

LAND NORTH OF WATER LANE, ANGMERING

GLEESON STRATEGIC LAND AND RYDON HOMES LIMITED

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

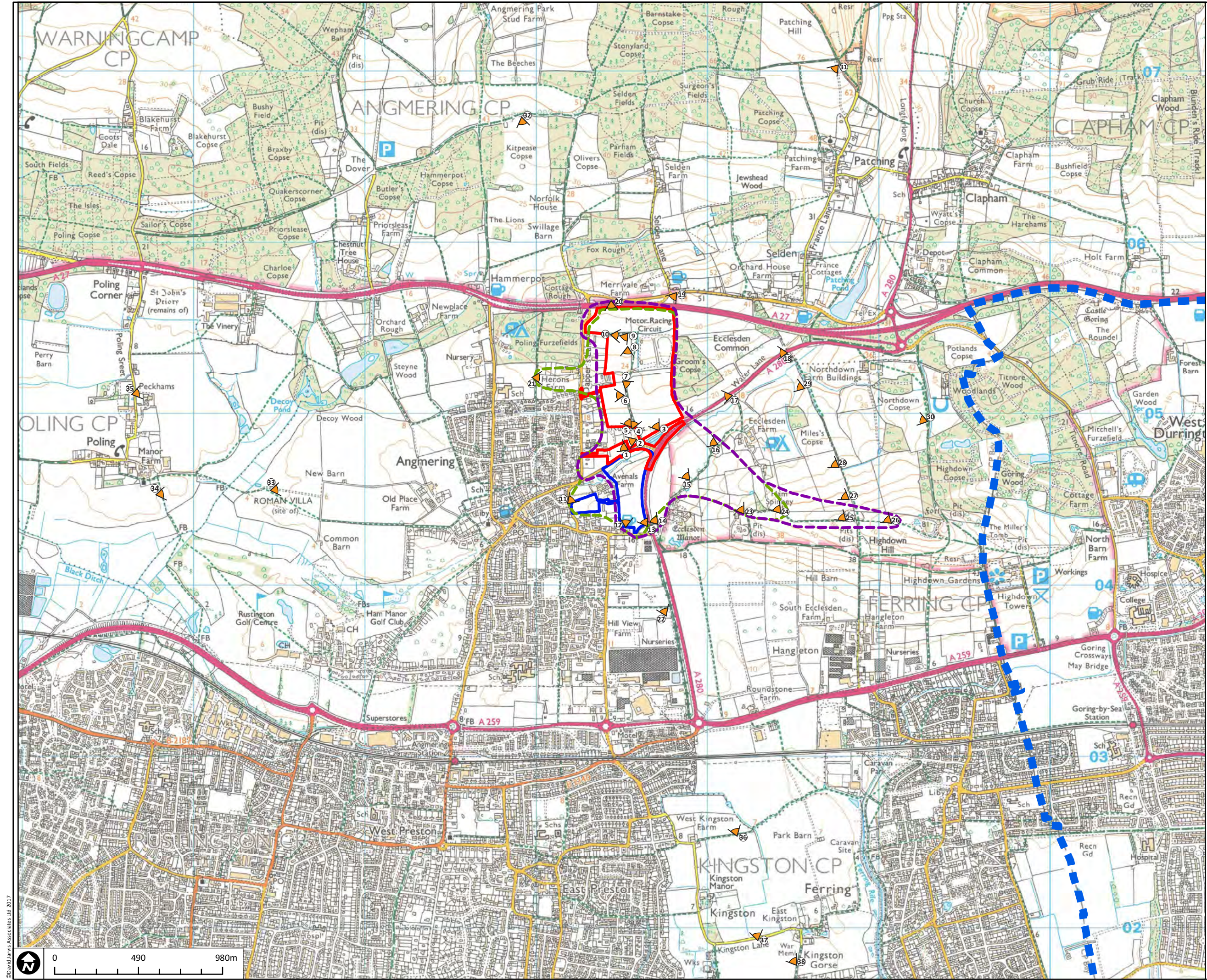
Tuesday, 20 February 2018



RTPI
Chartered Town Planners

**URBAN
DESIGN
GROUP**

David Jarvis Associates Limited
1 Tennyson Street
Swindon
Wiltshire
SN1 5DT
Email: mail@davidjarvis.biz
Tel: 01793 612173



KEY

- APPLICATION BOUNDARY
- OTHER LAND UNDER APPLICANT'S CONTROL
- DISTRICT BOUNDARY
- VIEWPOINT LOCATION

ZONE OF SIGNIFICANT VISIBILITY (ZSV)

- SITE AT COMPLETION - INCLUDING ANY EFFECTS MODERATE TO SLIGHT OR GREATER
- SITE AT COMPLETION PLUS CUMULATIVE DEVELOPMENT - INCLUDING ANY EFFECTS MODERATE TO SLIGHT OR GREATER

