.
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PROJECT
Goring Station
 Goring-on-Sea
 For: Persimmon Thames Valley

DRAWING
Concept Masterplan - 02

SCALE	DATE	AUTHOR	CHK'D
1:1250 @ A1	12/06/19	PM/SWD	PM
JOB NO.	DRAWING NO.	REV	
PERS190227	CMP-02	P5	

Appendix F

Landscape Strategy

1. Landscape Setting and Character

The Site is not covered by any statutory, or non-statutory designations for landscape character or quality. The Site's character is influenced by its proximity to the surrounding urban areas, which border the site on three sides, to the coastal railway line, and by Littlehampton Road which lies a short distance to the north. It forms part of the extensive urban area which extends along the low lying coastal plain, between the English Channel and the South Downs National Park.

The site layout and landscape strategy has been designed to respond to the Site's location at the edge of the settlement. The following key layout and landscape principles have informed the proposed development:

- Proposed development to be set back to the south of Ferring Rife, and the agricultural field to the north to remain in productive arable use;
- HV pylons and cables to be undergrounded;
- New wildlife and bio-diversity, and recreational enhancements to be undertaken within the open space alongside Ferring Rife;
- Landscaping within the open space to the north of the Site to provide an attractive setting for the new homes and soften views of built development from the north;
- Green Corridors to break-up development parcels, and provide wildlife and recreational linkages across the Site;
- New play areas to be locate within the open spaces;
- New sustainable drainage features to be landscaped to form an integral part of the open space network; and
- Lower density development located at the northern edge of the site, with higher density development alongside the railway line and adjacent to the station;



7. Wildlife and Biodiversity

The proposals include significant opportunities to enhance existing habitats, and to create areas of new habitat for the benefit of local wildlife. A minimum 10m buffer zone will be provided along the Ferring Rife corridor, which provides habitat for water voles and is an important corridor for foraging and commuting bats. The vast majority of existing trees will be retained, particularly where these offer opportunities for roosting bats. In addition, a number of bat and bird boxes will be included within the fabric of new homes, to provide additional roosting / nesting opportunities for these species.

