Photomontage - Potential High-Bay

Figure 43d: Viewpoint 6 - View from Future SLR - Westbound - Looking Southwest (Photomontage Potential High-Bay)

Camera Lens = 50mm - Angle of View = 40° - Image Size = 390mmx260mm

10.0 CONCLUSION

The purpose of this Visual Impact Assessment (VIA) is to support a State Significant Development (SSD) application for a two-warehouse industrial warehousing development at 3 Johnston Crescent, Horsely Park. This report also indicates the possible additional visual impacts a potential high-bay could create if included to the southern portion of the site. The high-bay element does not form part of this SSDA application and is included for information only.

This report is supported by desktop study, on-site analysis and photomontages of the proposal. Potential visual impacts have been assessed for a number of publicly accessible locations that are in close vicinity to the proposed development. These include the future Southern Link Road (SLR) and also from residential areas to the south.

The landscape value of the development site itself is **negligible** due the present and former uses on the site.

The proposed development is expected to create **minor** to **no** visual impacts for people located within the surrounding context. As per the methodology used within this report these are **not considered** to be of significance.

The sensitivity of visual receivers in the immediate context (represented by VP3 to VP6) would be **low**. This is due to the industrial character of the surrounding area and the type of people viewing the development. Pedestrian numbers around the site within the public domain are likely to be low and consist mainly of workers from adjacent facilities. Views experienced by passing motorists or people on public transport from adjacent roads are transient, only temporary and therefore, visual impacts will be less significant.

The development would not seen from the residential areas to the south.

The proposal is in keeping in terms of scale, materiality and finishes with other development seen within the estate. This in combination with proposed landscaping help to sit the building more comfortably within the site and public domain.

Visual impacts generated by the development and received at the locations assessed have been summarised in the text below.

Through analysis conducted within this report, the following locations are judged to receive **minor** visual impacts from the proposed development:

- Old Wallgrove Road, Horsely Park - Looking South (VP5)
- View from Future SLR - Westbound - Looking Southwest (VP6)

The following locations are judged to receive **minor negligible** visual impacts from the proposed development:

- Johnston Crescent, Horsely Park - Looking North (VP3)
- View from Future SLR - Eastbound - Looking Southeast (VP4)

The following locations are judged to receive **no** visual impacts from the proposed development:

- Jacfin Lands, Horsley Park - Looking North (VP1)
- Greenway Place, Horsley Park - Looking Northwest (VP2)

Predicated visual impacts generated by a potential 37.4m tall high-bay and received at the locations assessed have been summarised in the text below.

The following locations are judged to receive **minor** visual impacts from a potential high-bay:

- Jacfin Lands, Horsley Park - Looking North (VP1)
- Johnston Crescent, Horsely Park - Looking North (VP3)
- View from Future SLR - Westbound - Looking Southwest (VP6)

The following locations are judged to receive **minor negligible** visual impacts from a potential high-bay:

- View from Future SLR - Eastbound - Looking Southeast (VP4)
- Old Wallgrove Road, Horsely Park - Looking South (VP5)

The following location is judged to receive **no** visual impacts from a potential high-bay:

- Greenway Place, Horsley Park - Looking Northwest (VP2)

The report demonstrates that careful selection of high-quality building design, finishes and colours combined with proposed landscape planting along the boundaries of the site, can be helpful in filtering and blending the development into its surrounding context. This is especially true along the northern, eastern and western facades where proposed landscaping is expected to filter views. Proposed planting will be most effective after a period of 15 years, this is the point that trees are expected to begin to reach maturity.

All visual impacts given have been based on the residual effects of the development, i.e. those which are likely to remain on completion of the development and are to be given the greatest weight in planning terms.

No view assessed was considered to have high scenic value and considering the mitigation measures proposed which include a careful selection of materials and colours, a high quality architectural facade design and proposed landscaping, the visual impacts associated with the proposal are considered to be acceptable.

11.0 GLOSSARY OF TERMS

Term	Definition
SEARs	Secretary's Environmental Assessment Requirements
GLVIA	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
LVIA	Landscape and Visual Impact Assessment
VIA	Visual Impact Assessment
DIPE	Department of Planning Industry & Environment
LEP	Local Environment Plan
DCP	Development Control Plan
GFA	Ground Floor Area
Baseline	The existing current condition / character of the landscape or view
Landscape Receptor	The landscape of the development site
Landscape Sensitivity	How sensitive a particular landscape is to change and its ability to accept the development proposals.
Visual Receptor	A group or user experiencing views of the development from a particular location
Visual Sensitivity	The degree to which a particular view can accommodate change arising from a particular development, without detrimental effects.
Panoramic Angle of View or Field of View	Single DSLR 50mm lens photographs are stitched together to form a combined panoramic image. The angle of view is the extent of the image shown on the viewpoint sheet. A full frame single image is 39.6°
Viewing Distance	The distance from the point of projection to the image plane to reproduce correct linear perspective.
Magnitude of Change	The magnitude of the change to a landscape receptor or visual receptor
Significance of Impact	How significant an impact is for a landscape or visual receptor

12.0 APPENDIX

Existing Panoramic Photograph

Figure 38e: Jacfin Lands, Aldington Road, Kemps Creek - Looking Northeast (Baseline Extended Angle of View)

Camera Lens - 24mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY

Existing Panoramic Photograph

Figure 39f: Viewpoint 2 - Greenway Place, Horsley Park - Looking Northwest (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY

Existing Panoramic Photograph

Figure 40e: Viewpoint 3 - Johnston Crescent, Horsely Park - Looking North (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY

Existing Panoramic Photograph

Figure 41f: Viewpoint 4 - View from Future SLR - Eastbound - Looking Southeast (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Cylindrical Stitched Panorama FOR CONTEXT ONLY

Existing Panoramic Photograph

Figure 42e: Viewpoint 5 - Old Wallgrove Road, Horsely Park - Looking South (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Stitched Panorama FOR CONTEXT ONLY

Existing Panoramic Photograph

Figure 43e: Viewpoint 6 - View from Future SLR - Westbound - Looking Southwest (Baseline Extended Angle of View)

Camera Lens - 50mm Approx Angle of View - 90° Stitched Panorama FOR CONTEXT ONLY