Notes

Drawing Revision

Drawing Status

PLANNING

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Tennyson Street Swindon Wiltshire SN1 5DT
Tel: 01793 612173 Fax: 01793 613625
Email: mail@davidjarvis.biz

Client

GLEESON STRATEGIC LAND AND RYDON HOMES LIMITED

Project

LAND NORTH OF WATER LANE, ANGMERING

Drawing Title

REPRESENTATIVE VIEWPOINT LOCATION PLAN

Scale	Sheet Size	Date
1:20 000	A3	FEB 2017

Drawing No.	Figure	Revision
	FIGURE 6	-



VIEWPOINT 16 - EXISTING



VIEWPOINT 16 - PROPOSED AT COMPLETION



VIEWPOINT 16 - PROPOSED AT 15 YEARS

Drawing Revision		VIEWPOINT 1 Viewpoint Coordinates: Date and Time of Photograph: Camera: Distance From Proposal: Direction of View: Angle of Tilt: Recommended Viewing Distance: Photograph: Horizontal Angle of View: Vertical Angle of View:	E: 508081, N: 104808, 28.65m AOD 30/03/17 at 10.07am Canon EOS 6D with 50mm equivalent focal lens 237m 298° (where 0 is north) 90° (where 0 is down) 400mm at A0 Horizontal cylinder projection 138° 23°	Client GLEESON STRATEGIC LAND AND RYDON HOMES LIMITED	Drawing Title VIEWPOINT 16 - ILLUSTRATIVE PHOTOMONTAGE	Drawing Status PLANNING											
Rev	Date						Description										
				Project LAND NORTH OF WATER LANE, ANGMERING	<table><tr><td>Scale NTS</td><td>Sheet Size A0</td><td>Date FEB 2018</td><td rowspan="2">Revision -</td></tr><tr><td colspan="3">Drawing No.</td></tr></table> FIGURE 7	Scale NTS	Sheet Size A0	Date FEB 2018	Revision -	Drawing No.			<table><tr><td colspan="2">DAVID JARVIS ASSOCIATES</td></tr><tr><td colspan="2">DAVID JARVIS ASSOCIATES LIMITED 1 Tennyson Street Swindon Wiltshire SN1 5DT Tel: 01793 612173 Fax: 01793 613625 Email: mail@davidjarvis.biz</td></tr></table>	DAVID JARVIS ASSOCIATES		DAVID JARVIS ASSOCIATES LIMITED 1 Tennyson Street Swindon Wiltshire SN1 5DT Tel: 01793 612173 Fax: 01793 613625 Email: mail@davidjarvis.biz	
Scale NTS	Sheet Size A0	Date FEB 2018	Revision -														
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DAVID JARVIS ASSOCIATES LIMITED 1 Tennyson Street Swindon Wiltshire SN1 5DT Tel: 01793 612173 Fax: 01793 613625 Email: mail@davidjarvis.biz																	



VIEWPOINT 23 - EXISTING



VIEWPOINT 23 - PROPOSED AT COMPLETION



VIEWPOINT 23 - PROPOSED AT 15 YEARS

Drawing Revision		
Rev	Date	Description

VIEWPOINT 23
Viewpoint Coordinates: E: 508228, N: 104429, 45.433m AOD
Date and Time of Photograph: 30/03/17 at 11.11am
Camera: Canon EOS 6D with 50mm equivalent focal lens
Distance From Proposal: 611m
Direction of View: 312° (where 0 is north)
Angle of Tilt: 90° (where 0 is down)
Recommended Viewing Distance: 400mm at A1
Photograph: Horizontal cylinder projection
Horizontal Angle of View: 116°
Vertical Angle of View: 21°