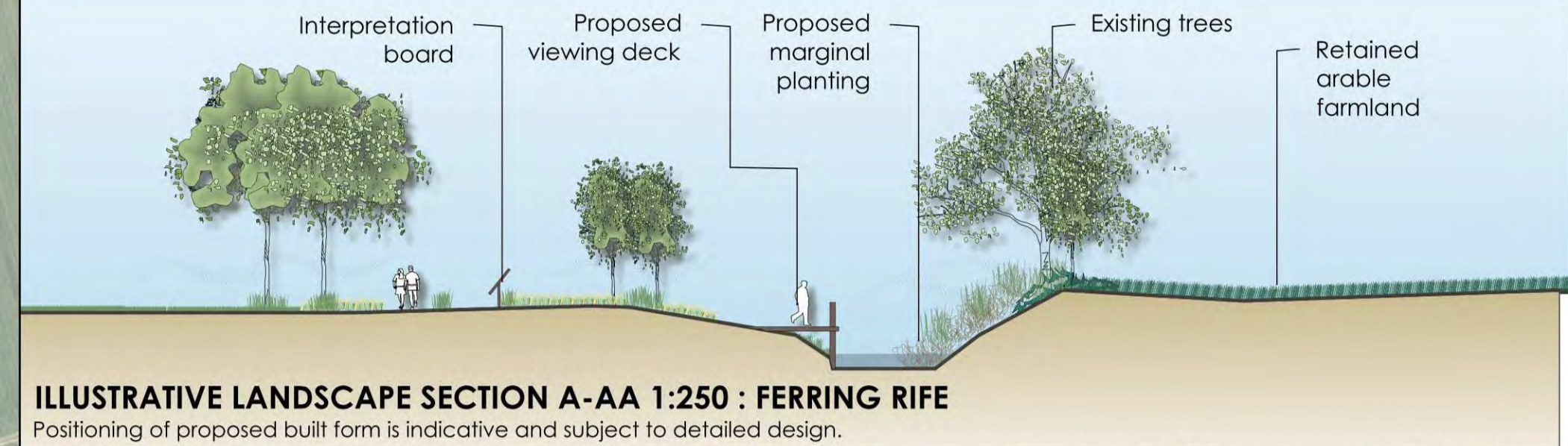
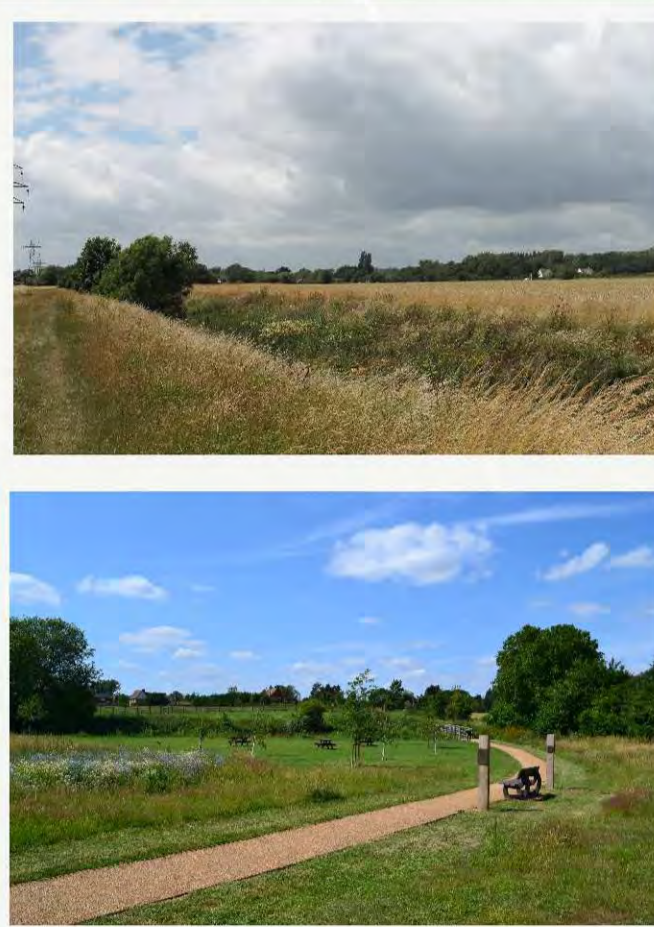
Existing hedgerows will be retained and enhanced with new native fruit / seed / nut / nectar bearing species of local provenance. Buffers of longer, tussocky grassland will be maintained alongside these features. Former field hedgerows will also be recreated, providing new wildlife corridors which connect habitats across the Site. Hibernacula for reptiles and amphibians will be provided within these margins.

Significant areas of species rich grassland will be created within the open spaces alongside Ferring Rife, which will add to species diversity and provide a rich source of habitat for invertebrates. New marginal and wetland habitat will be created within the sustainable drainage basins.



2. Ferring Rife and Public Open Space

The wide drainage ditch, Ferring Rife, provides the focus for the proposed public park which extends alongside the watercourse. The rife forms a logical extent to the proposed development area, with the new homes set back some distance to the south. The existing overhead pylons will be undergrounded within the open space. The proposed open space will have a semi-natural character, with extensive areas of species rich grassland creation, new tree and shrub planting, and landscape and bio-diversity enhancements along the route of the water course. There is also an opportunity to restore / recreate sections of field boundary hedgerows. The proposals will allow public access to the water course, and there will be opportunities for passive and active recreation within the new open spaces.



ILLUSTRATIVE LANDSCAPE SECTION A-AA 1:250 : FERRING RIFE
Positioning of proposed built form is indicative and subject to detailed design.

3. Green Corridors

The proposed development parcels will be broken up by a series of Green Corridors. These will be providing recreational links across the Site, linking the new open spaces to the existing public rights of way network and surrounding facilities. New tree planting and soft landscaping will soften views of the built development, and will provide an attractive outlook for the new homes.



4. Play Strategy

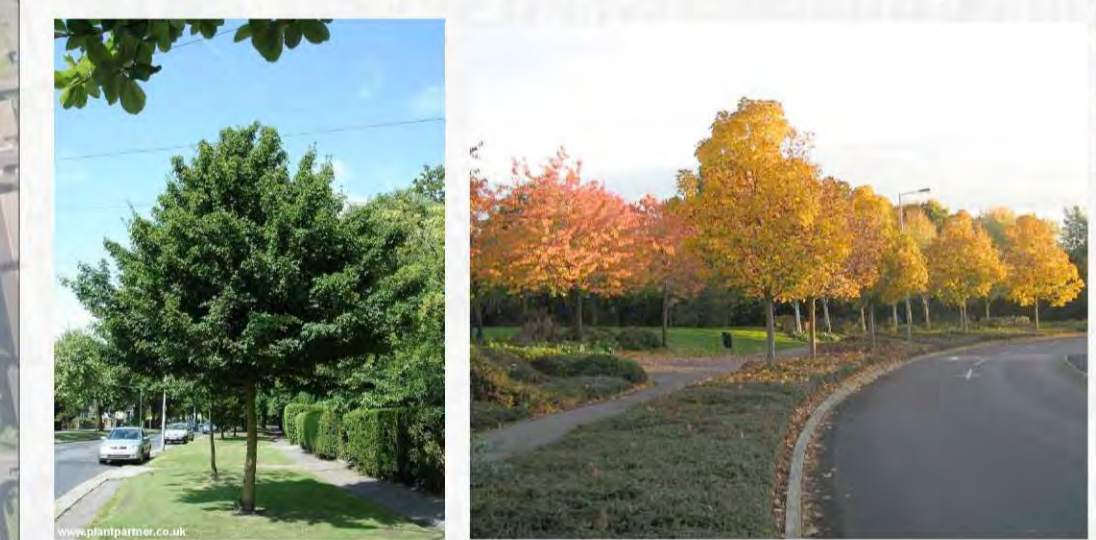
New play areas will be provided within the new open spaces, catering for both informal and formal play. A new play area will be provided within the open space alongside Ferring Rife. This will be designed to have a more 'natural' character, with timber and natural play elements. It will be designed to serve a range of age groups. A more formal play area will be provided within the green corridor between the development parcels. This will be designed primarily for younger children (up to 8 years).



5. Green Streets, Public Realm and Access

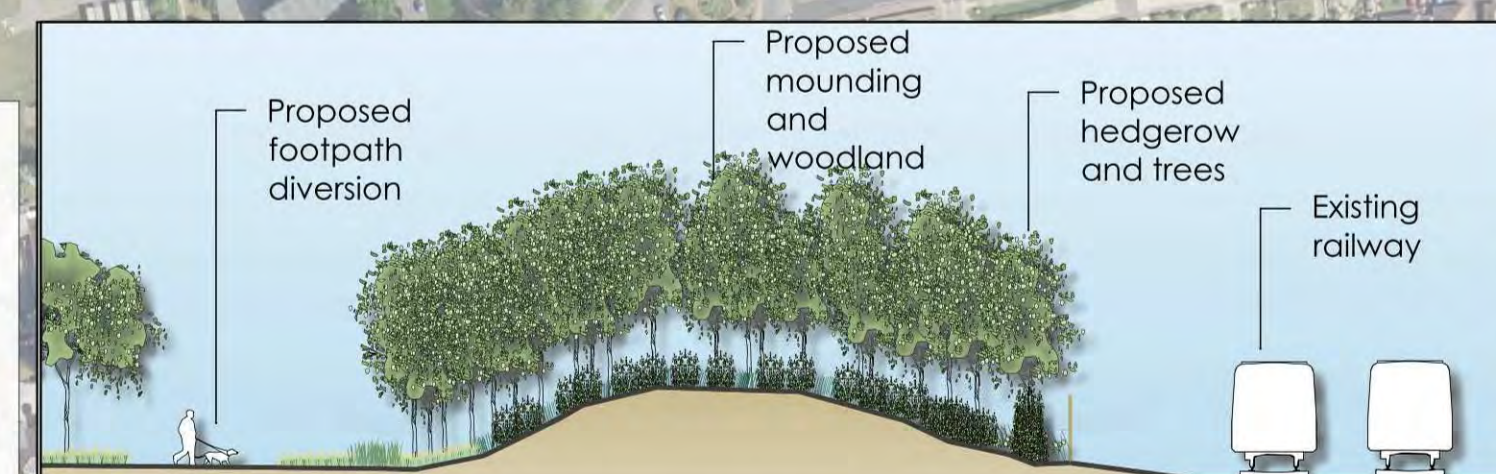
The proposed development will be set back from the new access off Goring Street, with space to provide a landscaped gateway at the entrance to the site. The new buildings will frame the open space and access road, with new avenue tree planting and hard and soft landscaping providing an attractive frontage to the adjacent highway.