Client
**GLEESON STRATEGIC LAND AND
RYDON HOMES LIMITED**

Project
LAND NORTH OF WATER LANE, ANGMERING

Drawing Title
VIEWPOINT 23 - ILLUSTRATIVE PHOTOMONTAGE

Scale	Sheet Size	Date	Revision
NTS	A1	FEB 2018	-
Drawing No. FIGURE 8			

Drawing Status

PLANNING

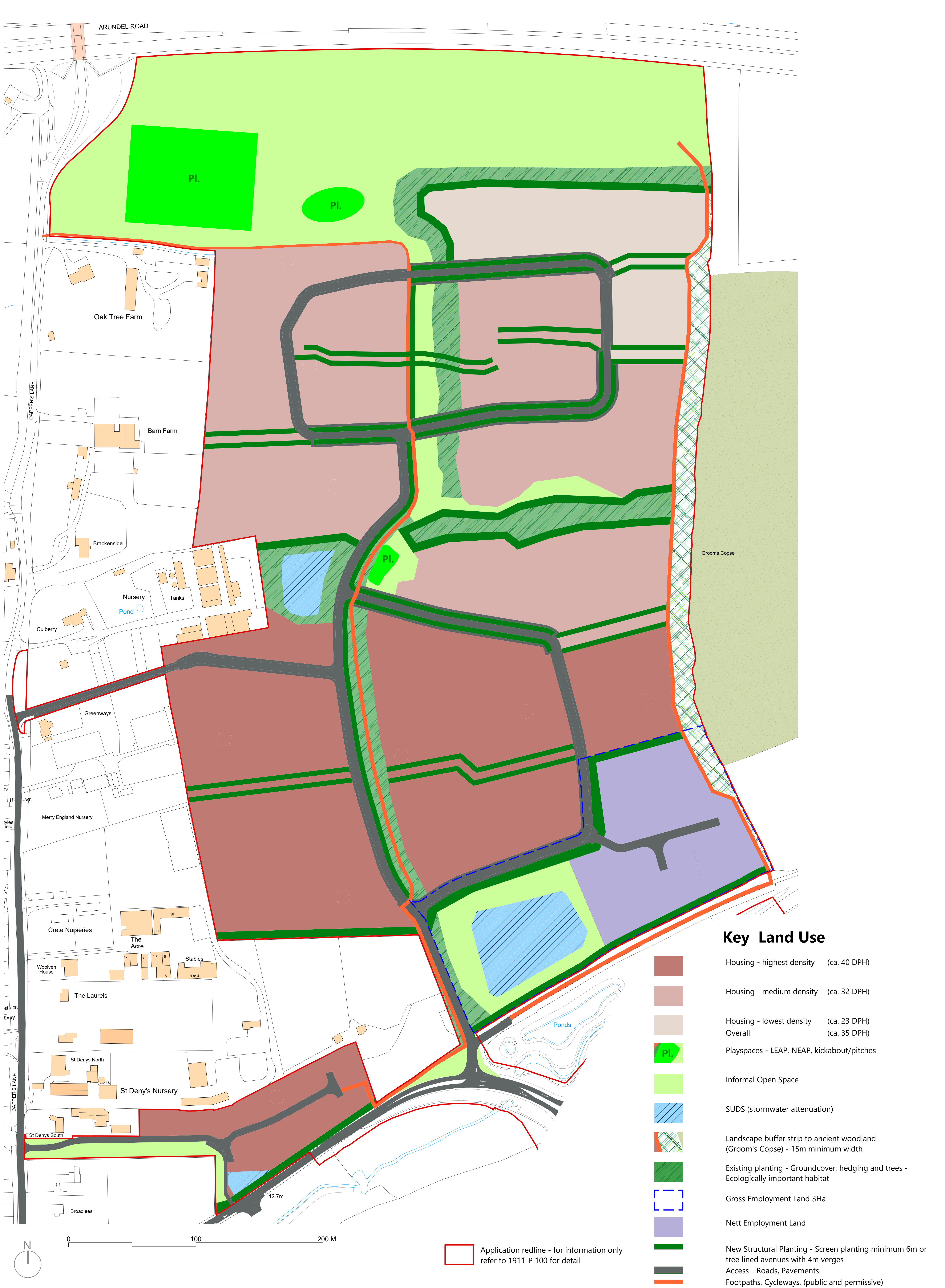
DAVID JARVIS ASSOCIATES

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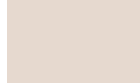
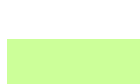
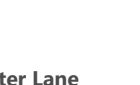
APPENDIX 4

Pro Vision proposal plans

1911 P 100 Location Plan
1911 P 101 Land Use Plan
1911 P 102 Building Heights Plan
1911 P 103 Illustrative Masterplan



Key Land Use

-  Housing - highest density (ca. 40 DPH)
-  Housing - medium density (ca. 32 DPH)
-  Housing - lowest density (ca. 23 DPH)
-  Overall (ca. 35 DPH)
-  Playspaces - LEAP, NEAP, kickabout/pitches
-  Informal Open Space
-  SUDS (stormwater attenuation)
-  Landscape buffer strip to ancient woodland (Groom's Copse) - 15m minimum width
-  Existing planting - Groundcover, hedging and trees - Ecologically important habitat
-  Gross Employment Land 3Ha
-  Nett Employment Land
-  New Structural Planting - Screen planting minimum 6m or tree lined avenues with 4m verges
-  Access - Roads, Pavements
- Footpaths, Cycleways, (public and permissive)

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REV	DATE	AMENDMENTS	DRAWN	CHECKED
A	15/01/18	Final design/issue		