The principal distributor road forms a loop within the development. This street will be characterised by a largely continuous built frontage, set back with roadside verges providing opportunities for regular tree planting. Planting will have a more formal character, with avenue and street trees and clipped hedgerows. At the edges of the development, housing will be lower density and the proposed landscaping will have a more informal character. Native hedging will be used to define private driveways adjacent to open spaces, particularly at the periphery of the development. Tree planting will incorporate native species and native cultivars, and shrub species will be selected which have known wildlife benefits.

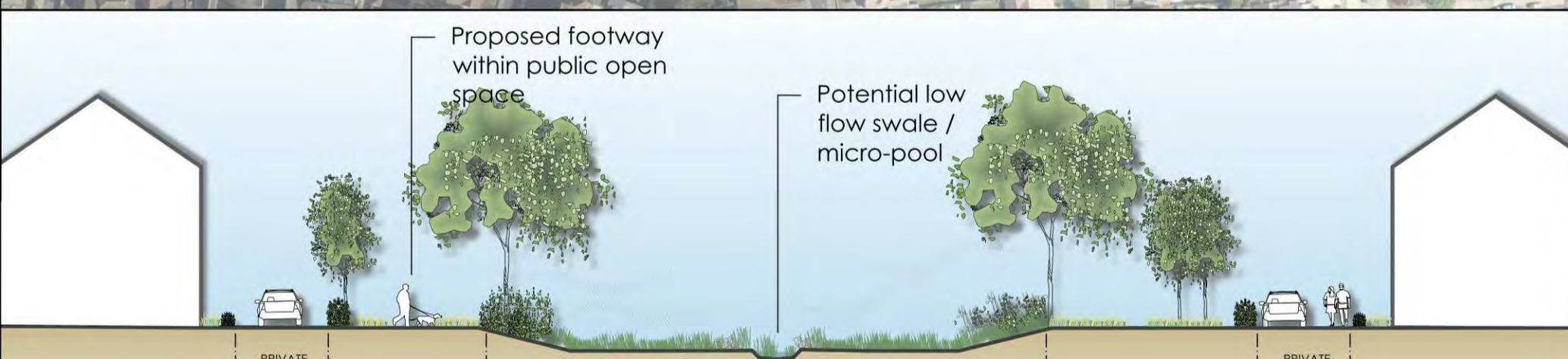


6. Sustainable Drainage Features

Surface runoff water will be captured in drainage basins which will be located within the open space across the Site. These basins will be designed to form an integral part of the open space, and will include areas of species rich grassland, trees and shrub planting tolerant of periodic wet conditions, and areas of aquatic and marginal planting.



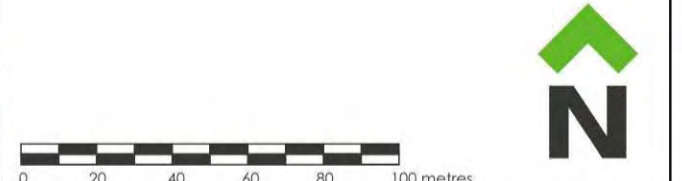
ILLUSTRATIVE LANDSCAPE SECTION B-BB 1:250 : SOUTHERN BOUNDARY
Positioning of proposed built form or landform is indicative and subject to detailed design.



ILLUSTRATIVE LANDSCAPE SECTION C-CC 1:250 : GREEN CORRIDOR
Positioning of proposed built form or landform is indicative and subject to detailed design.

LEGEND

- Application Boundary
- Land in applicant's control
- Existing trees / vegetation
- Trees / vegetation removed
- Existing public footpath
- Existing pylons (overhead cables to be grounded through the Site)
- Proposed Structural Tree Planting Mix
- Thicket Mix
- Proposed Avenue Trees
- Proposed Street / Ornamental Trees
- Proposed Native Trees
- Multi-stem tree
- Native hedge planting
- Amenity grass
- Wildflower meadow
- Bulb Planting
- SuDS features
- Recreational footways
- Mown paths
- Section of public footpath to be diverted
- Natural Play Area
- Formal Play Area
- Informal seating (benches, picnic tables etc.)



Rev	Date	By	Description
C	20/07/20	PH	Updated to new red line
B	16/07/20	PH	Updated to include extra text
A	15/07/20	PH	Updated to match layout

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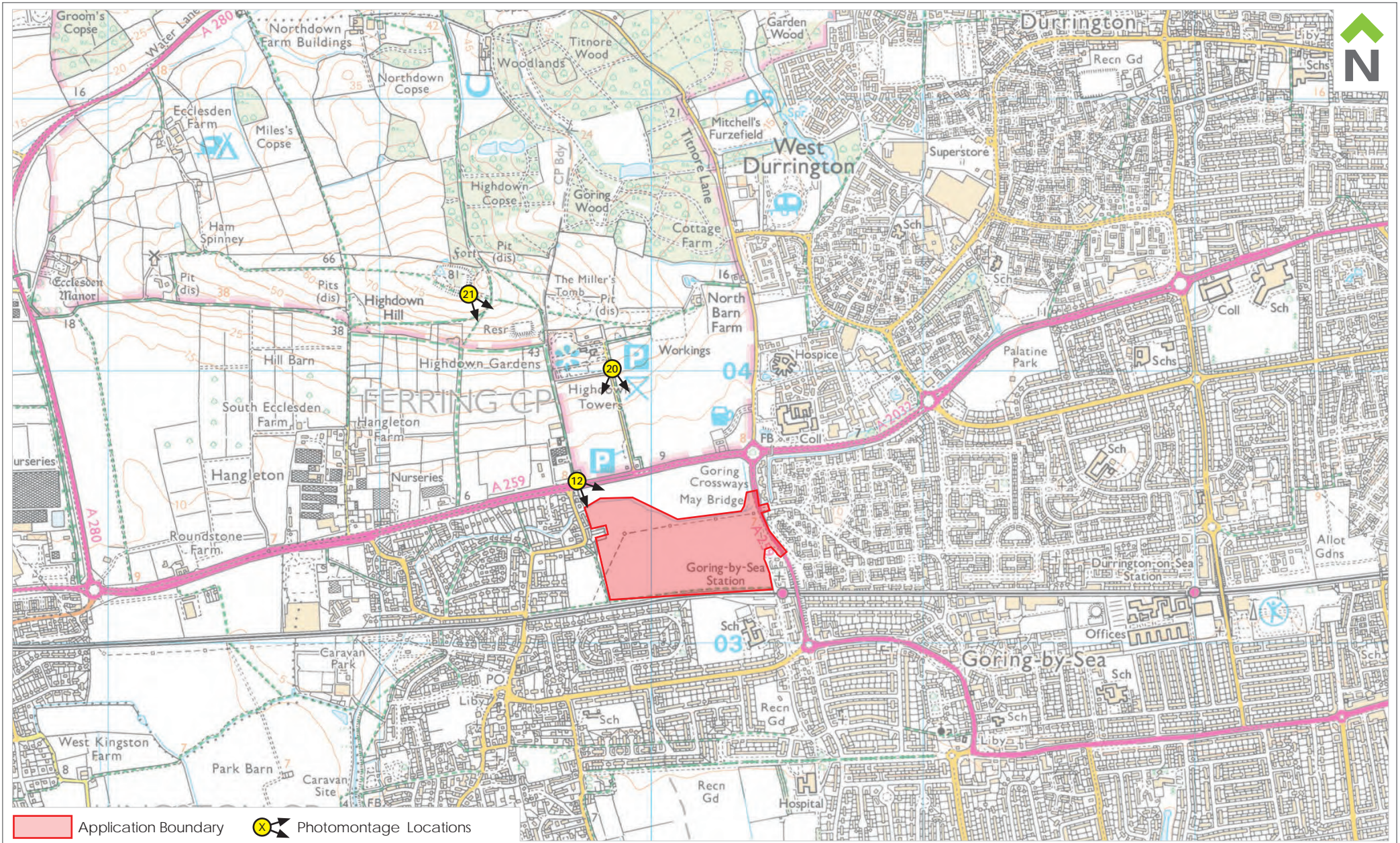
Project: Land North West of Goring Station
Title: Landscape Strategy Plan
Client: Persimmon Homes Thames Valley