CLIENT:
Rydon Group
Gleeson Strategic Land

PROJECT:
Angmering,
Land North of Water Lane

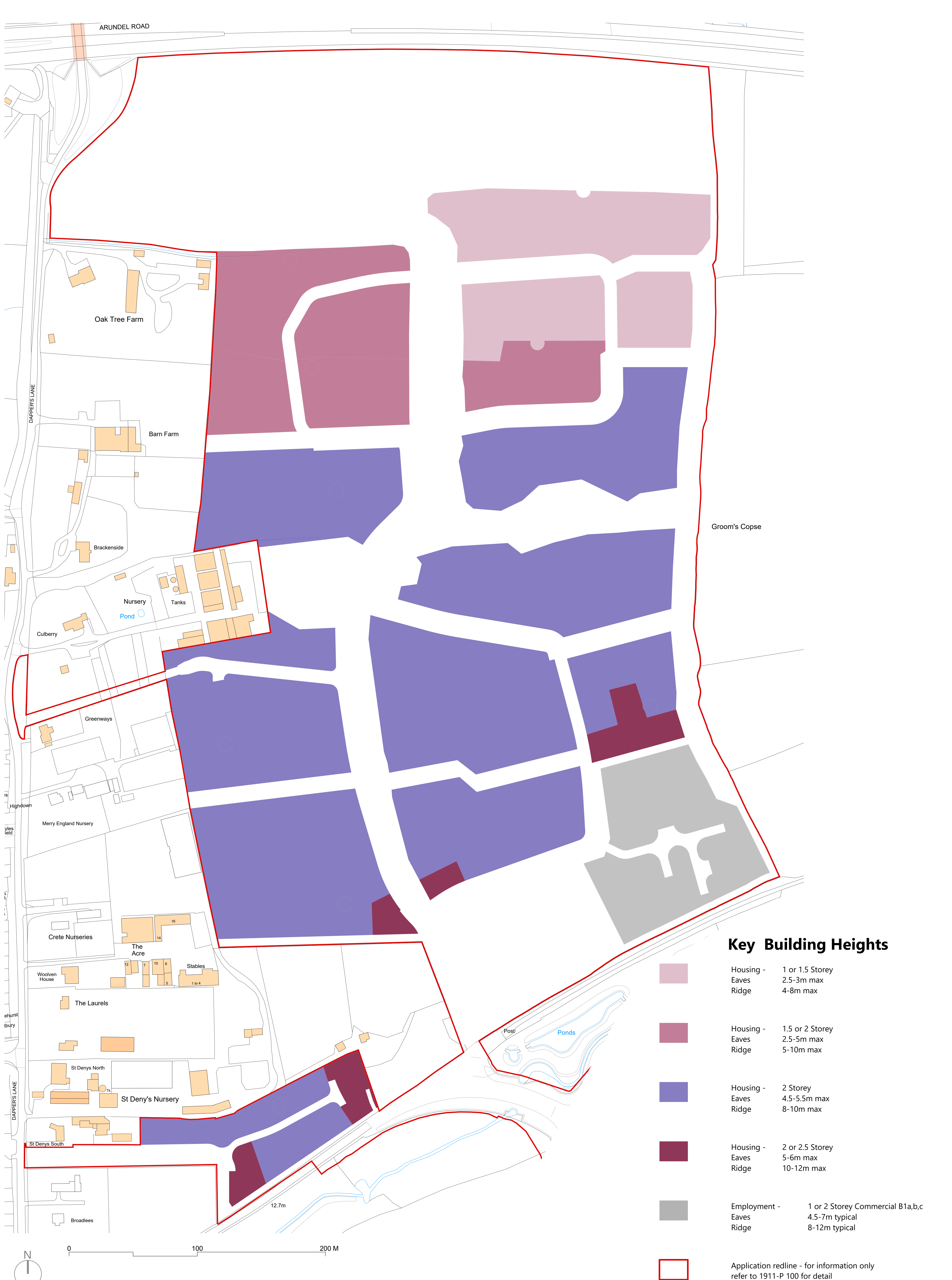
DRAWING:
Land Use Plan

DATE:
Jan'18

SCALE: 1:1250 @ A1
(1:2500 @ A3)

DWG NO: 1911 P 101

REV: A



Key Building Heights

	Housing - Eaves Ridge	1 or 1.5 Storey 2.5-3m max 4-8m max
	Housing - Eaves Ridge	1.5 or 2 Storey 2.5-5m max 5-10m max
	Housing - Eaves Ridge	2 Storey 4.5-5.5m max 8-10m max
	Housing - Eaves Ridge	2 or 2.5 Storey 5-6m max 10-12m max
	Employment - Eaves Ridge	1 or 2 Storey Commercial B1a,b,c 4.5-7m typical 8-12m typical
	Application redline - for information only refer to 1911-P 100 for detail	