Scale: 1:2000 @ A1
Date: July 2020
Drawing No. CSA/2304/118

Drawn: PH
Checked: CA
Rev: C

Appendix I:

Photomontages



Application Boundary

X Photomontage Locations



Dixies Barns, High Street,
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 e ashwell@csaenvironmental.co.uk
 w csaenvironmental.co.uk

Project Land North West of Goring Station
Drawing Title Photomontage Location Plan
Client Persimmon Homes Thames Valley

Date July 2020
Drawing No. CSA/2304/121
Scale @ A4 NTS
Rev -
Drawn BS
Checked CA

Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife

Housing on Singleton Crescent



Photograph 12

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Existing View

Planar projection
 75% @ A3, 150% @ A1
 02.07.2020, 14:53
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Viewpoint Location (Long, Lat): 50.821532, -0.443710
 Viewpoint altitude 6m AOD plus 1.5m (approx, rounded to nearest 0.5m)
 Location data based on Samsung Galaxy A51 GPS & Google Earth
 Distance to closest boundary edge (approx): 106m
 Looking direction: south east



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Drawing Title	Photomontages	Date	July 2020
Client	Persimmon Homes, Thames Valley	Drawn	BS
		Checked	CA
		Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 12 - Year 1

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Proposed View Year 1

Planar projection
75% @ A3, 150% @ A1
Based on photography taken on 02.07.2020 at 14:53
Canon xx00D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Viewpoint Location (Long, Lat): 50.821532, -0.443710
Viewpoint altitude 6m AOD plus 1.5m (approx, rounded to nearest 0.5m)
Location data based on Samsung Galaxy A51 GPS & Google Earth
Distance to closest boundary edge (approx): 106m
Looking direction: south east

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)



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Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 12 - Year 15

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Proposed View Year 15

Planar projection
75% @ A3, 150% @ A1
Based on photography taken on 02.07.2020 at 14:53
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Viewpoint Location (Long, Lat): 50.821532, -0.443710
Viewpoint altitude 6m AOD plus 1.5m (approx, rounded to nearest 0.5m)
Location data based on Samsung Galaxy A51 GPS & Google Earth
Distance to closest boundary edge (approx): 106m
Looking direction: south east

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North West of Goring Station	Drawing No. CSA/2304/120		
Drawing Title	Photomontages	Date July 2020		
Client	Persimmon Homes, Thames Valley	Drawn BS	Checked CA	Rev -

Approximate extent of Site

Ferring Rife



Photograph 20

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Existing View

Planar projection

75% @ A3, 150% @ A1

02.07.2020, 13:24

Canon xx00D 1.6x, Canon EF-S 18-55mm

Hfov 40°

Viewpoint Location (Long, Lat): 50.825195, -0.441735

Viewpoint altitude 25m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Samsung Galaxy A51 GPS & Google Earth

Distance to closest boundary edge (approx): 482m

Looking direction: south



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Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 20 - Year 1

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Proposed View Year 1

Planar projection
 75% @ A3, 150% @ A1
 Based on photography taken on 02.07.2020 at 13:24
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 Hfov 40°
 Viewpoint Location (Long, Lat): 50.825195, -0.441735
 Viewpoint altitude 25m AOD plus 1.5m (approx, rounded to nearest 0.5m)
 Location data based on Samsung Galaxy A51 GPS & Google Earth
 Distance to closest boundary edge (approx): 482m
 Looking direction: south

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land North West of Goring Station	Drawing No. CSA/2304/120	
Drawing Title Photomontages	Date July 2020			
Client Persimmon Homes, Thames Valley	Drawn BS	Checked CA	Rev -	

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 20 - Year 15

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Proposed View Year 15

Planar projection
 75% @ A3, 150% @ A1
 Based on photography taken on 02.07.2020 at 13:24
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 Hfov 40°
 Viewpoint Location (Long, Lat): 50.825195, -0.441735
 Viewpoint altitude 25m AOD plus 1.5m (approx, rounded to nearest 0.5m)
 Location data based on Samsung Galaxy A51 GPS & Google Earth
 Distance to closest boundary edge (approx): 482m
 Looking direction: south

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)

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		Project Land North West of Goring Station	Drawing No. CSA/2304/120	
Drawing Title Photomontages	Date July 2020			
Client Persimmon Homes, Thames Valley	Drawn BS	Checked CA	Rev -	

Approximate extent of Site

Ferring Rife



Photograph 21

View from public footpath 2139_3, Highdown Hill viewpoint

Visualisation Type 3 - Existing View

Planar projection

75% @ A3, 150% @ A1

02.07.2020, 12:23

Canon xx00D 1.6x, Canon EF-S 18-55mm

Hfov 40°

Viewpoint Location (Long, Lat): 50.827795, -0.449362

Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Samsung Galaxy A51 GPS & Google Earth

Distance to closest boundary edge (approx): 907m

Looking direction: south east

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Project	Land North West of Goring Station	Drawing No.	CSA/2304/120				
Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 21 - Year 1

View from public footpath 2139_3, Highdown Hill viewpoint

Visualisation Type 3 - Proposed View Year 1

Planar projection

75% @ A3, 150% @ A1

Based on photography taken on 02.07.2020 at 12:23

Canon xx00D 1.6x, Canon EF-S 18-55mm

Hfov 40°

Viewpoint Location (Long, Lat): 50.827795, -0.449362

Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Samsung Galaxy A51 GPS & Google Earth

Distance to closest boundary edge (approx): 907m

Looking direction: south east

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)



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Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 21 - Year 15

View from public footpath 2139_3, Highdown Hill viewpoint

Visualisation Type 3 - Proposed View Year 15

Planar projection

75% @ A3, 150% @ A1

Based on photography taken on 02.07.2020 at 12:23

Canon xx00D 1.6x, Canon EF-S 18-55mm

Hfov 40°

Viewpoint Location (Long, Lat): 50.827795, -0.449362

Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Samsung Galaxy A51 GPS & Google Earth

Distance to closest boundary edge (approx): 907m

Looking direction: south east

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)



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